

Islands District Council Paper No. IDC 21/2014

**Tai Ho Development Permission Area Plan and
Amendments to Lamma Island and Cheng Chau Outline Zoning Plans**
(28.4.2014)

1 Purpose

The purpose of this Paper is to seek the comments of Islands District Council (IsDC) on the following statutory plans:

- Draft Tai Ho Development Permission Area Plan No. DPA/I-TH/1;
- Draft Lamma Island Outline Zoning Plan No. S/I-LI/10; and
- Draft Cheung Chau Outline Zoning Plan No. S/I-CC/6.

2 Draft Tai Ho Development Permission Area Plan No. DPA/I-TH/1 (Attachment I)

2.1 Tai Ho is one of the Country Park enclaves that is not yet covered by statutory plan. The Chief Executive in the 2010-2011 Policy Address has acknowledged the need to regulate land use of the Country Park enclaves to forestall human damage. The Administration will either include these Country Park enclaves in Country Parks or determine their proper uses through statutory planning to meet the conservation and social development needs.

2.2 On 17 February 2014, under the power delegated by the Chief Executive, the Secretary for Development directed the Town Planning Board (TPB), under section 3(1)(b) of the Town Planning Ordinance (the Ordinance), to prepare a draft plan designating the Tai Ho area as a development permission area. On 28 March 2014, TPB, under section 5 of the Ordinance, exhibited the draft Tai Ho DPA Plan No. DPA/I-TH/1 for public inspection for a period of two months until 28 May 2014.

3 Draft Lamma Island Outline Zoning Plan No. S/I-LI/10 (Attachment II)

3.1 On 11 March 2014, the Chief Executive in Council (CE in C) referred the approved Lamma Island Outline Zoning Plan (OZP) No. S/I-LI/9 to TPB 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. The Rural and New Town Planning Committee (RNTPC) of TPB on the same date considered and agreed the following amendments to the OZP:

- **Amendment 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)” to facilitate the implementation of one of the Signature Project Scheme in Islands District, i.e. redevelopment of North Lamma Public Library into Yung Shue Wan Public Library cum Heritage and Cultural Showroom; and

- **Amendment Items B and C** – rezoning of a radio transmission station site and a television transmission site at Ling Kok Shan from “Conservation Area” (“CA”) to “G/IC(5)” and “G/IC(6)” respectively to reflect the existing uses.

3.2 On 11 April 2014, TPB published the draft Lamma Island OZP No. S/I-LI/10 for public inspection for a period of 2 months until 11 June 2014 under section 5 of the Ordinance.

4 Draft Cheung Chau Outline Zoning Plan No. S/I-CC/6 (Attachment III)

4.1 On 4 June 2013, the CE in C referred the approved Cheung Chau OZP No. S/I-CC/5 to the Board for amendment under Section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 14 June 2013. On 21 March 2014, the RNTPC considered and agreed the following amendments to the OZP:

- **Amendment Item A** – rezoning of a piece of land at Ping Chong Road from “Other Specified Uses (“OU”) annotated “Shipyard and Ship Repairing Workshop” to “Commercial (3)” (“C(3)”) to facilitate the in-situ conversion of the existing building for restaurant use;
- **Amendment Item B1** – rezoning of a piece of land (CCIL No. 11) at Fa Peng Road from “Government, Institution or Community(4)” (“G/IC(4)”) to “Residential (Group C)7” (“R(C)7”) to facilitate the proposed residential development;
- **Amendment Item B2** – rezoning of the Government land adjoining CCIL No. 11 generally to the south, west and north within the same “G/IC(4)” zone at Fa Peng Road to “Green Belt” (“GB”) to protect the natural vegetation therein;
- **Amendment Item B3** – rezoning of the Government land adjoining CCIL No. 11 generally to the east within the same “G/IC(4)” zone at Fa Peng Road to “Residential (Group C)8” (“R(C)8”) to provide housing land; and
- **Amendment Item C** – rezoning of a piece of Government land adjoining the “G/IC(4)” zone to the east at Fa Peng Road from “Residential (Group C)5” (“R(C)5”) to “R(C)8” to increase the development intensity of the site as appropriate.

4.2 On 11 April 2014, TPB published the draft Cheung Chau OZP No. S/I-CC/6 for public inspection for a period of 2 months until 11 June 2014 under section 5 of the Ordinance.

5 Consultation

5.1 In considering the aforementioned OZPs/DPA Plan, TPB/RNTPC agreed to consult IsDC and the concerned Rural Committees (RCs) upon publication of the draft OZPs/DPA Plan for public inspection. As such, on 1 April 2014, the Planning Department (PlanD) circulated the proposed amendments to the Lamma Island OZP and draft Tai Ho DPA Plan No. DPA/I-TH/1 to Lamma Island (North) RC and Mui Wo RC respectively for comments; and attended the Mui Wo RC meeting on 7 April 2014 to seek their comments on the DPA Plan. On 11 April 2014, PlanD also circulated the draft Cheung Chau OZP No. S/I-CC/6 to Cheung Chau RC for comments.

5.2 In accordance with section 6(1) of the Ordinance, any person may make representation to TPB in respect of the draft OZPs/DPA Plan. The representation should be made in writing no later than 11 June 2014 to the following address:

Secretary, Town Planning Board
15th Floor, North Point Government Offices
333 Java Road, North Point, HONG KONG

5.3 Representations can also be made via the TPB website: <http://www.tpb.gov.hk>.

6 Attachments

Attachment I	Draft Tai Ho DPA Plan No. DPA/I-TH/1
Attachment II	Draft Lamma Island OZP No. S/I-LI/10
Attachment III	Draft Cheung Chau OZP No. S/I-CC/6

**SAI KUNG AND ISLANDS DISTRICT PLANNING OFFICE
PLANNING DEPARTMENT
APRIL 2014**