

Islands District Council
Paper IDC 124/2009

**Planning and Engineering Study of Private Housing Development
at Cheung Sha, Lantau – Feasibility Study**

Objective

This paper serves to brief Members on the findings of the planning and engineering feasibility study of the private housing development at Cheung Sha, Lantau (the Study), and to seek Members' views.

Background

2. The Civil Engineering and Development Department appointed Scott Wilson Limited in 2008 as the consultant to conduct the Study for five planned low density housing sites (See **Figure 1**) at Cheung Sha, Lantau. The Study reviews the planning parameters and development potential of these five areas of government land and assesses their possible impacts on the surrounding with respect to traffic, infrastructure and environment in order to facilitate the provision of land for future private housing development in the district.

Planning and Technical Assessments

3. According to the approved South Lantau Coast Outline Zoning Plan (Plan No. S/SLC/14), these 5 areas of government land fall within "Residential (Group C)" zone. After reviewing the planning intention and land uses of this zone, we consider that all these sites could be developed in accordance with the current planning intention and parameters (namely the maximum plot ratio of 0.4, maximum building height of 7.6m (2 storeys) and maximum site coverage of 25%), blending in with the existing low-density rural character and natural landscape of the area.

4. An environmental review including ecological site survey has been conducted under the Study, and relevant Green Groups have been consulted on the assessment findings. Taking into consideration various assessment results, the Study concludes that both sites CSER 406 and 407 are suitable for private housing development whereas the remaining three sites are not recommended for development in view of their moderate to high ecological conservation value in line with the overall conservation intention of South Lantau.

5. Both sites CSER 406 and 407 are located at the junction of new Tung Chung Road and South Lantau Road. Currently, majority of these sites are being used as the temporary construction material stockpiling area of Tung Chung Road Improvement Works. Technical impact assessments on traffic and transport, environment and infrastructure requirements have been carried out. The assessment results indicate that the existing traffic network and the public transport facilities can cope with the aforementioned developments. With implementation of appropriate mitigation measures, no adverse environmental impact on the district and the nearby area is expected (including water quality, ecological, landscape and visual aspects, etc). Based on the results of various engineering assessments, it is recommended that the future developers shall design and construct the related infrastructure works, such as site formation,

ingress/egress, water supplies, drainage and sewerage provisions, etc., following the established procedures. No adverse impact on the existing infrastructure is envisaged due to the proposed developments.

Recommended Development Options

6. This Study has ascertained that both Sites CSER 406 and 407 are feasible for private housing developments with the current planning parameters. In order to provide more flexibility to suit the future market condition, two development options are recommended, namely separated development option and combined development option (see table below and **Figure 2**). The recommended options are for reference purpose only and the final design of the houses and the setting of various facilities shall be designed by future developers of their own accord.

Site No.	Recommended Developable Site Area (m²), Approx.	Recom'ded Maximum Plot Ratio	Recom'ded Max. Building Height (No. of Storey)	Anticipated Household Unit	Max. Site Coverage
CSER 406 (Separated Development Option)	7390	0.4	7.6m (2)	14	25%
CSER 407 (Separated Development Option)	7540	0.4	7.6m (2)	16	25%
CSER 406 & CSER 407 (Combined Development Option)	14930	0.4	7.6m (2)	30	25%

View Sought

7. We consulted South Lantau Rural Committee on 24 November 2009 and obtained their support. Members' views are sought on the Study recommendations.

Civil Engineering and Development Department
Hong Kong Island and Islands Development Office
November 2009



土木工程拓展署
Civil Engineering and Development Department

大嶼山長沙私人住宅用地發展的規劃及工程
可行性研究
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位置圖
LOCATION PLAN

