





**SCHEDULE OF AMENDMENTS TO  
THE APPROVED LAMMA ISLAND OUTLINE ZONING PLAN NO. S/I-LI/9  
MADE BY THE TOWN PLANNING BOARD  
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

**I. Amendments to matters shown on the Plan**

- Item A – Rezoning of the North Lamma Public Library site to the northeast of Yung Shue Wan Ferry Pier from “Government, Institution or Community (1)” (“G/IC(1)”) to “G/IC(4)”.
- Item B – Rezoning of a radio transmission station site at Ling Kok Shan from “Conservation Area” (“CA”) to “G/IC(5)”.
- Item C – Rezoning of a television transmission station site at Ling Kok Shan from “CA” to “G/IC(6)”.

**II. Amendment to the Notes of the Plan**

Incorporation of building height restrictions for the new “G/IC(4)”, “G/IC(5)” and “G/IC(6)” sub-areas in the Remarks of the Notes for the “G/IC” zone.

Town Planning Board

11 April 2014

## **DRAFT LAMMA ISLAND OUTLINE ZONING PLAN NO. S/I-LI/10**

(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) 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 “Site of Special Scientific Interest” or “Conservation Area” or “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 “Site of Special Scientific Interest” or “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) In the “Undetermined” zone, 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 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 LAMMA ISLAND OUTLINE ZONING PLAN NO. S/I-LI/10

Schedule of Uses

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COMMERCIAL

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 Commercial Bathhouse/ Massage Establishment Eating Place Educational Institution Government Use (not elsewhere specified) Hotel Information Technology and Telecommunications Industries Institutional Use (not elsewhere specified) Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic 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 building) Shop and Services Social Welfare Facility Utility Installation for Private Project	Broadcasting, Television and/or Film Studio Government Refuse Collection Point

Planning Intention

This zone is intended primarily for low-rise commercial developments, which may include shop, services, eating place and other commercial uses functioning mainly as a local commercial node serving the neighbourhood.

(Please see next page)

COMMERCIAL (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 a maximum plot ratio of 1.5, a maximum site coverage of 75%, and a maximum building height of 2 storeys (7.6m) 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/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.



COMPREHENSIVE DEVELOPMENT AREA

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 Educational Institution Flat Government Refuse Collection Point Government Use (not elsewhere specified) House Institutional Use (not elsewhere specified) Pier Place of Recreation, Sports or Culture Public Convenience Public Utility Installation Public Vehicle Park (for cycles only) 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 for comprehensive development/redevelopment of the area for low-rise, low-density residential use with the provision of open space and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.

(Please see next page)



COMPREHENSIVE DEVELOPMENT AREA (Cont'd)

Remarks

- (a) Pursuant to section 4A(2) of the Town Planning Ordinance, and except as otherwise expressly provided that it is not required by the Town Planning Board, an applicant for permission for development on land designated "Comprehensive Development Area" shall prepare a Master Layout Plan for the approval of the Town Planning Board and include therein the following information:
- (i) the area of proposed land uses, the nature, position, dimensions, and heights of all buildings to be erected in the area;
  - (ii) the proposed total site area and gross floor area (GFA) for various uses, total number of flats and flat size, where applicable;
  - (iii) the details and extent of Government, institution or community (GIC) and recreational facilities, and open space to be provided within the area;
  - (iv) the alignment, widths and levels of any emergency vehicular access proposed to be constructed within the area;
  - (v) the landscape and urban design proposals within the area;
  - (vi) programmes of development in detail;
  - (vii) an environmental assessment report to examine any possible environmental problems that may be caused to or by the proposed development during and after construction and the proposed mitigation measures to tackle them;
  - (viii) a drainage and sewerage impact assessment report to examine any possible drainage and sewerage problems that may be caused by the proposed development and the proposed mitigation measures to tackle them; and
  - (ix) such other information as may be required by the Town Planning Board.
- (b) The Master Layout Plan should be supported by an explanatory statement which contains an adequate explanation of the development proposal, including such information as land tenure, relevant lease conditions, existing conditions of the site, the character of the site in relation to the surrounding areas, principles of layout design, major development parameters, design population, types of GIC facilities, and recreational and open space facilities.

(Please see next page)



COMPREHENSIVE DEVELOPMENT AREA (Cont'd)

Remarks (Cont'd)

- (c) 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 GFA of 12,000m<sup>2</sup>, a maximum site coverage of 40%, and a maximum building height of 3 storeys (9m) or the GFA, site coverage and height of the existing building, whichever is the greater.
- (d) In determining the maximum GFA for the purposes of paragraph (c) 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.
- (e) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the GFA/site coverage/building height restrictions stated in paragraph (c) 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 a maximum plot ratio of 0.6, a maximum site coverage of 40%, and a maximum building height of 3 storeys (9m) 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, 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 that 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.



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
<p>Agricultural Use</p> <p>Government Use (Police Reporting Centre, Post Office only)</p> <p>House (New Territories Exempted House only)</p> <p>On-Farm Domestic Structure</p> <p>Public Vehicle Park (for cycles only)</p> <p>Religious Institution (Ancestral Hall only)</p> <p>Rural Committee/Village Office</p>	<p>Burial Ground</p> <p>Eating Place</p> <p>Government Refuse Collection Point</p> <p>Government Use (not elsewhere specified) #</p> <p>House (not elsewhere specified)</p> <p>Institutional Use (not elsewhere specified) #</p> <p>Market</p> <p>Pier</p> <p>Place of Recreation, Sports or Culture</p> <p>Public Clinic</p> <p>Public Convenience</p> <p>Public Utility Installation #</p> <p>Religious Institution (not elsewhere specified)</p> <p>Residential Institution</p> <p>School #</p> <p>Shop and Services</p> <p>Social Welfare Facility #</p> <p>Utility Installation for Private Project</p>

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

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Eating Place

Library

School

Shop and Services

(Please see next page)

VILLAGE TYPE DEVELOPMENT (Cont'd)

Planning Intention

The planning intention of this zone is to reflect existing recognized and other villages, and to provide land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. 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.

