

Islands District Council
Paper IDC 35/2009

Proposed Amendments to the
Approved Cheung Chau Outline Zoning Plan No. S/I-CC/3

1. Purpose

The purpose of this paper is to brief Members on the proposed amendments to the approved Cheung Chau Outline Zoning Plan (OZP) No. S/I-CC/3.

2. Background

2.1 On 17.2.2006, the approved Cheung Chau OZP No. S/I-CC/3 was exhibited for public inspection under section 9(5) of the Ordinance.

2.2 On 14.11.2008, the CE in C referred the approved OZP No. S/I-CC/3 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance.

3. Proposed Amendments to the Approved Cheung Chau OZP

Proposed Amendment to the OZP

3.1 **Amendment Item A - Rezoning of an area at Fa Peng from “R(C)5” to “GB”**
[Area about 0.47 ha]

A piece of Government land of about 4,700m² at Fa Peng was previously reserved for low-rise low-density residential development since the publication of the first Cheung Chau OZP in 2004. Based on a land use review of the area, it is suggested to rezone the site from “Residential (Group C)5” to “Green Belt” in view of the remote location and the well vegetated nature of the site in order to reflect and preserve the existing natural character of the area.

Proposed Amendment to the Notes of the OZP

3.2 **Chinese Translation of ‘Flat’**

According to the latest Revised Master Schedule of Notes, the Chinese translation of the term ‘Flat’ has been amended from ‘分層樓宇’ to ‘分層住宅’.

4. Revision of the Explanatory Statement (ES) of the OZP

Opportunity has also been taken to update the ES to reflect the above proposed amendments.

5. Consultation

The proposed amendments to the OZP have been submitted to the Rural and New Town Planning Committee (RNTPC) for consideration at its meeting on 27.2.2009. The RNTPC agreed that the Islands District Council and Cheung Chau Rural Committee should be consulted prior to gazetting for public inspection under the Town Planning Ordinance for a period of two months.

6. Attachment

Appendix I Draft Cheung Chau Outline Zoning Plan No. S/I-CC/3A

Appendix II Notes of the draft Cheung Chau Outline Zoning Plan No. S/I-CC/3A

Appendix III Explanatory Statement of the draft Cheung Chau Outline Zoning Plan No. S/I-CC/3A

**Sai Kung and Islands District Planning Office
Planning Department
March 2009**

DRAFT CHEUNG CHAU OUTLINE ZONING PLAN NO. S/I-CC/3A

(Being a Draft Plan for the Purposes of the Town Planning Ordinance)

NOTES

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

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

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

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

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

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

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

DRAFT CHEUNG CHAU OUTLINE ZONING PLAN NO. S/I-CC/3A

Schedule of Uses

	<u>Page</u>
COMMERCIAL	1
RESIDENTIAL (GROUP A)	3
RESIDENTIAL (GROUP C)	5
RESIDENTIAL (GROUP D)	7
VILLAGE TYPE DEVELOPMENT	8
GOVERNMENT, INSTITUTION OR COMMUNITY	10
OPEN SPACE	12
RECREATION	13
OTHER SPECIFIED USES	14
GREEN BELT	20
COASTAL PROTECTION AREA	21

COMMERCIAL

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Commercial Bathhouse/ Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Government Use (not elsewhere specified) Hotel Information Technology and Telecommunications Industries Institutional Use (not elsewhere specified) Library Market Off-course Betting Centre Office Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Convenience Public Utility Installation Public Vehicle Park (for cycles only) Recyclable Collection Centre Religious Institution Rural Committee/Village Office School (excluding free-standing purpose-designed school building) Shop and Services Social Welfare Facility Training Centre Utility Installation for Private Project Wholesale Trade	Broadcasting, Television and/or Film Studio Flat Government Refuse Collection Point House Residential Institution

Planning Intention

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

(Please see next page)

COMMERCIAL (Cont'd)

