

**Updating of the List of  
Proposed Reclamation Projects**

**1. Purpose**

This paper is to inform the Town Planning Board (the Board) of the proposed reclamation projects as detailed in paragraph 3 and to seek the Board's agreement on whether:

- (a) the administrative arrangement on reclamation should apply; and
- (b) the projects should be covered by statutory town plans.

**2. Background**

On 29.11.1996, the Board agreed to the administrative arrangement under which the procedures under the Town Planning Ordinance (TPO) and the Foreshore and Sea-bed (Reclamations) Ordinance (FS(R)O) could be proceeded in parallel, but with the requirement that the town planning procedures be completed before the authorization of a reclamation under the FS(R)O. This is to ensure that the Board would consider the statutory town plans before the reclamation is authorized. Apart from projects such as small-scale piers, land points, utilities and facilities along the shoreline which had previously been agreed to be exempted from the aforesaid procedures, all proposed reclamations should be submitted to the Board for consideration so as to ascertain whether the projects concerned should be covered by statutory town plans and whether the new administrative arrangement should apply.

**3. Proposed Reclamation Projects**

**Proposed Improvement Works at Ma Wan Tung Wan Beach**

- 3.1 Ma Wan Tung Wan Beach is a gazetted beach of the Leisure and Cultural Services Department. It is located on the eastern coast of Ma Wan and is partly zoned "Open Space" and partly zoned "Comprehensive

Development Area” on the approved Ma Wan Outline Zoning Plan (OZP) No. S/I-MWI/14 (Plans 1 to 4). Improvement works to the Ma Wan Tung Wan Beach comprise two phases and were initiated and have been/will be undertaken by the developer of the Park Island on Ma Wan Island. The Phase 1 improvement works which involved mainly the upgrading of the existing beach facilities was completed in 2004. The Phase II Improvement Works will mainly involve filling of sand in an area of about 3.47 ha of foreshore and sea-bed to extend the sandy area of the Tung Wan Beach (Plan 3). The sandy area of the beach will increase from about 3,400m<sup>2</sup> to about 15,000m<sup>2</sup>.

- 3.2 An Environmental Permit for the proposed Phase II Improvement Works was issued by the Director of Environmental Protection (DEP) in May 2005. There are no adverse environmental impacts envisaged. The programme for gazettal under the FS(R)O has yet to be fixed.
- 3.3 In view of the large area of sand filling to be undertaken along the foreshore and sea-bed and the extension of the sandy area of the beach, it is proposed that the eastern boundary of the OZP be extended to impose statutory planning control on the extended beach area. In consistent with the Board’s convention that the plan/zoning boundary on the waterfront should follow the high water mark, it is proposed to extend the boundary of the OZP to cover the extended beach area up to the high water mark (i.e. 2.3mPD). The planning scheme area for the Ma Wan OZP will then be increased by about 2 ha (Plan 3). To enable the CE in C to consider all possible representations and comments under the TPO and objections under the FS(R)O, the administrative arrangement as detailed in paragraph 2 above should apply, i.e. the OZP would be amended in accordance with the provision of TPO and that the town planning process would be completed before authorization under the FS(R)O.

#### Phase III Redevelopment of the Hong Kong Federation of Youth Groups Jockey Club Sai Kung Outdoor Training Camp

- 3.4 The Hong Kong Federation of Youth Groups (HKFYG) Jockey Club Sai Kung Outdoor Training Camp is partly zoned “Recreation” (“REC”) and partly zoned “Country Park” (CP) on the approved Tai Mong Tsai and Tsam Chuk Wan Outline Zoning Plan (OZP) No. S/SK-TMT/4 (Plans 5 and 6). The training camp currently provides the general public, particularly young people with social, recreation, educational, nature conservation, sports and leisure activities. To meet the increasing demand from the public, HKFYG has been planning to redevelop its facilities. The redevelopment project

will include, amongst others, erection of two platform decks near the existing slipway to provide ground level open area for outdoor activities.

- 3.5 The EIA Report for the redevelopment project was approved in December 2010 and an EP was also issued by the DEP in January 2011. There are no adverse environmental impacts as confirmed by the approved EIA Report. As part of the training camp falls within "CP", the redevelopment project was also considered by the Country and Marine Park Board on 28.1.2011, which had no objection to the project.
- 3.6 According to the HKFYG's latest submission for land grant processing which was approved by the Sai Kung District Lands Conference in December 2011, only one platform deck with a size of about 170m<sup>2</sup> is proposed and requires gazettal under the FS(R)O (Plan 7). The programme for gazettal under the FS(R)O has yet to be fixed. Since the proposed erection of the platform deck is small-scale in nature and ancillary to the existing training camp with insignificant planning implications, it is recommended not to extend the Tai Mong Tsai and Tsam Chuk Wan OZP to cover the proposed reclamation area and that the administrative arrangement would not apply.