Drawing No.
圖則編號

Drawn
繪圖 LYH

Scale
比例

1 : 5000

圖一 FIGURE 1

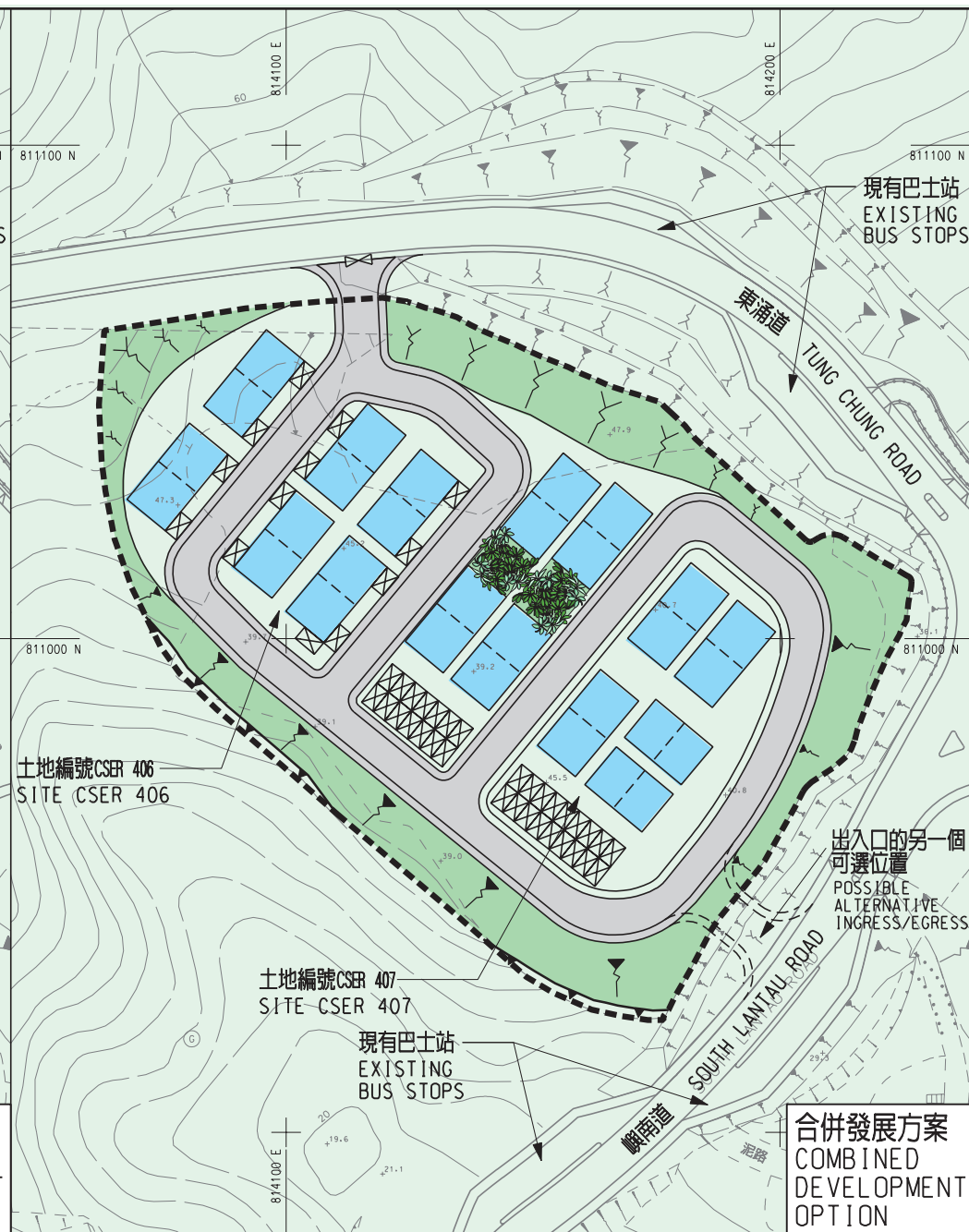
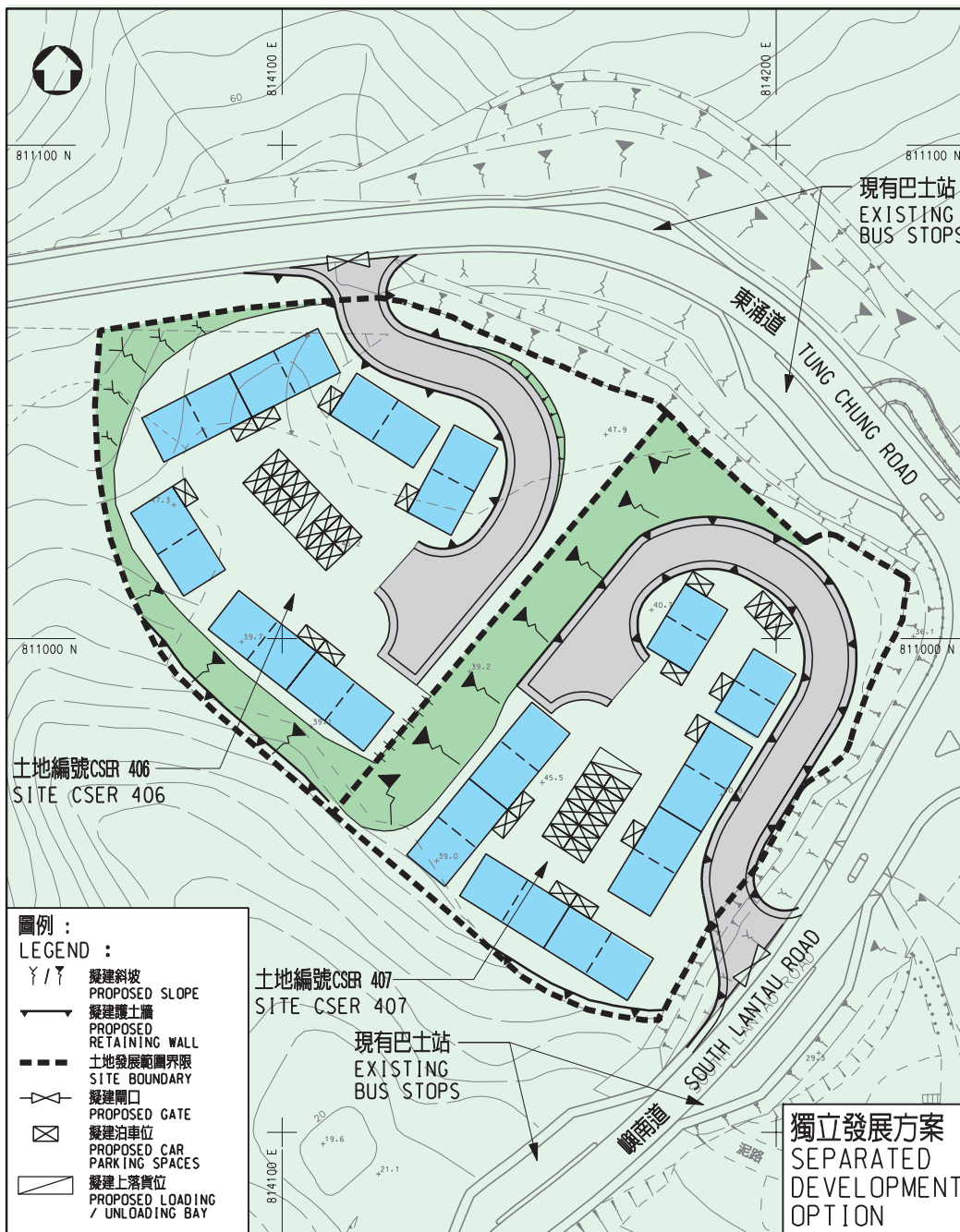
Checked
校核 ALPM

Date
日期 11/2009

Status
現況 初步研究 PRELIMINARY

Scott Wilson Ltd
偉信顧問集團有限公司





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土地編號CSER 406 及 CSER 407
之初步設計平面圖
PRELIMINARY LAYOUT PLANS
OF SITE CSER 406 AND CSER 407

Drawing No.
圖則編號

Drawn
繪圖 YH

Scale
比例

1 : 1000

圖二 FIGURE 2

Checked
校核

ALPM

Approved
批准

ACKL

Date
日期

11/2009

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