

TOWN PLANNING ORDINANCE (Chapter 131)

AMENDMENTS TO THE APPROVED SOUTH LANTAU COAST OUTLINE ZONING PLAN NO. S/SLC/21

Pursuant to section 12(1)(b)(ii) of the Town Planning Ordinance (as in force immediately before the commencement of the Development (Town Planning, Lands and Works) (Miscellaneous Amendments) Ordinance 2023 (25 of 2023) (the Amendment Ordinance)), the Chief Executive in Council (CE in C) on 27 June 2023 referred the approved South Lantau Coast Outline Zoning Plan (OZP) No. S/SLC/21 (the Plan) to the Town Planning Board (the Board) for amendment.

The Board has made amendments to the Plan. The amendments are set out in the Schedule of Amendments. The descriptions of the areas affected by the amendments in the Schedule of Amendments are for general reference only. The exact locations of the areas affected by the amendments are more specifically shown on the draft South Lantau Coast OZP No. S/SLC/22.

The draft South Lantau Coast OZP No. S/SLC/22 showing the amendments is exhibited under section 5 of the Town Planning Ordinance as amended by the Amendment Ordinance (the Ordinance) for public inspection for a period of two months from 15 September 2023 to 15 November 2023 during normal office hours at the following locations: -

- (i) the Secretariat of the Town Planning Board, 15th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong;
- (ii) the Planning Enquiry Counter, 17th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong;
- (iii) the Planning Enquiry Counter, 14th Floor, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories;
- (iv) the Sai Kung and Islands District Planning Office, 15th Floor, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories;
- (v) the Islands District Office, 20/F, Harbour Building, 38 Pier Road, Central, Hong Kong;
- (vi) the Islands District Office, Mui Wo Sub-office, Ground Floor, Mui Wo Government Offices, 2 Ngan Kwong Wan Road, Mui Wo, Lantau Island;
- (vii) the Islands District Office, Tung Chung Sub-office, 1st Floor, Tung Chung Post Office Building, 6 Mei Tung Street, Tung Chung, Lantau Island;
- (viii) the South Lantau Rural Committee, 1 Lo Uk Tsuen, Pui O, Lantau Island; and
- (ix) the Tai O Rural Committee, 29 Tai O Market Street, Tai O, Lantau Island.

In accordance with section 6(1) of the Ordinance, any person may make representation to the Board in respect of any of the amendments. The representation should be made in writing to the Secretary, Town Planning Board, 15th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong not later than 15 November 2023.

In accordance with section 6(2) of the Ordinance, a representation shall indicate –

- (a) the particular matter in any of the amendments to which the representation relates;

- (b) the nature of and reasons for the representation; and
- (c) the amendments (if any) proposed to the plan.

Any representation made to the Board will be available for public inspection under section 6(4) of the Ordinance until the Chief Executive in Council has made a decision in respect of the plan or the part or parts of the plan to which the representation relates under section 9 of the Ordinance.

Any person who intends to make representation is advised to read the Town Planning Board Guidelines No. 29C on 'Submission and Processing of Representations and Further Representations under the Town Planning Ordinance' (the Guidelines). Submission of representation should comply with the requirements set out in the Guidelines. In particular, if the representer fails to provide full name and the first four alphanumeric characters of HKID card/passport number as required under the Guidelines, the representation submitted may be treated as not having been made. The Secretariat of the Board reserves the right to require the representer to provide identity proof for verification. The Guidelines and the submission form are available at locations (i) to (iii) above and the Board's website (<http://www.tpb.gov.hk/>).

Copies of the draft South Lantau Coast OZP No. S/SLC/22 incorporating the amendments are available on payment of a fee at the Survey and Mapping Office, Map Publications Centre (Hong Kong), 6/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong, and the Survey and Mapping Office, Map Publications Centre (Kowloon), Ground Floor, 382 Nathan Road, Kowloon. The information on the place and hours at which the draft South Lantau Coast OZP No. S/SLC/22 can be inspected and the electronic version of the draft South Lantau Coast OZP No. S/SLC/22 can be viewed at the Board's website. The Town Planning Board Paper related to the proposed amendments to the Plan and relevant information are now available at the Board's webpage (https://www.tpb.gov.hk/eng/plan_making/S_SLC_22.html) for public inspection.

Statement on Personal Data

The personal data submitted to the Board in any representation will be used by the Secretary of the Board and government departments for the following purposes:

- (a) the verification of identity of the person making the representation (hereafter known as 'representer') and the authorized agent;
- (b) the processing of the representation which includes making available the name of the 'representer' for public inspection when making available the representation for public inspection; and
- (c) facilitating communication between the 'representer' and the Secretary of the Board/government departments

in accordance with the provisions of the Ordinance and the relevant Town Planning Board Guidelines.

**SCHEDULE OF AMENDMENTS TO
THE APPROVED SOUTH LANTAU COAST OUTLINE ZONING PLAN NO. S/SLC/21
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendments to Matters shown on the Plan

