

**RURAL AND NEW TOWN PLANNING COMMITTEE  
OF THE TOWN PLANNING BOARD**

**RNTPC Paper No. 4/14**

**for consideration by  
the Rural and New Town Planning Committee on 21.3.2014**

**PROPOSED AMENDMENTS TO  
THE APPROVED LAMMA ISLAND  
OUTLINE ZONING PLAN NO. S/I-LI/9**

**PROPOSED AMENDMENTS TO THE  
APPROVED LAMMA ISLAND OUTLINE ZONING PLAN No. S/I-LI/9**

**1. Introduction**

The purpose of this paper is to seek Members' agreement that:

- (a) the proposed amendments to the approved Lamma Island Outline Zoning Plan (OZP) No. S/I-LI/9 as shown on the draft OZP No. S/I-LI/9C (**Appendix II**) and its Notes (**Appendix III**) are suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) the revised Explanatory Statement (ES) of the OZP (**Appendix IV**) is an expression of the Town Planning Board (the Board)'s planning intentions and objectives for various land uses of the OZP, and is suitable for exhibition together with the OZP and its Notes.

**2. Status of the current OZP**

- 2.1 The OZP was last approved by the Chief Executive in Council (CE in C) under section 9(1)(a) of the Ordinance on 5.6.2007 and exhibited for public inspection under section 9(5) of the Ordinance on 15.6.2007. A copy of the approved OZP is attached at **Appendix I** for Members' reference.
- 2.2 On 11.3.2014, the CE in C agreed to refer the approved Lamma Island OZP to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 21.3.2014.

**3. Proposed Amendments to the OZP**

The proposed amendments mainly relate to the rezoning of the North Lamma Public Library (NLPL) site to the northeast of Yung Shue Wan Ferry Pier from "Government, Institution or Community (1)" ("G/IC(1)") with a building height (BH) restriction of 4m to "G/IC(4)" with a (BH) restriction of 3 storeys to facilitate the redevelopment of NLPL under the Signature Project Scheme (SPS) for the Islands District (**Amendment Item A**), the rezoning of two existing radio and television transmission stations at Ling Kok Shan from "Conservation Area" ("CA") to "G/IC(5)" and "G/IC(6)" to reflect the existing use (**Amendment Items B and C**), and some technical amendments to the Notes and ES of the OZP.

#### 4. **Amendment Item A**

##### *Background*

- 4.1 The Chief Executive has announced in the 2013 Policy Address to provide additional resources to district councils (DCs) and enhance DC's participation in resolving district issues and managing some district facilities. An one-off grant of \$100 million will be earmarked for each DC to carry out signature projects under the SPS in the current term of DC (2012-2015). Among them, the Islands DC (IsDC) on 22.4.2013 agreed to the proposed redevelopment of the single-storey NLPL into a 3-storey Yung Shue Wan Library cum Heritage and Cultural Showroom (the YSW SPS development) as one of the SPS projects for Islands District. As such, the BH restriction under the "G/IC(1)" zone needs to be relaxed.

##### *The site and its surroundings (Plans 1a, 2a, 3a and 4a)*

- 4.2 The NLPL site (about 337m<sup>2</sup>) is located at the seafront to the northeast of Yung Shue Wan Ferry Pier and is currently occupied by the existing one-storey NLPL (about 4m) with a built-over area of about 70m<sup>2</sup>. Existing developments in the vicinity of the NLPL site mainly comprise a 3-storey village houses within a "Village Type Development" ("V") zone to the east. A vegetated slope within a "Green Belt" ("GB") zone is located to the immediate northeast of the site. Some temporary domestic structures are found to the north within this "GB" zone.

##### *The Rezoning Proposal*

- 4.3 The proposed **Amendment Item A** is to re-designate the "G/IC(1)" zoning of the NLPL site to "G/IC(4)" to relax the BH restriction from 4m to 3 storeys (**Plan 1a**) to facilitate the YSW SPS development. The proposed zoning and development restriction have made reference to the following factors:

##### 4.3.1 Planning Intention / Land Use Compatibility

- (a) There is no change to the planning intention of the "G/IC" zone for the provision of Government, institution or community (GIC) facilities serving the needs of the local residents. The proposed amendment is to relax the BH restriction of the NLPL site to facilitate the YSW SPS development.
- (b) The redevelopment of the NLPL site would provide additional floor space to enhance the library service and to provide a new heritage and cultural showroom to exhibit Lamma's historic materials, artefacts and photographs, etc. The GIC character of the site would not be altered.

##### 4.3.2 Proposed Development Parameter

According to the indicative development proposal (IDP) prepared by the District Officer/Islands, Home Affairs Department (DO/Is, HAD), the YSW SPS development would have a building footprint of about 132m<sup>2</sup> and a

maximum BH of 3 storeys. The proposed BH is generally compatible with that of existing residential developments on Lamma Island, which are predominantly 3-storey houses within the “V” and “Residential (Group C)” (“R(C)”) zones (**Plan 5**). The IDP is generally acceptable to the relevant departments, including the Chief Architect/Central Management Division 2, Architectural Services Department (CA/CMD2, ArchSD), the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) and the Director of Leisure and Cultural Services (DLCS).

#### 4.3.3 Visual and Landscape Aspects

- (a) The NLPL site is situated in the northern shore of Yung Shue Wan bounded by hillslope to its northeast (**Plan 3a**). Three-storey village houses can be found to its further north and east. The proposed development restriction of maximum BH of 3 storeys under the proposed “G/IC(4)” zone is considered not incompatible with the surrounding areas nor considered excessive at its location near the waterfront.
- (b) Photomontages have been prepared to illustrate the possible visual impact of the YSW SPS development on the surrounding areas from Yung Shue Wan Ferry Pier (**Plan 6a**), Yung Shue Wan Main Street (**Plan 6b**), the jetty of Yung Shue Wan (**Plan 6c**) and the sitting out area on the hilltop to the northwest of the site (**Plan 6d**). The photomontages indicate that the YSW SPS development would set back from the waterfront area. The existing vegetation at the waterfront would be retained to screen the development from various view points. The development against the higher mountain backdrop would not affect the existing setting. In addition, the proposed YSW SPS development has incorporated several design features including special façade treatment and details in reducing the bulkiness of the building and creating a more interesting outlook. CTP/UD&L, PlanD has no in-principle objection to the rezoning proposal and the development restriction for the site from urban design and visual impact perspectives.
- (c) Detailed tree survey and tree preservation clause will be stipulated in the future land allocation to DO/Is, HAD to preserve the mature trees found at the waterfront and at the slope to the northeast of the site. Director of Agriculture, Fisheries and Conservation (DAFC) and CTP/UD&L, PlanD have no adverse comments on the rezoning proposal.

#### 4.3.4 Environment, Traffic and Infrastructure

There is no existing or planned public sewerage connection at the NLPL site. The YSW SPS development shall make its own provision for the treatment disposal of the sewage arising from the redevelopment to meet the requirements of Water Pollution Control Ordinance. It is anticipated that the proposed YSW SPS development would also have no insurmountable problems on drainage, sewerage, environment (air and noise), traffic, natural

terrain, electricity and water supply aspects as confirmed by Government departments concerned including Drainage Services Department, EPD, Transport Department, Geotechnical Office of Civil Engineering and Development Department, Electrical and Mechanical Services Department and Water Supplies Department.

## 5. Amendment Items B and C

### *Background, the sites and their surroundings (Plans 1b, 2b, 3b and 4b)*

- 5.1 The Ling Kok Shan Transmission Station (LKSTS) site (**Amendment Item B**) is a radio transmission station currently managed by Radio Television Hong Kong (RTHK). It is currently zoned “CA” with an area of about 202m<sup>2</sup> and is located to the immediate west of Asia Television Limited (ATV) transposer station currently zoned “G/IC(2)” (**Plans 1b and 2b**). As advised by the District Lands Officer/Islands, Lands Department (DLO/Is, LandsD), the LKSTS site is covered by a licence signed by the Government Property Agency (GPA). According to GPA and the Director of Broadcasting, the maximum heights of the building and the antenna tower are 5m and 20m respectively.
- 5.2 The ATV television transmission station (ATV TVTS) site (**Amendment Item C**) is currently zoned “CA” with an area of about 286m<sup>2</sup>. It is located to the immediate south of LKSTS (**Plan 1b**). The ATV TVTS was the subject of a planning application (No. A/I-LI/9) approved by the Committee on 3.9.2007 for provision of digital television broadcasting services. The transmission station has a maximum BH of about 14.15m, with an antenna tower of about 14.85m erected on the roof of the building, accounting for a maximum BH of about 29m or 269mPD.

### *The Rezoning Proposal*

- 5.3 Opportunity is taken to rezone LKSTS site from “CA” to “G/IC(5)” with a maximum BH of 5m/20m for the station and antenna tower (**Amendment Item B**) and ATV TVTS site from “CA” to “G/IC(6)” with a maximum BH of 15m each for the station and antenna tower on the roof respectively (**Amendment Item C**) to reflect the existing radio and television transmission station developments on these sites (**Plan 4b**).

### *Environmental and Conservation Considerations*

- 5.4 According to DAFC, the ATV TVTS site currently zoned “CA”, which is largely covered by existing structures, has limited ecological value. There is a plant species of concern, i.e. *Artocarpus hypargyreu*, located to the east of the ATV TVTS site in the “CA” zone on unallocated Government land. The protection of this tree is covered by the short term tenancy No. STT CX 1834 regarding the ATV TVTS site. In view of the above, DEP has no comment on the proposed rezoning.

**6. Proposed Amendments to Matters shown on the OZP**

The proposed amendments as shown on the draft Lamma Island OZP No. S/I-LI/9B (**Appendix II**) are follows:

- (a) **Amendment Item A** (about 0.04 ha)  
rezoning of NLPL site to the northeast of Yung Shue Wan Ferry Pier from “G/IC(1)” to “G/IC(4)”;
- (b) **Amendment Item B** (about 0.02 ha)  
rezoning of LKSTS site to the immediate east of ATV transposer station from “CA” to “G/IC(5)”;
- (c) **Amendment Item C** (about 0.03 ha)  
rezoning of ATV TVTS site to the immediate south of LKSTS from “CA” to “G/IC(6)”.

**7. Proposed Amendments to the Notes of the OZP**

- 7.1 In relation to the amendment items, three new clauses have been incorporated in the Remarks for the “G/IC” zone stipulating the BH restrictions for developments within “G/IC(4)”, “G/IC(5)” and “G/IC(6)” zones.
- 7.2 The above proposed amendments have been incorporated in the draft Notes at **Appendix III** with addition in *italics* and deletion in ~~double crossed out~~ for Members’ consideration.

**8. Revision to the Explanatory Statement (ES) of the OZP**

- 8.1 The ES of the Lamma Island OZP has been revised to reflect the above amendments and to update the general information of various land use zones where appropriate.
- 8.2 The updated ES (with additions in *italics* and deletion in ~~double crossed out~~) is attached at **Appendix IV** for Members’ consideration.

**9. Plan Number**

Upon gazette, the OZP will be renumbered as S/I-LI/10.

## 10. Consultation

### *Departmental Circulation*

- 10.1 The rezoning proposals have been circulated to the following Government departments and their comments (if any) have been incorporated into the proposed amendments to the OZP as appropriate:
- (a) Assistant Commissioner for Transport/New Territories, Transport Department;
  - (b) Chief Architect/Central Management Division 2, Architectural Services Department;
  - (c) Chief Building Surveyor/New Territories East 1 & Licence, Buildings Department;
  - (d) Chief Engineer/Development(2), Water Supplies Department;
  - (e) Chief Engineer/Consultant Management, Drainage Services Department;
  - (f) Chief Engineer/Hong Kong Island & Islands, Drainage Services Department;
  - (g) Chief Town Planner/Special Duties, Planning Department;
  - (h) Chief Town Planner/Urban Design and Landscape, Planning Department
  - (i) Commissioner of Police;
  - (j) Director of Agriculture, Fisheries and Conservation;
  - (k) Director of Broadcasting;
  - (l) Director of Electrical and Mechanical Services;
  - (m) Director of Environmental Protection;
  - (n) Director of Food and Environmental Hygiene;
  - (o) Director of Fire Services;
  - (p) Director of Leisure and Cultural Services;
  - (q) Director-General of Communications;
  - (r) District Lands Officer/Islands, Lands Department;
  - (s) District Officer/Islands, Home Affairs Department;
  - (t) Government Property Administrator;
  - (u) Head of Geotechnical Engineering Office, Civil Engineering and Development Department; and
  - (v) Project Manager/Hong Kong Island & Islands, Civil Engineering and Development Department.

### *Public Consultation*

- 10.2 On 22.4.2013, IsDC agreed the proposal to redevelop NLPL into Yung Shue Wan Library cum Heritage and Cultural Showroom as one of the SPS projects for Islands District. The IDP of the YSW SPS development involving construction of a 3-storey public library cum heritage and cultural showroom was endorsed by IsDC on 2.9.2013 (**Appendix V**). A public forum for, amongst others, the YSW SPS development was held on 5.10.2013 and the public generally support the proposal.
- 10.3 IsDC and Lamma Island (North) Rural Committee will be consulted during the exhibition period of the draft Lamma Island OZP No. S/I-LI/9C (to be renumbered to S/I-LI/10 upon exhibition) for public inspection under section 5 of the Ordinance, which is a statutory consultation procedure to solicit public views.

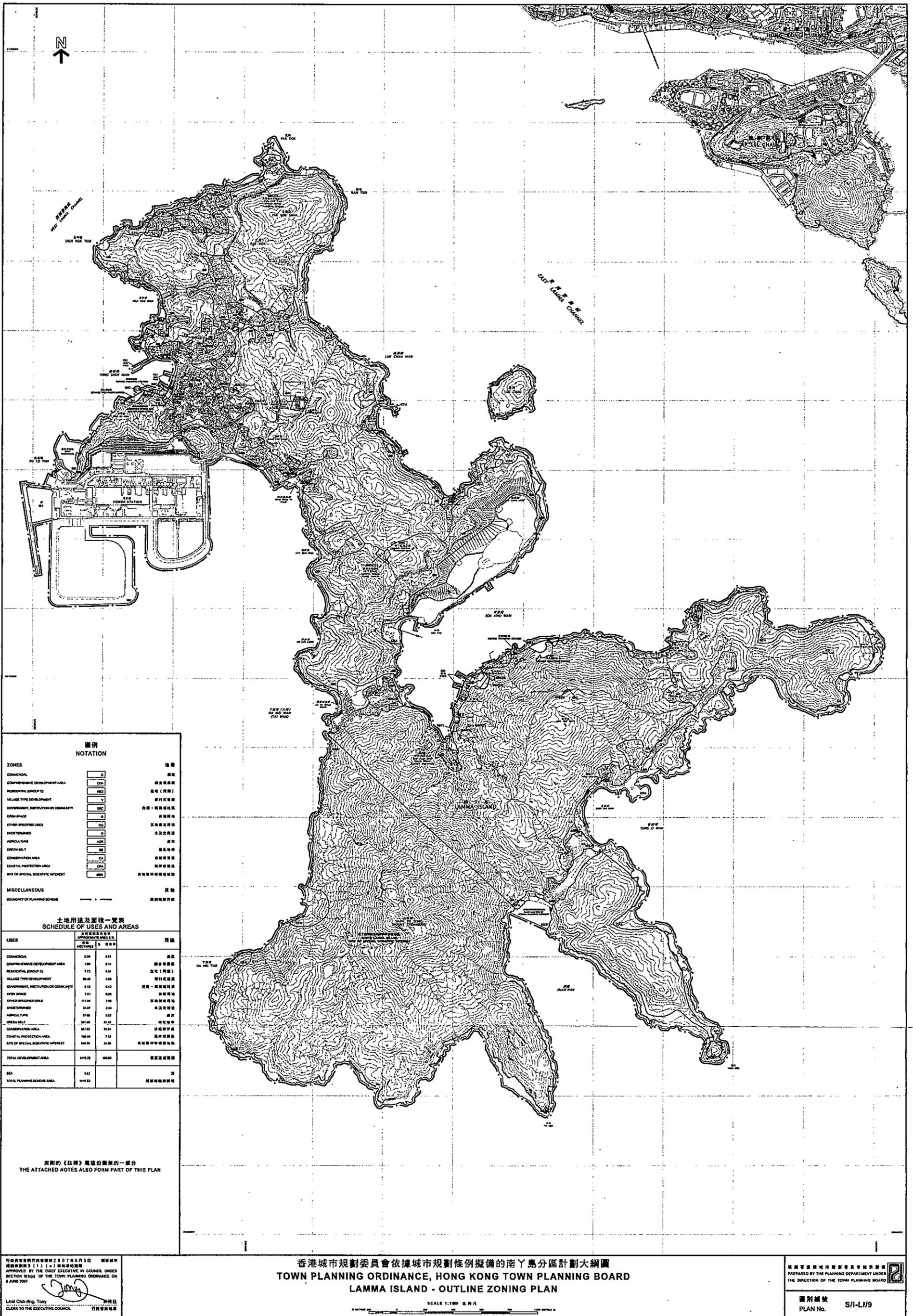
**11. Decision Sought**

Members are invited to:

- (a) agree that the proposed amendments to the approved Lamma Island OZP No. S/I-LI/9 as shown on the draft Lamma Island OZP No. S/I-LI/9C (to be renumbered as S/I-LI/10) at **Appendix II** and the draft Notes at **Appendix III** are suitable for exhibition for public inspection under section 5 of the Ordinance; and
- (b) adopt the revised ES at **Appendix IV** for the draft Lamma Island OZP No. S/I-LI/9C (to be renumbered as S/I-LI/10) as an expression of the planning intention and objectives of the Board for various land use zonings on the OZP and the revised ES will be published together with the draft OZP.