Remarks

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

RESIDENTIAL (GROUP A)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat	Eating Place
Government Use (not elsewhere specified)	Educational Institution
House	Exhibition or Convention Hall
Library	Government Refuse Collection Point
Market	Hotel
Place of Recreation, Sports or Culture	Institutional Use (not elsewhere specified)
Public Vehicle Park (for cycles only)	Office
Residential Institution	Place of Entertainment
Social Welfare Facility	Private Club
Utility Installation for Private Project	Public Convenience
	Public Utility Installation
	Religious Institution
	School
	Shop and Services
	Training Centre

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

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

Planning Intention

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

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Remarks

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

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

- (b) In determining the relevant maximum GFA for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as plant room, caretaker's office and caretaker's quarters, or recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the GFA/building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP C)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat Government Use (Police Reporting Centre, Post Office only) House Utility Installation for Private Project	Eating Place Educational Institution Government Refuse Collection Point Government Use (not elsewhere specified) Institutional Use (not elsewhere specified) Place of Recreation, Sports or Culture Private Club Public Convenience Public Utility Installation Public Vehicle Park (for cycles only) Recyclable Collection Centre Religious Institution Residential Institution Rural Committee/Village Office School Shop and Services Social Welfare Facility Training Centre

Planning Intention

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

(Please see next page)

RESIDENTIAL (GROUP C) (Cont'd)

Remarks

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

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

- (b) In determining the relevant maximum plot ratio for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as plant room, caretaker's office and caretaker's quarters, or recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/site coverage/building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP D)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Government Use (Police Reporting Centre, Post Office only) House (Redevelopment; Addition, Alteration and/or Modification to existing house only) On-Farm Domestic Structure Public Vehicle Park (for cycles only) Rural Committee/Village Office	Eating Place Government Refuse Collection Point Government Use (not elsewhere specified) # House (not elsewhere specified) Institutional Use (not elsewhere specified) # Library Market Place of Recreation, Sports or Culture Public Clinic Public Convenience Public Utility Installation # Recyclable Collection Centre Religious Institution # Residential Institution School # Shop and Services Social Welfare Facility # Utility Installation for Private Project

Planning Intention

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

Remarks

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

VILLAGE TYPE DEVELOPMENT

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

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

- Eating Place
- Library
- School
- Shop and Services

Planning Intention

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

(Please see next page)

VILLAGE TYPE DEVELOPMENT (Cont'd)

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (except development or redevelopment to those annotated with #) shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23m), or the height of the existing building, whichever is the greater.

- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

GOVERNMENT, INSTITUTION OR COMMUNITY

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

Planning Intention

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

(Please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (Cont'd)

Remarks

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

OPEN SPACE

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

Planning Intention

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

RECREATION

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

Planning Intention

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

Remarks

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

OTHER SPECIFIED USES

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

For “Beach-Related Leisure Uses” Only

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

Planning Intention

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

Remarks

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

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

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

For "Cemetery" Only

<p>Columbarium Crematorium Funeral Facility Government Refuse Collection Point Government Use (not elsewhere specified) Grave Public Convenience</p>	<p>Public Utility Installation Religious Institution Utility Installation for Private Project</p>
--	---

Planning Intention

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

Remarks

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

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

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

For "Sewage Treatment Works" Only

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

Planning Intention

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

Remarks

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

For "Refuse Transfer Station" Only

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

Planning Intention

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

Remarks

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

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

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

For "Liquefied Petroleum Gas Cylinder Store" Only

Liquefied Petroleum Gas Cylinder Store	Government Use Public Utility Installation
--	---

Planning Intention

This zone is intended to designate land for a liquefied petroleum gas cylinder store.

Remarks

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

For "Ice Making Plant" Only

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

Planning Intention

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

Remarks

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

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

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

For “Shipyard and Ship Repairing Workshop” Only

Shipyard and Ship Repairing Workshop	Government Use Public Utility Installation
--------------------------------------	---

Planning Intention

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

Remarks

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

For “Loading and Unloading Area” Only

As specified on the Plan	Government Use (not elsewhere specified) Public Utility Installation
--------------------------	---

Planning Intention

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

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Pier Public Convenience	<u>For "Pier" Only</u> Eating Place Government Use (not elsewhere specified) Marine Fuelling Station Shop and Services Public Utility Installation

Planning Intention

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

Remarks

Kiosks not greater than 10m² each in area and not more than 10 in number for use as Shop and Services are considered as ancillary to "Pier" use.

