

Islands District Council
Tourism, Agriculture, Fisheries and Environmental Hygiene Committee
Paper No. TAFEHC 12/2011

DRAFT SHEK KWU CHAU OUTLINE ZONING PLAN NO. S/I-SKC/E

1. Purpose

The purpose of this paper is to consult and brief Members on the draft Shek Kwu Chau (SKC) Outline Zoning Plan (OZP) No. S/I-SKC/E (**Appendix 1**), its Notes (**Appendix 2**) and the Explanatory Statement (ES) (**Appendix 3**).

2. Background

2.1 SKC is located to the southwest of Cheung Chau and south of Chi Ma Wan Peninsula of Lantau Island (**Plan 1**). It is a vegetated island consisting of grassland/shrubs, forested woodland and some built-up areas. The entire island is currently allocated to the Society for the Aid and Rehabilitation of Drug Abusers (SARDA) for the purpose of rehabilitation of drug abusers. The current population in the island is about 300, comprising mainly those undergoing rehabilitation programmes and working at SARDA rehabilitation centre. The whole SKC Island of about 119 hectares is currently not covered by any statutory town plan.

2.2 On 4.1.2011, the Environment Bureau announced a comprehensive waste management strategy and action plan to tackle the imminent waste problem. The strategy and action plan, amongst others, propose the development of Integrated Waste Management Facilities (IWMF) to the southwest of SKC which will involve a piece of proposed reclamation area of about 16 hectares (**Plan 2**).

2.3 Under the Environmental Impact Assessment (EIA) Ordinance, the EIA Report for the proposed IWMF was submitted on 17.1.2011 and published for public inspection on 17.2.2011.

2.4 On 21.2.2011, the Environmental Protection Department (EPD) briefed the Islands District Council (IDC) on the latest development for the proposed IWMF (IDC Paper No. 23/2011).

3. Need for An Outline Zoning Plan

3.1 To tie in with the planning and development of the proposed IWMF, it is opportune to start the statutory planning process for land use planning of SKC and the proposed reclamation nearby. A draft OZP to cover both the island of SKC and the proposed reclamation area for the proposed IWMF should be prepared to put the area under statutory planning control (**Plan 3**).

3.2 As the whole island is currently under a Government Land Licence and Short Term Tenancies and no other major development would be proposed for the area, the preparation of a Development Permission Area plan to enable statutory planning enforcement control on the area is considered not necessary. A plan showing the proposed planning scheme boundary of the draft OZP is attached at **Plan 3**.

3.3 On 7.2.2011, under the power delegated by the Chief Executive, the Secretary for Development directed the Town Planning Board (TPB), under section 3(1)(a) of the Town Planning Ordinance (the Ordinance), to prepare a draft OZP for the SKC island and the proposed reclamation for the IWMF area. In general, the preparation of the draft OZP has taken into account, among others, the results of the EIA Report submitted to the Director of Environmental Protection.

3.4 The draft SKC OZP No. S/I-SKC/E has been considered and agreed by the TPB at its meeting on 25.2.2011 to be suitable for consultation with the IDC.

4. **Object of the Plan**

4.1 The object of the Plan is to indicate the broad land use zonings so that development and redevelopment of land within the Plan 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.

4.2 The Plan is to illustrate the broad principles of development and control within the Plan Area. It is a small-scale plan and the boundaries between the land use zones may be subject to minor alterations as detailed planning and development proceed.

5. **The Plan Area (the Area)**

The Plan Area (the Area) covers about 150 hectares including about 119 hectares for SKC, about 16 hectares of the proposed reclamation to the southwest of SKC which is separated by a sea channel of about 10-40m in width in-between and about 15 hectares of vessel anchorage. Plans and aerial photo showing the location and planning scheme boundary of the proposed SKC OZP are enclosed at **Plans 1 to 3**.

6. **Land Use Proposals of the SKC OZP**

Detailed land use proposals for the Area are shown on the draft OZP at **Appendix 1**, the draft Notes at **Appendix 2** and the draft ES at **Appendix 3**.