**12. Attachments**

<b>Appendix I</b>	Approved Lamma Island OZP No. S/I-LI/9 (reduced scale)
<b>Appendix II</b>	Draft Lamma Island OZP No. S/I-LI/9C
<b>Appendix III</b>	Schedule of Amendments and revised Notes of Draft Lamma Island OZP No. S/I-LI/9C
<b>Appendix IV</b>	Revised Explanatory Statement of Draft Lamma Island OZP No. S/I-LI/9C
<b>Appendix V</b>	IsDC Paper No. 80/2013 and extract of minutes of Islands District Council Meeting on 2.9.2013 (Chinese version only)
<b>Plan 1a</b>	Location Plan of Amendment Item A
<b>Plan 1b</b>	Location Plan of Amendment Items B and C
<b>Plan 2a</b>	Site Plan for Amendment Item A
<b>Plan 2b</b>	Site Plan for Amendments Items B and C
<b>Plan 3a</b>	Aerial Photo of Amendment Item A
<b>Plan 3b</b>	Aerial Photo of Amendment Items B and C
<b>Plan 4a</b>	Site Photos for Amendment Item A
<b>Plan 4b</b>	Site Photos for Amendment Items B and C
<b>Plan 5</b>	Development Intensity of Lamma Island
<b>Plan 6a to 6d</b>	Photomontages of Amendment Item A



**圖例 NOTATION**

ZONES	圖例	地帶
COMMERCIAL	(Symbol)	商業
COMPREHENSIVE DEVELOPMENT AREA	(Symbol)	綜合發展區
RESIDENTIAL (GROUP C)	(Symbol)	住宅(丙類)
VILLAGE TYPE DEVELOPMENT	(Symbol)	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	(Symbol)	政府、機構或社區
OPEN SPACE	(Symbol)	綠地
OTHER SPECIFIED USES	(Symbol)	其他指定用途
UNDEVELOPED	(Symbol)	未發展地帶
AGRICULTURE	(Symbol)	農業
GREEN BELT	(Symbol)	綠化地帶
CONSERVATION AREA	(Symbol)	自然保育區
COASTAL PROTECTION AREA	(Symbol)	海岸保護區
SITE OF SPECIAL SCIENTIFIC INTEREST	(Symbol)	其他特殊科學價值地點
MISCELLANEOUS	圖例	其他
BOUNDARY OF PLANNING SCHEME	(Symbol)	區劃範圍界線

**土地用途及面積一覽表 SCHEDULE OF USES AND AREAS**

USES	其佔區劃總面積之百分比		用途
	佔區劃總面積	佔全區	
COMMERCIAL	0.00	0.01	商業
COMPREHENSIVE DEVELOPMENT AREA	1.00	0.14	綜合發展區
RESIDENTIAL (GROUP C)	7.23	0.86	住宅(丙類)
VILLAGE TYPE DEVELOPMENT	66.45	4.83	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	0.12	0.13	政府、機構或社區
OPEN SPACE	7.21	0.83	綠地
OTHER SPECIFIED USES	111.06	7.96	其他指定用途
UNDEVELOPED	34.37	2.43	未發展地帶
AGRICULTURE	0.04	0.05	農業
GREEN BELT	20.04	1.42	綠化地帶
CONSERVATION AREA	261.82	18.54	自然保育區
COASTAL PROTECTION AREA	768.06	5.43	海岸保護區
SITE OF SPECIAL SCIENTIFIC INTEREST	346.91	2.46	其他特殊科學價值地點
<b>TOTAL DEVELOPMENT AREA</b>	<b>1418.76</b>	<b>100.00</b>	<b>發展區總面積</b>
SEA	533		海
<b>TOTAL PLANNING SCHEME AREA</b>	<b>1418.53</b>		<b>區劃範圍總面積</b>

本圖的《註釋》是這份圖則的一部分  
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN

香港城市規劃委員會於2007年6月5日 核准  
APPROVED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER SECTION 1(1)(c) OF THE TOWN PLANNING ORDINANCE ON 5 JUNE 2007

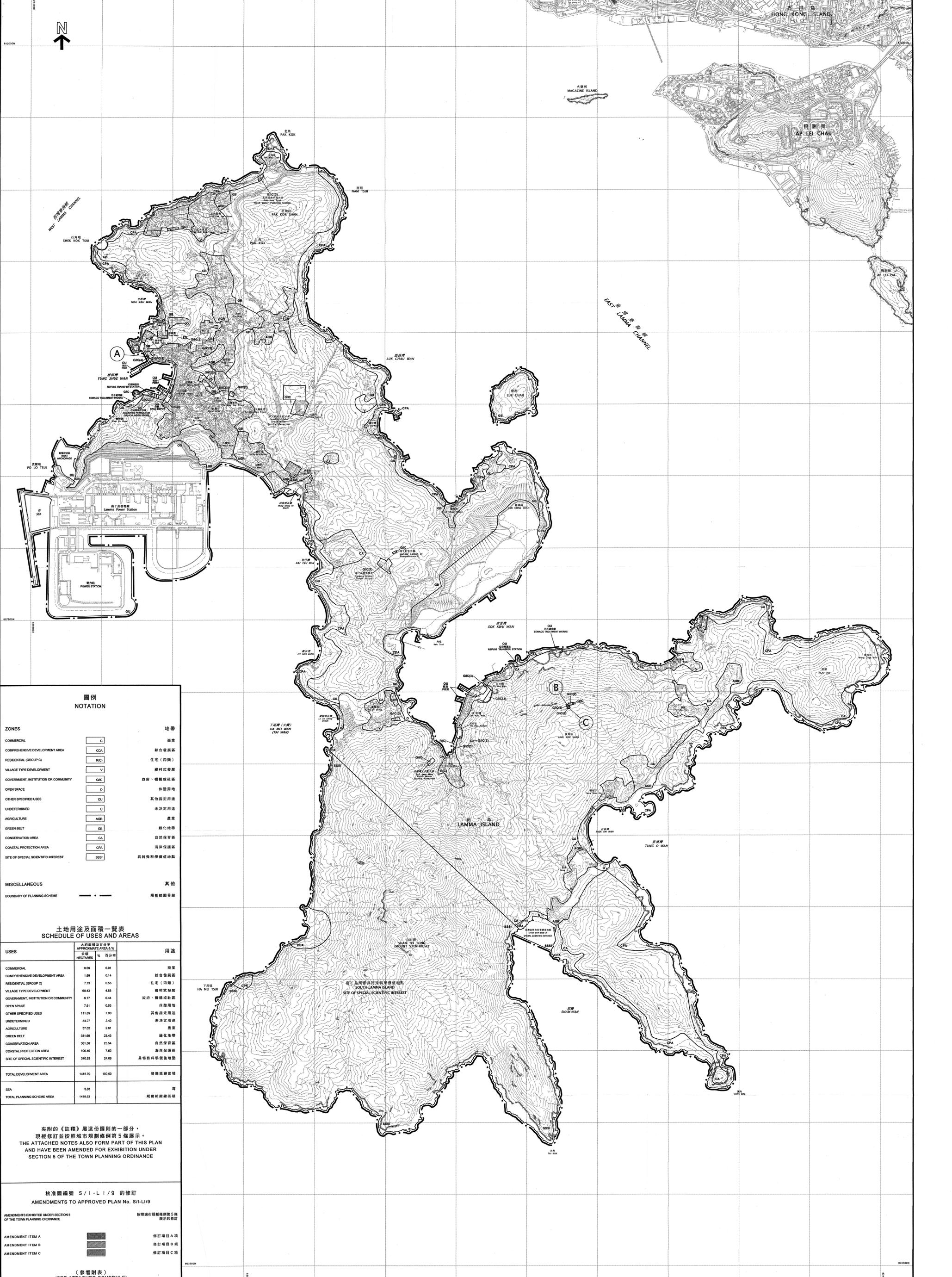
LAM Chik-ting, Tony  
CLERK TO THE EXECUTIVE COUNCIL

香港城市規劃委員會依據城市規劃條例擬備的南丫島分區計劃大綱圖  
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD  
LAMMA ISLAND - OUTLINE ZONING PLAN

SCALE 1:7500 比例尺

此圖則由城市規劃委員會根據  
PREPARED BY THE PLANNING DEPARTMENT UNDER THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號 PLAN No. S/I-L/19



**圖例 NOTATION**

ZONES	地帶
COMMERCIAL	C
COMPREHENSIVE DEVELOPMENT AREA	CDA
RESIDENTIAL (GROUP C)	RC(C)
VILLAGE TYPE DEVELOPMENT	V
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC
OPEN SPACE	O
OTHER SPECIFIED USES	OU
UNDETERMINED	U
AGRICULTURE	AGR
GREEN BELT	GB
CONSERVATION AREA	CA
COASTAL PROTECTION AREA	CPA
SITE OF SPECIAL SCIENTIFIC INTEREST	SSSI
MISCELLANEOUS	其他
BOUNDARY OF PLANNING SCHEME	規劃範圍界線

**土地用途及面積一覽表 SCHEDULE OF USES AND AREAS**

USES	大約面積及佔分率 APPROXIMATE AREA & %	用途	
	公頃 HECTARES	%	
COMMERCIAL	0.09	0.01	商業
COMPREHENSIVE DEVELOPMENT AREA	1.99	0.14	綜合發展區
RESIDENTIAL (GROUP C)	7.73	0.55	住宅(丙類)
VILLAGE TYPE DEVELOPMENT	68.43	4.82	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	6.17	0.44	政府、機構或社區
OPEN SPACE	7.51	0.53	休憩用地
OTHER SPECIFIED USES	111.09	7.90	其他指定用途
UNDETERMINED	34.27	2.42	未決定用途
AGRICULTURE	37.02	2.61	農業
GREEN BELT	351.69	23.43	綠化地帶
CONSERVATION AREA	361.58	25.94	自然保育區
COASTAL PROTECTION AREA	106.40	7.52	海岸保護區
SITE OF SPECIAL SCIENTIFIC INTEREST	340.93	24.08	具特殊科學價值地點
TOTAL DEVELOPMENT AREA	1419.70	100.00	發展區總面積
SEA	3.83		海
TOTAL PLANNING SCHEME AREA	1419.93		規劃範圍總面積

夾附的《註釋》屬這份圖則的一部分，現經修訂並按照城市規劃條例第5條展示。  
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN AND HAVE BEEN AMENDED FOR EXHIBITION UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE

**核准圖則號 S/I-LI/9 的修訂**  
AMENDMENTS TO APPROVED PLAN No. S/I-LI/9

AMENDMENTS EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE 按照城市規劃條例第5條展示的修訂

AMENDMENT ITEM A	修訂項目A項
AMENDMENT ITEM B	修訂項目B項
AMENDMENT ITEM C	修訂項目C項

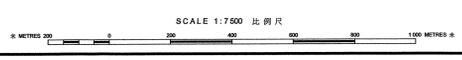
(參看附表)  
(SEE ATTACHED SCHEDULE)

按照城市規劃條例第5條展示的  
AMENDMENTS TO APPROVED PLAN No. S/I-LI/9 EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE

SECRETARY  
TOWN PLANNING BOARD

城市規劃委員會秘書

香港城市規劃委員會依據城市規劃條例擬備的南丫島分區計劃大綱圖  
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD  
LAMMA ISLAND - OUTLINE ZONING PLAN



規劃署遵照城市規劃委員會指示編備  
PREPARED BY THE PLANNING DEPARTMENT UNDER THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號  
PLAN No. S/I-LI/9C

**SCHEDULE OF AMENDMENTS TO  
THE APPROVED LAMMA ISLAND OUTLINE ZONING PLAN NO. S/I-LI/9  
MADE BY THE TOWN PLANNING BOARD  
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

**I. Amendments to matters shown on the Plan**

- Item A – Rezoning of the North Lamma Public Library site to the northeast of Yung Shue Wan Ferry Pier from “Government, Institution or Community (1)” (“G/IC(1)”) to “G/IC(4)”.
- Item B – Rezoning of the Radio Television Hong Kong Ling Kok Shan Transmission Station site at Link Kok Shan from “Conservation Area” (“CA”) to “G/IC(5)”.
- Item C – Rezoning of the Asia Television Limited Television Transmission Station at Ling Kok Shan from “CA” to “G/IC(6)”.

**II. Amendment to the Notes of the Plan**

Incorporation of building height restrictions for the new “G/IC(4)”, “G/IC(5)” and “G/IC(6)” sub-areas in the Remarks of the Notes for the “G/IC” zone.

**APPROVED DRAFT LAMMA ISLAND OUTLINE ZONING PLAN NO. S/I-LI/9C**

(Being an ~~Approved~~ Draft Plan for the Purposes of the Town Planning Ordinance)

**NOTES**

(N.B. These form part of the Plan)

- (1) These Notes show the uses or developments on land falling within the boundaries of the Plan which are always permitted and which may be permitted by the Town Planning Board, with or without conditions, on application. Where permission from the Town Planning Board for a use or development is required, the application for such permission should be made in a prescribed form. The application shall be addressed to the Secretary of the Town Planning Board, from whom the prescribed application form may be obtained.
- (2) Any use or development which is always permitted or may be permitted in accordance with these Notes must also conform to any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, as may be applicable.
- (3)
  - (a) No action is required to make the existing use of any land or building conform to this Plan until there is a material change of use or the building is redeveloped.
  - (b) Any material change of use or any other development (except minor alteration and/or modification to the development of the land or building in respect of the existing use which is always permitted) or redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Town Planning Board.
  - (c) For the purposes of subparagraph (a) above, “existing use of any land or building” means -
    - (i) before the publication in the Gazette of the notice of the first statutory plan covering the land or building (hereafter referred as ‘the first plan’),
      - a use in existence before the publication of the first plan which has continued since it came into existence; or
      - a use or a change of use approved under the Buildings Ordinance which relates to an existing building; and
    - (ii) after the publication of the first plan,
      - a use permitted under a plan which was effected during the effective period of that plan and has continued since it was effected; or
      - a use or a change of use approved under the Buildings Ordinance which relates to an existing building and permitted under a plan prevailing at the time when the use or change of use was approved

- (4) Except as otherwise specified by the Town Planning Board, when a use or material change of use is effected or a development or redevelopment is undertaken, as always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board, all permissions granted by the Town Planning Board in respect of the site of the use or material change of use or development or redevelopment shall lapse.
- (5) Boundaries between zones may be subject to minor adjustments as detailed planning proceeds.
- (6) Temporary uses (expected to be 5 years or less) of any land or building are always permitted as long as they comply with any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, and there is no need for these to conform to the zoned use or these Notes. For temporary uses expected to be over 5 years, the uses must conform to the zoned use or these Notes.
- (7) The following uses or developments are always permitted on land falling within the boundaries of the Plan except (a) where the uses or developments are specified in Column 2 of the Notes of individual zones or (b) as provided in paragraph (8) in relation to areas zoned “Site of Special Scientific Interest” or “Conservation Area” or “Coastal Protection Area”:
  - (a) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, road, cycle track, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;
  - (b) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and
  - (c) maintenance or repair of watercourse and grave.
- (8) In areas zoned “Site of Special Scientific Interest” or “Conservation Area” or “Coastal Protection Area”,
  - (a) the following uses or developments are always permitted:
    - (i) maintenance or repair of plant nursery, amenity planting, sitting out area, rain shelter, refreshment kiosk, road, watercourse, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, shrine and grave; and
    - (ii) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and
  - (b) the following uses or developments require permission from the Town Planning Board:

provision of plant nursery, amenity planting, sitting out area, rain shelter, refreshment kiosk, footpath, public utility pipeline, electricity mast, lamp pole, telephone booth and shrine.

- (9) In the “Undetermined” zone, all uses or developments except those specified in paragraph (7) above require permission from the Town Planning Board.
- (10) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.
- (11) In these Notes,

“Existing building” means a building, including a structure, which is physically existing and is in compliance with any relevant legislation and conditions of the Government lease concerned.

“New Territories Exempted House” means a domestic building other than a guesthouse or a hotel; or a building primarily used for habitation, other than a guesthouse or a hotel, the ground floor of which may be used as ‘Shop and Services’ or ‘Eating Place’, the building works in respect of which are exempted by a certificate of exemption under Part III of the Buildings Ordinance (Application to the New Territories) Ordinance (Cap. 121).

Schedule of Uses

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COMMERCIAL

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Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot Commercial Bathhouse/ Massage Establishment Eating Place Educational Institution Government Use (not elsewhere specified) Hotel Information Technology and Telecommunications Industries Institutional Use (not elsewhere specified) Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Utility Installation Public Vehicle Park (for cycles only) Recyclable Collection Centre Religious Institution Rural Committee/Village Office School (excluding free-standing purpose- designed building) Shop and Services Social Welfare Facility Utility Installation for Private Project	Broadcasting, Television and/or Film Studio Government Refuse Collection Point

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Planning Intention

This zone is intended primarily for low-rise commercial developments, which may include shop, services, eating place and other commercial uses functioning mainly as a local commercial node serving the neighbourhood.

(Please see next page)

COMMERCIAL (Cont'd)

Remarks

- (a) No new development or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 1.5, a maximum site coverage of 75%, and a maximum building height of 2 storeys (7.6m) or the plot ratio, site coverage and height of the existing building, whichever is the greater.
- (b) In determining the maximum plot ratio for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/site coverage/building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

COMPREHENSIVE DEVELOPMENT AREA

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Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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- Eating Place
- Educational Institution
- Flat
- Government Refuse Collection Point
- Government Use (not elsewhere specified)
- House
- Institutional Use (not elsewhere specified)
- Pier
- Place of Recreation, Sports or Culture
- Public Convenience
- Public Utility Installation
- Public Vehicle Park (for cycles only)
- Recyclable Collection Centre
- Religious Institution
- Residential Institution
- School
- Shop and Services
- Social Welfare Facility
- Utility Installation for Private Project

Planning Intention

This zone is intended for comprehensive development/redevelopment of the area for low-rise, low-density residential use with the provision of open space and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (Cont'd)

Remarks

- (a) Pursuant to section 4A(2) of the Town Planning Ordinance, and except as otherwise expressly provided that it is not required by the Town Planning Board, an applicant for permission for development on land designated "Comprehensive Development Area" shall prepare a Master Layout Plan for the approval of the Town Planning Board and include therein the following information:
- (i) the area of proposed land uses, the nature, position, dimensions, and heights of all buildings to be erected in the area;
  - (ii) the proposed total site area and gross floor area (GFA) for various uses, total number of flats and flat size, where applicable;
  - (iii) the details and extent of Government, institution or community (GIC) and recreational facilities, and open space to be provided within the area;
  - (iv) the alignment, widths and levels of any emergency vehicular access proposed to be constructed within the area;
  - (v) the landscape and urban design proposals within the area;
  - (vi) programmes of development in detail;
  - (vii) an environmental assessment report to examine any possible environmental problems that may be caused to or by the proposed development during and after construction and the proposed mitigation measures to tackle them;
  - (viii) a drainage and sewerage impact assessment report to examine any possible drainage and sewerage problems that may be caused by the proposed development and the proposed mitigation measures to tackle them; and
  - (ix) such other information as may be required by the Town Planning Board.
- (b) The Master Layout Plan should be supported by an explanatory statement which contains an adequate explanation of the development proposal, including such information as land tenure, relevant lease conditions, existing conditions of the site, the character of the site in relation to the surrounding areas, principles of layout design, major development parameters, design population, types of GIC facilities, and recreational and open space facilities.