GREEN BELT

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Barbecue Spot Government Use (Police Reporting Centre only) Nature Reserve Nature Trail On-Farm Domestic Structure Picnic Area Public Convenience Public Vehicle Park (for cycles only) Tent Camping Ground Wild Animals Protection Area	Animal Boarding Establishment Broadcasting, Television and/or Film Studio Columbarium (within a Religious Institution or extension of existing Columbarium only) Crematorium (within a Religious Institution or extension of existing Crematorium only) Field Study/Education/Visitor Centre Golf Course Government Refuse Collection Point Government Use (not elsewhere specified) Helicopter Landing Pad Holiday Camp House Pier Place of Recreation, Sports or Culture Public Utility Installation Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Religious Institution Residential Institution Rural Committee/Village Office School Service Reservoir Social Welfare Facility Utility Installation for Private Project

Planning Intention

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

COASTAL PROTECTION AREA

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

Planning Intention

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

There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.

Remarks

- (a) No redevelopment, including alteration and/or modification, of an existing house shall result in a total redevelopment in excess of the plot ratio, site coverage and height of the existing house.
- (b) Any filling of land or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except maintenance or repair works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Cheung Chau Outline Zoning Plan No. S/I-CC/1 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

Appendix III

DRAFT CHEUNG CHAU OUTLINE ZONING PLAN NO. S/I-CC/3A

EXPLANATORY STATEMENT

DRAFT CHEUNG CHAU OUTLINE ZONING PLAN NO. S/I-CC/3A

<u>CONTENTS</u>	<u>Page</u>
1. INTRODUCTION	1
2. AUTHORITY FOR THE PLAN AND PROCEDURE	1
3. OBJECT OF THE PLAN	1 2
4. NOTES OF THE PLAN	2
5. THE PLANNING SCHEME AREA	2
6. POPULATION	3
7. GENERAL PLANNING INTENTION	3
8. LAND USE ZONINGS	
8.1 Commercial	4
8.2 Residential (Group A)	4 5
8.3 Residential (Group C)	5
8.4 Residential (Group D)	6 7
8.5 Village Type Development	7
8.6 Government, Institution or Community	7 8
8.7 Open Space	8 9
8.8 Recreation	9
8.9 Other Specified Uses	9 10
8.10 Green Belt	11 12
8.11 Coastal Protection Area	12
9. COMMUNICATIONS	12 13
10. TYPHOON SHELTER	13
11. UTILITY SERVICES	13
12. CULTURAL HERITAGE	14
13. IMPLEMENTATION	14 15

DRAFT CHEUNG CHAU OUTLINE ZONING PLAN NO. S/I-CC/3A

(Being a Draft Plan for the Purposes of the Town Planning Ordinance)

EXPLANATORY STATEMENT

Note : For the purposes of the Town Planning Ordinance, this statement shall not be deemed to constitute a part of the Plan.

1. **INTRODUCTION**

This Explanatory Statement is intended to assist an understanding of the draft Cheung Chau Outline Zoning Plan (OZP) No. S/I-CC/3A. It reflects the planning intention and objectives of the Town Planning Board (the Board) for various land use zonings of the Plan.

2. **AUTHORITY FOR THE PLAN AND PROCEDURE**

- 2.1 Under the power delegated by the Chief Executive, the Secretary for Housing, Planning and Lands, directed the Board on 30 January 2004, under section 3(1)(a) of the Town Planning Ordinance (the Ordinance), to prepare an OZP for the Cheung Chau area.
- 2.2 On 18 June 2004, the draft Cheung Chau OZP No. S/I-CC/1 was exhibited for public inspection under section 5 of the Ordinance. During the plan exhibition period, no objection was received.
- 2.3 On 15 April 2005, the draft Cheung Chau OZP No. S/I-CC/2, incorporating mainly amendment to the definition of “existing building” in the covering Notes, was exhibited for public inspection under section 7 of the Ordinance. No objection was received during the plan exhibition period.
- 2.4 On 7 February 2006, the Chief Executive in Council (*CE in C*), under section 9(1)(a) of the Ordinance, approved the draft Cheung Chau OZP, which was subsequently renumbered as S/I-CC/3. On 17 February 2006, the approved Cheung Chau OZP No. S/I-CC/3 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.5 ***On 14 November 2008, the CE in C referred the approved OZP No. S/I-CC/3 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. On xxxx, the draft OZP No. S/I-CC/4 (the Plan), incorporating the rezoning of the site at Fa Peng from “Residential (Group C)5” to “Green Belt”, was exhibited for public inspection under section 5 of the Ordinance.***

