

Islands District Council
IDC Paper No. IDC29/2013

Proposed Amendments to
the Approved Peng Chau Outline Zoning Plan No. S/I-PC/10

1. Purpose

The purpose of this paper is to consult the Islands District Council (IDC) Members on the proposed amendments to the approved Peng Chau Outline Zoning Plan (OZP) No. S/I-PC10.

2. Background

- 2.1 The Government is committed to expanding land resources for Hong Kong through a multi-pronged approach to build up land reserve with a view to meeting housing, social and economic development needs. The 2013 Policy Address has announced various measures to increase housing land supply in the short to medium term. One of the measures is to convert the land, where the originally intended use is not required, for housing development or other uses that meet the more pressing needs in the community as soon as possible.
- 2.2 The former Chi Yan Public School in Peng Chau is zoned “Government, Institution or Community” (“G/IC”) on the approved Peng Chau OZP No. S/I-PC/10. The school comprises two parts covering the northern and southern portions of the “G/IC” zone (**Plan 1**). The former Chi Yan Public School has ceased operation in 2007. The northern portion of the former Chi Yan Public School (about 0.17ha) (the Site) which is located on Government land, has been identified by the Government having potential for housing development. The Secretary for Education has confirmed that the school is no longer required for educational use. Departmental consultation has revealed that the Site (i.e. northern portion of the former Chi Yan Public School) is also not required for any GIC use while the southern portion of former Chi Yan Public School (about 0.17ha) (mainly on private lots with a Grade 2 historic building previously used as a school building) is proposed to be retained for possible GIC use.
- 2.3 Having considered the above, assessments have been carried out in consultation with concerned Government departments to look into the potentials for residential development at the Site. All concerned Government departments consulted have no adverse comments on the proposed amendments and the assessments have confirmed that there are no insurmountable technical problems to use the Site for residential development with development intensity similar to the adjacent developments.
- 2.4 On 1.3.2013, the Rural and New Town Planning Committee of the Town Planning Board agreed to the proposed amendments to the approved Peng Chau OZP No. S/I-PC/10 and agreed that the draft Peng Chau OZP No. S/I-PC/11 and its Notes are suitable for exhibition under section 5 of the Town Planning

Ordinance and to consult IDC on the subject amendments during the public inspection period of the OZP.

3. Proposed Amendments to the OZP (see OZP attached)

- 3.1 Amendment Item A1 : Rezoning of the northern portion of the former Chi Yan Public School site at Kau Yuk Road from “G/IC” to “Residential (Group C)4” (“R(C)4”).
- 3.2 Amendment Item A2 : Rezoning of two pieces of adjoining land to the north of the northern portion of the former Chi Yan Public School site from “Village Type Development” (“V”) to “R(C)4”.
- 3.3 Amendment Item A3: Rezoning of two pieces of adjoining land to the east and west of the northern portion of the former Chi Yan Public School site and an existing footpath from “G/IC” to “V”.
- 3.4 Both the Notes and the Explanatory Statement are amended and revised accordingly.

4. Attachments

Draft Peng Chau OZP No. S/I-PC/11 together with its Notes and Explanatory Statement

Sai Kung and Islands District Planning Office
Planning Department
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