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (Cont'd)

Remarks (Cont'd)

- (c) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum GFA of 12,000m<sup>2</sup>, a maximum site coverage of 40%, and a maximum building height of 3 storeys (9m) or the GFA, site coverage and height of the existing building, whichever is the greater.
- (d) In determining the maximum GFA for the purposes of paragraph (c) above, any floor space that is constructed or intended for use solely as plant room, caretaker's office and caretaker's quarters, or recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (e) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the GFA/site coverage/building height restrictions stated in paragraph (c) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP C)

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Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat Government Use (Police Reporting Centre, Post Office only) House Utility Installation for Private Project	Eating Place Educational Institution Government Refuse Collection Point Government Use (not elsewhere specified) Institutional Use (not elsewhere specified) Place of Recreation, Sports or Culture Private Club Public Convenience Public Utility Installation Public Vehicle Park (for cycles only) Recyclable Collection Centre Religious Institution Residential Institution Rural Committee/Village Office School Shop and Services Social Welfare Facility Training Centre

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Planning Intention

This zone is intended primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.

(Please see next page)

RESIDENTIAL (GROUP C) (Cont'd)

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.6, a maximum site coverage of 40%, and a maximum building height of 3 storeys (9m) or the plot ratio, site coverage and height of the existing building, whichever is the greater.
- (b) In determining the maximum plot ratio for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as plant room, caretaker's office and caretaker's quarters, or recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided that such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/site coverage/building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

VILLAGE TYPE DEVELOPMENT

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Government Use (Police Reporting Centre, Post Office only) House (New Territories Exempted House only) On-Farm Domestic Structure Public Vehicle Park (for cycles only) Religious Institution (Ancestral Hall only) Rural Committee/Village Office	Burial Ground Eating Place Government Refuse Collection Point Government Use (not elsewhere specified) # House (not elsewhere specified) Institutional Use (not elsewhere specified) # Market Pier Place of Recreation, Sports or Culture Public Clinic Public Convenience Public Utility Installation # Religious Institution (not elsewhere specified) Residential Institution School # Shop and Services Social Welfare Facility # Utility Installation for Private Project

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In addition, the following uses are always permitted on the ground floor of a New Territories Exempted House:

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- Eating Place
- Library
- School
- Shop and Services

(Please see next page)

VILLAGE TYPE DEVELOPMENT (Cont'd)

Planning Intention

The planning intention of this zone is to reflect existing recognized and other villages, and to provide land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (except development or redevelopment to those annotated with #) shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23m) or the height of the existing building, whichever is the greater.
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

GOVERNMENT, INSTITUTION OR COMMUNITY

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Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot Broadcasting, Television and/or Film Studio Eating Place (Canteen, Cooked Food Centre only) Educational Institution Exhibition or Convention Hall Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Institutional Use (not elsewhere specified) Library Market Pier Place of Recreation, Sports or Culture Public Clinic Public Convenience Public Utility Installation Public Vehicle Park (for cycles only) Recyclable Collection Centre Religious Institution Research, Design and Development Centre Rural Committee/Village Office School Service Reservoir Social Welfare Facility Training Centre Wholesale Trade	Columbarium Crematorium Eating Place (not elsewhere specified) Flat (Staff Quarters only) Funeral Facility Helicopter Landing Pad Holiday Camp House Marine Fuelling Station Off-course Betting Centre Office Place of Entertainment Private Club Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Residential Institution Sewage Treatment/Screening Plant Shop and Services Utility Installation for Private Project

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Planning Intention

This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents.

(Please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (Cont'd)

Remarks

- (a) On land designated “Government, Institution or Community (1)”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 4m, or the height of the existing building, whichever is the greater.
- (b) On land designated “Government, Institution or Community (2)”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 6m, or the height of the existing building, whichever is the greater.
- (c) On land designated “Government, Institution or Community (3)”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 9m, or the height of the existing building, whichever is the greater.
- (d) On land designated “Government, Institution or Community (4)”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys, or the height of the existing building, whichever is the greater.
- (e) On land designated “Government, Institution or Community (5)”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum height of 5m except an antenna tower up to 20m, or the height of the existing building, whichever is the greater.
- (f) On land designated “Government, Institution or Community (6)”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum height of 15m except an antenna tower up to 15m on the roof of the building, or the height of the existing building, whichever is the greater.
- ~~(d)~~(g) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraphs (a) to (f~~e~~) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

OPEN SPACE

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Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Barbecue Spot Bathing Beach Field Study/Education/Visitor Centre Park and Garden Pavilion Pedestrian Area Picnic Area Playground/Playing Field Promenade Public Convenience Public Vehicle Park (for cycles only) Sitting Out Area	Eating Place Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp Pier Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Utility Installation Religious Institution Service Reservoir Shop and Services Tent Camping Ground Utility Installation for Private Project

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Planning Intention

This zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as visitors.

OTHER SPECIFIED USES

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Column 1  
Uses always permitted

Column 2  
Uses that may be permitted with or  
without conditions on application  
to the Town Planning Board

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For "Power Station" Only

Power Station

Government Use  
Public Utility Installation  
Utility Installation for Private Project

Planning Intention

This zone is intended to designate land for a power station providing electricity supply to Hong Kong Island and Lamma Island.

For "Boat Anchorage" Only

Boat Anchorage

Government Use  
Public Utility Installation

Planning Intention

This zone is intended primarily for berthing of vessels and passenger boats serving the Lamma Power Station.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

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Column 1  
Uses always permitted

Column 2  
Uses that may be permitted with or  
without conditions on application  
to the Town Planning Board

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For "Sewage Treatment Works" Only

Sewage Treatment Works

Government Use  
Public Utility Installation

Planning Intention

This zone is intended to designate land for sewage treatment works to serve Lamma Island.

For "Refuse Transfer Station" Only

Refuse Transfer Station

Government Use  
Public Utility Installation

Planning Intention

This zone is intended to designate land for a refuse transfer station to serve Lamma Island.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

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Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Sand Depot" Only

Sand Depot

Government Use  
Public Utility Installation

Planning Intention

This zone is intended to designate land for a sand depot to meet local needs.

For "Liquefied Petroleum Gas Cylinder Store" Only

Liquefied Petroleum Gas Cylinder Store

Government Use  
Public Utility Installation

Planning Intention

This zone is intended to designate land for a liquefied petroleum gas cylinder store to serve Lamma Island.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

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Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Pier" Only

Pier Public Convenience Public Vehicle Park (for cycles only)	Government Use (not elsewhere specified) Marine Fuelling Station Public Utility Installation
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Planning Intention

This zone is intended to designate land for piers to facilitate marine access to Lamma Island.

Remarks

Kiosks not greater than 10m<sup>2</sup> each in area and not more than 10 in number for uses as 'Shop and Services' are considered as ancillary to "Pier" use.

AGRICULTURE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Government Use (Police Reporting Centre only) On-Farm Domestic Structure Public Convenience Religious Institution (Ancestral Hall only) Rural Committee/Village Office	Animal Boarding Establishment Barbecue Spot Burial Ground Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) House (New Territories Exempted House only) Picnic Area Place of Recreation, Sports or Culture (Horsing Riding School, Hobby Farm, Fishing Ground only) Public Utility Installation Religious Institution (not elsewhere specified) School Utility Installation for Private Project

Planning Intention

This zone is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

(Please see next page)

AGRICULTURE (Cont'd)

Remarks

Any filling of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Lamma Island Outline Zoning Plan No. S/I-LI/6 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance. This restriction does not apply to filling of land specifically required under prior written instructions of Government department(s) or for the purposes specified below:

- (i) laying of soil not exceeding 1.2m in thickness for cultivation; or
- (ii) construction of any agricultural structure with prior written approval issued by the Lands Department.

GREEN BELT

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Barbecue Spot Government Use (Police Reporting Centre only) Nature Reserve Nature Trail On-Farm Domestic Structure Picnic Area Public Convenience Tent Camping Ground Wild Animals Protection Area	Broadcasting, Television and/or Film Studio Burial Ground Columbarium (within a Religious Institution or extension of existing Columbarium only) Crematorium (within a Religious Institution or extension of existing Crematorium only) Field Study/Education/Visitor Centre Golf Course Government Refuse Collection Point Government Use (not elsewhere specified) Helicopter Landing Pad Holiday Camp House Place of Recreation, Sports or Culture Public Utility Installation Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Religious Institution Residential Institution Rural Committee/Village Office School Service Reservoir Social Welfare Facility Utility Installation for Private Project

Planning Intention

The planning intention of this zone is primarily for defining the limits of development areas, to preserve existing well-wooded hill slopes and other natural features, as well as to provide passive recreational outlets for the local population and visitors. There is a general presumption against development within this zone.

(Please see next page)

GREEN BELT (Cont'd)

Remarks

Any filling of land or diversion of stream, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Lamma Island Outline Zoning Plan No. S/I-LI/5 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

CONSERVATION AREA

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Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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<p>Agricultural Use (other than Plant Nursery) Nature Reserve Nature Trail On-Farm Domestic Structure Picnic Area Wild Animals Protection Area</p>	<p>Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) House (Redevelopment only) Pier Public Convenience Public Utility Installation Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Tent Camping Ground Utility Installation for Private Project</p>
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Planning Intention

This zoning is intended to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment such as Site of Special Scientific Interest from the adverse effects of development.

There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.

(Please see next page)

CONSERVATION AREA (Cont'd)

Remarks

- (a) No redevelopment, including alteration and/or modification, of an existing house shall result in a total redevelopment in excess of a maximum plot ratio of 0.4, a maximum site coverage of 20%, and a maximum building height of 2 storeys (7.6m) or the plot ratio, site coverage and height of the existing house, whichever is the greater.
- (b) In determining the maximum plot ratio for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as plant room, caretaker's office and caretaker's quarters, or recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/site coverage/building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (d) Any filling of land/pond, excavation of land or diversion of stream, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except maintenance or repair works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Lamma Island Outline Zoning Plan No. S/I-LI/5 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

COASTAL PROTECTION AREA

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Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use (other than Plant Nursery) Nature Reserve Nature Trail On-Farm Domestic Structure Picnic Area Wild Animals Protection Area	Field Study/Education/Visitor Centre Government Use House (Redevelopment only) Pier Public Convenience Public Utility Installation Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Tent Camping Ground Utility Installation for Private Project

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Planning Intention

This zoning is intended to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development.

There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.

(Please see next page)

COASTAL PROTECTION AREA (Cont'd)

Remarks

- (a) No redevelopment, including alteration and/or modification, of an existing house shall result in a total redevelopment in excess of a maximum plot ratio of 0.4, a maximum site coverage of 20%, and a maximum building height of 2 storeys (7.6m) or the plot ratio, site coverage and height of the existing house, whichever is the greater.
- (b) In determining the maximum plot ratio for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as plant room, caretaker's office and caretaker's quarters, or recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/site coverage/building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (d) Any filling of land/pond, excavation of land or diversion of stream, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except maintenance or repair works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Lamma Island Outline Zoning Plan No. S/I-LI/5 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

SITE OF SPECIAL SCIENTIFIC INTEREST

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Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Wild Animals Protection Area	Agricultural Use Field Study/Education/Visitor Centre Government Use Nature Reserve Nature Trail On-Farm Domestic Structure Public Convenience Public Utility Installation Utility Installation for Private Project

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Planning Intention

The planning intention of this zone is to conserve and protect the features of special scientific interest such as rare or particular species of fauna and flora and their habitats which are designated as Site of Special Scientific Interest (SSSI). It intends to deter human activities or developments within the SSSI.

There is a general presumption against development in this zone. No developments are permitted unless they are needed to support the conservation of the features of special scientific interest in the SSSI, to maintain and protect the existing character of the SSSI, or for educational and research purposes.

Remarks

Any filling of land, excavation of land or diversion of stream, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes, shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Lamma Island Outline Zoning Plan No. S/I-LI/5 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

**~~APPROVED~~ DRAFT LAMMA ISLAND OUTLINE ZONING PLAN NO. S/I-LI/9C9**

**EXPLANATORY STATEMENT**

DRAFT ~~APPROVED~~ LAMMA ISLAND OUTLINE ZONING PLAN NO. S/I-LI/9C9

EXPLANATORY STATEMENT

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# **APPROVED DRAFT LAMMA ISLAND OUTLINE ZONING PLAN NO. S/I-LI/9C9**

(Being an Draft ~~Approved~~ Plan for the Purposes of the Town Planning Ordinance)

## **EXPLANATORY STATEMENT**

Note : For the purposes of the Town Planning Ordinance, this statement shall not be deemed to constitute a part of the Plan.

### 1. INTRODUCTION

This Explanatory Statement is intended to assist an understanding of the draft ~~approved~~ Lamma Island Outline Zoning Plan (OZP) No. S/I-LI/9C9. It reflects the planning intention and objectives of the Town Planning Board (the Board) for various land use zonings of the Plan.

### 2. AUTHORITY FOR THE PLAN AND PROCEDURE

- 2.1 On 8 June 2000, under the power delegated by the Chief Executive, the then Secretary for Planning and Lands directed the Board to prepare an OZP for the Lamma Island and Luk Chau area under section 3(1)(a) of the Town Planning Ordinance (the Ordinance). On 25 August 2000, the draft Lamma Island OZP No. S/I-LI/1 was exhibited for public inspection under section 5 of the Ordinance.
- 2.2 On 20 February 2001, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Lamma Island OZP, which was subsequently renumbered as S/I-LI/2. On 25 September 2001, the CE in C referred the approved OZP No. S/I-LI/2 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. On 19 October 2001, the draft Lamma Island OZP No. S/I-LI/3 was exhibited for public inspection under section 5 of the Ordinance.
- 2.3 On 8 October 2002, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Lamma Island OZP, which was subsequently renumbered as S/I-LI/4. On 17 February 2004, the CE in C referred the approved OZP No. S/I-LI/4 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance.
- 2.4 On 24 September 2004, the draft Lamma Island OZP No. S/I-LI/5, incorporating amendments primarily to reflect the proposed reduction in reclamation limit, revision to the land use zonings in the Yung Shue Wan area, as well as amendments to the Notes to reflect the revised Master Schedule of Notes to Statutory Plans endorsed by the Board, was exhibited under section 5 of the Ordinance. During the plan exhibition period, one objection was received.

- 2.5 On 4 February 2005, after giving further consideration to the objection, the Board agreed to partially meet the objection by amending the definition of “existing building” in the covering Notes. On 4 March 2005, the proposed amendment to the draft Lamma Island OZP No. S/I-LI/5 was notified in the Gazette under section 6(7) of the Ordinance. As no further objection was received during the notification period, the Board subsequently confirmed on 8 April 2005 the proposed amendment to the OZP under section 6(9) of the Ordinance and agreed that this amendment should form part of the OZP.
- 2.6 On 1 April 2005, the draft Lamma Island OZP No. S/I-LI/6, incorporating mainly amendments to the Notes for the “Agriculture” zone to include control on filling of land, was exhibited for public inspection under section 7 of the Ordinance. One objection was received during the exhibition period. On 21 April 2006, the Board gave further consideration to the objection and decided to propose an amendment to partially meet the objection by amending the Remarks in the Notes for the “Agriculture” zone to exempt filling of land specifically required under the written instructions of Government departments from the planning control. On 19 May 2006, the proposed amendment to the OZP was notified in the Gazette under section 6(7) of the Ordinance. No valid further objection was received during the notification period. On 14 July 2006, the Board agreed that the proposed amendment was a decision under section 6(9) of the Ordinance and the amendment should form part of the OZP.
- 2.7 On 13 January 2006, the draft Lamma Island OZP No. S/I-LI/7, incorporating the zoning amendment of a site at Tai Wan To from “Government, Institution or Community (3)” to “Green Belt” was exhibited for public inspection under section 7 of the Ordinance. No objection was received during the plan exhibition period.
- 2.8 On 15 September 2006, the draft Lamma Island OZP No. S/I-LI/8, incorporating the zoning amendments of areas at Sok Kwu Wan and Ta Shui Wan from “Residential (Group C)”, “Village Type Development” and “Open Space” to “Government, Institution or Community (3)”, and areas at Sok Kwu Wan from “Coastal Protection Area” and “Conservation Area” to “Other Specified Uses” annotated “Sewage Treatment Works” were exhibited for public inspection under section 7 of the Ordinance. No objection was received during the plan exhibition period.
- 2.9 On 5 June 2007, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Lamma Island OZP, which was subsequently renumbered as S/I-LI/9. On 15 June 2007, the approved Lamma Island OZP No. S/I-LI/9 ~~(the Plan)~~ was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.10 On 11 March 2013, the CE in C referred the approved OZP to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference of the OZP was notified in the Gazette on 21 March 2013.

- 2.11 On X XXXXX 2014, the draft Lamma Island OZP No. S/I-LI/10 (the Plan), incorporating amendments to rezone the existing North Lamma Public Library site to the northeast of Yung Shue Wan Ferry Pier from “Government, Institution or Community (1)” (“G/IC(1)”) to “G/IC(4)” to facilitate a proposed Islands District Signature Project Scheme (SPS) development and to rezone two sites at Ling Kok Shan from “CA” to “G/IC(5)” and “G/IC(6)” was exhibited for public inspection under section 5 of the Ordinance.

### 3. OBJECT OF THE PLAN

- 3.1 The object of the Plan is to indicate the broad land use zonings so that development and redevelopment of land within the planning scheme area can be put under statutory planning control. It also provides the planning framework for preparing more detailed non-statutory plans which form the basis for public works planning and allocation of sites for various uses.
- 3.2 The Plan is to illustrate the broad principles of development within the Planning Scheme Area. It is a small-scale plan and the boundaries between the land use zones may be subject to minor alterations as detailed planning and development proceed.