3. OBJECT OF THE PLAN

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

4. NOTES OF THE PLAN

- 4.1 Attached to the Plan is a set of Notes which shows the types of uses or developments which are always permitted within the Planning Scheme Area and in particular zones and which may be permitted by the Board, with or without conditions, on application. The provision for application for planning permission under section 16 of the Ordinance allows greater flexibility in land use planning and control of development to meet changing needs. To provide flexibility for development with design adapted to the characteristics of particular sites, provision has also been incorporated in the Notes for minor relaxation of the specific development restriction(s) stated in the Notes for particular zones to be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.
- 4.2 For the guidance of the general public, a set of definitions that explains some of the terms used in the Notes may be obtained from the Technical Services Division of the Planning Department and can be downloaded from the Board's website at <http://www.info.gov.hk/tpb>.

5. THE PLANNING SCHEME AREA

- 5.1 The Planning Scheme Area (the Area) covers a total area of about 307 hectares comprising the island of Cheung Chau with a land area of about 244 hectares and the 63-hectare Cheung Chau Typhoon Shelter. It is located about 16 km away from Hong Kong Island and 1 km to the southeast of Chi Ma Wan Peninsula. The boundary of the Area is shown in a heavy broken line on the

Plan.

- 5.2 Cheung Chau is the most densely populated outlying island. It is dumbbell-shaped with vegetated knolls in the north and south and a narrow strip of flat land in the central part which is bounded by a typhoon shelter to the west and Tung Wan to the east. The central lowland contains the development core where most of the existing village areas, commercial uses and major community facilities are concentrated.
- 5.3 The northern part of the island is hilly and largely undeveloped. A private low-rise residential development, a rural public housing estate and infrastructure facilities serving the whole island (such as refuse transfer station, sewage treatment works and abattoir) are the key features at the north-western promontory. A navaid station for air traffic control purpose sits on the highest point on the northern knoll rising to about 100mPD. The south-eastern upland is generally hilly with scattered low-rise low-density residential and institutional developments. The southern upland contains another rural public housing estate and other low-rise low-density residential developments. Part of the south-western tip of the island is occupied by cemeteries, and the rest is characterised by densely vegetated upland and natural coast.
- 5.4 Cheung Chau is an old settlement of cultural heritage significance. The earliest human activities in Cheung Chau dated back to about 5,000 years ago were found in Tai Kwai Wan, Tung Wan, Nam Wan, Sai Wan and Po Yue Wan. There are a Declared Monument named Cheung Chau Rock Carving, five archaeological sites and nine graded historical buildings on the island.

6. POPULATION

According to the ~~2001 Census~~ **2006 by-census**, the total population in the Area was about ~~23,000~~ **24,312** persons. It is estimated that the planned population in the Area will remain at around ~~23,000~~ **24,500** persons.

7. GENERAL PLANNING INTENTION

- 7.1 The planning intention of Cheung Chau is to preserve the rural character, car-free environment and the natural landscape of the island. The undisturbed natural coastlines and densely vegetated uplands should be protected from development for nature conservation and landscape protection purposes, as well as to provide a countryside recreation outlet for local residents and visitors.
- 7.2 The existing low-rise low-density character of the villages and other residential areas should be retained to maintain the rural setting of Cheung Chau and to avoid overtaxing the limited access and infrastructure provision. Future growth, primarily in the form of infill developments/redevelopments, is mainly confined to the existing village and other residential clusters where supporting community facilities and infrastructure are provided. Other than the existing holiday accommodations on the south-eastern upland and inshore water-based

recreation areas around Tung Wan and Kwun Yam Wan in the east coast, opportunities for integrating existing and potential recreational and visitor attractions to form a recreation node in the south-western coast have also been provided.