- Item A1 – Rezoning of an area in Pui O from “Coastal Protection Area” (“CPA”) and “Other Specified Uses” annotated “Water Pumping Station” (“OU(WPS)”) to “Conservation Area” (“CA”).
- Item A2 – Rezoning of an area along South Lantau Road and Chi Ma Wan Road in Pui O from “CPA” to “Recreation” (“REC”).
- Item A3 – Rezoning of an area to the south of South Lantau Road in Shui Hau from “CPA” and “Country Park” (“CP”) to “CA”.
- Item A4 – Rezoning of a site in Mong Tung Wan from “Green Belt” (“GB”) to “REC”.
- Item B1 – Rezoning of a site to the northeast Pui O Lo Wai Tsuen from “GB” and “Village Type Development” (“V”) to “OU(WPS)”.
- Item B2 – Rezoning of an area at Pui O Raw Water Pumping Station from “CPA” to “OU(WPS)”.
- Item B3 – Rezoning of three sites in Pui O from “CPA” to “Government, Institution or Community” (“G/IC”).
- Item B4 – Rezoning of four sites in Pui O, Cheung Sha and Tong Fuk from “CPA” to “Open Space” (“O”).
- Item B5 – Rezoning of a site to the north of Upper Cheung Sha Beach from “GB” to “O”.
- Item B6 – Rezoning of three sites in Pui O, Cheung Sha and Tong Fuk from “CPA” to areas shown as ‘Road’.
- Item B7 – Rezoning of a site in the southeastern part of Shui Hau Tsuen from “V” to an area shown as ‘Road’.
- Item B8 – Rezoning of three areas from “GB”, “Residential (Group C)” (“R(C)”) and “CPA” to areas shown as ‘Road’.
- Item B9 – Rezoning of two areas from “R(C)” and an area shown as ‘Road’ to “CPA”.
- Item B10 – Rezoning of an area in Cheung Sha from “CPA” to “R(C)”.
- Item B11 – Rezoning of an area in Cheung Sha from “R(C)” to “CPA”.

- Item B12 – Rezoning of a site to the north of South Lantau Road in Cheung Sha from “R(C)” to “G/IC”.
- Item B13 – Rezoning of two areas to the northeast of South Lantau Road from “GB” and “R(C)” to “G/IC”.
- Item B14 – Rezoning of an area in Cheung Sha from “R(C)” to “G/IC”.
- Item B15 – Rezoning of an area in Cheung Sha from “G/IC” to “R(C)”.
- Item B16 – Rezoning of four areas in Cheung Sha from “R(C)” and “G/IC” to “GB”.
- Item B17 – Rezoning of four areas in Cheung Sha from “GB” to “R(C)”.
- Item B18 – Rezoning of an area to the south of Catchwater Road and north of Cheung Sha from “GB” to “OU” annotated “Water Treatment Works” (“OU(WTW)”).
- Item B19 – Rezoning of a piece of land on the northern periphery of Tong Fuk Correctional Institution from “GB” to “G/IC”.
- Item B20 – Rezoning of a piece of land on the eastern periphery of Tong Fuk Correctional Institution from “G/IC” to “GB”.
- Item B21 – Rezoning four sites in Shui Hau, Shek Pik and Tai Long Wan from “GB” to “G/IC”.
- Item C1 – Rezoning an area to the south of Shui Hau Wan from “CP” to “CPA”.
- Item C2 – Rezoning an area to the south of Catchwater Road and north of Shui Hau from “GB” to “CP”.
- Item C3 – Rezoning an area to the south of South Lantau Road near Shui Hau from “CP” to “CA”.
- Item D1 – Incorporation of an area to the northwest of Fan Lau Sai Wan into the planning scheme area of the OZP and zoning it as “GB”.

II. Amendments to the Notes of the Plan

- (a) Revision to the covering Notes of the extant OZP to form ‘Part A’ of the covering Notes of the draft OZP and incorporation of a new set of ‘Part B’ of covering Notes of the draft OZP.
- (b) Addition of a new set of Notes for the “O” zone.
- (c) Addition of a new set of Notes for the ‘REC’ zone.
- (d) Addition of a new set of Notes for the “OU(WTW)” zone.
- (e) Addition of a new set of Notes for the “CA” zone.

- (f) Inclusion of 'Library' and 'Public Clinic' under Column 2 and revision to planning intention in the Notes for the "R(C)" zone.
- (g) Inclusion of 'Field Study/Education/Visitor Centre' and 'Hotel (Holiday House only)' under Column 2 in the Notes for the "V" zone.
- (h) Deletion of 'Government Refuse Collection Point' and 'Public Convenience' from Column 2 and inclusion of these uses under Column 1 in the Notes for the "V" zone.
- (i) Deletion of 'Market' from Column 2 in the Notes for the "V" zone.
- (j) Inclusion of 'Animal Quarantine Centre (in Government building only)' under Column 1 and 'Animal Boarding Establishment', 'Animal Boarding Centre (not elsewhere specified)' and 'Zoo' under Column 2, and revision to planning intention in the Notes for the "G/IC" zone.
- (k) Revision of 'House (Staff Quarters only)' to 'House (other than rebuilding of New Territories Exempted House (NTEH) or replacement of existing domestic building by NTEH permitted under the covering Notes)' under Column 2 in the Notes for the "G/IC" zone.
- (l) Revision of 'Flat (Staff Quarters only)' to 'Flat' and 'Shop and Services' to 'Shop and Services (not elsewhere specified)' under Column 2 in the Notes for the "G/IC" zone.
- (m) Inclusion of 'Flat' and 'Zoo' under Column 2 and revision to planning intention in the Notes for the "GB" zone.
- (n) Revision of 'House' to 'House (other than rebuilding of New Territories Exempted House (NTEH) or replacement of existing domestic building by NTEH permitted under the covering Notes)' under Column 2 in the Notes for the "GB" zone.
- (o) Deletion of 'Barbecue Spot' from Column 2 and inclusion of this use under Column 1 in the Notes for the "GB" and "CPA" zones.
- (p) Inclusion of 'Wetland Habitat' under Column 1 and revision to planning intention in the Notes for the "CPA" zone.
- (q) Revision to the Remarks of the Notes for "GB" zone to incorporate planning permission requirement for filling of land/pond or excavation of land.
- (r) Revision to the Remarks of the Notes for "CPA" zone to incorporate planning permission requirement for filling of pond.
- (s) Revision to the Remarks of the Notes for the "CPA" zone on diversion of stream, filling of land or excavation of land.

Town Planning Board

15 September 2023