

Islands District Council
Paper IDC 54/2018

Draft Siu Ho Wan Outline Zoning Plan No. S/I-SHW/1

1. Purpose

The purpose of this paper is to brief Members on the draft Siu Ho Wan Outline Zoning Plan (OZP) No. S/I-SHW/1 (**Appendix I**) together with its Notes (**Appendix II**) and Explanatory Statement (ES) (**Appendix III**).

2. Background

- 2.1 On 7 December 2017, under the power delegated by the Chief Executive (CE), the Secretary for Development (SDEV) directed Town Planning Board (the Board), under section 3(1)(a) of the Town Planning Ordinance (the Ordinance), to prepare an OZP for Siu Ho Wan area.
- 2.2 On 5 January 2018, the Board agreed that the draft Siu Ho Wan OZP No. S/I-SHW/B (the Plan) was suitable for submission to the Tsuen Wan District Council (TWDC) and Islands District Council (IsDC) for consultation. TWDC and IsDC were consulted on the Plan at their meetings on 30.1.2018 and 12.2.2018 respectively. Views of the TWDC and IsDC on the Plan were then submitted to the Board for further consideration on 9 March 2018. After considering all the views and comments received, the Board agreed to publish the draft OZP under section 5 of the Ordinance. On 29 March 2018, the draft OZP was gazetted and was exhibited for two months for public inspection.

3. The Planning Scheme Area

The Area covers a total area of about 186 hectares. The area stretches from Sham Shui Kok in the northeast to the proposed Tai Ho Interchange in the southwest and is enclosed by the Lantau North (Extension) Country Park in the east and south with the foothills of Tai Che Tung, Lau Fa Tung and Lo Fu Tau within the country park.

4. General Planning Intention

The general planning intention for the Area is to reserve land for Government, Institution or Community (GIC) facilities and supporting infrastructure taking advantage of the geographical location and to facilitate sustainable residential/commercial development and maximise the development potential on suitable land. Due consideration should be given to preserve the existing natural landscape and maintain suitable buffer between the Country Park and the built-up area.

5. Land Use Zonings

- 5.1 About 15.54 hectares of the land is zoned "Government, Institution or Community" which is intended primarily for the provision of GIC facilities serving the needs of the local residents and/or a wider district, region or the territory. This zone is also intended to provide land for uses directly related to or in support of the work of the Government, organisations providing social services to meet community needs, and other institutional establishments.
- 5.2 Land designated for specific uses, including "Railway Depot and Public Transport Interchange with Commercial/Residential Development", "Water Treatment Works", "Sewage Treatment Works", "Organic Resources Recovery Centre", "Refuse Transfer Station", "Columbarium" and "Pumping Station and Associated Facilities", totalling about 63.6 hectares, is zoned "Other Specified Uses".
- 5.3 To define the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets, about 68.04 hectares of land is zoned "Green Belt".

6. Exhibition of the Draft Siu Ho Wan OZP

Pursuant to section 5 of the Ordinance, the draft OZP together with the Notes and the ES is exhibited for public inspection for a period of two months from 29 March 2018 to 29 May 2018. During this exhibition period, any person may make written

representation to the Board in respect of the draft OZP. The address and email address of the Board are as follows:

Address: Town Planning Board Secretariat
15/F, North Point Government Offices
333 Java Road, North Point, Hong Kong
Email: tpbpd@pland.gov.hk

7. Attachments

Appendix I	Draft Siu Ho Wan OZP No. S/I-SHW/1
Appendix II	Notes of the Draft Siu Ho Wan OZP No. S/I-SHW/1
Appendix III	Explanatory Statement of the Draft Siu Ho Wan OZP No. S/I-SHW/1

SAI KUNG AND ISLANDS DISTRICT PLANNING OFFICE
PLANNING DEPARTMENT
APRIL 2018