- 7.3 The general urban design concept is to concentrate commercial uses and major community facilities around the ferry pier which is the key activity focus. Higher-density developments are placed in the central lowland, while lower-density developments are intended on the upland and in the peripheral and more visually prominent areas. At the west coast, a continuous waterfront footpath runs along the typhoon shelter, and at the east coast, a landscaped promenade runs along Tung Wan. The car-free environment would be retained. A comprehensive emergency vehicular access/footpath network would connect various parts of Cheung Chau including the trails to the upland and the coast.
- 7.4 It is also the planning intention to preserve the cultural heritage of Cheung Chau, which is one of the ancient settlements in the Territory. The Antiquities and Monument Office (AMO) of the Leisure and Cultural Services Department (LCSD) should be consulted in advance on any development or redevelopment proposals affecting the declared monument, archaeological sites, historical buildings and other items of historical interests and their immediate environs.
- 7.5 In the designation of various zones in the Area, considerations have been given to the natural environment, physical landform, existing land use pattern, land status, availability of infrastructure and local development requirements. The strategic planning context, the sub-regional planning strategy and other relevant studies have been taken into consideration.

8. LAND USE ZONINGS

8.1 Commercial (“C”) : Total Area 0.28 ha

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

- (a) “Commercial (1)” – this sub-area covers an existing 4-storey commercial building (currently accommodating a supermarket and a restaurant) to the east of the ferry pier. It is accessed through a footpath/emergency vehicular access within the adjoining open space. Development in this sub-area is restricted to a maximum plot ratio of 4 and a maximum building height of 4 storeys (13m).
- (b) “Commercial (2)” – this sub-area covers Warwick Hotel in Tung Wan. Development within this sub-area is restricted to a maximum plot ratio of 1.4, a maximum site coverage of 20% and a maximum building

height of 7 storeys (33.5m).

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

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

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

8.3 Residential (Group C) (“R(C)”) : Total Area ~~12.50~~ **12.03** ha

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

- (a) “Residential (Group C) 1” (“R(C)1”) – this sub-area mainly covers village type house developments scattered in the southern and south-eastern uplands of Cheung Chau. Development and/or redevelopment within this sub-area is restricted to a maximum plot ratio of 1, a maximum site coverage of 40% and a maximum building height of 3 storey (8.23m).
- (b) “Residential (Group C) 2” (“R(C)2”) – this sub-area includes existing low-rise residential or house developments which are two to three storeys high and mainly restricted to a plot ratio of about 0.7 under the lease. Development and/or redevelopment

in this sub-area is restricted to a maximum plot ratio of 0.7, a maximum site coverage of 40% and a maximum building height of 3 storeys (9m).

- (c) “Residential (Group C) 3” (“R(C)3”) – this sub-area covers an existing three-storey residential development called Scenic Garden located near Tai Kwai Wan in Cheung Chau North. It also covers a few existing house developments which are two to three storeys high and have been developed up to a plot ratio of about 0.6 on the southern upland. Development and/or redevelopment within this sub-area is restricted to a maximum plot ratio of 0.6, a maximum site coverage of 30% and a maximum building height of 3 storeys (9m).
- (d) “Residential (Group C) 4” (“R(C)4”) – this sub-area covers mainly the existing 2-storey low-density residential developments, including Tin Fook Garden and Fa Peng Knoll, and some existing houses generally located in the visually prominent or secluded locations on the southern upland. Development and/or redevelopment within this sub-area is subject to a maximum plot ratio of 0.6, a maximum site coverage of 30% and a maximum building height of 2 storeys (7.62m).
- (e) “Residential (Group C) 5” (“R(C)5”) – this sub-area covers three existing house developments in Cheung Chau South, one existing low-rise low-density residential development to the south of Cheung Chau Park and another residential development at the Sai Wan waterfront. It also covers some proposed sites for low-rise low-density residential developments at the waterfront of Sai Wan and Shui Hang, ~~the upland in Cheung Chau South~~ and the site of the former Cheung Chau Theatre near Tung Wan. Development and/or redevelopment within this sub-area is subject to a maximum plot ratio of 0.4, a maximum site coverage of 20% and a maximum building height of 2 storeys (7.62m).