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	Columbarium
Broadcasting, Television and/or Film Studio	Crematorium
Eating Place (Canteen, Cooked Food Centre only)	Eating Place (not elsewhere specified)
Educational Institution	Flat (Staff Quarters only)
Exhibition or Convention Hall	Funeral Facility
Field Study/Education/Visitor Centre	Helicopter Landing Pad
Government Refuse Collection Point	Holiday Camp
Government Use (not elsewhere specified)	House
Hospital	Marine Fuelling Station
Institutional Use (not elsewhere specified)	Off-course Betting Centre
Library	Office
Market	Place of Entertainment
Pier	Private Club
Place of Recreation, Sports or Culture	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
Public Clinic	Residential Institution
Public Convenience	Sewage Treatment/Screening Plant
Public Utility Installation	Shop and Services
Public Vehicle Park (for cycles only)	Utility Installation for Private Project
Recyclable Collection Centre	
Religious Institution	
Research, Design and Development Centre	
Rural Committee/Village Office	
School	
Service Reservoir	
Social Welfare Facility	
Training Centre	
Wholesale Trade	

Planning Intention

This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents.

(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 4m, 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 6m, 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 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 3 storeys, or the height of the existing building, whichever is the greater.
- (e) On land designated “Government, Institution or Community (5)”, 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 5m except an antenna tower up to 20m, or the height of the existing building, whichever is the greater.
- (f) On land designated “Government, Institution or Community (6)”, 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 except an antenna tower up to 15m on the roof of the building, or the height of the existing building, whichever is the greater.
- (g) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraphs (a) to (f) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.



OPEN SPACE

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

OTHER SPECIFIED USES

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Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For “Power Station” Only

Power Station

Government Use  
Public Utility Installation  
Utility Installation for Private Project

Planning Intention

This zone is intended to designate land for a power station providing electricity supply to Hong Kong Island and Lamma Island.

For “Boat Anchorage” Only

Boat Anchorage

Government Use  
Public Utility Installation

Planning Intention

This zone is intended primarily for berthing of vessels and passenger boats serving the Lamma Power Station.

(Please see next page)



OTHER SPECIFIED USES (Cont'd)

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Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For “Sewage Treatment Works” Only

Sewage Treatment Works

Government Use  
Public Utility Installation

Planning Intention

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

For “Refuse Transfer Station” Only

Refuse Transfer Station

Government Use  
Public Utility Installation

Planning Intention

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

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

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Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For “Sand Depot” Only

Sand Depot

Government Use  
Public Utility Installation

Planning Intention

This zone is intended to designate land for a sand depot to meet local needs.

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 to serve Lamma Island.

(Please see next page)



OTHER SPECIFIED USES (Cont'd)

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

Planning Intention

This zone is intended to designate land for piers to facilitate marine access to Lamma Island.

Remarks

Kiosks not greater than 10m<sup>2</sup> each in area and not more than 10 in number for uses as 'Shop and Services' are considered as ancillary to "Pier" use.

AGRICULTURE

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	Animal Boarding Establishment
Government Use (Police Reporting Centre only)	Barbecue Spot
On-Farm Domestic Structure	Burial Ground
Public Convenience	Field Study/Education/Visitor Centre
Religious Institution	Government Refuse Collection Point
(Ancestral Hall only)	Government Use (not elsewhere specified)
Rural Committee/Village Office	House (New Territories Exempted House only)
	Picnic Area
	Place of Recreation, Sports or Culture (Horsing Riding School, Hobby Farm, Fishing Ground only)
	Public Utility Installation
	Religious Institution (not elsewhere specified)
	School
	Utility Installation for Private Project

Planning Intention

This zone is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

(Please see next page)

AGRICULTURE (Cont'd)

Remarks

Any filling 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 public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding 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 Lamma Island Outline Zoning Plan No. S/I-LI/6 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance. This restriction does not apply to filling of land specifically required under prior written instructions of Government department(s) or for the purposes specified below:

- (i) laying of soil not exceeding 1.2m in thickness for cultivation; or
- (ii) construction of any agricultural structure with prior written approval issued by the Lands Department.

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	Broadcasting, Television and/or Film Studio
Barbecue Spot	Burial Ground
Government Use (Police Reporting Centre only)	Columbarium (within a Religious Institution or extension of existing Columbarium only)
Nature Reserve	Crematorium (within a Religious Institution or extension of existing Crematorium only)
Nature Trail	Field Study/Education/Visitor Centre
On-Farm Domestic Structure	Golf Course
Picnic Area	Government Refuse Collection Point
Public Convenience	Government Use (not elsewhere specified)
Tent Camping Ground	Helicopter Landing Pad
Wild Animals Protection Area	Holiday Camp
	House
	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, to preserve existing well-wooded hill slopes and other natural features, as well as to provide passive recreational outlets for the local population and visitors. There is a general presumption against development within this zone.