### 4. NOTES OF THE PLAN

- 4.1 Attached to the Plan is a schedule of Notes which shows the types of uses or developments which are always permitted within the Area and in a particular zone and which may be permitted by the Town Planning Board, with or without conditions, on application. The provision for application for planning permission under section 16 of the Ordinance allows greater flexibility in land use planning and control of development to meet changing needs. To provide flexibility for development with design adapted to the characteristics of particular sites, minor relaxation of the specific development restriction(s) stated in the Notes for particular zones may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.
- 4.2 For the guidance of the general public, a set of definitions that explains some of the terms used in the Notes may be obtained from the Technical Services Division of the Planning Department and can be downloaded from the Board's website at <http://www.info.gov.hk/tpb>.

### 5. THE PLANNING SCHEME AREA

- 5.1 The Planning Scheme Area (the Area) comprises Lamma Island and Luk Chau. The total area covered by the Plan is approximately 1,420 ha including about 0.37 ha of land to be reclaimed at Yung Shue Wan, about 22 ha of land on reclamation at Po Lo Tsui for the Lamma Island Power Station Extension, about 3 ha of boat anchorage for berthing of vessels and passenger boats serving the

existing power station, about 4 ha of sea adjacent to the jetties of the existing power station, and about 4 ha of beach and shallow shore covered by the Sham Wan Site of Special Scientific Interest (SSSI) with important nesting sites for the locally and regionally rare Green Turtles. The boundary of the Area is shown in a heavy broken line on the Plan.

5.2 Lamma Island is the third largest outlying island in the territory. In North Lamma, the dominant topographical features comprise steep hills and undulating slopes with pockets of rural settlements and arable land interspersed in the lower valleys, notably around Yung Shue Wan and Pak Kok. South Lamma comprises primarily uplands dominated by Mount Stenhouse, a key landmark rising to 355 mPD. The area, being an important habitat for rare bird species, has been designated as the South Lamma Island SSSI. Apart from a small settlement in Sok Kwu Wan, South Lamma is sparsely populated. The coastal areas are characterised by irregular coastlines with small promontories, bays, beaches and inlets. Hung Shing Ye Beach and Lo So Shing Beach at the south-western coast are gazetted public beaches.

5.3 Luk Chau is a small isolated island which is virtually uninhabited.

## 6. POPULATION

According to the 2011~~2001~~ Census, the total population in the Area was about 6,000~~5,500~~ persons. It is estimated that the planned population of the Area would be about 8,900~~12,000~~ persons.

## 7. GENERAL PLANNING INTENTION

7.1 The general planning intention is to conserve the natural landscape, the rural character and car-free environment of Lamma Island; to retain Luk Chau in its natural state; and to enhance the role of Lamma Island as a leisure destination. The ecologically and environmentally sensitive areas including the Sham Wan SSSI, the South Lamma Island SSSI, mountain uplands, woodland and the undisturbed natural coastlines should be protected.

7.2 Future growth of settlement is limited to the existing villages and development nodes. The existing low-rise low-density character of the traditional villages and other residential areas should be retained. Supporting Government, institution and community and open space facilities have been allowed for. Opportunities have also been provided for enhancement of the waterfront of Yung Shue Wan and integrating recreational and visitor attractions. It is also the planning intention to preserve the cultural heritage of Lamma Island, which is one of the most ancient settlements in the territory. The heritage sites could also serve as visitor attractions to enhance the role of the island for conservation and as a leisure destination.

7.3 In the designation of various zones on the Plan, consideration has been given to factors such as the natural environment, physical landform, heritage, existing

settlement, land status, availability of infrastructure and local development requirements. The territorial and the sub-regional planning strategies and other relevant studies have been taken into consideration.

## 8. LAND USE ZONINGS

### 8.1 Commercial (“C”) : Total Area 0.09 ha

8.1.1 This zone is intended primarily for low-rise commercial developments, which may include shops, services, eating place and other commercial uses functioning mainly as a local commercial node serving the neighbourhood. A “C” site located on the future reclaimed land of Yung Shue Wan is planned for a small-scale commercial development to provide purpose-designed premises for commercial uses and to add vibrancy to the locality. It will also serve as a commercial focal point for the Yung Shue Wan area.

8.1.2 To blend in with the local character, development within the zone is restricted to a maximum plot ratio of 1.5, site coverage of 75% and building height of 2 storeys (7.6m), or the plot ratio, site coverage and height of the existing building, whichever is the greater. As the site is situated at a visually prominent location near the waterfront, comprehensive layout, design and landscaping are considered necessary in the detailed planning and development of the site.

### 8.2 Comprehensive Development Area (“CDA”) : Total Area 1.99 ha

8.2.1 This zone is intended for comprehensive development/redevelopment of the area for low-rise, low-density residential use with the provision of open space and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.

8.2.2 A former cement plant site together with an adjoining small area of Government land in Sok Kwu Wan near the Lamma Quarry is zoned “CDA”. With an open sea view and easy accessibility to Sok Kwu Wan ferry pier, the site has high potential for a comprehensive residential scheme to bring about significant improvement to the existing environment. The adjoining Lamma Quarry has ceased operation and landscape reinstatement has been completed under a quarry rehabilitation contract in end 2002 but the long term use of the site has not been confirmed.

8.2.3 Development within the zone is restricted to a maximum domestic gross floor area (GFA) of 12,000m<sup>2</sup>, a maximum site coverage of 40% and a maximum building height of 3 storeys (9m), or the plot ratio, site coverage and height of the existing building, whichever is the greater. As the site is situated at a visually prominent location near the

waterfront, comprehensive control in layout, design and landscaping is considered necessary. Further, any potential interface problems arising from the future uses of the quarry site which are not determined yet should be addressed in the Master Layout Plan (MLP) submission for the “CDA” site.

- 8.2.4 Pursuant to section 4A(1) of the Ordinance, any development on land designated “CDA” would require planning approval of the Board by way of a planning application under section 16 of the Ordinance. A MLP should be submitted together with the relevant assessments as specified in the Notes of the Plan for the approval of the Board pursuant to section 4A(2) of the Ordinance. The intention is to ensure proper planning control of the development to blend in with the surrounding landscape and to ensure the incorporation of necessary facilities and environmental mitigation measures. A copy of the approved MLP should be made available for public inspection in the Land Registry pursuant to section 4A(3) of the Ordinance.

8.3 Residential (Group C) (“R(C)”) : Total Area 7.73 ha

- 8.3.1 This zone is intended primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.
- 8.3.2 Four areas are under this zoning to reflect the existing and reserved sites for low-rise, low-density residential development compatible with the rural character of the lower valleys. The largest area is in Pak Kok, part of which has been developed and part of which has potential for infill development. The second largest area is the southern tip of Sok Kwu Wan with scattered low-rise residential development and scope for infill development. The third area is at the coast of Nga Kau Wan with building plans approved in February 2006. The last one, located to the north-east of Mo Tat Wan, is an existing villa type development.
- 8.3.3 Development within the “R(C)” zone is restricted to a maximum plot ratio of 0.6, a maximum site coverage of 40% and a maximum building height of 3 storeys (9m) or the plot ratio, site coverage and height of the existing building, whichever is the greater. The development restrictions are intended to ensure that the development would blend in with the surrounding low-rise low-density rural character and to avoid overloading the planned infrastructure.
- 8.3.4 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the plot ratio, site coverage and building height restrictions may be considered by the Board through planning permission system. Each proposal will be considered on its individual merits.

8.4 Village Type Development (“V”) : Total Area 68.43 ha

- 8.4.1 The planning intention of this zone is to reflect existing recognised and other villages, and to provide land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Board.
- 8.4.2 The 19 existing recognised villages on Lamma Island and their expansion areas are zoned “V”. These include Ko Long, Sha Po, Tai Peng, Tai Wan Kau Tsuen, Tai Wan San Tsuen, Tai Yuen, Wang Long, Yung Shue Long, Yung Shue Wan, Pak Kok Kau Tsuen, Pak Kok San Tsuen and Lo Tik Wan in North Lamma, and Mo Tat, Mo Tat Wan, Lo So Shing, Luk Chau, Sok Kwu Wan, Tung O and Yung Shue Ha in South Lamma.
- 8.4.3 The boundaries of the “V” zones are drawn up having regard to the village “environs”, Small House demand, local topography and site constraints. Areas of difficult terrain, dense vegetation and burial grounds have been avoided. Sufficient developable land has been reserved within this zone to meet the Small House demand. The implementation of village expansion areas and other infrastructure improvements will be guided by detailed village layout plans.
- 8.4.4 Some other village type development areas, which are not recognised villages, are found to the west of Pak Kok Kau Tsuen, to the east of Tai Wan To and to the south of Lo Tik Wan. These areas are zoned “V” to retain the village character of the existing development.
- 8.4.5 On land zoned “V”, development is restricted to a maximum building height of 3 storeys (8.23m) or the height of the existing building, whichever is the greater.

8.5 Government, Institution or Community (“G/IC”) : Total Area 6.176-12 ha

- 8.5.1 This zone is intended primarily for the provision of Government, institution or community (GIC) facilities serving the needs of the local residents.
- 8.5.2 Major existing GIC facilities under this zoning include two service reservoirs, a fresh water pumping station, a fire station cum ambulance depot, a garden of remembrance, a youth hostel, transmission stations, telephone exchanges, two libraries and primary schools. There are three television transmission stations and one radio transmission station at Link Kok Shan, providing television and radio broadcasting services to

the territory. The planned GIC facilities include service reservoirs, waterworks reserves, a fire station cum ambulance depot and a primary cum secondary school site at Yung Shue Wan.

8.5.3 A site to the northeast of Yung Shue Wan Ferry Pier has been earmarked for the development of Yung Shue Wan Public Library cum Heritage and Cultural Showroom under the Signature Project Scheme (SPS) announced in the Chief Executive's Policy Address 2013. Under the SPS, an one-off allocation will be earmarked for each district to support District Councils in implementing SPS projects. The Islands District Council has approved the redevelopment of the existing 1-storey North Lamma Public Library building at the site to a 3-storey library cum heritage and cultural showroom as one of the SPS projects in Islands District.

8.5.4 At the coastal areas of Yung Shue Wan, sites have been reserved for a range of facilities, including a public loading/unloading area, a police station, a refuse collection point, an activity room and a helipad. At Sok Kwu Wan, two sites have been reserved for sewage pumping stations. One is located beside the footpath connecting Sok Kwu Wan and Chung Mei and the other one is located beside the soccer field at Ta Shui Wan. Some existing small-scale GIC facilities such as police reporting centre, small clinics and rural committee buildings are included in the "V" zones and have not been shown on the Plan.

8.5.5~~3~~ It is necessary to ensure that any development or redevelopment of the "G/IC" site will be in keeping with the low-rise character of the adjoining environment. Within the "G/IC(1)", "G/IC(2)", "G/IC(3)", "G/IC(4)", "G/IC(5)" and "G/IC(6~~3~~)" sub-areas of the "G/IC" zone, no new development or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the building heights specified in the Notes, or the height of the existing building, whichever is greater. In view of the proximity of the activity room to the sand depot, the activity room has to be carefully designed to avoid the potential dust impact from the depot.

8.5.6~~4~~ To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height restriction may be considered by the Board through planning permission system. Each proposal will be considered on its individual merits.

## 8.6 Open Space ("O") : Total Area 7.51 ha

8.6.1 This zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as visitors.

8.6.2 Major open spaces are planned at prominent locations in different parts of Lamma Island. At Yung Shue Wan, a waterfront promenade has

been planned along the shoreline on the future reclaimed land. Provision has also been made in the design of the promenade to include an emergency vehicular access connecting to the helipad planned in the southern part of the bay. The two gazetted beaches in Hung Shing Ye and Lo So Shing have been zoned "O" for beach-related facilities. The area extending along the western coast of Hung Shing Ye Wan is zoned "O" for the development of waterfront open space. An "O" zone is designated to provide for an open square in front of Tin Hau Temple in Sok Kwu Wan which is a recorded historic building and a popular visitor spot. Other "O" zones include the existing football pitch in Yung Shue Wan, and the existing sitting out area and football pitch in Sok Kwu Wan.

8.6.3 Additional local open spaces would be provided in the detailed layout plans for the villages to serve local population. These are small in scale and have not been shown on the Plan.

8.7 Other Specified Uses ("OU") : Total Area 111.89 ha

8.7.1 This zoning covers land annotated for the following specific uses:

Power Station

8.7.2 This zone is intended to designate land for a power station providing electricity supply to Hong Kong Island and Lamma Island. The Lamma Power Station located at Po Lo Tsui, North Lamma was commissioned in 1982 with a total generating capacity of 3,420MW, comprising 2,500MW coal-fired units, 555MW oil-fired gas turbines, and 365MW gas turbine combined-cycle unit. Associated with the power station is an ash lagoon for storage and disposal of pulverised fuel ash originated from the coal-fired units.

8.7.3 About 22 ha of land has been reclaimed to the south of the existing Lamma Power Station for the power station extension. The site formation works have been completed. There will be a 1,800MW gas-fired power station with the first generating unit commissioned in 2006. In view of the restraining airport height restrictions prescribed for the area, no part of the power station including the chimneys shall exceed the height limit or limits specified pursuant to the Hong Kong Airport (Control of Obstructions) Ordinance (Cap. 301). An Environmental Impact Assessment (EIA) of the 1,800MW Gas-fired Power Station at Lamma Extension to meet the requirements under the EIA Ordinance has been undertaken and approved. The project is proved to be environmentally acceptable.

Boat Anchorage

8.7.4 This zone is intended primarily for berthing of vessels and passenger boats serving the Lamma Power Station. An existing boat anchorage to the north of the Lamma Power Station is under this zoning.

### Sewage Treatment Works

8.7.5 This zone is intended to designate land for sewage treatment works to serve Lamma Island. To cater for the sewage disposal needs of the densely populated centres on Lamma Island, two sewage treatment works are being developed to serve the Yung Shue Wan and Sok Kwu Wan areas. ~~This zone is intended to designate land for sewage treatment works to serve Lamma Island. To cater for the sewage disposal needs of Lamma Island, two sewage treatment works are planned. One is located at the southwestern part of Yung Shue Wan and the other one is located at the ex-quarry site between Sok Kwu Wan and Mo Tat Wan. The construction is tentatively scheduled for commencement in early 2008 for completion in mid-2010.~~

### Refuse Transfer Station

8.7.6 This zone is intended to designate land for a refuse transfer station to serve Lamma Island. One site each in Yung Shue Wan and Sok Kwu Wan are zoned “OU” annotated “Refuse Transfer Station” to reflect the existing refuse transfer station use. The stations receive collected municipal waste and small quantities of construction waste which are transferred by barges to the Western New Territories Landfill.

### Sand Depot

8.7.7 This zone is intended to designate land for a sand depot to meet local needs. A site in Yung Shue Wan is zoned “OU” annotated “Sand Depot” for relocation of the existing sand depot located at the northern shore of Yung Shue Wan.

### Liquefied Petroleum Gas Cylinder Store

8.7.8 This zone is intended to designate land for a liquefied petroleum gas cylinder store to serve Lamma Island. A site in Yung Shue Wan is designated for liquefied petroleum gas cylinder store. It will store liquefied petroleum gas cylinders to be used for domestic and commercial purposes in Lamma Island.

### Pier

8.7.9 This zone is intended to designate land for piers to facilitate marine access to Lamma Island. Sites zoned “OU” annotated “Pier” include the existing ferry piers and public piers in Yung Shue Wan and Sok Kwu Wan.

## 8.8 Undetermined (“U”) : Total Area 34.27 ha

8.8.1 The ex-Lamma Quarry site at the northern coast of Sok Kwu Wan is zoned “U”. The site has been rehabilitated with landscaping in end 2002 under a quarry rehabilitation contract. According to the

rehabilitation master landscape plan, the eastern coast and northern backdrop of the site have been regraded and landscaped. From environmental and landscaping points of view, these areas should be preserved to provide a shield to the adjacent areas. Any future development on the site should give due regard to the quarry rehabilitation master landscape plan.

- 8.8.2 Having an extensive platform area, a long shoreline and a man-made lake, the quarry site has the potential to incorporate different compatible land uses. ~~8.8.2 The Strategic Sewage Disposal Scheme (SSDS) Environmental Impact Assessment (EIA) Study proposed to reserve part of the site for the Harbour Area Treatment Scheme (HATS) remaining stages (formerly known as SSDS Stage II) related facilities and the remaining part for future possible upgrading of the treatment level in the longer term. On 19 April 2005, the Government has decided that the HATS Stage 2 be implemented in phases with the treatment works centralized at Stonecutters Island. As such, reservation of the site for HATS is not necessary. On the other hand, The Planning and Development Study on Hong Kong Island South and Lamma Island has examined the quarry site and identified the site as having potential for development of temporary tourism and recreational activities. In early 2012, the “Planning and Engineering Study on Future Land Use at Ex-Lamma Quarry Area at Sok Kwu Wan, Lamma Island – Feasibility Study” was commenced to examine the future land uses and explore the development potential of the quarry site. The quarry site is therefore zoned “U” pending detailed consideration of the appropriate uses. In view of the size and visually prominent location of the site, public views should be sought on any future major development within the “U” zone.~~

8.9 Agriculture (“AGR”) : Total Area 37.02 ha

- 8.9.1 This zone is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.
- 8.9.2 The areas zoned “AGR” are located in the vicinity of the villages. They are classified as good quality agricultural land by the Agriculture, Fisheries and Conservation Department. The “AGR” zones near Tai Peng and Lo So Shing are under active cultivation.
- 8.9.3 As filling of land may cause adverse drainage and environmental impacts on the adjacent areas, permission from the Board is required for such activity. However, filling of land specifically required under prior written instructions of Government department(s), or for the purposes of genuine agricultural practice including laying of soil not exceeding 1.2m in thickness for cultivation, and construction of agricultural structure with prior written approval from the Lands Department is exempted from the control.

8.10 Green Belt (“GB”) : Total Area 331.69 ha

8.10.1 The planning intention of this zone is primarily for defining the limits of development areas, to preserve existing well-wooded hill slopes and other natural features, as well as to provide passive recreational outlets for the local population and visitors. There is a general presumption against development within this zone. Development within this zone will be strictly controlled and development proposals will be considered on individual merits taking into account the relevant Town Planning Board Guidelines.

8.10.2 Luk Chau and the vegetated slopes and stream valleys embracing the villages and on the upland areas on Lamma Island are under this zoning. These areas should be protected from encroachment by developments as well as land filling and stream diversion.

