

DRAFT SOUTH LANTAU COAST OUTLINE ZONING PLAN NO. S/SLC/20

EXPLANATORY STATEMENT

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<u>Contents</u>	<u>Page</u>
1. INTRODUCTION	1
2. AUTHORITY FOR THE PLAN AND PROCEDURE	1
3. OBJECT OF THE PLAN	2
4. NOTES OF THE PLAN	3
5. THE PLANNING SCHEME AREA	3
6. POPULATION	4
7. LAND USE ZONINGS	
7.1 Residential (Group C)	4
7.2 Village Type Development	4
7.3 Government, Institution or Community	5
7.4 Other Specified Uses	5
7.5 Green Belt	6
7.6 Coastal Protection Area	6
7.7 Country Park	7
8. COMMUNICATIONS	7
9. UTILITY SERVICES	8
10. CULTURAL HERITAGE	8
11. IMPLEMENTATION	9

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(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 South Lantau Coast Outline Zoning Plan (OZP) No. S/SLC/20. 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 Under the power delegated by the then Governor, the then Secretary for Planning, Environment and Lands directed the Board in June 1972, under section 3 of the Town Planning Ordinance (the Ordinance), to prepare a statutory plan for the main coastal strip of South Lantau. The draft South Lantau Coast OZP No. LLT/18 was prepared and exhibited for public inspection under section 5 of the Ordinance on 30 May 1980. The OZP was subsequently amended twice and exhibited for public inspection under section 6(7) and/or 7 of the Ordinance.
- 2.2 On 13 December 1994, the then Governor in Council under section 9(1)(c) of the Ordinance, referred the draft OZP No. S/SLC/4 to the Board for further amendment. The OZP was subsequently amended twice and exhibited for public inspection under section 5 or 7 of the Ordinance.
- 2.3 On 20 April 1999, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft OZP, which was subsequently renumbered as S/SLC/7. On 30 November 1999, the CE in C referred the approved OZP No. S/SLC/7 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended and exhibited for public inspection under section 12(3) of the Ordinance.
- 2.4 On 21 November 2000, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft OZP, which was subsequently renumbered as S/SLC/9. On 10 April 2001, the CE in C referred the approved OZP No. S/SLC/9 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended twice and exhibited for public inspection under section 5 or 7 of the Ordinance.

- 2.5 On 28 May 2002, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft OZP, which was subsequently renumbered as S/SLC/12. On 9 December 2003, the CE in C referred the approved OZP No. S/SLC/12 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance.
- 2.6 On 26 March 2004, the draft OZP No. S/SLC/13, incorporating amendments to the Notes to reflect the revised Master Schedule of Notes to Statutory Plans endorsed by the Board, was exhibited for public inspection under section 5 of the Ordinance. On 1 February 2005, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft OZP, which was subsequently renumbered as S/SLC/14.
- 2.7 On 30 June 2009, the CE in C referred the approved OZP No. S/SLC/14 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. On 27 November 2009, the draft OZP No. S/SLC/15 was exhibited for public inspection under section 5 of the Ordinance. On 2 November 2010, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft OZP, which was subsequently renumbered as S/SLC/16.
- 2.8 On 5 June 2012, the CE in C referred the approved OZP No. S/SLC/16 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. Since then, the OZP has been amended twice and exhibited for public inspection under section 5 and section 7 of the Ordinance.
- 2.9 On 2 September 2014, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft OZP, which was renumbered as S/SLC/19. On 19 September 2014, the approved OZP No. S/SLC/19 was exhibited for public inspection under Section 9(5) of the Ordinance.
- 2.10 On 14 March 2017, the CE in C referred the approved OZP No. S/SLC/19 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 24 March 2017 under section 12(2) of the Ordinance.
- 2.11 On 2 June 2017, the draft OZP No. S/SLC/20 (the Plan), incorporating mainly the amendment to rezone a site at Pui O from “Coastal Protection Area” to “Other Specified Uses” annotated “Sewage Treatment Works”, 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 and major road network 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 only the broad principles of development and to provide guidance for more detailed planning. It is a small-scale plan, the road alignments and boundaries between the land use zones may be subject to minor adjustments as detailed planning and development proceed.

- 3.3 Since the Plan is to show broad land use zonings, there would be situations in which small strips of land not intended for building development purposes and carry no development right under the lease, such as the areas restricted as non-building area or for garden, slope maintenance and access road purposes, are included in the residential zones. The general principle is that such areas should not be taken into account in plot ratio and site coverage calculations. Development within residential zones should be restricted to building lots carrying development right in order to maintain the character and amenity of the area and not to overload the road network in this area.