(Please see next page)



GREEN BELT (Cont'd)

Remarks

Any filling of land or diversion of stream, 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 public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding 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 Lamma Island Outline Zoning Plan No. S/I-LI/5 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)	Field Study/Education/Visitor Centre
Nature Reserve	Government Refuse Collection Point
Nature Trail	Government Use (not elsewhere specified)
On-Farm Domestic Structure	House (Redevelopment only)
Picnic Area	Pier
Wild Animals Protection Area	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 protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment such as Site of Special Scientific Interest from the adverse effects of 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.

(Please see next page)

CONSERVATION AREA (Cont'd)

Remarks

- (a) No redevelopment, including alteration and/or modification, of an existing house shall result in a total redevelopment in excess of a maximum plot ratio of 0.4, a maximum site coverage of 20%, and a maximum building height of 2 storeys (7.6m) or the plot ratio, site coverage and height of the existing house, 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, 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.
- (d) Any filling of land/pond, excavation of land or diversion of stream, 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 Lamma Island Outline Zoning Plan No. S/I-LI/5 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

COASTAL PROTECTION AREA

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Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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Agricultural Use (other than Plant Nursery)	Field Study/Education/Visitor Centre
Nature Reserve	Government Use
Nature Trail	House (Redevelopment only)
On-Farm Domestic Structure	Pier
Picnic Area	Public Convenience
Wild Animals Protection Area	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.

(Please see next page)



COASTAL PROTECTION AREA (Cont'd)

Remarks

- (a) No redevelopment, including alteration and/or modification, of an existing house shall result in a total redevelopment in excess of a maximum plot ratio of 0.4, a maximum site coverage of 20%, and a maximum building height of 2 storeys (7.6m) or the plot ratio, site coverage and height of the existing house, 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, 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.
- (d) Any filling of land/pond, excavation of land or diversion of stream, 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 Lamma Island Outline Zoning Plan No. S/I-LI/5 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

SITE OF SPECIAL SCIENTIFIC INTEREST

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Wild Animals Protection Area	Agricultural Use Field Study/Education/Visitor Centre Government Use Nature Reserve Nature Trail On-Farm Domestic Structure Public Convenience Public Utility Installation Utility Installation for Private Project

Planning Intention

The planning intention of this zone is to conserve and protect the features of special scientific interest such as rare or particular species of fauna and flora and their habitats which are designated as Site of Special Scientific Interest (SSSI). It intends to deter human activities or developments within the SSSI.

There is a general presumption against development in this zone. No developments are permitted unless they are needed to support the conservation of the features of special scientific interest in the SSSI, to maintain and protect the existing character of the SSSI, or for educational and research purposes.

Remarks

Any filling of land, excavation of land or diversion of stream, 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, shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Lamma Island Outline Zoning Plan No. S/I-LI/5 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

**DRAFT LAMMA ISLAND OUTLINE ZONING PLAN NO. S/I-LI/10**

**EXPLANATORY STATEMENT**

DRAFT LAMMA ISLAND OUTLINE ZONING PLAN NO. S/I-LI/10

EXPLANATORY STATEMENT

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# **DRAFT LAMMA ISLAND OUTLINE ZONING PLAN NO. S/I-LI/10**

(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 Lamma Island Outline Zoning Plan (OZP) No. S/I-LI/10. 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 8 June 2000, under the power delegated by the Chief Executive, the then Secretary for Planning and Lands directed the Board to prepare an OZP for the Lamma Island and Luk Chau area under section 3(1)(a) of the Town Planning Ordinance (the Ordinance). On 25 August 2000, the draft Lamma Island OZP No. S/I-LI/1 was exhibited for public inspection under section 5 of the Ordinance.
- 2.2 On 20 February 2001, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Lamma Island OZP, which was subsequently renumbered as S/I-LI/2. On 25 September 2001, the CE in C referred the approved OZP No. S/I-LI/2 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. On 19 October 2001, the draft Lamma Island OZP No. S/I-LI/3 was exhibited for public inspection under section 5 of the Ordinance.
- 2.3 On 8 October 2002, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Lamma Island OZP, which was subsequently renumbered as S/I-LI/4. On 17 February 2004, the CE in C referred the approved OZP No. S/I-LI/4 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance.
- 2.4 On 24 September 2004, the draft Lamma Island OZP No. S/I-LI/5, incorporating amendments primarily to reflect the proposed reduction in reclamation limit, revision to the land use zonings in the Yung Shue Wan area, as well as amendments to the Notes to reflect the revised Master Schedule of Notes to Statutory Plans endorsed by the Board, was exhibited under section 5 of the Ordinance. During the plan exhibition period, one objection was received.