8.10.3 As filling of land and diversion of stream may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activities.

8.11 Conservation Area (“CA”) : Total Area 361.58~~361.63~~ ha

8.11.1 This zone is intended to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment such as the Site of Special Scientific Interests from the adverse effects of development.

8.11.2 The largest piece of land under this zoning is the south-eastern upland of South Lamma which has been proposed as a potential country park. This “CA” has high ecological value, as rare species of White-bellied Sea Eagle was found in South Lamma and concentrations of Romer’s Tree Frogs have been recorded near the countryside and cultivated areas near Mo Tat and Tung O. A pond with dense vegetation near the Kat Tsai Wan coast in the western slope of Central Lamma provides an important habitat to support large population of rare dragonflies. In the small marsh to the north of the pond, a number of macro-invertebrates and one rare species (a simuliid fly) were recorded. A dense woodland worthy of protection is also located in Central Lamma. These areas are under the “CA” zoning.

8.11.3 There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted. These areas should also be protected against land filling, land excavation and stream diversion. New residential development is not permitted. However, redevelopment of existing houses may be permitted on application to the Board. The redevelopment, alteration and/or modification to existing houses shall not result in a total

redevelopment in excess of a maximum plot ratio of 0.4, a maximum site coverage of 20% and a maximum building height of 2 storeys (7.6m) or the plot ratio, site coverage and height of the existing house, whichever is the greater.

8.11.4 Filling of land/pond, excavation of land and diversion of stream may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment. In view of the conservation value of the area within this zone, permission from the Board is required for such activities.

8.12 Coastal Protection Area (“CPA”) : Total Area 106.40 ha

8.12.1 This zone is intended to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted. These scenic and ecologically sensitive coastal areas should also be protected against land filling, land excavation and stream diversion.

8.12.2 In North Lamma, the western coast stretching from Hung Shing Ye to Lo So Shing, the northern coast around Pak Kok, the eastern coast from Nam Tsui down to Luk Chau Shan (except the two landing points for submarine cables) and from Lo Tik Wan Village to Luk Chau Village are zoned “CPA”. In South Lamma, the natural coastlines all the way from Sok Kwu Wan to Mo Tat Wan, from Mo Tat Wan to Shek Pai Wan, from Tung O Wan to Sham Wan and two coastal areas near Ha Mei Tsui also fall within this zoning. These areas comprise natural coastlines with rocky shores, promontories, caves, inlets, beaches and other coastal features of high scenic value. Some of them including the waters at the northern tip of Pak Kok and north-eastern fringe of Luk Chau with extensive covers of soft corals and sea fans (gorgonians) are important coastal habitats.

8.12.3 New residential development is not permitted. However, redevelopment of existing houses may be permitted on application to the Board. The redevelopment, alteration and/or modification to existing houses shall not result in a total redevelopment in excess of a maximum plot ratio of 0.4, a maximum site coverage of 20% and a maximum building height of 2 storeys (7.6m) or the plot ratio, site coverage and height of the existing house, whichever is the greater.

8.12.4 Filling of land/pond, excavation of land and diversion of stream may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment. In view of the conservation value

of the area within this zone, permission from the Board is required for such activities.

#### 8.13 Site of Special Scientific Interest (“SSSI”) : Total Area 340.93 ha

8.13.1 The planning intention of this zone is to conserve and protect the features of special scientific interest such as rare or particular species of fauna and flora and their habitats which are designated as Site of Special Scientific Interest (SSSI). It intends to deter human activities or developments within the SSSI.

8.13.2 There is a general presumption against development in this zone. No developments are permitted unless they are needed to support the conservation of the features of special scientific interest in the SSSI, to maintain and protect the existing character of the SSSI, or for educational and research purposes. The SSSI should be conserved and protected against land filling, land excavation, stream diversion and encroachment by developments.

8.13.3 There are two “SSSI” zones in the Area. The South Lamma Island SSSI covers Mount Stenhouse with rare tree species in the hilltop and the surrounding uplands and cliffs which provide important habitat for a bird population of rare species. The Sham Wan SSSI covers the sandy beach and adjoining shallow shore at Sham Wan of South Lamma, which is the only known nesting site for Green Turtles in Hong Kong. The sandy beach has been designated as a Restricted Area under the Wild Animals Protection Ordinance (Cap.170).

8.13.4 Filling of land, excavation of land and diversion of stream may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment. In view of the conservation value of the area within this zone, permission from the Board is required for such activities.

### 9. COMMUNICATIONS

#### 9.1 Waterborne Transport

Ferry service is the major means of public transportation for the Area. ~~There are ferry services from Central to Yung Shue Wan and Sok Kwu Wan, and from Aberdeen to Pak Kok Tsuen and Yung Shue Wan.~~ There are licensed ferry services plying between (1) Central and Yung Shue Wan, (2) Central and Sok Kwu Wan, (3) Aberdeen and Yung Shue Wan (via Pak Kok Tsuen) and (4) Aberdeen and Sok Kwu Wan (via Mo Tat).

#### 9.2 Land Transport

Internally, Lamma Island enjoys a car-free environment with a limited number of village vehicles, bicycles, fire engines and ambulance vehicles. The

pedestrian network in Yung Shue Wan also serves as emergency vehicular access and has not been shown on the Plan. The Lamma Power Station has its own vehicles and the use is restricted within the station compound.

### 9.3 Footpaths

A well-developed footpath system on Lamma Island provides access from the piers to the villages, beaches, mountain uplands as well as other places of interest. Improvement works to the footpaths on the island are carried out under the Rural Public Works Programme.

## 10. UTILITY SERVICES

### 10.1 Water Supply

Potable water to Lamma Island is supplied from Hong Kong Island via two submarine pipelines. There is a fresh water pumping station, two fresh water service reservoirs and associated fresh water mains serving Yung Shue Wan, Sok Kwu Wan and the nearby areas. As there is currently no salt water supply to the Area, temporary mains fresh water for flushing is being used.

### 10.2 Sewage Treatment

Public sewerage for receiving discharge of sewage in the densely built-up area is under construction at Yung Shue Wan and Sok Kwu Wan. For developments falling outside the public sewerage catchment, the project proponent should make its own provision of sewage treatment and disposal to meet the requirements of the Water Pollution Control Ordinance. ~~At present, there is no public foul sewerage system. Septic tanks and soakaway pits are used. Sewage collection, treatment and disposal facilities at Yung Shue Wan and Sok Kwu Wan will be implemented under the Outlying Islands Sewerage Stage 1 Phase 1 Part 2 and Phase 2 projects. The projects in Yung Shue Wan and Sok Kwu Wan are scheduled for commencement in early 2008 for completion in mid 2010. Sewerage planning and implementation for other development areas on the island will be governed by the recommendations under the Final Report of the Outlying Islands Sewerage Master Plan Stage 2 Review completed in February 2002.~~

### 10.3 Solid Wastes Disposal

Small refuse collection points are scattered throughout Lamma Island. Domestic wastes and small quantities of construction wastes are delivered to the refuse transfer stations in Yung Shue Wan and Sok Kwu Wan for shipping to the landfill sites for disposal.

### 10.4 Other Services

Electricity supply and telephone service are available in the Area. Two telephone exchanges are located at the hillslopes of Sok Kwu Wan and Yung

Shue Wan to provide telephone services to serve the existing and future developments. Towngas is currently not available and the main fuel supply has to rely on liquefied petroleum gas cylinders.

## 11. CULTURAL HERITAGE

- 11.1 Within the boundary ~~Lamma Island, being one~~ of the Plan, there are a graded historic building, i.e. Tin Hau Temple at Yung Shue Wan (Grade 3) and ~~most ancient settlements in the territory, possesses rich heritage resources which include~~ thirteen sites of archaeological interest, namely ~~sites, six historic temples, twelve old villages and the Kamikaze Grottos along the coast of Sok Kwu Wan. The archaeological sites are~~ Ha Mei Wan Site of Archaeological Interest ~~Site~~, Hung Shing Ye Site of Archaeological Interest ~~Site~~, Hung Shing Ye Trackway, Lo Ah Tsai Stone Circle, Lo So Shing Site of Archaeological Interest ~~Site~~, Luk Chau Site of Archaeological Interest ~~Site~~, Mo Tat Wan Site of Archaeological Interest ~~Site~~, Pak Kok Tsui Site of Archaeological Interest ~~Site~~, Sha Long Wan (Tit Sha Long) Site of Archaeological ~~Site~~ Interest, Sham Wan Site of Archaeological ~~Site~~ Interest, Tai Wan Site of Archaeological Interest ~~Site~~, Tung O Site of Archaeological Interest ~~Site~~ and Yung Shue Wan Site of Archaeological Interest.
- 11.2 The Antiquities Advisory Board (AAB) also released a list of new items in addition to the list of 1,444 historic buildings. These items are subject to grading assessment by the AAB. Details of the list of 1,444 historic buildings ~~Site. The temples include Sam Shan Kwok Wong Temple at Pak Kok Kau Tsuen, Tin Hau Temple at Yung Shue Wan, Sam Shan Kwok Wong Temple at Yung Shue Wan, Tin Hau Temple at Luk Chau Tsuen, Tin Hau Temple at Sok Kwu Wan~~ and the new items have been uploaded onto the website of the AAB at <http://www.aab.gov.hk>.
- 11.3 ~~Hung Shing Temple at Shek Pai Wan. The old villages include Pak Kok Kau Tsuen, Tai Peng, Yung Shue Wan, Sha Po Old Village, Tai Wan San Tsuen, Wang Long, Luk Chau Village, Sok Kwu Wan, Lo So Shing, Mo Tat Tsuen, Yung Shue Ha and Tung O. Prior consultation with the Antiquities and Monuments Office (AMO) of the Leisure and Cultural Services Department (LCSD) should be made if any development, redevelopment or rezoning~~ ~~re-zoning~~ proposals may affect above sites of archaeological interest, graded historic buildings/structures, new items pending grading assessment ~~these items~~ and their immediate ~~surrounding~~ environs.
- 11.4 If disturbance to site of archaeological interest is unavoidable, a detailed Archaeological Impact Assessment (AIA) conducted by a qualified archaeologist engaged by the project proponent is required. The archaeologist shall apply for a licence to conduct the AIA under the Antiquities and Monuments Ordinance (Cap. 53). A proposal for AIA shall be submitted to AMO for agreement prior to applying for a licence. Subject to the findings of the AIA, appropriate mitigation measures shall be fully implemented by the project proponent in consultation with the AMO of LCSD.

12. IMPLEMENTATION

- 12.1 Although existing uses non-conforming to the statutory zonings are tolerated, any material change of use and any other development/redevelopment must be always permitted in terms of the plan, or if permission is required, in accordance with the permission granted by the Board. The Board has published a set of guidelines for the interpretation of existing use in the urban and new town areas. Any person who intends to claim an “existing use right” should refer to the guidelines and will need to provide sufficient evidence to support his claim. The enforcement of the zonings mainly rests with the Buildings Department, the Lands Department and the various licensing authorities.
- 12.2 The Plan provides a broad land use framework on which preparation of more detailed non-statutory plans for the Area are based. These detailed plans are used as the basis for planning of public works and reservation of sites.
- 12.3 Future development of the Area will be carried out by both the Government and the private sector. The Government would co-ordinate the provision of public facilities and infrastructure as guided by the planning and development control framework to ensure that development would take place in an orderly manner. The provision of infrastructure will be implemented through the Public Works Programme, the Rural Public Works Programme, the Outlying Islands Sewerage Master Plan and the Local Public Works Improvement Programme, as and when resources are available. Private developments will be effected principally through private sector initiatives in accordance with the provisions of the Plan.
- 12.4 Planning applications to the Board will be assessed on individual merits. In general, the Board, in considering planning applications, will take into account all relevant planning considerations which may include the departmental outline development plans and layout plans for the Area, and Guidelines published by the Board. The outline development plans and layout plans are available for public inspection at the Planning Department. Guidelines published by the Board are available from the Board’s website, the Secretariat of the Board and the Technical Services Division of the Planning Department. Application forms and guidance notes for planning applications can be downloaded from the Board’s website and are available from the Secretariat of the Board, and the Technical Services Division and the relevant District Planning Office of the Planning Department. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.

離島區議會  
文件 IDC 80/2013 號

離島區社區重點項目的最新進展

目的

本文件旨在向議員匯報離島區社區重點項目的最新進展。

背景

2. 離島區議會在本年 4 月 22 日舉行的會議上，通過銀礦灣項目及榕樹灣項目，作為離島區的社區重點項目。

專責小組會議(2013 年 7 月 9 日)

3. 離島區社區重點項目專責小組(“專責小組”)在本年 7 月 9 日舉行的會議上，備悉兩個項目的最新構思，並通過成立銀礦灣項目工作分組及榕樹灣項目工作分組，分別跟進兩個項目的落實安排。兩個工作分組的職權範圍如下：

- (a) 就項目的整體設計及工程內容與政府部門／顧問磋商；
- (b) 安排公眾參與活動，收集和聽取市民及地區團體對重點項目的意見；
- (c) 安排宣傳及推廣活動；以及
- (d) 向專責小組匯報項目的進展。

王少強議員會擔任銀礦灣項目工作分組的組長，而余麗芬議員則擔任榕樹灣項目工作分組組長。此外，為進一步完善項目的內容，專責小組亦同意舉辦公眾參與活動，讓市民和地區團體就項目提出意見。

銀礦灣項目工作分組

4. 銀礦灣項目工作分組至今合共舉行了兩次會議，詳細討論了項目的工程範圍、合作伙伴、公眾諮詢會的安排及項目推展時間表等。會議的詳情如下：

- 第一次分組會議(7月31日)

就銀礦灣項目的擬議工程範圍，分組成員提出多項意見，包括增設沖身處、洗手間、遮蔭棚、育嬰室、儲物室、小食亭及便利舉辦活動的設施。

在合作伙伴方面，分組同意由康樂及文化事務署(“康文署”)繼續管理和營運泳灘設施，以及預留社區重點項目的小部分款項，並透過地區團體和離島區議會的合作，配合銀礦灣項目舉辦地區活動，以活化梅窩。

此外，分組亦備悉項目的推展時間表，並同意和榕樹灣工作分組於本年 10 月聯合舉辦公眾諮詢會。

- 第二次分組會議(8月23日)

經討論後，分組同意銀礦灣項目的工程範圍，包括：

- 將現時的泳灘建築物改建為兩層高的泳灘設施綜合建築物，以改善更衣、沐浴及洗手間等設施，加設家庭更衣室、育嬰室、小食亭和觀景台，並提供相關設施，方便團體舉辦活動，例如電力裝置和儲物室。
- 在伍仙橋旁興建觀景平台。
- 翻新燒烤場地。
- 在適當地點考慮加設日光浴曬台。

在非工程部分方面，為配合工程項目落成，分組同意預留款項(約一百萬元)，鼓勵地區團體在梅窩舉辦活動，以達致活化梅窩，振興本土經濟的目標。至於撥款的安排，則可參考現時區議會社區參與計劃撥款的做法。

至於聯合公眾諮詢會，將於本年 10 月 5 日上午在中環展城館舉行。活動的細節稍後再行討論。

## 榕樹灣項目工作分組

5. 榕樹灣項目工作分組至今合共舉行了兩次會議，詳細討論了項目的工程範圍、合作伙伴、公眾諮詢會的安排及項目推展時間表等。會議的詳情如下：

- 第一次分組會議(7月31日)

就榕樹灣項目的擬議工程範圍，分組成員提出多項意見，包括建議康文署劃出部分地方，作為溫習室，並考慮延長圖書館的開放時間。

在合作伙伴方面，根據區議會先前的討論，在南丫島推行重點項目最適合的地點，是南丫北圖書館的現址。考慮到該地點的歷史背景，若要成功推展項目，必須得到南丫島北段鄉事委員會的合作和配合。分組同意由南丫島北段鄉事委員會作為項目的合作伙伴，負責營運及管理位於地下的歷史文物室。至於二樓及三樓的圖書館，則由康文署負責營運及管理。分組亦同意邀請古物古蹟辦事處和香港歷史博物館，協助舉辦收集文物的活動或比賽。

分組亦備悉項目的推展時間表，並同意和銀礦灣工作分組於本年 10 月聯合舉辦公眾諮詢會。此外，亦有組員建議，如有需要，可向香港電燈有限公司的南丫基金申請資助，以推行計劃。

- 第二次分組會議(8月23日)

經討論後，分組同意榕樹灣項目的工程範圍，包括在南丫島北段公共圖書館的現址興建一棟三層高建築物。新建築物的第二及第三層，將用作南丫島北段公共圖書館，以加強南丫北的圖書館服務；而地下除了圖書館的出入口外，將用作南丫島歷史文物室，展示島上的歷史資料、文物和照片等，讓本地居民和遊客一步出碼頭，便可閱覽南丫島的歷史和主要景點等資料。

分組欣悉，在項目落成後，康文署會延長南丫島北段公共圖書館的開放時間，由每星期 23 小時增至 38 小時，而每星期四將會定為休館日。

在非工程部分方面，為籌備項目中的歷史文物室，分組建議在地區舉辦文物徵集活動，而活動的細節將另行再議。古物古蹟辦事處和香港歷史博物館表示會就設立文物室一事，提供技術方面的意見和支援。

此外，分組希望南丫島北段鄉事委員會及區議員協助，在島上物色合適的地點，以便康文署在工程期間，提供臨時圖書館服務。

至於聯合公眾諮詢會，將於本年 10 月 5 日上午在中環展城館舉行。活動的細節稍後再行討論。

### 徵詢意見

6. 請議員備悉銀礦灣項目及榕樹灣項目的最新進展，並考慮通過該兩個項目的工程範圍和合作伙伴，以及聯合公眾諮詢會的安排。

離島區議會秘書處

檔號：IS 132/1/14

日期：2013 年 8 月

# 定 稿

## 離島區議會會議記錄

日期：2013年9月2日(星期一)

時間：下午2時正

地點：香港中環統一碼頭道38號海港政府大樓14字樓  
離島區議會會議室

### 出席者

#### 主席

周玉堂先生, BBS

#### 副主席

周轉香女士 BBS, JP

#### 議員

李志峰先生, BBS

翁志明先生, BBS

陳連偉先生

張 富先生

王少強先生

黃漢權先生

樊志平先生

余麗芬女士

李桂珍女士

容詠嫦女士

黃福根(森桂)先生

老廣成先生

鄧家彪先生

安慶英先生

林 悅先生

鄭官穩先生

余漢坤先生, JP

賴子文先生

周浩鼎先生

#### 應邀出席者

謝凌潔貞女士, JP 常任秘書長

黃邱慧清女士 副秘書長(4)

