

(Translation)

Islands District Council
Minutes of Meeting of
District Infrastructure and Development Planning Committee

Date : 18 December 2024 (Wednesday)
Time : 2:30 p.m.
Venue : Islands District Council Conference Room,
14/F, Harbour Building, 38 Pier Road, Central, Hong Kong

Present

Chairman

Mr CHOW Yuk-tong, SBS, MH

Vice-Chairman

Mr CHOW Yuen-kuk, Jonathan

Members

Mr HO Siu-kei
Mr HO Chun-fai
Mr YU Hon-kwan, MH, JP
Mr NG Man-kit
Mr NG Choi-wah
Mr HUI Chun-lung, MH
Ms KWOK Wai-man, Mealoha
Mr WONG Man-hon, MH
Ms WONG Chau-ping, MH
Mr WONG Hon-kuen, Ken
Mr YIP Pui-kei
Mr LAU Chin-pang
Ms LAU Suk-han

Attendance by Invitation

Mr TANG King-yan, Sunny
Mr TAM Ho-ming, Derek

Senior Town Planner/Islands 1, Planning Department
Assistant Town Planner/Islands 5, Planning Department

In Attendance

Mr MOK Mong-chan	Assistant District Officer (Islands)1, Islands District Office
Mr LAM Wai-chuen, Eddie	Senior Engineer/17 (Lantau), Civil Engineering and Development Department
Mr KWONG Wang-ngai, Walter	District Planning Officer/Sai Kung & Islands, Planning Department
Mr WONG Yui-him, Tim	Engineer/Islands 1, Transport Department

Secretary

Mr LEE Cher-hin, Vincent	Executive Officer I(District Council), Islands District Office
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Absent with Apology

Ms LAU Shun-ting
Mr LI Wing-foo



Welcoming Remarks

The Chairman welcomed Members and representatives of government departments to the meeting and introduced Mr WONG Yui-him, Tim, Engineer/Islands 1 of the Transport Department, who stood in for Ms WONG Shuk-man, Suman.

2. In accordance with the Islands District Council Standing Orders, the meeting agreed to accept the application for absence from the meeting submitted by Mr LI Wing-foo but did not accept the application for absence from the meeting submitted by Ms LAU Shun-ting.

I. **Confirmation of minutes of the meeting held on 29 October 2024**

3. The Chairman said that the captioned minutes had incorporated the amendments proposed by government departments and had been distributed to Members for perusal before the meeting. Members did not propose any further amendments, and the minutes were confirmed unanimously.

II. Proposed Amendments to the Approved Cheung Chau Outline Zoning Plan
No. S/I-CC/9
(DIDPC Paper No. 10/2024)

4. The Chairman drew the meeting's attention to the DIDPC Paper No. 10/2024.
5. Mr Sunny TANG briefly presented the paper with the aid of PowerPoint presentation.
6. Members expressed their views as follows:
 - (a) Members supported the proposed amendments and enquired about the relevant background information. They also suggested that the impact of the relevant development works on nearby residents/road users in the future should be minimised.
 - (b) Members enquired why there were few rezoning applications for house use in the Islands District, and asked about the number of such applications and the relevant vetting and approval procedures.
 - (c) Members asked whether the houses under the captioned proposed amendments were to be built in accordance with the Buildings Ordinance (Application to the New Territories) Ordinance without the need to obtain the Buildings Department's approval and consent to commence works.
7. Mr Walter KWONG gave a consolidated response as follows:
 - (a) Built-up areas in the Islands District were generally reflected as development zones where no application to the Town Planning Board was required for proposed developments that complied with relevant requirements. For example, in the "Village Type Development" zone, 'New Territories Exempted House' was always permitted. Therefore, there might be few rezoning cases in the past. The captioned amendment item fell within the "Residential (Group C) 6" zone, where 'House' use was always permitted. However, as the proposed development parameters did not comply with the relevant requirements of the "Residential (Group C) 6" zone, an application to the Town Planning Board for rezoning to "Residential (Group C) 9" was required. For developments in other non-development zones, prior application to the Town Planning Board might be required.
 - (b) According to the information previously provided by the applicant, the houses were intended to be built in accordance with the Buildings Ordinance (Application to the New Territories) Ordinance.

III. Any Other Business

8. No further business was raised by Members.

IV. Date of Next Meeting

9. There being no other business, the meeting was adjourned at 2:49 p.m. The next meeting was scheduled for 25 February 2025 at 2:30 p.m.

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