6.1 **Government, Institution or Community ("G/IC")** : Total Area 15.58 ha

(a) This zone is intended primarily for the provisioning of Government, institution or community (G/IC) facilities serving the needs of a wider district, region or territory. The areas within this zone are mainly occupied by the hostels, workshops, hospitals, reservoirs, an anti-drug education centre and ancillary facilities of SARDA. 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 building heights in term of number of storeys as stipulated on the Plan, or height of the existing building, whichever is the greater. Minor relaxation of the building height restriction may be considered by the TPB through the application system.

6.2 Other Specified Uses (“OU”): Total Area 15.71 ha

About 15.71 ha of land will be formed by reclamation for the construction of the IWMF and its ancillary and supporting facilities. It covers two “OU” zones on the Plan:

“OU” annotated ‘Integrated Waste Management Facilities’: Total Area 11.64 ha

6.2.1 This zone is intended primarily to designate land for the IWMF providing waste treatment mainly by advanced thermal incineration and also waste sorting and recycling for the municipal solid waste generated in Hong Kong. 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 building height of 60 mPD, except the chimney up to 160 mPD, or the height of the existing building, whichever is the greater. Minor relaxation of the building height restriction may be considered by the TPB through the application system.

“OU” annotated ‘Breakwater/Seawall’: Total Area 4.07 ha

6.2.2 This zone covers the proposed breakwater/seawall forming integral parts of the IWMF to ensure safe operation on the artificial island and safe transport of personnel and material, loading/unloading of refuse containers at the berth area, and anchorage/mooring of refuse container vessels.

6.3 Coastal Protection Area (“CPA”): Total Area 13.35 ha

The rocky shore of SKC is zoned “CPA” 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 or scenic or value, with a minimum of built development. There is a general presumption against development within this zone.

6.4 Conservation Area (“CA”): Total Area 89.64 ha

The “CA” is to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes. There is a general presumption against development within this zone.

7. **Notes and ES of the Plan (Appendices 2 & 3)**

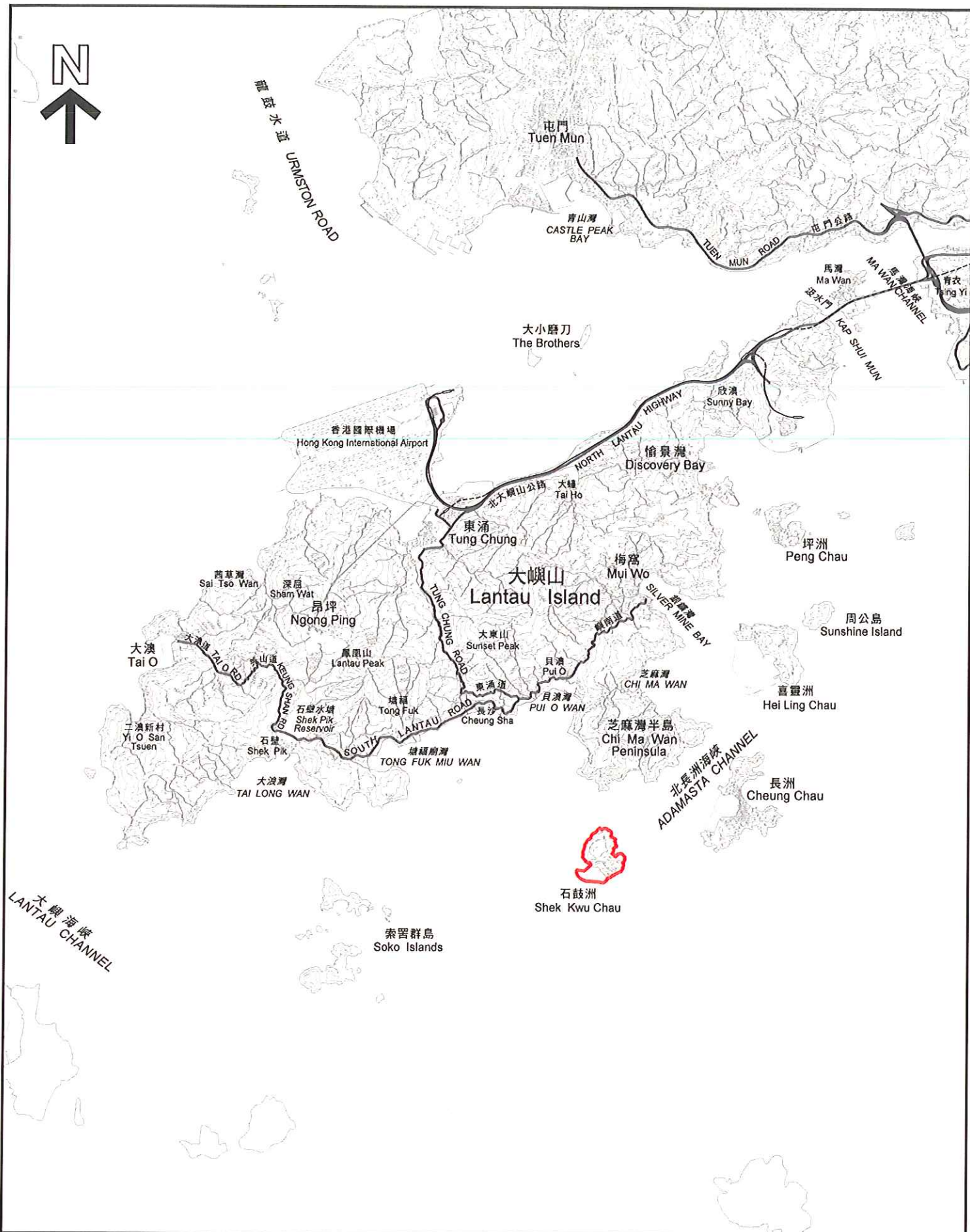
- 7.1 Attached to the draft OZP is a set of Notes that shows the types of uses or developments which are always permitted within the Area and other uses for which planning permission from the TPB should be sought. The provision for application for planning permission under section 16 of the Ordinance 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 TPB.
- 7.3 The draft ES is intended to reflect the planning intentions and objectives of the TPB for various land use zonings of the draft SKC OZP.