#### Development of an Offshore Wind Farm in Hong Kong

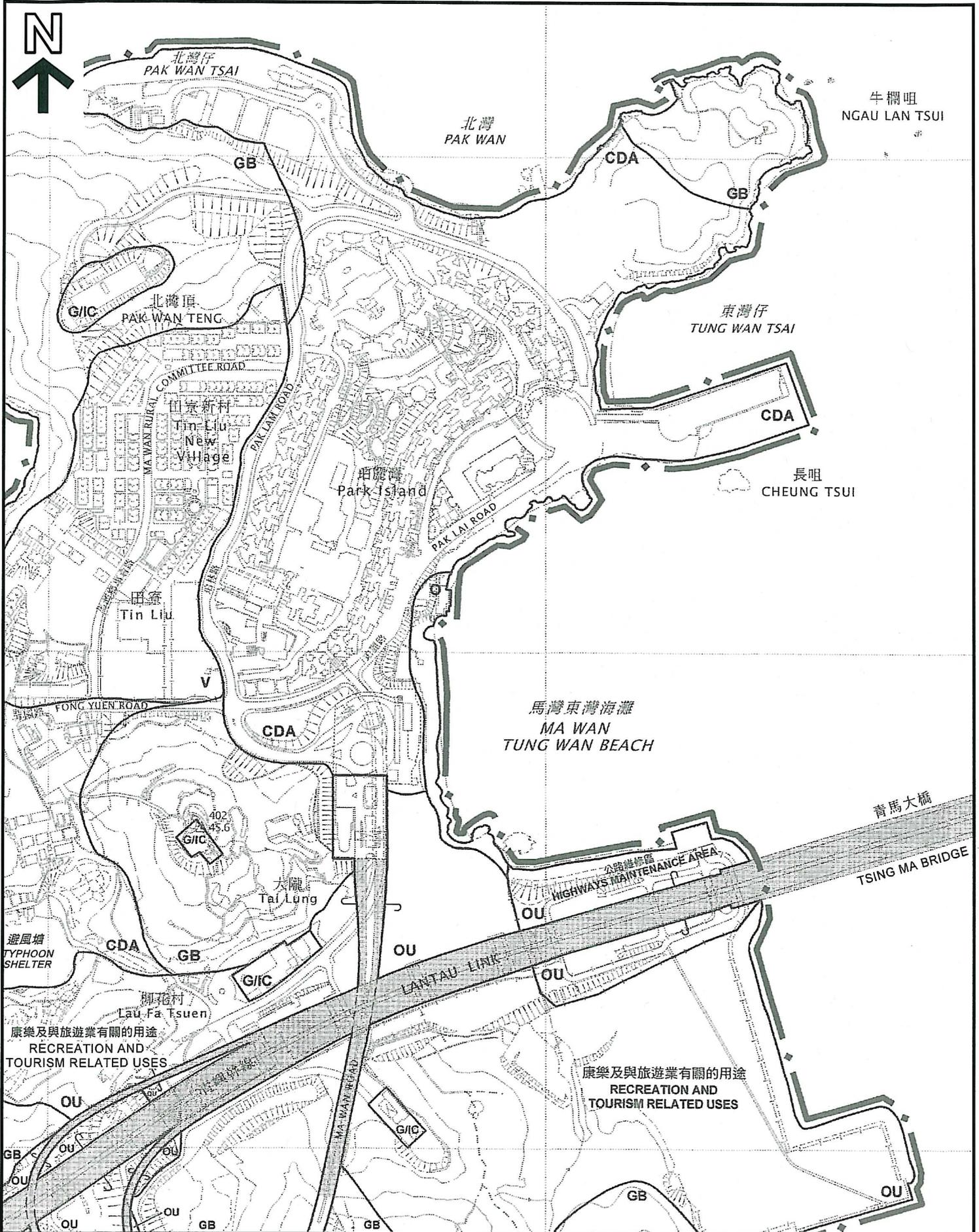
- 3.7 The Hong Kong Electric proposes to develop an offshore wind farm in Hong Kong. The wind farm (about 600 ha in area) will be located at 3.5km southwest of Lamma Island (Plans 8 and 9) and will involve the installation of 28 to 35 wind turbines. The project is intended to provide renewable energy sources for power generation in Hong Kong.
- 3.8 The wind turbines (with the highest point at 145mPD and a diameter of about 7m) will be supported by pile foundations fixed to the seabed. The distance between the wind turbines range from about 360m to about 650m and sea vessels can freely navigate between the turbines (Plan 8).
- 3.9 The EIA Report for the project was approved with conditions in May 2010 and an EP was also issued by the DEP in June 2010. There are no adverse environmental impacts as confirmed by the approved EIA Report.
- 3.10 The programme for gazettal under the FS(R)O has yet to be fixed. Since the proposed reclamation in the form of monopole at seabed level would have little, except visual, planning implications, preparation of statutory town plan may not be necessary to cover the proposed project and that the administrative arrangement would not apply.