4. NOTES OF THE PLAN

- 4.1 Attached to the Plan is a set of Notes which shows the types of uses or developments which are always permitted within the Planning Scheme Area and in a particular zone and which may be permitted by the 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) covers a total of about 2,455 ha of land along the South Lantau Coast. In the north, it is almost all bounded by the Lantau South Country Park and in the south by the existing coastlines. Some parts of the Country Park also fall within the Area.
- 5.2 The Area comprises extensive densely vegetated hillslopes forming a scenic natural backdrop for the villages and low-rise, low-density residential developments scattered along the foothills. The dominant coastal topographical features are the two hilly peninsulas, namely Chi Ma Wan Peninsula and the peninsula at Lo Kei Wan, and the coastal strip in-between embracing a number of beaches, wetland and mangrove areas. The gazetted public beaches include Pui O Beach, Upper Cheung Sha Beach, Lower Cheung Sha Beach and Tong Fuk Beach. The area to the west of Lo Kei Wan is much more hilly with numerous small beaches. Small areas near Shek Pik Peninsula, Chi Ma Wan Peninsula and the peninsulas at Lo Kei Wan and Fan Lau are within the Lantau South Country Park and heavily wooded. Pockets of woodland and coastal lowland are also found along the coast and to the north of South Lantau Road. In order to conserve the rural character and the natural landscape resources and habitats of the Area, excavation or filling of land,

diversion of stream and large-scale developments should be discouraged.

- 5.3 The existing population concentrates mainly at several recognized villages including San Shek Wan Tsuen, Pui O San Wai Tsuen, Pui O Lo Wai Tsuen, Lo Uk Tsuen, Ham Tin Tsuen, Cheung Sha Sheung Tsuen, Cheung Sha Ha Tsuen, Tong Fuk Tsuen and Shui Hau Tsuen and the low-rise, low-density residential developments at Cheung Sha.

6. POPULATION

Based on the 2011 Population Census, the population of the Area as estimated by the Planning Department was about 6,350 persons. It is estimated that the planned population in the Area will be about 7,700. During weekends and public holidays, there are many visitors to the Area.

7. LAND USE ZONINGS

7.1 Residential (Group C) ("R(C)") : Total Area 57.00 ha

- 7.1.1 The planning intention of this zone is primarily for low-rise and low-density residential developments. Nine "R(C)" zones are designated on the Plan. Two are located at the southern tip of Chi Ma Wan Peninsula, which mainly rely on marine access. Six are located along South Lantau Road between Cheung Sha and Pui O. The remaining one is located at Shui Hau.

- 7.1.2 No development or redevelopment within the "R(C)" zones should exceed a maximum plot ratio of 0.4, a maximum site coverage of 25% 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. These restrictions are primarily to reflect the existing and committed development intensities so as to maintain the existing rural and natural character of the South Lantau Coast and to avoid overtaxing the limited road capacity and infrastructure in the area.

- 7.1.3 A site at Cheung Sha is zoned "R(C)1". No development or redevelopment within the "R(C)1" sub-area should exceed a maximum plot ratio of 0.8, a maximum site coverage of 40% and a maximum building height of 3 storeys (including carport), or the plot ratio, site coverage and height of the existing building, whichever is the greater.

7.2 Village Type Development ("V") : Total Area 86.49 ha

- 7.2.1 The planning intention of this zone is to designate both existing recognized villages and areas of land considered suitable for village expansion. Land within the "V" zones is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within the "V" zones 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 on the basis that these uses would meet the needs of villagers and would not adversely affect the character of these villages.

7.2.2 On land designated “V”, any new building or any addition, alteration and/or modification to or redevelopment of the existing building should not 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.

7.2.3 The existing recognized villages at Mong Tung Wan, Tai Long, Shap Long, Ham Tin, Pui O, Lo Uk, San Shek Wan, Cheung Sha, Tong Fuk, Shui Hau, Tai Long Wan and Fan Lau are zoned “V”. The boundaries of the “V” zones are drawn up having regard to the village ‘environs’, Small House demand, topography and site constraints. Areas of difficult terrain, dense vegetation, streamcourses and burial grounds have been avoided.

7.3 Government, Institution or Community (“G/IC”) : Total Area 86.39 ha

The planning intention of this zone is primarily for the provision of Government, institution or community (GIC) facilities serving the needs of the local population, a wider district or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments. The major existing GIC facilities include Tong Fuk Correctional Institution, Shek Pik Prison, Sha Tsui Correctional Institution, Bui O Public School, Hung Shing Temple at Tong Fuk Miu Wan, electric substations at Cheung Sha and Tong Fuk, and a special school at Tung Wan. Other GIC facilities such as police station, fire station and rural schools are included in the broad residential and village type development zones.