陶慧珠女士 總新聞主任(教育)

莊義雄醫生 北大嶼山醫院副行政總監

簡日聰先生 北大嶼山醫院高級院務主任

曾永華先生 長洲醫院行政總監

羅蓮青女士 長洲醫院部門運作經理

教育局

教育局

教育局

醫院管理局

醫院管理局

醫院管理局

醫院管理局

譚玫瑰醫生	高級醫生(社區聯絡)1	衛生署
鄭廣樂先生	高級地政主任/土地管制.	離島地政處
黃保全先生	工程師/離島 1	運輸署
胡汝文先生	總運輸主任/渡輪策劃	運輸署

### 列席者

李炳威先生, JP	離島民政事務專員	離島民政事務處
郭中宏先生	離島民政事務助理專員(1)	離島民政事務處
萬映頤女士	離島民政事務助理專員(2)	離島民政事務處
鄭家寶女士	高級聯絡主任(1)	離島民政事務處
陳慶群女士	高級聯絡主任(2)	離島民政事務處
盧國中先生	總工程師/離島	土木工程拓展署
王慧菁女士	署理離島地政專員	離島地政處
羅敏琴女士	行政助理(地政)	離島地政處
鍾文傑先生	西貢及離島規劃專員	規劃署
阮康誠先生	總運輸主任(新界西南)	運輸署
林瑞蓮女士	離島區衛生總督察	食物環境衛生署
張玉琮女士	總康樂事務經理(新界西)	康樂及文化事務署
陳佩貞女士	離島區康樂事務經理	康樂及文化事務署
李喬奇先生	水警海港警區指揮官	香港警務處
曹明龍先生	大嶼山警區指揮官	香港警務處
羅東華先生	水警海港警區警民關係主任	香港警務處
林梅珍女士	大嶼山警區警民關係主任	香港警務處
彭潔玲女士	中西南及離島區福利專員	社會福利署
譚奇光先生	高級房屋事務經理(青衣、荃灣及離島)	房屋署

### 秘書

陳心心女士	高級行政主任(區議會)	離島民政事務處
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### 助理秘書

鄧華聯女士	一級行政主任(區議會)	離島民政事務處
陳倩文女士	行政主任(區議會)1	離島民政事務處
陳雅琳女士	行政主任(區議會)2	離島民政事務處
施文港先生	行政助理(區議會)	離島民政事務處

XII. 離島區社區重點項目的最新進展  
(文件 IDC 80/2013 號)

83. 郭中宏先生簡介文件內容，並請議員參閱放置席上有關公眾諮詢會的告示，以及兩個項目的項目大綱。

84. 議員備悉銀礦灣項目及榕樹灣項目的最新進展，並通過該兩個項目的工程範圍、合作伙伴和公眾諮詢會的安排。

~~XIII. 離島區管理委員會工作報告(2013 年 7 月)  
(文件 IDC 81/2013 號)~~

85. 議員備悉及通過上述文件。

XIV. 離島區議會轄下各委員會的工作報告  
(文件 IDC 82-85/2013 號)

86. 議員備悉及通過上述文件。

XV. 區議會撥款

(i) 區議會撥款最新的財政報告  
(文件 IDC 86/2013 號)

87. 議員通過上述建議。

(ii) 區議會由 2013 年 6 月 1 日至 7 月 31 日以傳閱文件方式處理的撥款事項  
(文件 IDC 87/2013 號)

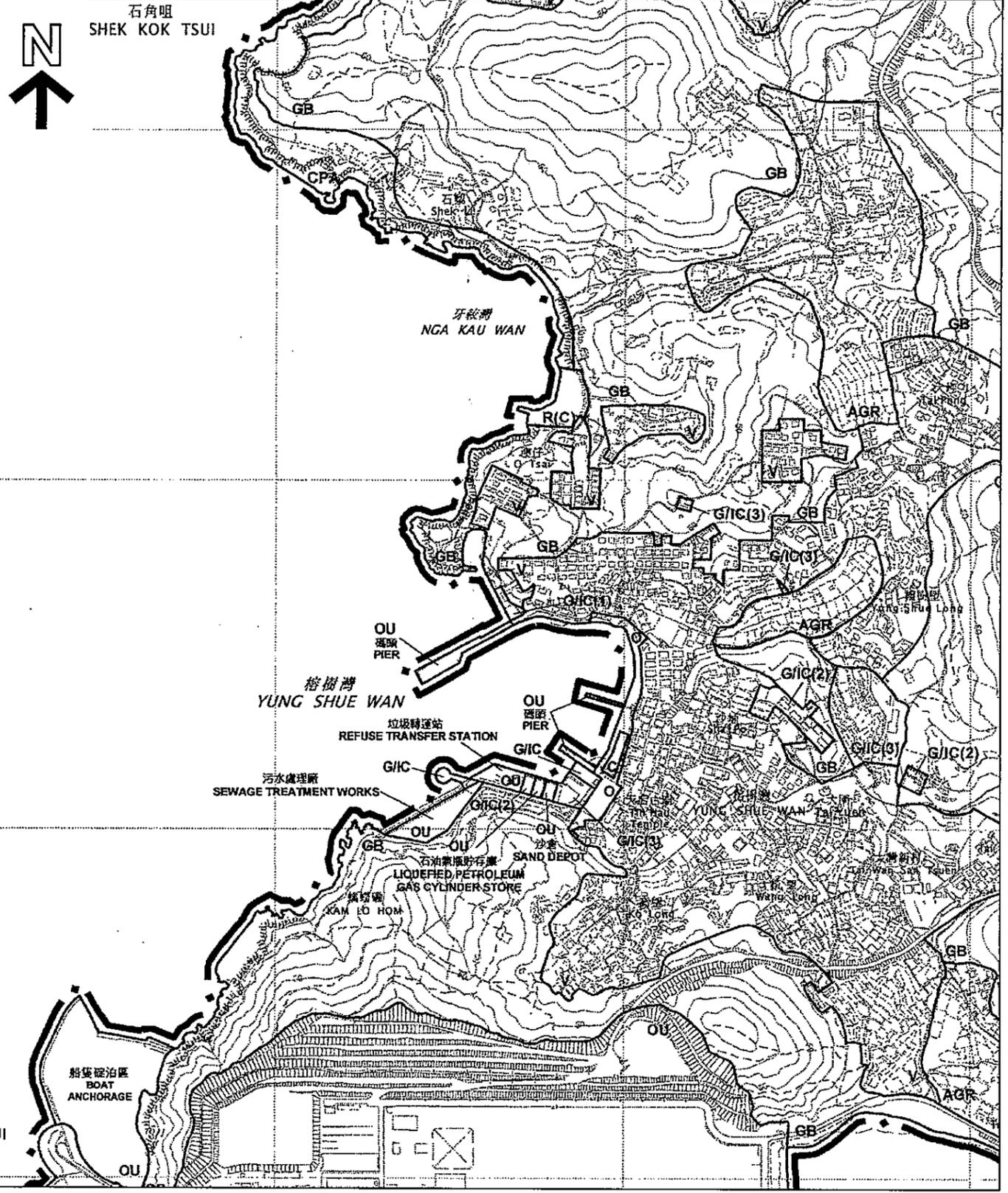
88. 議員備悉及通過上述文件。

XVI. 下次會議日期

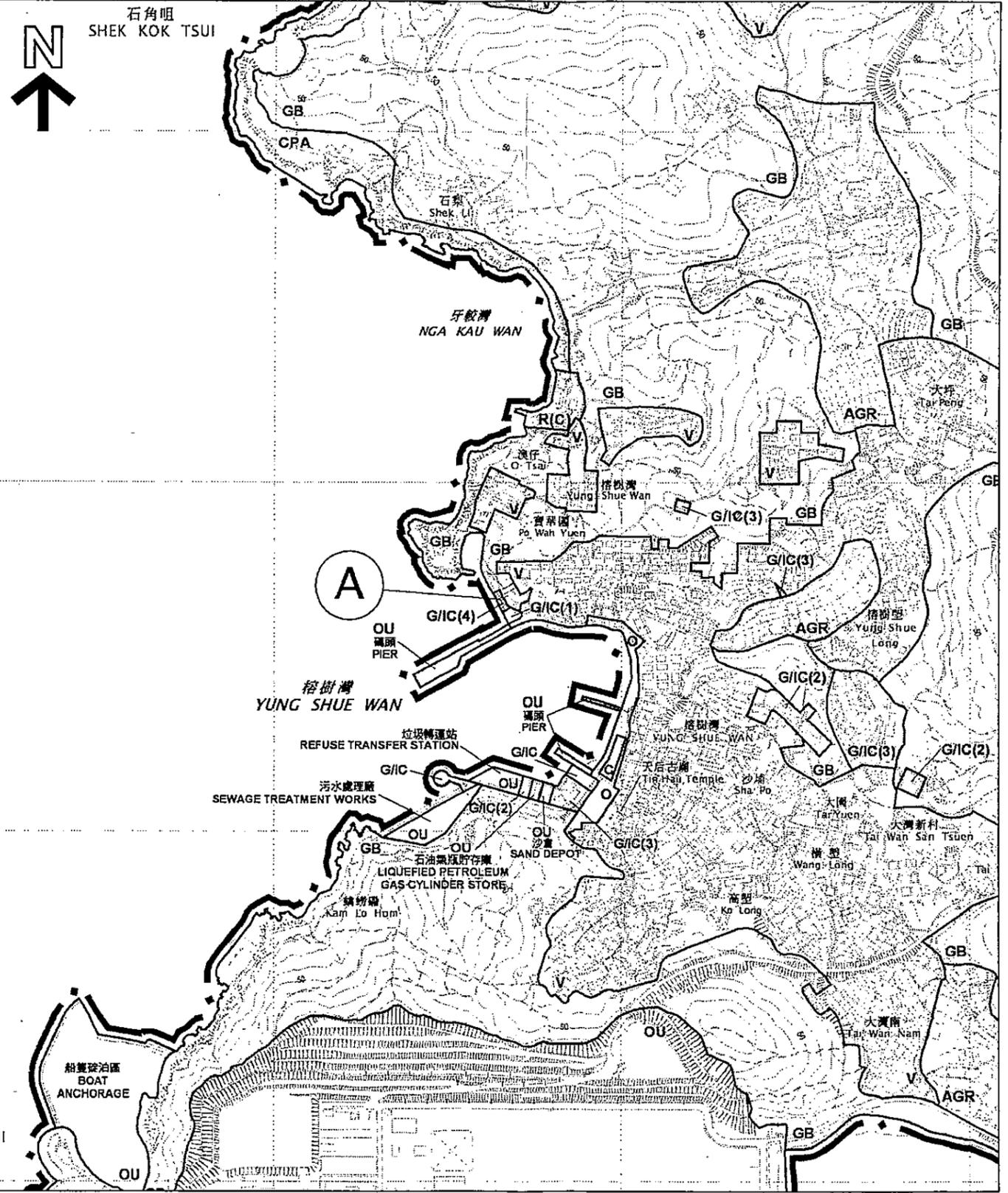
89. 議事完畢，會議於下午 5 時 43 分結束。下次會議定於 2013 年 10 月 21 日(星期一)下午 2 時正舉行。

90. 主席表示，秘書處已安排在本年 9 月 16 日下午 1 時 30 分，即在地區設施管理委員會會議舉行之前，拍攝離島區議員大合照。他請各位議員安排時間出席。

-完-



南丫島分區計劃大綱核准圖編號 S/I-LI/9  
 APPROVED LAMMA ISLAND OUTLINE ZONING PLAN No. S/I-LI/9



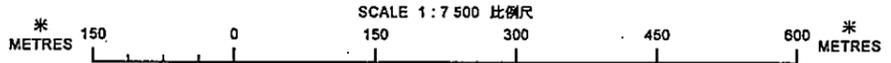
南丫島分區計劃大綱核准圖編號 S/I-LI/9 的擬議修訂  
 PROPOSED AMENDMENTS TO THE APPROVED LAMMA ISLAND OUTLINE ZONING PLAN No. S/I-LI/9

 擬議修訂項目  
 PROPOSED AMENDMENT ITEM

本摘要圖於2014年3月4日擬備，所根據的資料為於2007年6月5日核准的分區計劃大綱圖編號S/I-LI/9  
 EXTRACT PLAN PREPARED ON 4.3.2014  
 BASED ON OUTLINE ZONING PLAN No. S/I-LI/9  
 APPROVED ON 5.6.2007

位置圖 LOCATION PLAN

南丫島分區計劃大綱核准圖編號 S/I-LI/9 的擬議修訂  
 PROPOSED AMENDMENTS TO THE APPROVED LAMMA ISLAND OUTLINE ZONING PLAN No. S/I-LI/9

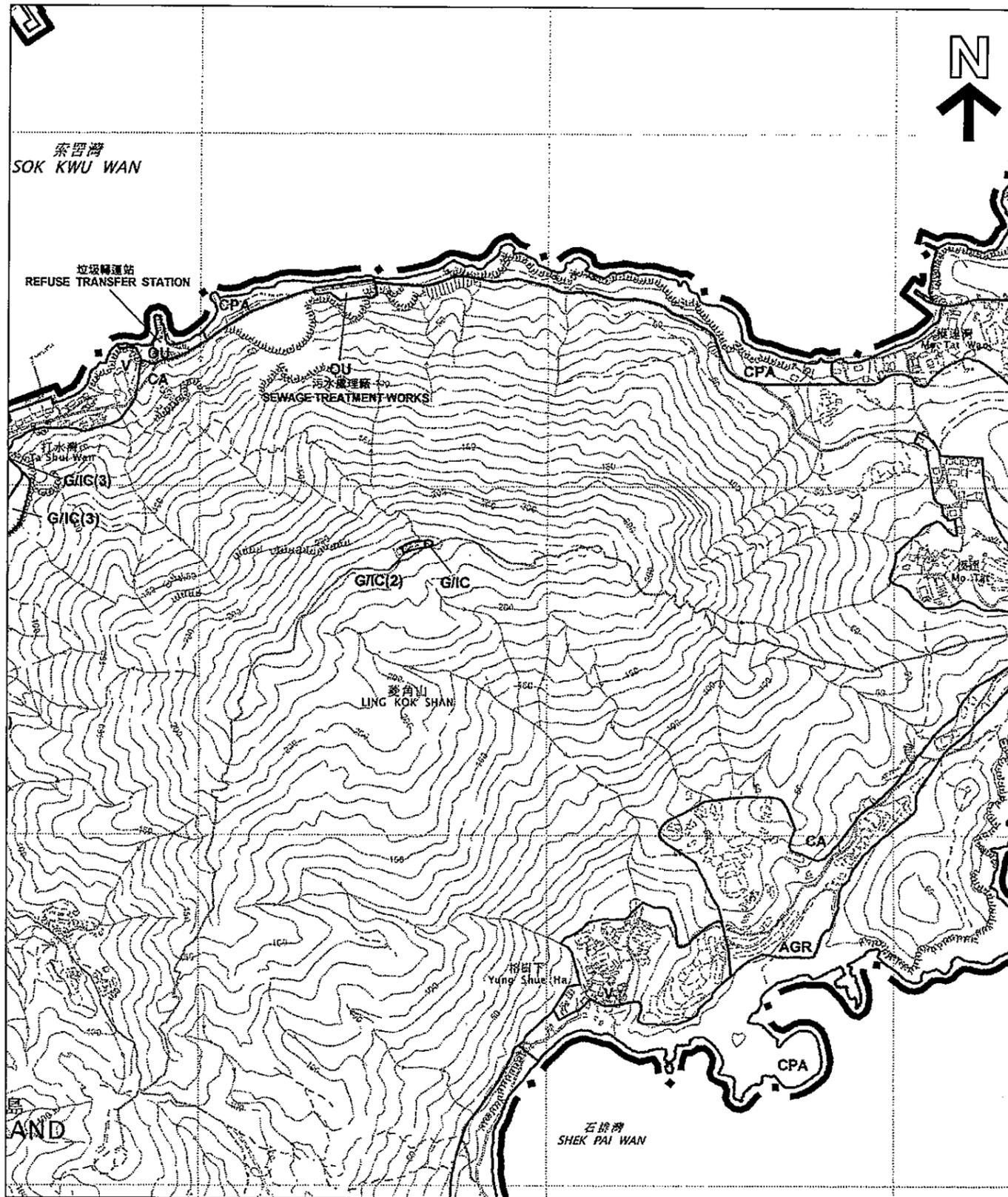


規劃署  
 PLANNING DEPARTMENT

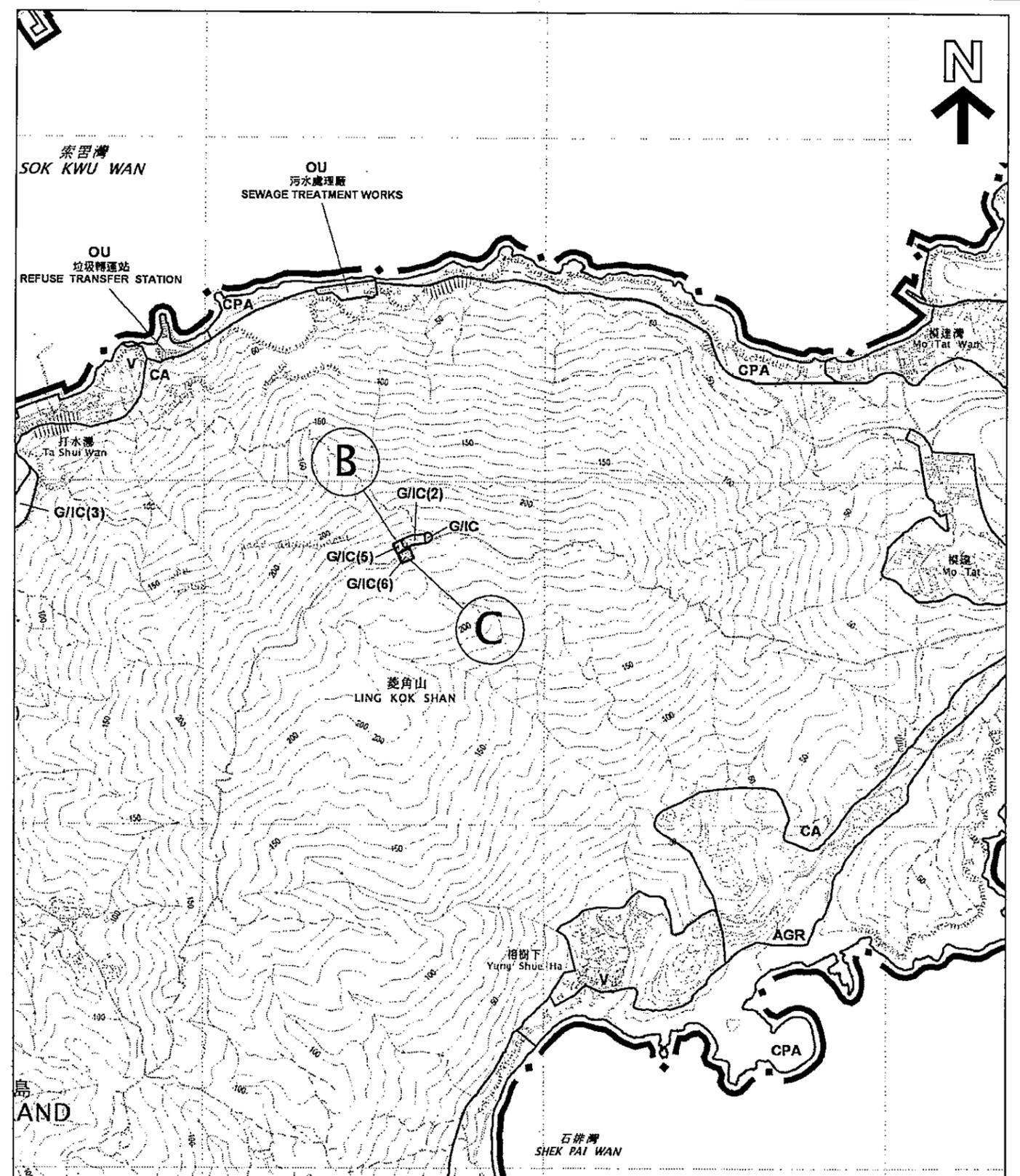


參考編號  
 REFERENCE No.  
 M/LI/13/154

圖 PLAN  
 1a



南丫島分區計劃大綱核准圖編號 S/I-LI/9  
 APPROVED LAMMA ISLAND OUTLINE ZONING PLAN No. S/I-LI/9