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

- (f) “Residential (Group C) 6” (“R(C)6”) – this sub-area includes existing single house developments which are mostly scattered on the visually prominent knolls or hill slopes in the south-eastern upland. Some of these existing houses are vacant or have been abandoned. Development and/or redevelopment

within this sub-area is subject to a maximum plot ratio of 0.2, a maximum site coverage of 20% and a maximum building height of 2 storeys (7.62m).

- 8.3.2 The development restrictions are to reflect the existing/committed development intensities so as to ensure that any development and/or redevelopment within the zone will be in keeping with the rural character of the adjoining environment and to avoid overtaxing the limited access and infrastructure provision in Cheung Chau. A few “R(C)” sites include existing public passages between private lots. The suitability of including these passageways for future development or redevelopment has to be assessed on individual merits.

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

- 8.4.1 The planning intention of this zone is primarily for improvement and upgrading of existing village blocks which are generally obsolete and lack adequate provision of infrastructure and utility services. Improvement and upgrading of these existing village blocks is permitted as “House (Redevelopment; Addition, Alteration and/or Modification to existing house only)” under the Notes of the “R(D)” zone. To retain the existing rural character of these settlements, any new development, or improvement or upgrading of existing village blocks shall not result in a total development in excess of a maximum building height of 2 storeys (6m).

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

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

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

- 8.5.2 There are no recognized villages in Cheung Chau. The settlements in the early developed parts are mainly in form of village houses. The existing village areas mainly concentrated in the central lowland of Cheung Chau are under this zoning. Other areas zoned “V” include Pak She San Tsuen, Tai Kwai Wan San Tsuen, Nam She Tong, Tai Tsoi Yuen, Lung Tsai Tsuen, Ko Shan Tsuen, Tai Shek Hau and Sin Yan Tseng.

8.5.3 In order to retain the existing village character, no new development or addition, alteration and/or modification to or redevelopment of an existing building within the zone shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23m).

8.6 Government, Institution or Community (“G/IC”) : Total Area 17.84 ha

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

8.6.2 Cheung Chau is a well-established community with adequate provision of major GIC facilities. Existing major GIC facilities include Cheung Chau Municipal Services Building (accommodating an indoor recreation centre, a market, a library, a study room and a post office), cooked food stalls, a hospital, a clinic, a fire station, a police station, another indoor recreation centre at Nam She Tong, a sports ground, a marine licensing station, a beach building, a helipad, a refuse transfer station, a meteorological station, a navaid station, an abattoir, a fresh water tank, fresh water service reservoirs, a water pumping station, sewage treatment works, sewage pumping stations, cycle parks, latrines and refuse collection points.

8.6.3 The zone also includes six primary schools and three secondary schools, a field study centre in Chi Ma Hang, religious retreat homes, a bible seminary, churches, temples, Cheung Chau School Students Sports Centre, Marine Port District Junior Police Call Cheung Chau Club House, the headquarters of the Scout Association of Hong Kong, a rural committee building, the Society for the Prevention of Cruelty to Animal (Hong Kong)’s clinic, Auxiliary Medical Service Headquarters, electricity substations and tsz tongs.

8.6.4 The planned GIC facilities include a proposed Government multi-purpose building with community hall in Nam Wan, a proposed fireboat station at Sai Tai Road, several waterworks reserve sites, a sewage pumping station and an electricity substation in Sai Wan and refuse collection points. “G/IC” sites are also reserved for future uses.

8.6.5 It is necessary to ensure that development or redevelopment of the “G/IC” sites will be compatible with the low-rise character of the adjoining environment. Within the “G/IC” zone, developments and redevelopments are subject to the maximum building heights specified in the Notes.

