

Islands District Council
Paper No. IDC 94 / 2013

Proposed Amendments to
the approved Mui Wo Fringe Outline Zoning Plan No. S/I-MWF/8
(21.10.2013)

1. Objective

The purpose of this paper is to consult members on the proposed amendments to the approved Mui Wo Fringe Outline Zoning Plan (OZP) No. S/I-MWF/8.

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 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 Against the above initiative, a site zoned “Government, Institution, or Community” (“G/IC”) at the western end of Ngan Kwong Wan Road (about 2.44 ha) originally reserved for sports ground development is identified for potential residential development (**Plan 1**). The Director of Leisure and Cultural Services (DLCS) has advised that there is no programme for the sports ground development and has no objection to releasing the “G/IC” site subject to the reservation of a suitable replacement site for a sports ground development in Tung Chung. Concerned Government departments have also confirmed that no alternative GIC facilities are required for the site.
- 2.3 Housing Department (HD) has undertaken a preliminary assessment of the “G/IC” site and considered that the northern portion of the site (about 0.77ha), which is a piece of Government land readily available for development, could be developed for Home Ownership Scheme (HOS) while the long-term uses of the southern portion of the site (about 1.67ha) comprises mainly abandoned farmland/fishponds under multiple private ownership will be subject to further studies and resolution of infrastructure constraints.
- 2.4 Having considered the above, the northern portion of the “G/IC” site is proposed to be rezoned to “Residential (Group A)” (“R(A)”) to facilitate HOS development with a maximum plot ratio (PR) of 3.6 and maximum building height (BH) of 55mPD (**Plan 1**), while the southern portion of the “G/IC” site is proposed to be rezoned to “Undetermined” (“U”) as there are no supporting technical assessments at this stage to ascertain the feasibility of housing development in this portion. The proposed amendments have been circulated to the concerned Government departments and no adverse comment was received. All concerned Government departments confirmed that there is no insurmountable problem for

housing development on the HOS site and its development parameters are generally not incompatible with the surroundings. On 24.6.2013, HD consulted Islands District Council (IsDC) on the development parameters and the development programme of the proposed HOS development at the site. It is noted that members generally supported the proposed HOS development.

- 2.5 On 27.9.2013, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to the proposed amendments to the approved Mui Wo Fringe OZP No. S/I-MWF/8. The Committee also agreed that the draft Mui Wo Fringe OZP No. S/I-MWF/8C (**Appendix I**) and its Notes (**Appendix II**) and Explanatory Statement (ES) (**Appendix III**) are suitable for exhibition under section 5 of the Town Planning Ordinance (the Ordinance). Upon gazette of the draft OZP (to be renumbered as S/I-MWF/9).

3. Proposed Amendments to the OZP (**Appendices I, II and III**)

- 3.1 **Amendment Item A:** Rezoning of the northern portion of a site at the western end of Ngan Kwong Wan Road from “Government, Institution or Community” (“G/IC”) to “Residential (Group A)” (“R(A)”).
- 3.2 **Amendment Item B:** Rezoning of the southern portion of the site at the western end of Ngan Kwong Wan Road from “G/IC” to “Undetermined” (“U”).
- 3.3 The Notes and ES of the OZP are amended and revised to reflect the above amendments and to update the general information of various land use zones where appropriate.

4. Exhibition of the draft OZP

- 4.1 On 18.10.2013, the draft Mui Wo Fringe OZP No. S/I-MWF/9 will be exhibited under section 5 of the Ordinance for public inspection for 2 months until 18.12.2013. In accordance with section 6(1) of the Ordinance, any person may, during the public exhibition period of the draft OZP, make representations to the Board. Any Representations should be made in writing no later than 18.12.2013 to the following address:

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point, HONG KONG

- 4.2 Representations can also be made via the Town Planning Board website:
<http://www.tpb.gov.hk>.

5. Attachments

Plan 1	Location Plan
Appendix I	Draft Mui Wo Fringe Outline Zoning Plan No. S/I-MWF/8C
Appendix II	Notes of the draft Mui Wo Fringe OZP No. S/I-MWF/8C
Appendix III	Explanatory Statement of the draft Mui Wo Fringe OZP No. S/I-MWF/8C

**SAI KUNG AND ISLANDS DISTRICT PLANNING OFFICE
PLANNING DEPARTMENT
OCTOBER 2013**