8. **Consultation**

Members are invited to give their views on the draft OZP and their views would be reported back to the TPB for consideration. Upon TPB's further consideration and agreement, the draft OZP will be published for public inspection under section 5 of the Ordinance for two months during which the public can submit representations to the TPB for consideration.

9. **Attachments**

Plan 1	Location of SKC Island
Plan 2	Aerial Photo of the Planning Area
Plan 3	Planning Boundary of the proposed SKC OZP
Appendix 1	Draft SKC OZP No. S/I-SKC/E
Appendix 2	Draft Notes of Draft SKC OZP
Appendix 3	Draft Explanatory Statement of Draft SKC OZP



 石鼓洲的規劃範圍界線
BOUNDARY OF SHEK KWU CHAU
PLANNING SCHEME AREA

石鼓洲的位置圖 LOCATION PLAN OF SHEK KWU CHAU

本摘要圖於2011年2月23日擬備
EXTRACT PLAN PREPARED ON 23.2.2011

SCALE 1: 150 000 比例尺
米 METRES 1 500 0 1 500 3 000 4 500 6 000 7 500 米 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/LI/11/7

圖 PLAN
1




石鼓洲
SHEK KWU CHAU

船隻碇泊區
VESSEL ANCHORAGE

PROPOSED INTEGRATED WASTE
MANAGEMENT FACILITIES

防波堤／海堤 BREAKWATER / SEAWALL

圖例 **LEGEND**

 石鼓洲的規劃範圍界線
BOUNDARY OF SHEK KWU CHAU
PLANNING SCHEME AREA

本摘要圖於2011年2月23日擬備，所根據的資料
為地政總署於2008年11月11日拍得的航攝照
編號CW81815

EXTRACT PLAN PREPARED ON 23.2.2011
BASED ON AERIAL PHOTO No. CW81815
TAKEN ON 11.11.2008 BY LANDS DEPARTMENT

石鼓洲的航攝照片
AERIAL PHOTO OF
SHEK KWU CHAU

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/LI/11/7

PLAN
2



擬議石鼓洲分區計劃大綱圖的界線
PROPOSED BOUNDARY OF
SHEK KWU CHAU OUTLINE ZONING PLAN

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/LI/11/7

PLAN
3

本摘要圖於2011年2月23日擬備，
所根據的資料為測量圖編號
14-SW-A和14-NW-C
EXTRACT PLAN PREPARED ON 23.2.2011
BASED ON SURVEY SHEETS
No. 14-SW-A & 14-NW-C

Appendix 2

Draft Shek Kwu Chau Outline Zoning Plan No. S/I-SKC/E

(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 a 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) Road junctions, alignments of roads, 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 "Conservation Area" or "Coastal Protection Area":
 - (a) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, road, lay-by, cycle track, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station 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 "Conservation Area" or "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) 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.