- 2.5 On 4 February 2005, after giving further consideration to the objection, the Board agreed to partially meet the objection by amending the definition of “existing building” in the covering Notes. On 4 March 2005, the proposed amendment to the draft Lamma Island OZP No. S/I-LI/5 was notified in the Gazette under section 6(7) of the Ordinance. As no further objection was received during the notification period, the Board subsequently confirmed on 8 April 2005 the proposed amendment to the OZP under section 6(9) of the Ordinance and agreed that this amendment should form part of the OZP.
- 2.6 On 1 April 2005, the draft Lamma Island OZP No. S/I-LI/6, incorporating mainly amendments to the Notes for the “Agriculture” zone to include control on filling of land, was exhibited for public inspection under section 7 of the Ordinance. One objection was received during the exhibition period. On 21 April 2006, the Board gave further consideration to the objection and decided to propose an amendment to partially meet the objection by amending the Remarks in the Notes for the “Agriculture” zone to exempt filling of land specifically required under the written instructions of Government departments from the planning control. On 19 May 2006, the proposed amendment to the OZP was notified in the Gazette under section 6(7) of the Ordinance. No valid further objection was received during the notification period. On 14 July 2006, the Board agreed that the proposed amendment was a decision under section 6(9) of the Ordinance and the amendment should form part of the OZP.
- 2.7 On 13 January 2006, the draft Lamma Island OZP No. S/I-LI/7, incorporating the zoning amendment of a site at Tai Wan To from “Government, Institution or Community (3)” to “Green Belt” was exhibited for public inspection under section 7 of the Ordinance. No objection was received during the plan exhibition period.
- 2.8 On 15 September 2006, the draft Lamma Island OZP No. S/I-LI/8, incorporating the zoning amendments of areas at Sok Kwu Wan and Ta Shui Wan from “Residential (Group C)”, “Village Type Development” and “Open Space” to “Government, Institution or Community (3)”, and areas at Sok Kwu Wan from “Coastal Protection Area” and “Conservation Area” to “Other Specified Uses” annotated “Sewage Treatment Works” were exhibited for public inspection under section 7 of the Ordinance. No objection was received during the plan exhibition period.
- 2.9 On 5 June 2007, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Lamma Island OZP, which was subsequently renumbered as S/I-LI/9. On 15 June 2007, the approved Lamma Island OZP No. S/I-LI/9 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.10 On 11 March 2014, the CE in C referred the approved OZP to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference of the OZP was notified in the Gazette on 21 March 2014.
- 2.11 On 11 April 2014, the draft Lamma Island OZP No. S/I-LI/10 (the Plan), incorporating amendments to rezone the North Lamma Public Library site to the northeast of Yung Shue Wan Ferry Pier from “Government, Institution or

Community (1)” to “Government, Institution or Community (4)” to facilitate a proposed Islands District Signature Project Scheme (SPS) development and to rezone two existing radio and television transmission station sites at Ling Kok Shan from “Conservation Area” to “Government, Institution or Community (5)” and “Government, Institution or Community (6)” respectively 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 allocation of sites 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 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 Area and in a particular zone and which may be permitted by the Town Planning 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, minor relaxation of the specific development restriction(s) stated in the Notes for particular zones may 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) comprises Lamma Island and Luk Chau. The total area covered by the Plan is approximately 1,420 ha including about 0.37 ha of land to be reclaimed at Yung Shue Wan, about 22 ha of land on reclamation at Po Lo Tsui for the Lamma Island Power Station Extension, about 3 ha of boat anchorage for berthing of vessels and passenger boats serving the existing power station, about 4 ha of sea adjacent to the jetties of the existing

power station, and about 4 ha of beach and shallow shore covered by the Sham Wan Site of Special Scientific Interest (SSSI) with important nesting sites for the locally and regionally rare Green Turtles. The boundary of the Area is shown in a heavy broken line on the Plan.

5.2 Lamma Island is the third largest outlying island in the territory. In North Lamma, the dominant topographical features comprise steep hills and undulating slopes with pockets of rural settlements and arable land interspersed in the lower valleys, notably around Yung Shue Wan and Pak Kok. South Lamma comprises primarily uplands dominated by Mount Stenhouse, a key landmark rising to 355 mPD. The area, being an important habitat for rare bird species, has been designated as the South Lamma Island SSSI. Apart from a small settlement in Sok Kwu Wan, South Lamma is sparsely populated. The coastal areas are characterised by irregular coastlines with small promontories, bays, beaches and inlets. Hung Shing Ye Beach and Lo So Shing Beach at the south-western coast are gazetted public beaches.

5.3 Luk Chau is a small isolated island which is virtually uninhabited.

## 6. POPULATION

According to the 2011 Census, the total population in the Area was about 6,000 persons. It is estimated that the planned population of the Area would be about 8,900 persons.

## 7. GENERAL PLANNING INTENTION

7.1 The general planning intention is to conserve the natural landscape, the rural character and car-free environment of Lamma Island; to retain Luk Chau in its natural state; and to enhance the role of Lamma Island as a leisure destination. The ecologically and environmentally sensitive areas including the Sham Wan SSSI, the South Lamma Island SSSI, mountain uplands, woodland and the undisturbed natural coastlines should be protected.

7.2 Future growth of settlement is limited to the existing villages and development nodes. The existing low-rise low-density character of the traditional villages and other residential areas should be retained. Supporting Government, institution and community and open space facilities have been allowed for. Opportunities have also been provided for enhancement of the waterfront of Yung Shue Wan and integrating recreational and visitor attractions. It is also the planning intention to preserve the cultural heritage of Lamma Island, which is one of the most ancient settlements in the territory. The heritage sites could also serve as visitor attractions to enhance the role of the island for conservation and as a leisure destination.

7.3 In the designation of various zones on the Plan, consideration has been given to factors such as the natural environment, physical landform, heritage, existing settlement, land status, availability of infrastructure and local development requirements. The territorial and the sub-regional planning strategies and other relevant studies have been taken into consideration.



## 8. LAND USE ZONINGS

### 8.1 Commercial (“C”) : Total Area 0.09 ha

8.1.1 This zone is intended primarily for low-rise commercial developments, which may include shops, services, eating place and other commercial uses functioning mainly as a local commercial node serving the neighbourhood. A “C” site located on the future reclaimed land of Yung Shue Wan is planned for a small-scale commercial development to provide purpose-designed premises for commercial uses and to add vibrancy to the locality. It will also serve as a commercial focal point for the Yung Shue Wan area.