**4. Recommendations**

The Board is invited to:

- (a) note the three proposed reclamation projects detailed in paragraph 3 above;
- (b) agree that the administrative arrangement on reclamation should apply to the proposed reclamation at Ma Wan Tung Wan Beach; and
- (c) agree that the administrative arrangement on reclamation should not apply to the proposed reclamation at the Hong Kong Federation of Youth Groups Jockey Club Sai Kung Outdoor Training Camp and the proposed Offshore Wind Farm.

Planning Department  
March 2012



EXTRACT PLAN PREPARED ON 20.3.2012  
 BASED ON OUTLINE ZONING PLAN No.  
 S/I-MWI/14 APPROVED ON 2.6.2009

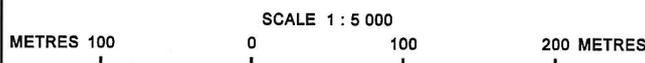
**LOCATION PLAN**  
**MA WAN**  
**TUNG WAN BEACH**

**PLANNING DEPARTMENT**



REFERENCE No.  
**M/TW/12/15**

**PLAN**  
 1





馬灣大街村北  
Ma Wan Main Street Village North

田寮新村  
Tin Liu New Village

馬灣大街村中  
Ma Wan Main Street Village Central

馬灣大街村東  
Ma Wan Main Street Village East

珀麗灣  
PARK ISLAND

貝殼廣場  
Shell Piazza

田寮  
Tin Liu

中華基督教會  
基慧小學 (馬灣)  
C.C.C. Kei Wai  
Primary School  
(Ma Wan)

