

**Islands District Council**  
**IDC Paper: 15/2008**

**Proposed Amendments to the**  
**Approved Peng Chau Outline Zoning Plan No. S/I-PC/8**

**1. Purpose**

The purpose of this paper is to brief Members on the proposed amendments to the approved Peng Chau Outline Zoning Plan (OZP) No. S/I-PC/8.

**2. Background**

On 4 December 2007, the Chief Executive in Council referred the approved Peng Chau OZP No. S/I-PC/8 to the Town Planning Board (TPB) for amendment.

**3. Proposed Amendments to the Notes of the Approved Peng Chau OZP**

Planning Department proposes that the Notes of the current “Other Specified Uses” annotated “Pier” (“OU (Pier)”) zone of the approved Peng Chau OZP No. S/I-PC/8 has to be amended by adding ‘*Eating Place*’ and ‘*Shop and Services*’ in Column 2 of the Schedule of Uses (i.e. uses which should be applied to and may be permitted by the TPB) (**Annex 1**). The proposed amendments would render flexibility for development of commercial uses to provide convenient services to passengers, local visitors and tourists using the pier of Peng Chau.

**4. Revision of the Explanatory Statement (ES) of the Approved Peng Chau OZP**

Opportunity has also been taken to update the ES of the approved Peng Chau OZP to reflect the latest developments of Peng Chau.

**5. Consultation**

The proposed amendments to the approved OZP have been agreed by the Rural and New Town Planning Committee at its meeting on 4.1.2008. Subject to the consultation on the proposed amendments with the Islands District Council, the draft Peng Chau OZP No. S/I-PC/8A (**Plan 1**) (to be re-numbered as S/I-PC/9) together with its revised Notes and ES will be gazetted for public inspection under the Town Planning Ordinance for a period of three months.

**6. Attachments**

**Plan 1** Draft Peng Chau Outline Zoning Plan No. S/I-PC/8A (Reduced Scale)

**Annex 1** Extract Page of the Proposed Amendments to the “OU (Pier)” of the Notes of the Approved Peng Chau Outline Zoning Plan No. S/I-PC/8

**Annex 1**

**OTHER SPECIFIED USES** (Cont'd)

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

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**For “Pier” Only**

Pier	<i><b>Eating Place</b></i>
Public Convenience	Government Use
	Marine Fuelling Station
	Public Utility Installation
	<i><b>Shop and Services</b></i>

**Planning Intention**

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

**Remarks**

Kiosks not greater than 10m<sup>2</sup> each in area and not more than 10 in number, or premises not in excess of a maximum total non-domestic gross floor area of 100m<sup>2</sup> for use as Shop and Services are considered as ancillary to “Pier” use.