8.1.2 To blend in with the local character, development within the zone is restricted to a maximum plot ratio of 1.5, site coverage of 75% and building height of 2 storeys (7.6m), or the plot ratio, site coverage and height of the existing building, whichever is the greater. As the site is situated at a visually prominent location near the waterfront, comprehensive layout, design and landscaping are considered necessary in the detailed planning and development of the site.

### 8.2 Comprehensive Development Area (“CDA”) : Total Area 1.99 ha

8.2.1 This zone is intended for comprehensive development/redevelopment of the area for low-rise, low-density residential use with the provision of open space and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.

8.2.2 A former cement plant site together with an adjoining small area of Government land in Sok Kwu Wan near the Lamma Quarry is zoned “CDA”. With an open sea view and easy accessibility to Sok Kwu Wan ferry pier, the site has high potential for a comprehensive residential scheme to bring about significant improvement to the existing environment. The adjoining Lamma Quarry has ceased operation and landscape reinstatement has been completed under a quarry rehabilitation contract in end 2002 but the long term use of the site has not been confirmed.

8.2.3 Development within the zone is restricted to a maximum domestic gross floor area (GFA) of 12,000m<sup>2</sup>, a maximum site coverage of 40% and a maximum building height of 3 storeys (9m), or the plot ratio, site coverage and height of the existing building, whichever is the greater. As the site is situated at a visually prominent location near the waterfront, comprehensive control in layout, design and landscaping is considered necessary. Further, any potential interface problems arising from the future uses of the quarry site which are not determined yet should be addressed in the Master Layout Plan (MLP) submission for the “CDA” site.

- 8.2.4 Pursuant to section 4A(1) of the Ordinance, any development on land designated “CDA” would require planning approval of the Board by way of a planning application under section 16 of the Ordinance. A MLP should be submitted together with the relevant assessments as specified in the Notes of the Plan for the approval of the Board pursuant to section 4A(2) of the Ordinance. The intention is to ensure proper planning control of the development to blend in with the surrounding landscape and to ensure the incorporation of necessary facilities and environmental mitigation measures. A copy of the approved MLP should be made available for public inspection in the Land Registry pursuant to section 4A(3) of the Ordinance.

8.3 Residential (Group C) (“R(C)”) : Total Area 7.73 ha

- 8.3.1 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.
- 8.3.2 Four areas are under this zoning to reflect the existing and reserved sites for low-rise, low-density residential development compatible with the rural character of the lower valleys. The largest area is in Pak Kok, part of which has been developed and part of which has potential for infill development. The second largest area is the southern tip of Sok Kwu Wan with scattered low-rise residential development and scope for infill development. The third area is at the coast of Nga Kau Wan with building plans approved in February 2006. The last one, located to the north-east of Mo Tat Wan, is an existing villa type development.
- 8.3.3 Development within the “R(C)” zone is restricted to a maximum plot ratio of 0.6, a maximum site coverage of 40% and a maximum building height of 3 storeys (9m) or the plot ratio, site coverage and height of the existing building, whichever is the greater. The development restrictions are intended to ensure that the development would blend in with the surrounding low-rise low-density rural character and to avoid overloading the planned infrastructure.
- 8.3.4 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the plot ratio, site coverage and building height restrictions may be considered by the Board through planning permission system. Each proposal will be considered on its individual merits.

8.4 Village Type Development (“V”) : Total Area 68.43 ha

- 8.4.1 The planning intention of this zone is to reflect existing recognised and other villages, and to provide land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly

development pattern, efficient use of land and provision of infrastructures and services. 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.

- 8.4.2 The 19 existing recognised villages on Lamma Island and their expansion areas are zoned “V”. These include Ko Long, Sha Po, Tai Peng, Tai Wan Kau Tsuen, Tai Wan San Tsuen, Tai Yuen, Wang Long, Yung Shue Long, Yung Shue Wan, Pak Kok Kau Tsuen, Pak Kok San Tsuen and Lo Tik Wan in North Lamma, and Mo Tat, Mo Tat Wan, Lo So Shing, Luk Chau, Sok Kwu Wan, Tung O and Yung Shue Ha in South Lamma.
- 8.4.3 The boundaries of the “V” zones are drawn up having regard to the village “environs”, Small House demand, local topography and site constraints. Areas of difficult terrain, dense vegetation and burial grounds have been avoided. Sufficient developable land has been reserved within this zone to meet the Small House demand. The implementation of village expansion areas and other infrastructure improvements will be guided by detailed village layout plans.
- 8.4.4 Some other village type development areas, which are not recognised villages, are found to the west of Pak Kok Kau Tsuen, to the east of Tai Wan To and to the south of Lo Tik Wan. These areas are zoned “V” to retain the village character of the existing development.
- 8.4.5 On land zoned “V”, development is restricted to a maximum building height of 3 storeys (8.23m) or the height of the existing building, whichever is the greater.

8.5 Government, Institution or Community (“G/IC”) : Total Area 6.17 ha

- 8.5.1 This zone is intended primarily for the provision of Government, institution or community (GIC) facilities serving the needs of the local residents.
- 8.5.2 Major existing GIC facilities under this zoning include two service reservoirs, a fresh water pumping station, a fire station cum ambulance depot, a garden of remembrance, a youth hostel, transmission stations, telephone exchanges, two libraries and primary schools. There are three television transmission stations and one radio transmission station at Ling Kok Shan, providing television and radio broadcasting services to the territory. The planned GIC facilities include service reservoirs, waterworks reserves, a fire station cum ambulance depot and a primary cum secondary school site at Yung Shue Wan.
- 8.5.3 A site to the northeast of Yung Shue Wan Ferry Pier has been earmarked for the development of Yung Shue Wan Public Library cum Heritage and Cultural Showroom under the Signature Project Scheme

(SPS) announced in the Chief Executive's Policy Address 2013. Under the SPS, an one-off allocation will be earmarked for each district to support District Councils in implementing SPS projects. The Islands District Council has approved the redevelopment of the existing 1-storey North Lamma Public Library building at the site to a 3-storey library cum heritage and cultural showroom as one of the SPS projects in Islands District.