8.7 Open Space (“O”) : Total Area 11.69 ha

- 8.7.1 This zoning is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as visitors.
- 8.7.2 Major open spaces have been provided at prominent locations in Cheung Chau. They include two gazetted beaches in Tung Wan and Kwun Yam Wan, a beach at Tung Wan Tsai, an open square with a footfall court in front of Pak Tai Temple, Cheung Chau Park in Nam Wan, and an open space to the northwest of Scenic Garden.
- 8.7.3 The major planned open spaces include a proposed coastal park adjacent to Cheung Po Tsai Cave at south-west Cheung Chau in view of the interesting rock formation, picturesque scenery and proximity to the historical site. They also include a planned open space at Tai Tsoi Yuen.
- 8.7.4 Local open spaces are provided within residential neighbourhood and public housing estates. Additional local open spaces are provided in the detailed layout plans for the villages. These are small in scale and have not been shown on the Plan.

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

- 8.8.1 The planning intention of this zone is primarily for recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the recreational developments may be permitted subject to planning permission from the Board.
- 8.8.2 A site near Kwun Yam Wan occupied by Cheung Chau Life Saving Association and a water sports activities centre is under this zoning. The existing youth clubs and youth camps in eastern Cheung Chau including *Caritas* Oi Fai Camp, *Caritas* Ming Fai Camp, Salvation Army Bradbury Youth Club and Jockey Club Don Bosco Youth Centre are also under this zoning.
- 8.8.3 A large piece of private land at Po Yue Wan in the south-western part of the island which covers the former Sai Yuen Farm is also under this zoning. With a tranquil setting suitable for countryside recreation, the site is intended to be redeveloped for low-rise low-density recreational uses compatible with the surrounding rural and natural environment. Development on this site will be restricted to recreational uses and other uses of ancillary nature. There are dense trees on the site and they should be preserved as far as possible.
- 8.8.4 Within the “REC” zone, residential development will generally not be allowed except where it can be established that such use, in the form of

holiday accommodation, is ancillary to and in support of the recreational uses. No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.2 and a maximum building height of 2 storeys (6m).

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

8.9 Other Specified Uses (“OU”) : Total Area 13.04 ha

The specific uses under this zoning include :

Beach-Related Leisure Uses

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

Cemetery

This zone is intended to designate land for cemetery and related uses. Cheung Chau Public Cemetery and the proposed extension area and Cheung Chau Catholic Cemetery in Cheung Chau South, and Cheung Chau Christian Cemetery in Cheung Chau North are zoned “OU” annotated “Cemetery”. The crematorium and columbarium within Cheung Chau Public Cemetery are also under this zoning. Development within this zone is subject to a maximum height of 8m for any building (including structure).

Sewage Treatment Works

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

Refuse Transfer Station

This zone is intended to designate land for a refuse transfer station. It covers an existing refuse transfer station located to the north of Tai Kwai Wan for the collection of municipal solid waste, pre-sorted construction and demolition

waste and sewage sludge generated from the entire Cheung Chau area. Waste received at the station is for transfer by marine vessels to the West New Territories Landfill at Tuen Mun for disposal. Development within this zone is restricted to a maximum building height of 2 storeys (10m).

Liquefied Petroleum Gas (LPG) Cylinder Store

This zone is intended to designate land for a LPG cylinder store. A site to the south of Tai Kwai Wan adjacent to the sewage treatment works is designated as a LPG cylinders store for storage of LPG cylinder for use by residents in Cheung Chau. Development within this zone is restricted to a maximum height of 2 storeys (7.62m) for any building (including structure).

Ice Making Plant

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

Shipyard and Ship Repairing Workshop

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

Loading and Unloading Area

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

Pier

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

8.10 Green Belt (“GB”) : Total Area ~~444.47~~ **111.94** ha

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

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

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

9. COMMUNICATIONS

9.1 Waterborne Transport

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

9.2 Land Transport

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

9.3 Footpaths

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

10. TYPHOON SHELTER

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

11. UTILITY SERVICES

11.1 Water Supply

Potable water is supplied from Lantau Island via two submarine pipelines to Cheung Chau. There are a fresh water pumping station, a fresh water tank, three fresh water service reservoirs and associated water mains serving local needs. As there is no salt water supply to the Area, temporary mains water for flushing is being used.