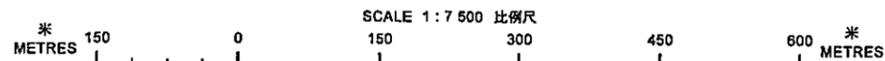
南丫島分區計劃大綱核准圖編號 S/I-LI/9 的擬議修訂  
 PROPOSED AMENDMENTS TO THE APPROVED LAMMA ISLAND OUTLINE ZONING PLAN No. S/I-LI/9

 擬議修訂項目  
 PROPOSED AMENDMENT ITEMS

本摘要圖於2014年3月5日擬備，所根據的資料為於2007年6月5日核准的分區計劃大綱圖編號S/I-LI/9  
 EXTRACT PLAN PREPARED ON 5.3.2014  
 BASED ON OUTLINE ZONING PLAN No. S/I-LI/9  
 APPROVED ON 5.6.2007

位置圖 LOCATION PLAN

南丫島分區計劃大綱核准圖編號 S/I-LI/9 的擬議修訂  
 PROPOSED AMENDMENTS TO THE APPROVED LAMMA ISLAND OUTLINE ZONING PLAN No. S/I-LI/9



規劃署  
 PLANNING DEPARTMENT



參考編號  
 REFERENCE No.  
 M/LI/13/154

圖 PLAN  
 1b



海  
SEA



**擬議修訂項目  
PROPOSED AMENDMENT ITEM**

 由「政府、機構或社區(1)」地帶  
改劃為「政府、機構或社區(4)」地帶  
TO BE REZONED FROM "G/IC(1)" TO  
"G/IC(4)"

**圖例 LEGEND**

- R(C)** 住宅(丙類)  
RESIDENTIAL (GROUP C)
- CPA** 海岸保護區  
COASTAL PROTECTION AREA
- V** 鄉村式發展  
VILLAGE TYPE DEVELOPMENT
- G/IC** 政府、機構或社區  
GOVERNMENT, INSTITUTION  
OR COMMUNITY
- GB** 綠化地帶  
GREEN BELT
- O** 休憩用地  
OPEN SPACE
- OU** 其他指定用途  
OTHER SPECIFIED USES
- ①**  實地照片的觀景點(參閱圖4a)  
VIEWING POINT OF SITE PHOTOS  
(REFER TO PLAN 4a)

**平面圖 SITE PLAN**

南丫島分區計劃大綱核准圖編號 S/I-LI/9 的擬議修訂  
PROPOSED AMENDMENTS TO THE APPROVED  
LAMMA ISLAND OUTLINE ZONING PLAN No. S/I-LI/9

規劃署  
PLANNING  
DEPARTMENT



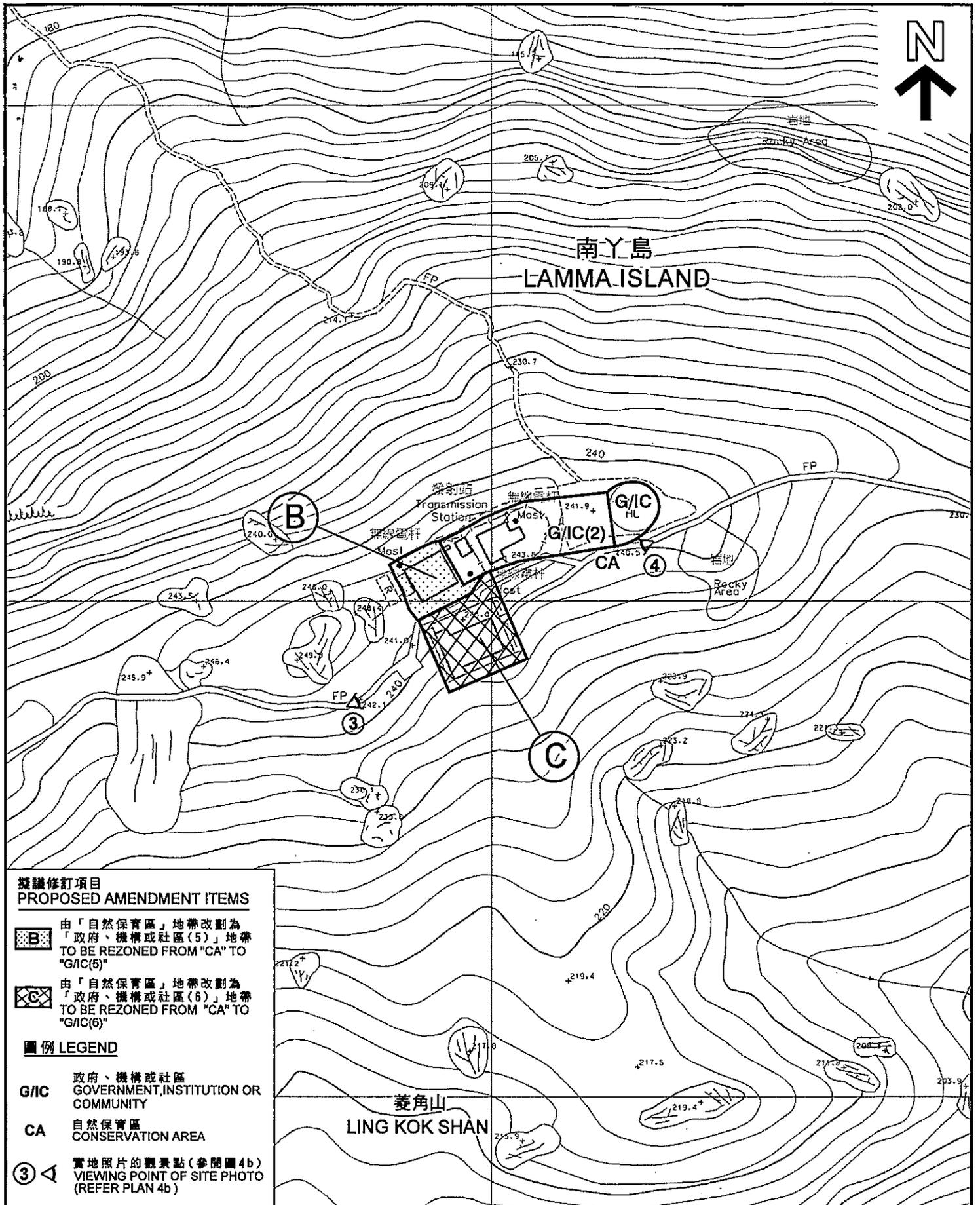
參考編號  
REFERENCE No.  
M/LI/13/154

**PLAN**  
2a

本摘要圖於2014年3月5日擬備，  
所根據的資料為測量圖編號  
14-NE-10C和10D

EXTRACT PLAN PREPARED ON 5.3.2014  
BASED ON SURVEY SHEETS  
No. 14-NE-10C & 10D





**擬議修訂項目**  
**PROPOSED AMENDMENT ITEMS**

**B** 由「自然保育區」地帶改劃為「政府、機構或社區(5)」地帶  
 TO BE REZONED FROM "CA" TO "G/IC(5)"

**C** 由「自然保育區」地帶改劃為「政府、機構或社區(6)」地帶  
 TO BE REZONED FROM "CA" TO "G/IC(6)"

**圖例 LEGEND**

**G/IC** 政府、機構或社區  
 GOVERNMENT, INSTITUTION OR COMMUNITY

**CA** 自然保育區  
 CONSERVATION AREA

**③** 實地照片的觀景點 (參閱圖 4b)  
 VIEWING POINT OF SITE PHOTO (REFER PLAN 4b)

本摘要圖於2014年3月5日擬備；  
 所根據的資料為測量圖編號  
 15-NW-17C和17D  
 EXTRACT PLAN PREPARED ON 5.3.2014  
 BASED ON SURVEY SHEET Nos.  
 15-NW-17C & 17D

**平面圖 SITE PLAN**

南丫島分區計劃大綱核准圖編號 S/I-L1/9 的擬議修訂  
 PROPOSED AMENDMENTS TO THE APPROVED  
 LAMMA ISLAND OUTLINE ZONING PLAN No. S/I-L1/9

SCALE 1:1 000 比例尺

米 METRES 20 0 20 40 米 METRES

規劃署  
**PLANNING DEPARTMENT**

參考編號  
 REFERENCE No.  
**M/LI/13/154**

**PLAN 2b**



**擬議修訂項目**  
**PROPOSED AMENDMENT ITEM**

**A** 由「政府、機構或社區(1)」地帶  
 改劃為「政府、機構或社區(4)」地帶  
 TO BE REZONED FROM  
 "G/IC(1)" TO "G/IC(4)"

**I** 合成照片的觀景點(參閱圖6a, 6b, 6c及6d)  
 VIEWING POINT OF PHOTOMONTAGE  
 (REFER PLANS 6a, 6B, 6C, & 6D)

**航攝照片 AERIAL PHOTO**

**規劃署**  
**PLANNING**  
**DEPARTMENT**



南丫島分區計劃大綱核准圖編號 S/I-LI/9 的擬議修訂  
**PROPOSED AMENDMENTS TO THE APPROVED**  
**LAMMA ISLAND OUTLINE ZONING PLAN No. S/I-LI/9**

參考編號  
 REFERENCE No.  
**M/LI/13/154**

**圖 PLAN**  
**3a**

本摘要圖於2014年3月4日擬備，  
 所根據的資料為地政總署於2013年1月2日  
 拍得的航攝照片編號CW99355  
 EXTRACT PLAN PREPARED ON 4.3.2014  
 BASED ON AERIAL PHOTO No. CW99355  
 TAKEN ON 2.1.2013  
 BY LANDS DEPARTMENT



南丫島  
LAMMA ISLAND

(B)

(C)

菱角山  
LING KOK SHAN

擬議修訂項目  
PROPOSED AMENDMENT ITEMS

(B)

由「自然保育區」地帶  
改劃為「政府、機構或社區(5)」地帶  
TO BE REZONED FROM  
"CA" TO "G/IC(5)"

(C)

由「自然保育區」地帶  
改劃為「政府、機構或社區(6)」地帶  
TO BE REZONED FROM  
"CA" TO "G/IC(6)"

航攝照片 AERIAL PHOTO

規劃署  
PLANNING  
DEPARTMENT



本摘要圖於2014年3月20日擬備，  
所根據的資料為地政總署於2013年1月2日  
拍得的航攝照片編號CW99389  
EXTRACT PLAN PREPARED ON 20.3.2014  
BASED ON AERIAL PHOTO No. CW99389  
TAKEN ON 2.1.2013  
BY LANDS DEPARTMENT

南丫島分區計劃大綱核准圖編號 S/I-LI/9 的擬議修訂  
PROPOSED AMENDMENTS TO THE APPROVED  
LAMMA ISLAND OUTLINE ZONING PLAN No. S/I-LI/9

參考編號  
REFERENCE No.  
M/LI/13/154

圖 PLAN  
3b

觀景點 VIEWING POINT 1



觀景點 VIEWING POINT 2



南丫島北段公共圖書館  
NORTH LAMMA PUBLIC LIBRARY

Ⓐ 擬議修訂項目  
PROPOSED AMENDMENT ITEM

實地照片 SITE PHOTOS

南丫島分區計劃大綱核准圖編號 S/I-LI/9 的擬議修訂  
PROPOSED AMENDMENTS TO THE APPROVED  
LAMMA ISLAND OUTLINE ZONING PLAN No. S/I-LI/9

規劃署  
PLANNING  
DEPARTMENT

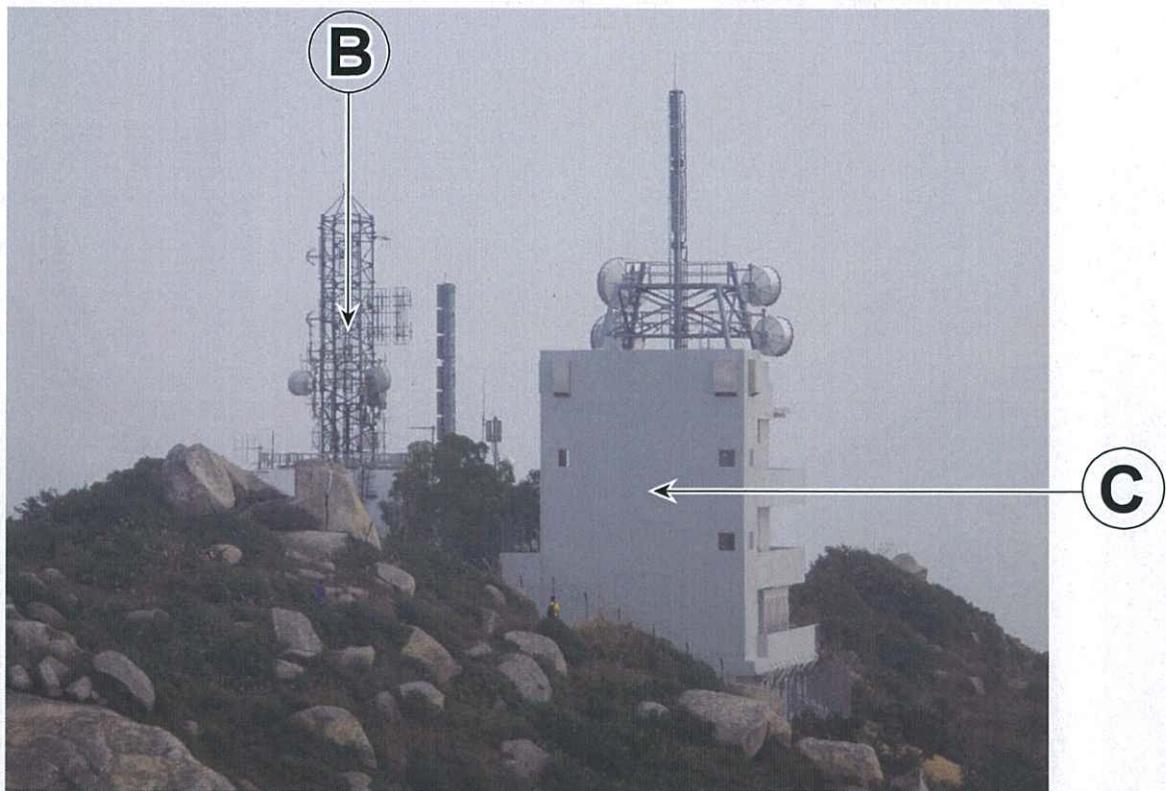


本圖於2014年3月4日擬備，所根據的資料  
為攝於2013年10月18日的實地照片  
PLAN PREPARED ON 4.3.2014  
BASED ON SITE PHOTOS  
TAKEN ON 18.10.2013

參考編號  
REFERENCE No.  
M/LI/13/154

圖 PLAN  
4a

觀景點 VIEWING POINT 3



觀景點 VIEWING POINT 4



位於菱角山的電視發射塔及電台發射站  
Television and Radio Transmission Stations at Ling Kok Shan

**B** 擬議修訂項目  
**C** PROPOSED AMENDMENT ITEMS

實地照片 SITE PHOTOS

南丫島分區計劃大綱核准圖編號 S/I-LI/9 的擬議修訂  
PROPOSED AMENDMENTS TO THE APPROVED  
LAMMA ISLAND OUTLINE ZONING PLAN No. S/I-LI/9