8.5.4 At the coastal areas of Yung Shue Wan, sites have been reserved for a range of facilities, including a public loading/unloading area, a police station, a refuse collection point, an activity room and a helipad. At Sok Kwu Wan, two sites have been reserved for sewage pumping stations. One is located beside the footpath connecting Sok Kwu Wan and Chung Mei and the other one is located beside the soccer field at Ta Shui Wan. Some existing small-scale GIC facilities such as police reporting centre, small clinics and rural committee buildings are included in the "V" zones and have not been shown on the Plan.

8.5.5 It is necessary to ensure that any development or redevelopment of the "G/IC" site will be in keeping with the low-rise character of the adjoining environment. Within the "G/IC(1)", "G/IC(2)", "G/IC(3)", "G/IC(4)", "G/IC(5)" and "G/IC(6)" sub-areas of 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 building heights specified in the Notes, or the height of the existing building, whichever is greater. In view of the proximity of the activity room to the sand depot, the activity room has to be carefully designed to avoid the potential dust impact from the depot.

8.5.6 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height restriction may be considered by the Board through planning permission system. Each proposal will be considered on its individual merits.

#### 8.6 Open Space ("O") : Total Area 7.51 ha

8.6.1 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.

8.6.2 Major open spaces are planned at prominent locations in different parts of Lamma Island. At Yung Shue Wan, a waterfront promenade has been planned along the shoreline on the future reclaimed land. Provision has also been made in the design of the promenade to include an emergency vehicular access connecting to the helipad planned in the southern part of the bay. The two gazetted beaches in Hung Shing Ye and Lo So Shing have been zoned "O" for beach-related facilities. The area extending along the western coast of Hung Shing Ye Wan is zoned "O" for the development of waterfront open space. An "O" zone is

designated to provide for an open square in front of Tin Hau Temple in Sok Kwu Wan which is a recorded historic building and a popular visitor spot. Other “O” zones include the existing football pitch in Yung Shue Wan, and the existing sitting out area and football pitch in Sok Kwu Wan.

- 8.6.3 Additional local open spaces would be provided in the detailed layout plans for the villages to serve local population. These are small in scale and have not been shown on the Plan.

8.7 Other Specified Uses (“OU”) : Total Area 111.89 ha

- 8.7.1 This zoning covers land annotated for the following specific uses:

Power Station

- 8.7.2 This zone is intended to designate land for a power station providing electricity supply to Hong Kong Island and Lamma Island. The Lamma Power Station located at Po Lo Tsui, North Lamma was commissioned in 1982 with a total generating capacity of 3,420MW, comprising 2,500MW coal-fired units, 555MW oil-fired gas turbines, and 365MW gas turbine combined-cycle unit. Associated with the power station is an ash lagoon for storage and disposal of pulverised fuel ash originated from the coal-fired units.

- 8.7.3 About 22 ha of land has been reclaimed to the south of the existing Lamma Power Station for the power station extension. The site formation works have been completed. There will be a 1,800MW gas-fired power station with the first generating unit commissioned in 2006. In view of the restraining airport height restrictions prescribed for the area, no part of the power station including the chimneys shall exceed the height limit or limits specified pursuant to the Hong Kong Airport (Control of Obstructions) Ordinance (Cap. 301). An Environmental Impact Assessment (EIA) of the 1,800MW Gas-fired Power Station at Lamma Extension to meet the requirements under the EIA Ordinance has been undertaken and approved. The project is proved to be environmentally acceptable.

Boat Anchorage

- 8.7.4 This zone is intended primarily for berthing of vessels and passenger boats serving the Lamma Power Station. An existing boat anchorage to the north of the Lamma Power Station is under this zoning.

Sewage Treatment Works

- 8.7.5 This zone is intended to designate land for sewage treatment works to serve Lamma Island. To cater for the sewage disposal needs of the densely populated centres on Lamma Island, two sewage treatment works are being developed to serve the Yung Shue Wan and Sok Kwu



Wan areas.

Refuse Transfer Station

- 8.7.6 This zone is intended to designate land for a refuse transfer station to serve Lamma Island. One site each in Yung Shue Wan and Sok Kwu Wan are zoned “OU” annotated “Refuse Transfer Station” to reflect the existing refuse transfer station use. The stations receive collected municipal waste and small quantities of construction waste which are transferred by barges to the Western New Territories Landfill.

Sand Depot

- 8.7.7 This zone is intended to designate land for a sand depot to meet local needs. A site in Yung Shue Wan is zoned “OU” annotated “Sand Depot” for relocation of the existing sand depot located at the northern shore of Yung Shue Wan.

Liquefied Petroleum Gas Cylinder Store

- 8.7.8 This zone is intended to designate land for a liquefied petroleum gas cylinder store to serve Lamma Island. A site in Yung Shue Wan is designated for liquefied petroleum gas cylinder store. It will store liquefied petroleum gas cylinders to be used for domestic and commercial purposes in Lamma Island.