7.4 Other Specified Uses (“OU”) : Total Area 1.07 ha

7.4.1 Sewage Treatment Works

A site at Pui O to the south of South Lantau Road is zoned “OU” annotated “Sewage Treatment Works”. This zone is intended to designate land for sewage treatment works.

7.4.2 Waterworks Pumping Station

A site off the eastern boundary of Pui O Lo Wai Tsuen and to the south of South Lantau Road is zoned “OU” annotated “Waterworks Pumping Station”. This zone is intended to designate land for the purpose of a water pumping station in connection with the water supply system serving Lantau and the western part of Hong Kong Island.

7.5 Green Belt (“GB”) : Total Area 481.73 ha

- 7.5.1 The planning intention of this zone is primarily to define the limits of development areas, to preserve existing well-wooded hillslopes and other natural features, as well as to provide passive recreational outlets for the local population and visitors. It mainly covers the extensive well-vegetated uplands and hillsides, spurs and stream valleys, coastal pockets of land and isolated knolls adjoining the Lantau South Country Park.
- 7.5.2 Most of the northern part of the Area comprises steep slopes which are unsuitable for development. These areas, however, provide an important buffer for the Lantau South Country Park and a good landscape setting for the scattered “R(C)” zones and village type developments along the coast and are zoned “GB”. These hillslopes also embrace a number of natural streamcourses irrigating the agricultural land and the coastal wetland and should be protected from filling, excavation or stream diversion. Pockets of agricultural land at Chi Ma Wan Peninsula near the Lantau South Country Park are also zoned “GB”.
- 7.5.3 There is a general presumption against development within the “GB” zone. Development within this zone will be strictly controlled. Any building development will require permission from the Board and development proposals will be considered by the Board on individual merits, taking into account the relevant Town Planning Board Guidelines.

7.6 Coastal Protection Area (“CPA”) : Total Area 161.91 ha

- 7.6.1 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. This zone is also intended to safeguard the beaches and their immediate hinterland, and to prevent haphazard ribbon development along the South Lantau Coast. 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 the development is an essential infrastructure project with overriding public interest may be permitted. These scenic and ecologically sensitive coastal areas should also be protected against land filling, land excavation or stream diversion and encroachment by developments.
- 7.6.2 A long strip of land between the coastline and South Lantau Road stretching from Pui O to Shui Hau including areas adjoining the Country Park area in Chi Ma Wan and Lo Kei Wan is zoned “CPA”. The “CPA” zone also covers sandy shore of the gazetted bathing beaches at Pui O, Cheung Sha and Tong Fuk.

7.6.3 New residential development is not permitted. However, redevelopment of existing houses may be permitted on application to the Board. The redevelopment of existing houses shall not result in a total redevelopment in excess of a maximum plot ratio of 0.4, a maximum site coverage of 25% 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.

7.7 Country Park ("CP") : Total Area 1,570.36 ha

The intention of this zone is to reflect the Country Park which is to protect the natural features and to provide outlets for outdoor recreation for public enjoyment of the countryside. This zone comprises a major part of Chi Ma Wan Peninsula, Lo Kei Wan Peninsula and Fan Lau. These areas form parts of the Lantau South Country Park, which was gazetted on 13 January 1978 under the Country Parks Ordinance (Cap. 208). All uses and developments require consent from the Country and Marine Parks Authority and approval from the Board is not required.

8. COMMUNICATIONS

8.1 Roads

8.1.1 The Area is mainly served by South Lantau Road, which extends from Mui Wo ferry pier to Shek Pik Reservoir. It continues to Tai O via Keung Shan Road and to Tung Chung via Tung Chung Road. Local areas are served by access roads branching off from South Lantau Road.

8.1.2 Since the Area is intended mainly for recreational development, the present restriction on vehicular use of the roads, i.e. only those vehicles possessed with valid Lantau Closed Road Permits are permitted, is still in force.

8.2 Footpaths

The existing footpath system comprises a variety of paved and gently sloping paths and trails connecting villages to South Lantau Road, jetties and other major activity centres. The footpath system is intended to serve as a link between major activity centres as well as cross-country trails for hikers. Since it is a small-scale plan, the footpath system is not shown on the plan.