- (10) 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 Shek Kwu Chau Outline Zoning Plan No. S/I-SKC/E

Schedule of Uses

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COASTAL PROTECTION AREA	5
CONSERVATION AREA	6

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
Eating Place (Canteen only) Educational Institution Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Institutional Use (not elsewhere specified) Pier Place of Recreation, Sports or Culture Public Clinic Public Convenience Public Utility Installation Recyclable Collection Centre Religious Institution Research, Design and Development Centre Service Reservoir Social Welfare Facility Staff Quarters Training Centre	Columbarium Correctional Institution Helicopter Landing Pad Holiday Camp House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Residential Institution Sewage Treatment/Screening Plant 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, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.

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 building heights in term of number of storeys as stipulated on the Plan, or height of the existing building, whichever is the greater.
- (b) In determining the relevant maximum of storeys for the purposes of paragraph (a) above, any basement floor(s) may be disregarded.

GOVERNMENT, INSTITUTION OR COMMUNITY (cont'd)**Remarks (Cont'd)**

- (c) 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.
- (d) Any diversion of stream or filling/excavation of pond/reservoir and the embankment areas, 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 Shek Kwu Chau Outline Zoning Plan No. S/I-SKC/1 without the permission from the Town Planning Board 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 "Integrated Waste Management Facilities" Only	
Desalination Station Field Study/Education/Visitor Centre Government Use (not elsewhere specified) Integrated Waste Management Facilities Public Utility Installation Recyclable Collection Centre Sewage Treatment Works	Utility Installation not Ancillary to the Specified Use

Planning Intention

This zone is intended primarily to designate land for integrated waste management facilities (IWMF) which provide waste treatment by advanced thermal incineration and waste sorting and recycling for the municipal solid waste generated in Hong Kong.

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 building height of 60 mPD, except the chimney up to 160 mPD, 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 "Breakwater/Seawall" Only

Breakwater Seawall	Government Use Utility Installation not Ancillary to the Specified Use
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Planning Intention

This zone is intended primarily to designate land for the provision of breakwater/seawall forming integral parts of the IWMF.

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 Wild Animals Protection Area	Field Study/Education/Visitor Centre Government Use Pier Public Convenience Public Utility Installation Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation 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 or scenic value, with a minimum of built development. It may also cover areas which serve as natural protection areas sheltering nearby developments against the effects of coastal erosion.

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 house which was in existence on the date of the first publication in the Gazette of the notice of the draft Shek Kwu Chau Outline Zoning Plan No. S/I-SKC/1.
- (b) Any diversion of stream, filling of land/pond 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 Shek Kwu Chau Outline Zoning Plan No. S/I-SKC/1 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

CONSERVATION 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 Wild Animals Protection Area	Field Study /Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) House(Redevelopment only) Institutional Use Public Convenience Public Utility Installation Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Social Welfare Facility Utility Installation for Private Project

Planning Intention

This zoning is intended to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes.

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 house which was in existence on the date of the first publication in the Gazette of the notice of the draft Shek Kwu Chau Outline Zoning Plan No. S/I-SKC/1.
- (b) Any diversion of stream or filling/excavation of land/pond/reservoir and the embankment areas, 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 Shek Kwu Chau Outline Zoning Plan No. S/I-SKC/1 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

DRAFT SHEK KWU CHAU OUTLINE ZONING PLAN NO. S/I-SKC/E

EXPLANATORY STATEMENT

DRAFT SHEK KWU CHAU OUTLINE ZONING PLAN NO. S/I-SKC/E

EXPLANATORY STATEMENT

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DRAFT SHEK KWU CHAU OUTLINE ZONING PLAN NO. S/I-SKC/E

(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 Shek Kwu Chau Outline Zoning Plan (OZP) No. S/I-SKC/E (the Plan). 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 On 7.2.2011, under the power delegated by the Chief Executive, the Secretary for Development directed the Board to prepare an OZP for the Shek Kwu Chau area under section 3(1)(a) of the Town Planning Ordinance (the Ordinance).