馬灣東灣泳灘  
Ma Wan  
Tung Wan Beach

芳園路  
FONG YUEN ROAD

田寮路  
PAK LAI ROAD

珀麗路

PAK LAM ROAD

馬灣公園  
Ma Wan Park

大隴  
Tai Lung

挪亞方舟  
Noah's Ark

馬灣警崗  
Ma Wan Police Post

馬灣消防局  
Ma Wan Fire Station

LANTAU LINK

青嶼幹線

EXTRACT PLAN PREPARED ON 20.3.2012  
BASED ON AERIAL PHOTO No. CS29521  
TAKEN ON 31.10.2010 BY LANDS  
DEPARTMENT

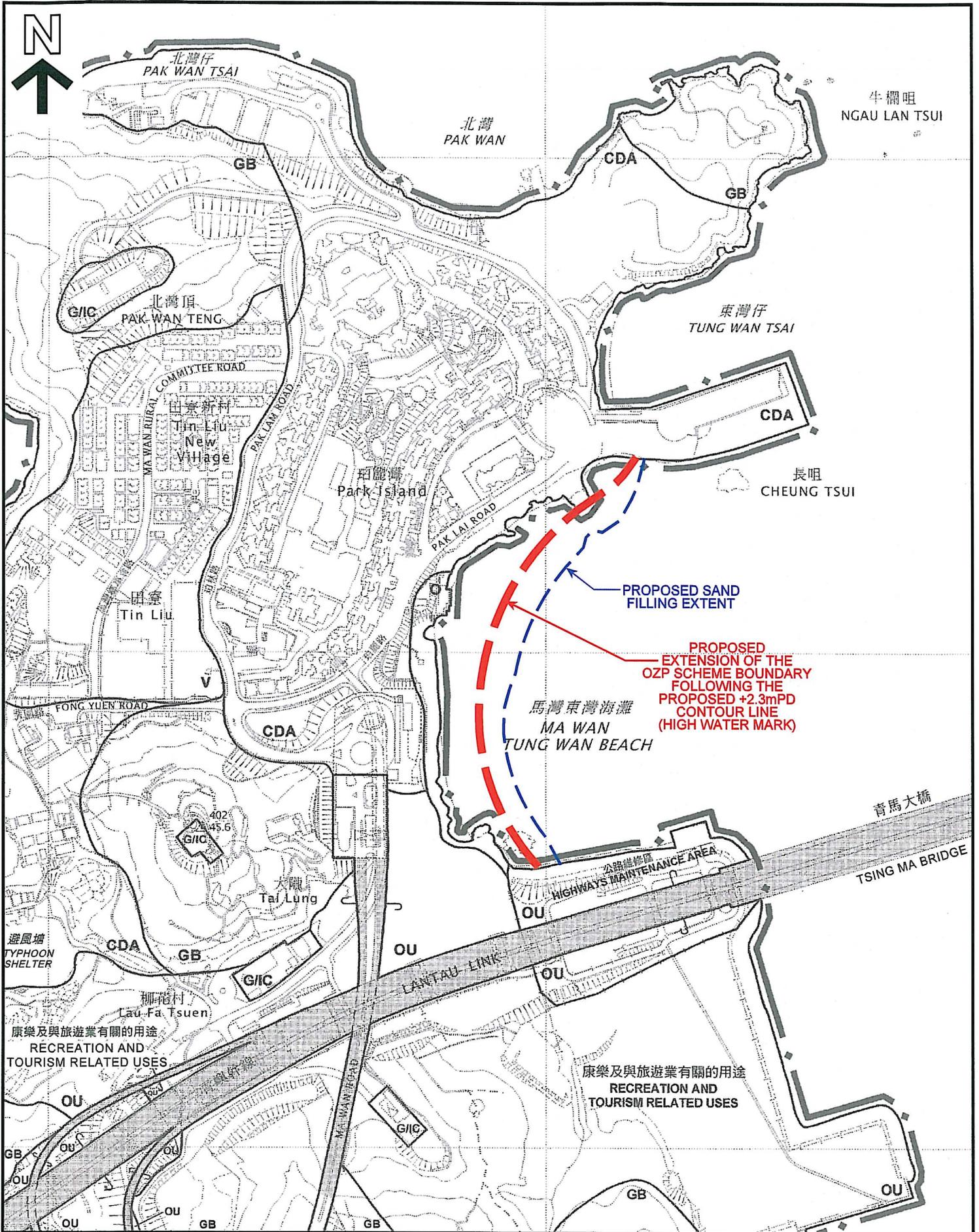
### AERIAL PHOTO

MA WAN  
TUNG WAN BEACH

PLANNING DEPARTMENT 

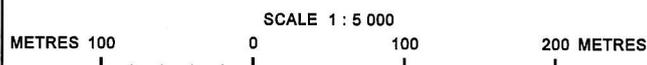
REFERENCE No.  
M/TW/12/15

PLAN  
2



**LOCATION PLAN**  
**MA WAN**  
**TUNG WAN BEACH**

EXTRACT PLAN PREPARED ON 20.3.2012  
 BASED ON OUTLINE ZONING PLAN No.  
 S/I-MWI/14 APPROVED ON 2.6.2009



**PLANNING**  
**DEPARTMENT**



REFERENCE No.  
**M/TW/12/15**

**PLAN**  
**3**



PLAN PREPARED ON 20.3.2012  
 BASED ON SITE PHOTOS TAKEN  
 ON 22.2.2011 AND 8.3.2012

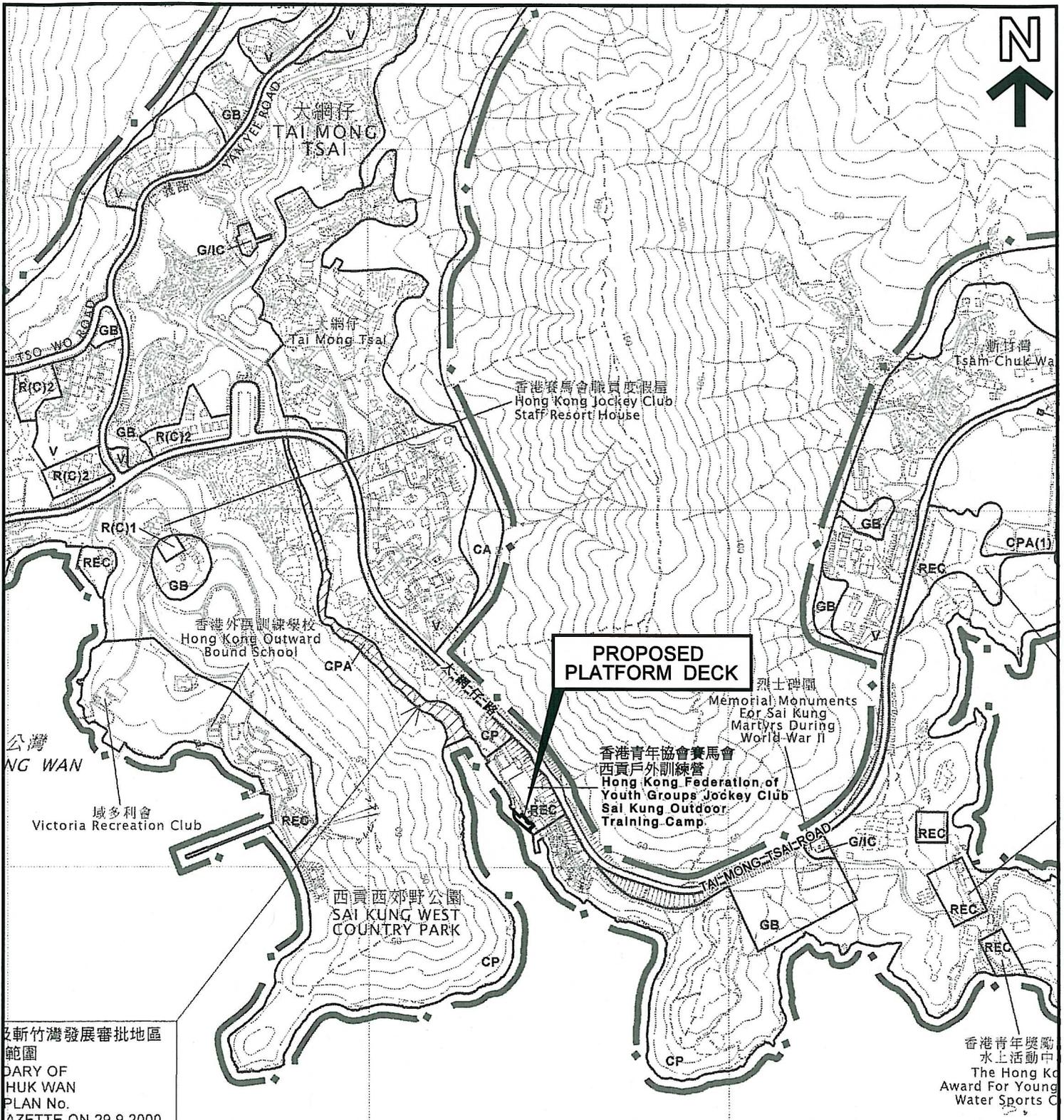
SITE PHOTOS  
 MA WAN  