8.3 Public Transport

Franchised buses, taxis and ferries are the main modes of public transport for the Area. There are ferry services between Chi Ma Wan, Cheung Chau, Peng Chau and Mui Wo. The only ferry pier within the Area is located at Chi Ma Wan Peninsula. Bus services are provided from Mui Wo ferry pier to Pui O, Tong Fuk and Shek Pik, and to Tai O, Tung Chung and Ngong Ping via the Area.

9. UTILITY SERVICES

9.1 Water Supply

Raw water for the Area is collected at Shek Pik Reservoir. It is then delivered to and treated at Silver Mine Bay Water Treatment Works (located outside the Area) for supply to Mui Wo and Chi Ma Wan; and at Cheung Sha Water Treatment Works for supply to Tong Fuk, Cheung Sha and Pui O. As there is no salt water supply to the Area, mains water is used for flushing purpose.

9.2 Sewage Treatment

9.2.1 Currently, there are no sewage treatment facilities in the Area except soakaway pits and septic tanks for most of the village houses. They should only be regarded as an interim solution in remote and low-density areas far away from beaches and fish culture zones.

9.2.2 The over-night accommodation and commercial activities associated with the vast number of weekend and public holiday visitors have already been putting severe pressure for a proper sewage treatment system in the Area.

9.2.3 The Government has planned to implement a sewerage work covering the villages, residential areas and bathing beaches from Shui Hau to Ham Tin. The works proposed comprise village and trunk sewerage system, which include sewage pumping stations, gravity sewers and rising mains, conveying sewage to a new Sewage Treatment Works at Pui O.

9.3 Solid Wastes Disposal

Small refuse collection points are located in the vicinity of the villages and residential developments throughout the Area. Domestic wastes delivered to the refuse transfer station in Mui Wo are containerized and shipped to the West New Territories Landfill for disposal.

9.4 Other Services

Electricity supply and telephone service are available in the Area. A telephone exchange is located at Cheung Sha. No difficulty is envisaged to provide electricity and telephone services to meet the need of existing and future developments.

10. CULTURAL HERITAGE

10.1 Within the boundary of the Plan, there are three declared monuments, i.e. Fan Lau Fort, Fan Lau Stone Circle and Shek Pik Rock Carving. There are also several sites of archaeological interest within the Area namely Cheung Sha Ha Tsuen site of archaeological interest, Cheung Sha Wan site of archaeological interest, Chi Ma Wan site of archaeological interest, Fan Lau Sai Wan site of

archaeological interest, Kau Ling Chung site of archaeological interest, Ngau Kwu Wan site of archaeological interest, Pui O site of archaeological interest, Shap Long site of archaeological interest, Shui Tseng Wan site of archaeological interest, Tai Long Wan site of archaeological interest (at Chi Ma Wan), Tai Long Wan site of archaeological interest (at Shek Pik), Tong Fuk site of archaeological interest, Tong Fuk Miu Wan site of archaeological interest, Tung Kok site of archaeological interest, Tung Wan site of archaeological interest (at Shek Pik), Yi Long site of archaeological interest, and Yi O to Fan Lau Boulder Trackway. On 19 March 2009, the Antiquities Advisory Board (AAB) released the list of 1,444 historic buildings. The following historic buildings are also located within the area, namely Cheung Ancestral Hall at Pui O Lo Wai Tsuen (Grade 3), Lin Kong Tong at No. 5 Ham Tin Tsuen (Grade 3), Tin Hau Temple at Fan Lau Miu Wan (Grade 3), Leung Ying Kong Ancestral Hall at Fan Lau Sai Wan Ha Tsuen (Grade 3) and Nos. 49 & 50 Shui Hau (Proposed Grade 3). All the declared monuments, sites of archaeological interest and graded/proposed to be graded historic buildings/structures are worthy of preservation.

- 10.2 The AAB also released a number of new items in addition to the list of 1,444 historic buildings. These items are subject to the grading assessment by the AAB. Details of the list of 1,444 historic buildings and its new items have been uploaded onto the official website of the AAB at <http://www.aab.gov.hk>.
- 10.3 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 proposal might affect the above sites of archaeological interest, graded/proposed to be graded historic buildings/structures, new items pending grading assessment and their immediate environs. 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 of AIA shall be submitted to the 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.

11. IMPLEMENTATION

- 11.1 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.

- 11.2 The Plan provides a broad land use framework on which preparation of more detailed non-statutory plans for the Area is based. These detailed plans are used as the basis for planning of public works and reservation of sites.
- 11.3 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 preserve the natural amenity of the Area and to ensure that development would take place in an orderly manner. The provision of infrastructure will be implemented through the Public Works Programme and the Rural Public Works 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.
- 11.4 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.

TOWN PLANNING BOARD
JUNE 2017