

**Islands District Council**  
**Paper IDC 56/2017**

**Proposed Amendments to the Approved South Lantau Coast**  
**Outline Zoning Plan No. S/SLC/19**

**1. Purpose**

The purpose of this paper is to consult the Islands District Council (IsDC) on the proposed amendments to the approved South Lantau Coast Outline Zoning Plan (OZP) No. S/SLC/19.

**2. Background**

2.1 Currently, there is no public sewerage in South Lantau. Sewage from this unsewered area is now treated and disposed of by private on-site treatment facilities (such as septic tanks and soakaway systems). To improve the sanitary conditions and facilitate future development in the unsewered area and safeguard the water quality of South Lantau, Environmental Protection Department completed a consultancy study to review the sewerage scheme for South Lantau (the Review) in 2008. According to the result of the Review, a proposed sewerage project in South Lantau with a Sewage Treatment Works (STW) at Pui O (the Project) could provide a proper sewerage treatment facility in the unsewered area including Shui Hau, Tong Fuk, Cheung Sha, San Shek Wan, Pui O and Ham Tin (**Plan 1**). On 18.7.2011, Drainage Services Department (DSD) consulted the Tourism, Agriculture, Fisheries and Environmental Hygiene Committee under the Islands District Council (IsDC) on the Project (Paper No. TAFEHC 27/2011). The IsDC Members were supportive of the Project.

2.2 The proposed STW (about 5,500m<sup>2</sup>), located to the south of South Lantau Road, falls within an area zoned “Coastal Protection Area” (“CPA”) on the OZP (**Plan 2**).

2.3 On 24.4.2017, the Environmental Impact Assessment for the Project was approved by the Director of Environmental Protection under the Environmental Impact Assessment Ordinance.

- 2.4 On 12.5.2017, the Rural and New Town Planning Committee of the Town Planning Board (the Board) agreed to the proposed amendments to the approved South Lantau Coast OZP No. S/SLC/19 (the draft OZP renumbered as S/SLC/20 upon exhibition) (**Annex I**) and its Notes (**Annex II**) are suitable for public inspection under section 5 of the Town Planning Ordinance (the Ordinance).

### **3. Proposed Amendments to the OZP**

#### **Amendment to the Plan (Annex I)**

- 3.1 Amendment A : Rezoning of an area to the south of South Lantau Road at Pui O from “CPA” to “Other Specified Uses” annotated ‘Sewerage Treatment Works’ (“OU(STW)”.

To facilitate the development of STW by DSD, the site (about 5,500m<sup>2</sup>) to the south of South Lantau Road at Pui O is proposed to be rezoned from “CPA” to “OU(STW)”.

#### **Amendment to the Notes of the OZP (Annex II)**

- 3.2 Incorporation of a set of Notes for the “OU(STW)” zone.
- 3.3 Revision to the definitions of ‘existing use of any land or building’ and ‘existing building’ in paragraph 3(c) and 11 of the covering Notes in accordance with the Master Schedule of Notes to Statutory Plans.

#### **Amendment to the Explanatory Statement (ES) (Annex III)**

- 3.4 Revision to the ES to reflect the amendment and update the general information for various land use zones.

### **4. Exhibition of the Draft South Lantau Coast OZP**

On 2.6.2017, the draft South Lantau Coast OZP No. S/SLC/20 was exhibited for

public inspection under section 5 of the Ordinance for a period of 2 months. Any person can make written representation in respect of the amendments directly to the Secretary of the Board during the exhibition period at the following address and email:

Address: Town Planning Board Secretariat  
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**

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| <b>Annex I</b>   | Draft South Lantau Coast Outline Zoning Plan No. S/SLC/20                              |
| <b>Annex II</b>  | Notes of the Draft South Lantau Coast Outline Zoning Plan No. S/SLC/20                 |
| <b>Annex III</b> | Explanatory Statement of the Draft South Lantau Coast Outline Zoning Plan No. S/SLC/20 |
| <b>Plan 1</b>    | General Layout Plan – South Lantau Sewerage  |
| <b>Plan 2</b>    | Site Plan of the Proposed Sewerage Treatment Works                                     |

**SAI KUNG AND ISLANDS DISTRICT PLANNING OFFICE**  
**PLANNING DEPARTMENT**  
**JUNE 2017**