11.2 Sewage Treatment

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

11.2.2 Roads and drains improvement is being implemented in the central

core of Cheung Chau. Some of the combined sewers will be separated. Minor sewer extension *to facilitate* and house connection works in Cheung Chau Central ~~will also be~~ *have been* constructed under the Outlying Islands Sewerage Stage 1 Phase 2 project ~~from 2002 to~~ *in* 2007.

- 11.2.3 To cater for the future development *and improve the environment*, a new sewerage master plan (SMP) for Cheung Chau has been developed under the “Outlying Islands SMP Stage 2 Review” Study *in 2002*. The ~~revised SMP Review recommended~~ *will include* provisions to further upgrade *upgrading* and *expansion of* ~~expand~~ the sewage treatment works as well as to extend the sewer network to the remaining unsewered areas *under the Upgrading of Cheung Chau and Tai O Sewage Collection, Treatment and Disposal Facilities project which is scheduled to commence in 2012*.

11.3 Solid Wastes Disposal

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

11.4 Electricity, Telephone and Gas

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

12. CULTURAL HERITAGE

Heritage features in Cheung Chau include one declared monument, five archaeological sites and nine graded historical buildings. The archaeological sites in Cheung Chau include Tai Kwai Wan Archaeological Site, Nam Wan Archaeological Site, Tung Wan Archaeological Site comprising the declared monument named Cheung Chau Rock Carving, Sai Wan Archaeological Site and Po Yue Wan Archaeological Site. The graded historical buildings include Yuk Hui Temple near Pak She which is a Grade I historical building; Hung Shing Temple near Cheung Chau Wan, Tin Hau Temple near Pak She San Tsuen and Tin Hau Temple in Tai Shek Hau which are Grade II historical buildings; Cheung Chau Fong Pin Hospital, Cheung Chau Government Secondary School and Cheung Chau Police Station in Cheung Chau Central, Shui Yuet Temple in Kwun Yam Wan and Tin Hau Temple near Sai Wan which are Grade III historical buildings. The declared monument, archaeological sites, graded historical buildings and other items of historical interests should be preserved as far as possible. Prior consultation with the AMO of LCSD on any development or redevelopment proposals affecting them and the surrounding areas is required. If the impacts of developments or redevelopments are

unavoidable, they should be amenable to appropriate mitigation implemented fully by the project proponent in consultation with the AMO of LCSD.

13. IMPLEMENTATION

- 13.1 Although existing uses non-conforming to the statutory zonings are tolerated, any material change of use and any other development/redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Board. The Board has published a set of guidelines for the interpretation of existing use in the urban and new town areas. Any person who intends to claim an “existing use right” should refer to the guidelines and will need to provide sufficient evidence to support his claim. The enforcement of the zonings mainly rests with the Buildings Department, the Lands Department and the various licensing authorities.
- 13.2 The Plan provides a broad land use framework on which preparation of more detailed non-statutory plans for the Area are based. Future development of the Area will be carried out by both the Government and the private sector. The Government would co-ordinate the provision of public facilities and infrastructure as guided by the planning and development control framework to ensure that development would take place in an orderly manner. The provision of infrastructure will be implemented through the Public Works Programme, the Rural Public Works Programme, the Outlying Islands Sewerage Master Plan and the Local Public Works Improvement Programme, as and when resources are available. Private development will be effected principally through private sector initiatives in accordance with the provision of the Plan.
- 13.3 Planning applications to the Board will be assessed on individual merits. In general, the Board in considering planning applications, will take into account all relevant planning considerations which may include the departmental outline development plan and layout plans for the Area and the Guidelines published by the Board. The outline development plan and layout plans are available for public inspection at the Planning Department. Guidelines published by the Board are available from the Board’s website, the Secretariat of the Board and the Technical Services Division of the Planning Department. Application forms and Guidance Notes for planning applications can be downloaded from the Board’s website and are available from the Secretariat of the Board, and the Technical Services Division and the relevant District Planning Office of the Planning Department. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.