Pier

- 8.7.9 This zone is intended to designate land for piers to facilitate marine access to Lamma Island. Sites zoned “OU” annotated “Pier” include the existing ferry piers and public piers in Yung Shue Wan and Sok Kwu Wan.

8.8 Undetermined (“U”) : Total Area 34.27 ha

- 8.8.1 The ex-Lamma Quarry site at the northern coast of Sok Kwu Wan is zoned “U”. The site has been rehabilitated with landscaping in end 2002 under a quarry rehabilitation contract. According to the rehabilitation master landscape plan, the eastern coast and northern backdrop of the site have been regraded and landscaped. From environmental and landscaping points of view, these areas should be preserved to provide a shield to the adjacent areas. Any future development on the site should give due regard to the quarry rehabilitation master landscape plan.
- 8.8.2 Having an extensive platform area, a long shoreline and a man-made lake, the quarry site has the potential to incorporate different compatible land uses. The Planning and Development Study on Hong Kong Island South and Lamma Island has examined the quarry site and identified the site as having potential for development of temporary

tourism and recreational activities. In early 2012, the “Planning and Engineering Study on Future Land Use at Ex-Lamma Quarry Area at Sok Kwu Wan, Lamma Island – Feasibility Study” was commissioned to examine the future land uses and explore the development potential of the quarry site. The quarry site is therefore zoned “U” pending detailed consideration of the appropriate uses. In view of the size and visually prominent location of the site, public views should be sought on any future major development within the “U” zone.

8.9 Agriculture (“AGR”) : Total Area 37.02 ha

- 8.9.1 This zone is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.
- 8.9.2 The areas zoned “AGR” are located in the vicinity of the villages. They are classified as good quality agricultural land by the Agriculture, Fisheries and Conservation Department. The “AGR” zones near Tai Peng and Lo So Shing are under active cultivation.
- 8.9.3 As filling of land may cause adverse drainage and environmental impacts on the adjacent areas, permission from the Board is required for such activity. However, filling of land specifically required under prior written instructions of Government department(s), or for the purposes of genuine agricultural practice including laying of soil not exceeding 1.2m in thickness for cultivation, and construction of agricultural structure with prior written approval from the Lands Department is exempted from the control.

8.10 Green Belt (“GB”) : Total Area 331.69 ha

- 8.10.1 The planning intention of this zone is primarily for defining the limits of development areas, to preserve existing well-wooded hill slopes and other natural features, as well as to provide passive recreational outlets for the local population and visitors. 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.
- 8.10.2 Luk Chau and the vegetated slopes and stream valleys embracing the villages and on the upland areas on Lamma Island are under this zoning. These areas should be protected from encroachment by developments as well as land filling and stream diversion.
- 8.10.3 As filling of land and diversion of stream may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activities.

8.11 Conservation Area (“CA”) : Total Area 361.58 ha

8.11.1 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 and to separate sensitive natural environment such as the Site of Special Scientific Interests from the adverse effects of development.

8.11.2 The largest piece of land under this zoning is the south-eastern upland of South Lamma which has been proposed as a potential country park. This “CA” has high ecological value, as rare species of White-bellied Sea Eagle was found in South Lamma and concentrations of Romer’s Tree Frogs have been recorded near the countryside and cultivated areas near Mo Tat and Tung O. A pond with dense vegetation near the Kat Tsai Wan coast in the western slope of Central Lamma provides an important habitat to support large population of rare dragonflies. In the small marsh to the north of the pond, a number of macro-invertebrates and one rare species (a simuliid fly) were recorded. A dense woodland worthy of protection is also located in Central Lamma. These areas are under the “CA” zoning.

8.11.3 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. These areas should also be protected against land filling, land excavation and stream diversion. New residential development is not permitted. However, redevelopment of existing houses may be permitted on application to the Board. The redevelopment, alteration and/or modification to existing houses shall not result in a total redevelopment in excess of a maximum plot ratio of 0.4, a maximum site coverage of 20% and a maximum building height of 2 storeys (7.6m) or the plot ratio, site coverage and height of the existing house, whichever is the greater.

8.11.4 Filling of land/pond, excavation of land and diversion of stream 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.

8.12 Coastal Protection Area (“CPA”) : Total Area 106.40 ha

8.12.1 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, 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. These scenic and ecologically sensitive coastal areas should also be protected against land filling, land excavation and stream diversion.

8.12.2 In North Lamma, the western coast stretching from Hung Shing Ye to Lo So Shing, the northern coast around Pak Kok, the eastern coast from Nam Tsui down to Luk Chau Shan (except the two landing points for submarine cables) and from Lo Tik Wan Village to Luk Chau Village are zoned "CPA". In South Lamma, the natural coastlines all the way from Sok Kwu Wan to Mo Tat Wan, from Mo Tat Wan to Shek Pai Wan, from Tung O Wan to Sham Wan and two coastal areas near Ha Mei Tsui also fall within this zoning. These areas comprise natural coastlines with rocky shores, promontories, caves, inlets, beaches and other coastal features of high scenic value. Some of them including the waters at the northern tip of Pak Kok and north-eastern fringe of Luk Chau with extensive covers of soft corals and sea fans (gorgonians) are important coastal habitats.

8.12.3 New residential development is not permitted. However, redevelopment of existing houses may be permitted on application to the Board. The redevelopment, alteration and/or modification to existing houses shall not result in a total redevelopment in excess of a maximum plot ratio of 0.4, a maximum site coverage of 20% and a maximum building height of 2 storeys (7.6m) or the plot ratio, site coverage and height of the existing house, whichever is the greater.

