

**Islands District Council**  
**Paper No. IDC 110/2013**  
(16.12.2013)

**AMENDMENTS TO**  
**THE DRAFT SOUTH LANTAU COAST OUTLINE ZONING PLAN**

**1. Purpose**

The purpose of this paper is to consult the Island District Council (IDC) Members on the amendments incorporated in the draft South Lantau Coast Outline Zoning Plan (OZP) No. S/SLC/18 (**Attachment I**) and its Notes which were exhibited on 29.11.2013 for public inspection under section 7 of the Town Planning Ordinance (the Ordinance).

**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 Chief Executive in the 2013 Policy Address has announced various measures to increase the housing land supply in the short, medium and long terms to tackle the housing problem. One of the measures is to appropriately increase the development intensity of un-leased or unallocated residential sites. A site on government land at Cheung Sha, South Lantau (with an area of about 0.53 ha) has been identified having potential for increasing the development intensity (**Plan 1 and 2**), by utilizing the design capacity of the existing infrastructure.

2.2 On 8.11.2013, the Rural and New Town Planning Committee of the Town Planning Board agreed to the amendments to the draft South Lantau Coast OZP No. S/SLC/17 and agreed that the draft South Lantau Coast OZP No. S/SLC/17A (currently S/SLC/18) and its Notes are suitable for exhibition under section 7 of the Town Planning Ordinance and to consult IDC on the subject amendments during the public inspection period of the OZP.

**3. The Amendments of the OZP**

3.1 The Site is previously zoned “R(C)” on the OZP subject to a maximum PR of 0.4, site coverage (SC) of 25% and a BH of 2 storeys (7.6m). To optimise the utilization of scarce land resources and meet the pressing housing demand in the territory, the Site is rezoned from “R(C)” to “R(C)1” (**Plan 1**) by increasing the development intensity to PR 0.8, SC 40% and BH 3 storeys (including carport). It is estimated that the Site could produce about 60 flats subject to detailed design and setting out of site boundary.

3.2 The Notes (**Attachment II**) and the Explanatory Statement (ES) (**Attachment III**) of the OZP are also correspondingly revised and updated.

4. **Exhibition of the Draft South Lantau Coast Outline Zoning Plan**

The draft South Lantau Coast OZP No. S/SLC/18 is being exhibited for public inspection under section 7 of the Ordinance for a period of two months from 29 November 2013 to 29 January 2014. Any representation in respect of the Plan should be made in writing to the Board directly during the exhibition period at the following address and email address:

Address: The Secretariat, Town Planning Board  
15/F, North Point Government Offices  
333 Java Road, North Point, Hong Kong

Email: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)

5. **Attachments**

**Attachment I** Draft South Lantau Coast OZP No. S/SLC/18)  
(reduced scale)

**Attachment II** Notes of Draft South Lantau Coast OZP No. S/SLC/18).

**Attachment III** Explanatory Statement of Draft South Lantau Coast OZP No. S/SLC/18).

**Plan 1** Amendments to the Draft South Lantau Coast OZP

**Plan 2** Site Plan - Development Parameters of the Surroundings

**SAI KUNG & ISLANDS DISTRICT PLANNING OFFICE  
PLANNING DEPARTMENT  
16 DECEMBER 2013**