

Islands District Council Paper
No. IDC 117/2020

Amendments Incorporated in the
Draft Cheung Chau Outline Zoning Plan No. S/I-CC/8

1 Purpose

The purpose of this paper is to consult Members on the amendments incorporated in the draft Cheung Chau Outline Zoning Plan No. S/I-CC/8 (**Annexes I to II**).

2 Background

2.1 On 2 June 2020, the Chief Executive in Council referred the approved Cheung Chau Outline Zoning Plan No. S/I-CC/7 to the Town Planning Board (the Board) for amendment under section 12(1)(b)(ii) of the Town Planning Ordinance (the Ordinance).

2.2 The amendments incorporated in the OZP are detailed in the Schedule of Amendments (**Annex I**). On 25 September 2020, the Board exhibited the draft Cheung Chau Outline Zoning Plan No. S/I-CC/8 (the OZP) (**Annex II**) for public inspection for two months under section 5 of the Ordinance.

3 Major Amendments to the OZP

The amendments are mainly to take forward the decision of the Rural and New Town Planning Committee of the Board on 28 October 2016 to agree to the Application No. Y/I-CC/6 under s.12A of the Town Planning Ordinance to rezone a site at Fa Peng Road, Cheung Chau from “Residential (Group C) 5” to “Residential (Group C) 8” on the OZP with a maximum plot ratio of 0.8, site coverage of 40% and building height of 3 storeys.

4 Other Amendments to the Notes and Explanatory Statement of the OZP

4.1 Apart from the above amendments, the Board also amended the Notes and Explanatory Statement (ES) of the OZP including:

- (a) incorporating to the Notes the latest revisions of the Master Schedule of Notes to Statutory Plans agreed by the Board on 28 December 2018 to subsume ‘Market’ use under ‘Shop and Services’ use; and
- (b) updating the ES to reflect the latest planning circumstances.

5 Exhibition of the draft Cheung Chau OZP

- 5.1 During the two-month exhibition period from 25 September 2020, the OZP is available for public inspection during office hours at the Secretariat of the Board, the Planning Enquiry Counters in the North Point and Sha Tin Government Offices, the Sai Kung and Islands District Planning Office, the Islands District Office, the Islands Home Affairs Enquiry Centre (Cheung Chau) and the Cheung Chau Rural Committee. The public may also view the OZP at the Board's website (www.info.gov.hk/tpb/).
- 5.2 Any person may submit representation in respect of the amendments to the Secretary of the Board in writing or via the Board's website (http://www.info.gov.hk/tpb/en/plan_making/draft_plan.html) on or before 25 November 2020.

6 Advice Sought

Members are invited to provide comments on the amendments incorporated in the OZP, or submit representation through methods as stated above.

7 Attachments

Plan 1	Location Plan
Annex I	Schedule of Amendments
Annex II	Draft Cheung Chau OZP No. S/I-CC/8, Notes and Explanatory Statement

**SAI KUNG AND ISLANDS DISTRICT PLANNING OFFICE
PLANNING DEPARTMENT
SEPTEMBER 2020**