8.12.4 Filling of land/pond, excavation of land and diversion of stream 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.

8.13 Site of Special Scientific Interest ("SSSI") : Total Area 340.93 ha

8.13.1 The planning intention of this zone is to conserve and protect the features of special scientific interest such as rare or particular species of fauna and flora and their habitats which are designated as Site of Special Scientific Interest (SSSI). It intends to deter human activities or developments within the SSSI.

8.13.2 There is a general presumption against development in this zone. No developments are permitted unless they are needed to support the conservation of the features of special scientific interest in the SSSI, to maintain and protect the existing character of the SSSI, or for educational and research purposes. The SSSI should be conserved and protected against land filling, land excavation, stream diversion and encroachment by developments.

8.13.3 There are two “SSSI” zones in the Area. The South Lamma Island SSSI covers Mount Stenhouse with rare tree species in the hilltop and the surrounding uplands and cliffs which provide important habitat for a bird population of rare species. The Sham Wan SSSI covers the sandy beach and adjoining shallow shore at Sham Wan of South Lamma, which is the only known nesting site for Green Turtles in Hong Kong. The sandy beach has been designated as a Restricted Area under the Wild Animals Protection Ordinance (Cap.170).

8.13.4 Filling of land, excavation of land and diversion of stream 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

Ferry service is the major means of public transportation for the Area. There are licensed ferry services plying between (1) Central and Yung Shue Wan, (2) Central and Sok Kwu Wan, (3) Aberdeen and Yung Shue Wan (via Pak Kok Tsuen) and (4) Aberdeen and Sok Kwu Wan (via Mo Tat).

### 9.2 Land Transport

Internally, Lamma Island enjoys a car-free environment with a limited number of village vehicles, bicycles, fire engines and ambulance vehicles. The pedestrian network in Yung Shue Wan also serves as emergency vehicular access and has not been shown on the Plan. The Lamma Power Station has its own vehicles and the use is restricted within the station compound.

### 9.3 Footpaths

A well-developed footpath system on Lamma Island provides access from the piers to the villages, beaches, mountain uplands as well as other places of interest. Improvement works to the footpaths on the island are carried out under the Rural Public Works Programme.

## 10. UTILITY SERVICES

### 10.1 Water Supply

Potable water to Lamma Island is supplied from Hong Kong Island via two submarine pipelines. There is a fresh water pumping station, two fresh water service reservoirs and associated fresh water mains serving Yung Shue Wan, Sok Kwu Wan and the nearby areas. As there is currently no salt water supply to the Area, temporary mains fresh water for flushing is being used.

## 10.2 Sewage Treatment

Public sewerage for receiving discharge of sewage in the densely built-up area is under construction at Yung Shue Wan and Sok Kwu Wan. For developments falling outside the public sewerage catchment, the project proponent should make its own provision of sewage treatment and disposal to meet the requirements of the Water Pollution Control Ordinance.

## 10.3 Solid Wastes Disposal

Small refuse collection points are scattered throughout Lamma Island. Domestic wastes and small quantities of construction wastes are delivered to the refuse transfer stations in Yung Shue Wan and Sok Kwu Wan for shipping to the landfill sites for disposal.

## 10.4 Other Services

Electricity supply and telephone service are available in the Area. Two telephone exchanges are located at the hillslopes of Sok Kwu Wan and Yung Shue Wan to provide telephone services to serve the existing and future developments. Towngas is currently not available and the main fuel supply has to rely on liquefied petroleum gas cylinders.

# 11. CULTURAL HERITAGE

11.1 Within the boundary of the Plan, there are a graded historic building, i.e. Tin Hau Temple at Yung Shue Wan (Grade 3), and thirteen sites of archaeological interest, namely Ha Mei Wan Site of Archaeological Interest, Hung Shing Ye Site of Archaeological Interest, Hung Shing Ye Trackway, Lo Ah Tsai Stone Circle, Lo So Shing Site of Archaeological Interest, Luk Chau Site of Archaeological Interest, Mo Tat Wan Site of Archaeological Interest, Pak Kok Tsui Site of Archaeological Interest, Sha Long Wan (Tit Sha Long) Site of Archaeological Interest, Sham Wan Site of Archaeological Interest, Tai Wan Site of Archaeological Interest, Tung O Site of Archaeological Interest and Yung Shue Wan Site of Archaeological Interest.

11.2 The Antiquities Advisory Board (AAB) also released a list of new items in addition to the list of 1,444 historic buildings. These items are subject to grading assessment by the AAB. Details of the list of 1,444 historic buildings and the new items have been uploaded onto the website of the AAB at <http://www.aab.gov.hk>.

11.3 Prior consultation with the Antiquities and Monuments Office (AMO) of the Leisure and Cultural Services Department (LCSD) should be made if any development, redevelopment or rezoning proposals may affect above sites of archaeological interest, graded historic buildings/structures, new items pending grading assessment and their immediate environs.



- 11.4 If disturbance to site of archaeological interest is unavoidable, a detailed Archaeological Impact Assessment (AIA) conducted by a qualified archaeologist engaged by the project proponent is required. The archaeologist shall apply for a licence to conduct the AIA under the Antiquities and Monuments Ordinance (Cap. 53). A proposal for AIA shall be submitted to AMO for agreement prior to applying for a licence. Subject to the findings of the AIA, appropriate mitigation measures shall be fully implemented by the project proponent in consultation with the AMO of LCSD.

## 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 are based. These detailed plans are used as the basis for 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.