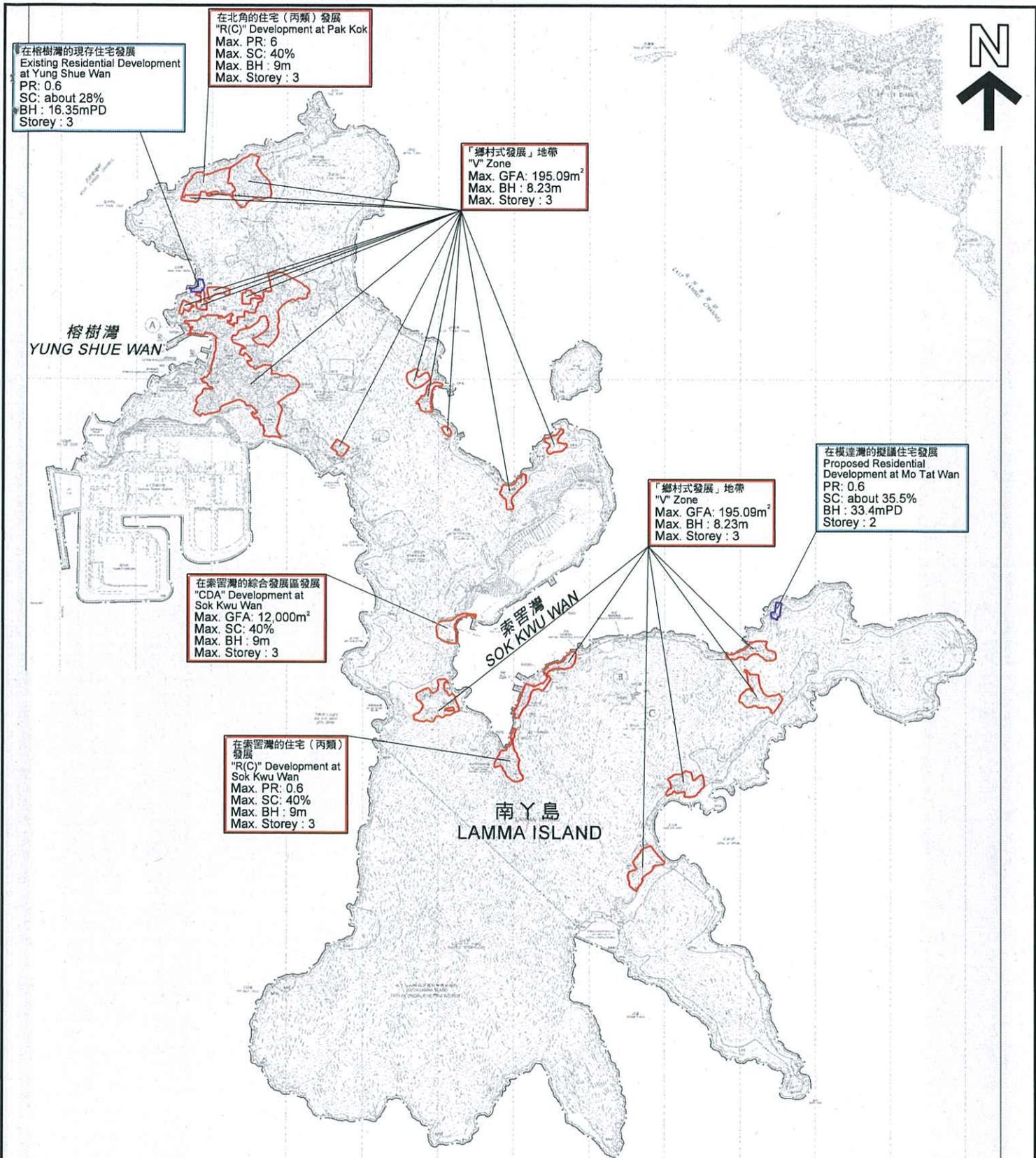
規劃署  
PLANNING  
DEPARTMENT



本圖於2014年3月4日擬備，所根據的資料  
為攝於2013年12月10日的實地照片  
PLAN PREPARED ON 4.3.2014  
BASED ON SITE PHOTOS  
TAKEN ON 10.12.2013

參考編號  
REFERENCE No.  
M/LI/13/154

圖 PLAN  
4b



**圖例 LEGEND**

「鄉村式發展」地帶  
"V" Zone  
Max. GFA: 195.09m<sup>2</sup>  
Max. BH: 8.23m  
Max. Storey: 3

依據分區計劃大綱圖的發展限制  
BASED ON DEVELOPMENT RESTRICTIONS IN THE OUTLINE ZONING PLAN

在模達灣的擬議住宅發展  
Proposed Residential Development at Mo Tat Wan  
PR: 0.6  
SC: about 35.5%  
BH: 33.4mPD  
Storey: 2

依據已批准的建築圖則的發展參數  
BASED ON DEVELOPMENT PARAMETERS OF THE APPROVED BUILDING PLAN

**南丫島的發展密度**  
**DEVELOPMENT INTENSITY OF LAMMA ISLAND**

南丫島分區計劃大綱核准圖編號 S/I-LI/9 的擬議修訂  
PROPOSED AMENDMENTS TO THE APPROVED LAMMA ISLAND OUTLINE ZONING PLAN No. S/I-LI/9

**規劃署**  
**PLANNING DEPARTMENT**



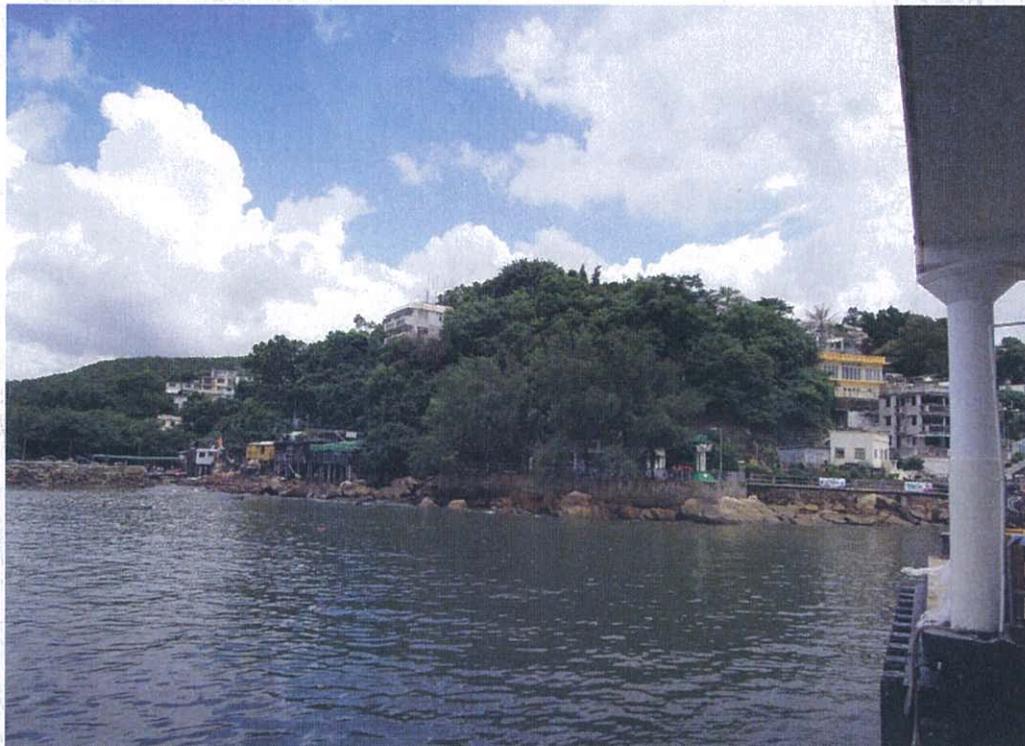
參考編號  
REFERENCE No.  
**M/LI/13/154**

圖 **PLAN**  
**5**

本摘要圖於2014年3月14日擬備  
EXTRACT PLAN PREPARED ON 14.3.2014

SCALE 1 : 35 000 比例尺  
METRES 500 0 500 1000 1500 METRES

現存景觀 EXISTING VIEW



施工後 AFTER COMPLETION



由榕樹灣渡輪碼頭眺望

VIEW FROM YUNG SHUE WAN FERRY PIER

擬議修訂項目A(只作識別用)  
PROPOSED AMENDMENT ITEM A  
(FOR IDENTIFICATION PURPOSE ONLY)

合成照片 PHOTOMONTAGE

南丫島分區計劃大綱核准圖編號 S/I-LI/9 的擬議修訂  
PROPOSED AMENDMENTS TO THE APPROVED  
LAMMA ISLAND OUTLINE ZONING PLAN No. S/I-LI/9

規劃署  
PLANNING  
DEPARTMENT



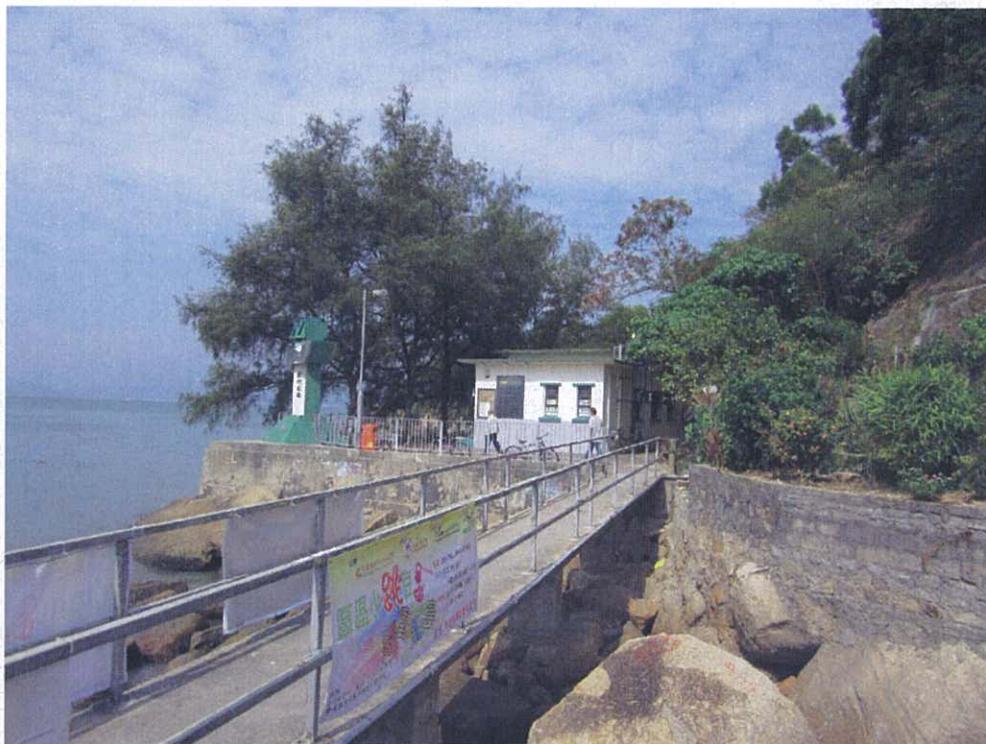
本圖於2014年3月4日擬備，  
(來源：利安顧問有限公司提交的繪圖)  
PLAN PREPARED ON 4.3.2014  
(Source : DRAWINGS SUBMITTED BY  
LEIGH & ORANGE LTD.)

參考編號  
REFERENCE No.  
M/LI/13/154

圖 PLAN  
6a

現存景觀 EXISTING VIEW

觀景點 VIEWING POINT II



施工後 AFTER COMPLETION



由榕樹灣大街眺望

VIEW FROM YUNG SHUE WAN MAIN STREET

擬議修訂項目A(只作識別用)  
 PROPOSED AMENDMENT ITEM A  
 (FOR IDENTIFICATION PURPOSE ONLY)

合成照片 PHOTOMONTAGE

南丫島分區計劃大綱核准圖編號 S/I-LI/9 的擬議修訂  
 PROPOSED AMENDMENTS TO THE APPROVED  
 LAMMA ISLAND OUTLINE ZONING PLAN No. S/I-LI/9

規劃署  
 PLANNING  
 DEPARTMENT



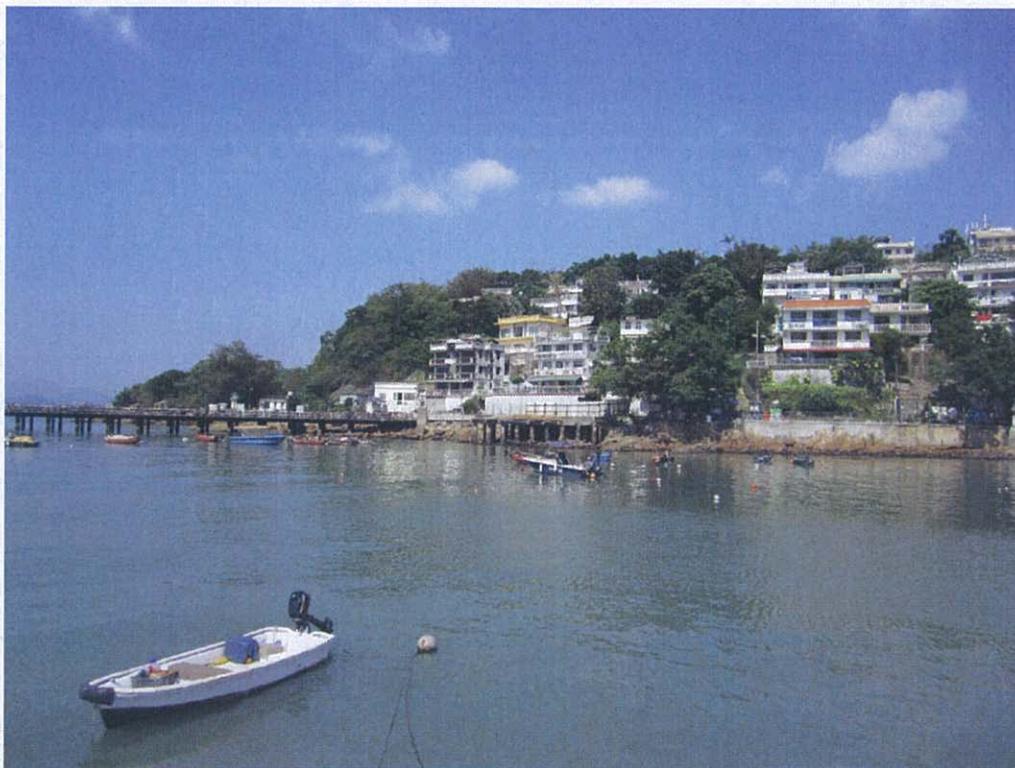
參考編號  
 REFERENCE No.  
 M/LI/13/154

圖 PLAN  
 6b

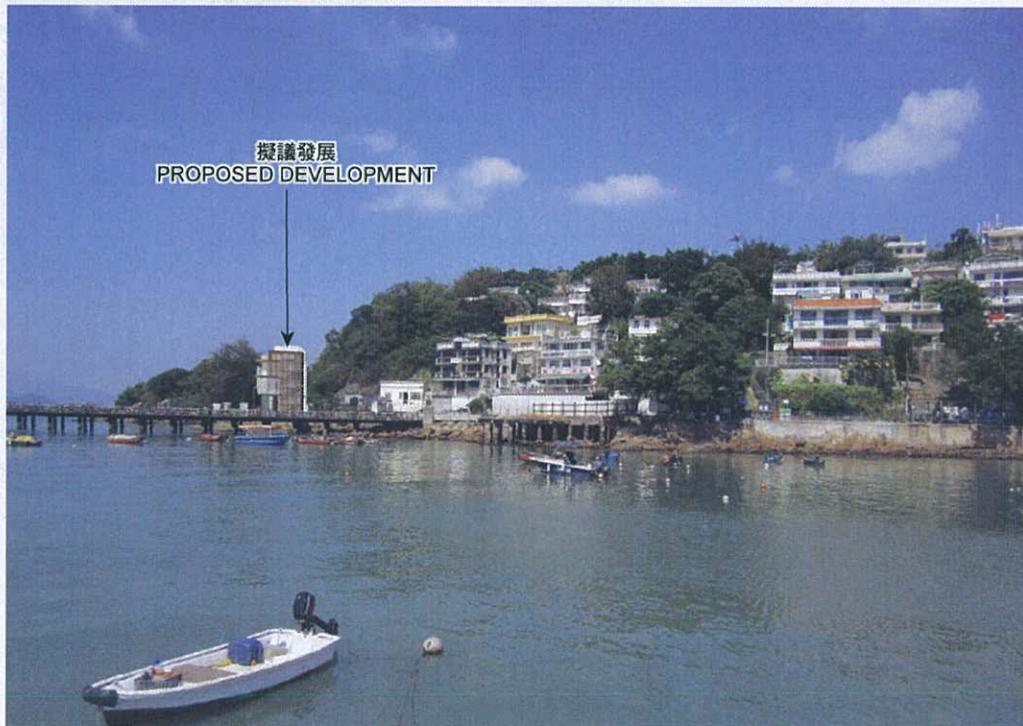
本圖於2014年3月5日擬備，  
 (來源：利安顧問有限公司提交的繪圖)  
 PLAN PREPARED ON 5.3.2014  
 (Source : DRAWINGS SUBMITTED BY  
 LEIGH & ORANGE LTD.)

現存景觀 EXISTING VIEW

觀景點 VIEWING POINT III



施工後 AFTER COMPLETION



由榕樹灣渡頭眺望

VIEW FROM THE JETTY OF YUNG SHUE WAN

擬議修訂項目A(只作識別用)  
PROPOSED AMENDMENT ITEM A  
(FOR IDENTIFICATION PURPOSE ONLY)

合成照片 PHOTOMONTAGE

南丫島分區計劃大綱核准圖編號 S/I-LI/9 的擬議修訂  
PROPOSED AMENDMENTS TO THE APPROVED  
LAMMA ISLAND OUTLINE ZONING PLAN No. S/I-LI/9

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/LI/13/154

圖 PLAN  
6c

本圖於2014年3月5日擬備，  
(來源：利安顧問有限公司提交的繪圖)  
PLAN PREPARED ON 5.3.2014  
(Source : DRAWINGS SUBMITTED BY  
LEIGH & ORANGE LTD.)

現存景觀 EXISTING VIEW

觀景點 VIEWING POINT IV



施工後 AFTER COMPLETION



由榕樹灣的休憩處眺望  
VIEW FROM A SITTING OUT AREA  
AT YUNG SHUE WAN

擬議修訂項目A(只作識別用)  
PROPOSED AMENDMENT ITEM A  
(FOR IDENTIFICATION PURPOSE ONLY)

合成照片 PHOTOMONTAGE

本圖於2014年3月5日擬備，  
(來源：利安顧問有限公司提交的繪圖)  
PLAN PREPARED ON 5.3.2014  
(Source : DRAWINGS SUBMITTED BY  
LEIGH & ORANGE LTD.)

南丫島分區計劃大綱核准圖編號 S/I-LI/9 的擬議修訂  
PROPOSED AMENDMENTS TO THE APPROVED  
LAMMA ISLAND OUTLINE ZONING PLAN No. S/I-LI/9

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/LI/13/154

圖 PLAN  
6d