2.2 *On dd mm 2011, the draft Shek Kwu Chau OZP No. S/I-SKC/I 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 of land 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 and control within the Planning Scheme Area. It is a small-scale plan and the boundaries between the land use zones may be subject to minor alterations as detailed planning and development proceed.

4. NOTES OF THE PLAN

4.1 Attached to the Plan is a schedule of Notes which shows the types of uses or developments which are always permitted within the Planning Scheme Area and in a particular zone 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.

- 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 about 150 hectares including about 119 hectares for the SKC and about 16 hectares of an artificial island to be formed by reclamation to the southwest of SKC separated by a sea channel of about 10-40m in width. The artificial island is planned for the development of Integrated Waste Management Facilities (IWMF).
- 5.2 SKC is a hilly, vegetated island consisting of grassland/shrubs, forested woodlands (especially at the ravines) and some built-up areas. The island is in proximity to South Lantau, which is a scenic area popular to recreational, leisure and water sport users. Owing to its setting in open sea, the island can be viewed from the walking trails, beaches and residences of South Lantau, Cheung Chau and beyond. The island is characterized by its green landscaped setting surrounded by a steep natural rocky shoreline. The highest point of the island is about 187mPD. It is a small island situated within the coastal water near Chi Ma Wan Peninsula of Lantau with significant crags and rocky outcrops on hillsides and rocky coasts. The landscape offers expansive views across the surrounding coastal waters. Generally, the character of the island landscape is rugged and tranquil.
- 5.3 The entire island of SKC since 1960s has been licensed to the Hong Kong Society for the Aid and Rehabilitation of Drug Abusers (SARDA) for the purpose of a voluntary drug treatment and rehabilitation centre. The centre is registered as a nursing home under the Hospitals, Nursing Homes and Maternity Homes Registration Ordinance (Cap. 165) and also licensed under the Drug Dependent Persons Treatment and Rehabilitation Centre (Licensing) Ordinance (Cap. 566). The number of places subvented by the Department of Health for the purpose of providing residential treatment and rehabilitation services to drug abusers is about 316. Major existing facilities in this area include hostels, workshops, hospital, reservoirs, an anti-drug education centre and ancillary facilities of the rehabilitation centre for drug dependants operated by the Hong Kong SARDA. There is no other existing residential, commercial or institutional facility on the island. Given the difficulties in identifying suitable sites in the territory for drug treatment and rehabilitation purposes, it is important to safeguard the G/IC development potential of SKC as far as practicable.

6. POPULATION

- 6.1 According to the 2006 By-census, the population in the Area was about 262. The current population in the Area is about 300, comprising mainly those undergoing rehabilitation programme and working at the SARDA rehabilitation centre.

- 6.2 It is planned that the proposed IW MF would have a working population of around 200 upon full development.

7. GENERAL PLANNING INTENTION

- 7.1 The general planning intention is to protect the Area's high ecological value, to cater for the requirement for Government, Institution or Community ("G/IC") facilities (i.e. the drug treatment and rehabilitation centre on SKC and other G/IC needs) and to facilitate the planned development of the IW MF and its associated facilities while at the same time, protecting the adjoining areas from encroachment by development. The OZP should help to protect the environmental quality of the Area and to retain the features of ecological, landscape and heritage significance.
- 7.2 In the designation of various zones on the Plan, consideration has been given to the physical landform, natural environment, existing land uses, heritage, availability of infrastructure, local development requirements and the land required for the IW MF.

8. LAND USE ZONINGS

8.1 Government, Institution or Community ("G/IC") : Total Area 15.58 ha

- 8.1.1 This zone is intended primarily for the provisioning of G/IC facilities serving the needs of a wider district, region or territory.
- 8.1.2 Major existing G/IC facilities under this zoning include the hostels, workshops, hospital, reservoirs and ancillary facilities of a voluntary drug treatment and rehabilitation centre, and an anti-drug education centre operated by the SARDA. The existing buildings are mainly one to two-storey high. The "G/IC" zone has also reserved land for the future expansion of the drug treatment and rehabilitation facilities.
- 8.1.3 A radar station for the purpose of monitoring maritime traffic in connection with the vessel traffic system operated by the Marine Department is also under this zoning. The "G/IC" zone also includes two helipads which are for emergency and rescue purposes.
- 8.1.4 It is necessary to ensure that any development or redevelopment of the "G/IC" zone will be in keeping with the low-rise character of the adjoining environment. Within the "G/IC" zone, 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 building heights in term of number of storeys as stipulated on the Plan, or the height of the existing building, whichever is the greater. Minor relaxation of the building height restriction stipulated on the Plan may be considered by the Board through the planning application system. Each application for minor relaxation of the building height restriction will be considered on its own merits.

8.1.5 The 2 existing ponds near the Administration Building and the Church, which also serve as reservoirs, support the stable, or even the largest, populations of the uncommon damselfly species, *Paracercion melanotum* and *P. calamorum dyeri*, in Hong Kong; and their embankment areas also serve as the integral parts of the habitats for these damselfly populations. Any uncontrolled development at these ponds/reservoir and their embankment areas may put these damselfly populations at risk. To maintain the ecological integrity of these habitats for protecting the above uncommon damselfly populations, diversion of streams or filling/excavation of ponds/reservoirs and the embankment areas requires permission from the Board.

8.2 Other Specified Uses ("OU"): Total Area 15.71 ha

About 15.71 ha of land will be formed by reclamation for the construction of the IWMF, the ancillary and supporting facilities. As annotated on the Plan, the sites zoned "OU" on the Plan include the following:

"OU" annotated 'Integrated Waste Management Facilities': (Total Area 11.64 ha)

8.2.1 This zone is intended primarily to designate land for the proposed IWMF providing waste treatment by advanced thermal incineration and waste sorting and recycling for the municipal solid waste generated in Hong Kong. Incineration can reduce the volume of waste in a sustainable manner, and the surplus energy recovered in the incineration process will be exported as electricity to the power grids on Lantau Island.

8.2.2 The incineration plant will comprise multiple incineration units, with a total design capacity of 3,000 tonnes per day (tpd) of municipal solid waste (MSW). The maximum height of the facilities will be restricted to 60 mPD except the chimney which will be up to 160 mPD. Minor relaxation of the building height restriction stipulated on the Plan may be considered by the Board through the planning application system. Each application for minor relaxation of the building height restriction will be considered on its own merits.

8.2.3 The ancillary and supporting facilities include weighbridge, site security, administration building/environmental education centre, vehicle washing facilities, maintenance workshop, fuel storage tanks, waste water treatment plant, pollution control system, electricity supply and export systems, desalination plant, utilities, berthing area for marine vessels and storage of refuse containers.

"OU" annotated 'Breakwater/Seawall': (Total Area 4.07 ha)

8.2.4 This zone is intended primarily to designate land for breakwater/seawall for the IWMF.

8.3 Coastal Protection Area ("CPA") : Total Area 13.35 ha

- 8.3.1 This zone 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 or scenic value, with a minimum of built development. There is a general presumption against development within this zone. In general, only development that is needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure project with overriding public interest will be permitted.
- 8.3.2 The natural coastline surrounding the island of SKC (except the north-east where the built-up areas and a pier are located) all fall within this zoning. These areas comprise natural coastline with rocky shores, promontories, caves, inlets, beaches and other coastal features of high scenic value.
- 8.3.3 Diversion of stream, filling of land/pond or excavation of land may cause adverse impacts on the landscape and scenic coastal areas. In view of the conservation value of the area within the zone, permission from the Board is required for such activities.

8.4 Conservation Area ("CA") : Total Area 89.64 ha

- 8.4.1 This zone is intended to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes. The forested woodlands are included in this zone as they provide habitats for a number of forest-dependent species of conservation interest, including the rare Tree Gecko (*Hemiphyllodactylus chapaensis* 半葉趾虎), Painted Bronze Back (*Dendrelaphis pictus pictus* 過樹蛇) and the Whip Scorpion (*Mastigoproctus transoceanicus* 鞭蝎), as well as the endemic Bogadek's Burrowing Lizard (*Dibamus bogadeki* 鮑氏雙足蜥) which is only known to occur at three localities in Hong Kong. A number of rare/uncommon butterflies (including the rare Red Lacewing, *Cethosia biblis* 紅鋸蛺蝶) were also found to occur in the island.
- 8.4.2 In addition, a nesting site of White-bellied Seas Eagle (*Haliaeetus leucogaster* 白腹海鵬), which is a bird species of conservation concern, was recorded at the forested woodlands in the western coast of the island.
- 8.4.3 There is a general presumption against development within this 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.
- 8.4.4 Diversion of stream or filling/excavation of land/pond/reservoir and the embankment areas 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 the zone, permission from the Board is required for such activities.

9. COMMUNICATIONS

9.1 Waterborne Transport

9.1.1 There is an existing pier at the north-eastern coast of the island of SKC adjacent to the built-up areas of the rehabilitation centre for drug abusers. Water transport service to/from Cheung Chau is the only means of external transportation for SKC.

9.1.2 It is planned that MSW containers from the three existing refuse transfer stations, such as the Island East Transfer Station, Island West Transfer Station and West Transfer Station would be carried to the proposed IWMF by barges/vessels, and passenger boats serving the IWMF would berth at the designated berthing area enclosed by breakwaters.

9.2 Land Transport

9.2.1 There is a vehicular access network providing limited vehicular access to the pockets of development platforms on Shek Kwu Chau.

9.2.2 There is no land connection between SKC and the proposed reclamation area for IWMF.

10. UTILITY SERVICES

10.1 Water Supply

There is currently no Government water mains on the island of SKC. Potable water for the SKCTRC is mainly from the water stored in the reservoirs on the island and supplemented by water purchased by shipping from Cheung Chau during dry seasons. To maintain a steady water supply to the SKCTRC, improvement works to increase the storage capacity of the existing reservoir is now in progress. Regarding the IWMF, fresh water would be provided by the on-site desalination plant.

10.2 Sewage Treatment and Drainage

At present, there is neither public drainage nor sewerage system in the Area. As regards the reclaimed area and the IWMF, waste water would be treated and reused in the IWMF.

10.3 Electricity Supply and Other Services

The island of SKC is currently served with electricity and LPG gas supplies. Telephone networks are also available. There is no piped gas system on the island. It is planned that energy will be recovered from the waste incineration

generating electricity for the operation of the plant to serve the reclaimed area and the IWMF. The surplus electricity will be exported to the power grids.

11. CULTURAL HERITAGE

- 11.1 There are currently two sites of historical and archaeological interest on SKC, namely the Shek Kwu Chau Gravestone and the Shek Kwu Chau Treatment and Rehabilitation Centre Courtyard. The latter has been accorded a Grade 3 historical building/structure status by Antiquities Advisory Board (AAB) on 31.8.2010. All new developments in the Area should pay due regard to the setting of any sites of architectural/historical interests and historical buildings on SKC.
- 11.2 The AMO of the Leisure and Cultural Services Department should be consulted well in advance on any development or redevelopment proposals affecting the above mentioned sites of archaeological, graded historic buildings/structures as well as their immediate environs. If disturbance of the above site(s) and site(s) of archaeological potential is unavoidable, a detailed Archaeological Impact Assessment (AIA) conducted by a qualified archaeologist is required for development works within the sites. The archaeologist shall apply for a licence to conduct the AIA under the Antiquities and Monuments Ordinance (Cap. 53). A proposal of the AIA shall be submitted to the Antiquities and Monuments Office for agreement prior to applying for a licence.

12. IMPLEMENTATION

- 12.1 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.
- 12.2 The Plan provides a broad land use framework on which preparation of more detailed non-statutory plans for the Area is based. These detailed plans are used as the basis for the planning of public works and reservation of sites.
- 12.3 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 developments will be effected principally through private sector initiatives in accordance with the provisions of

the Plan.

- 12.4 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 plans and layout plans for the Area, and Guidelines published by the Board. The outline development plans 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.

TOWN PLANNING BOARD
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