 TUNG WAN BEACH

PLANNING  
 DEPARTMENT



REFERENCE No.  
 M/TW/12/15

PLAN  
 4



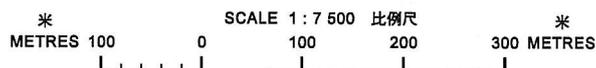
及斬竹灣發展審批地區  
範圍  
DARY OF  
HUK WAN  
PLAN No.  
AZETTE ON 29.9.2000

主題地點界線只作識別用  
SUBJECT SITE BOUNDARY  
FOR IDENTIFICATION PURPOSE ONLY

**位置圖 LOCATION PLAN**

**PROPOSED PLATFORM DECK  
AT TAI MONG TSAI, SAI KUNG**

本摘要圖於2012年3月19日擬備，  
所根據的資料為  
於2008年3月11日核准的分區計劃大綱圖  
編號S/SK-TMT/4  
EXTRACT PLAN PREPARED ON 19.3.2012  
BASED ON OUTLINE ZONING PLAN No.  
S/SK-TMT/4 APPROVED ON 11.3.2008



**規劃署  
PLANNING  
DEPARTMENT**



參考編號  
REFERENCE No.  
M/SK/12/11

**圖 PLAN  
5**



PROPOSED  
PLATFORM DECK

主題地點界線只作識別用  
SUBJECT SITE BOUNDARY  
FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2012年3月19日擬備，所根據的資料為地政總署於2011年11月16日拍得的航攝照片編號CS34643

EXTRACT PLAN PREPARED ON 19.3.2012  
BASED ON AERIAL PHOTO No.  
CS34643 TAKEN ON 16.11.2011  
BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

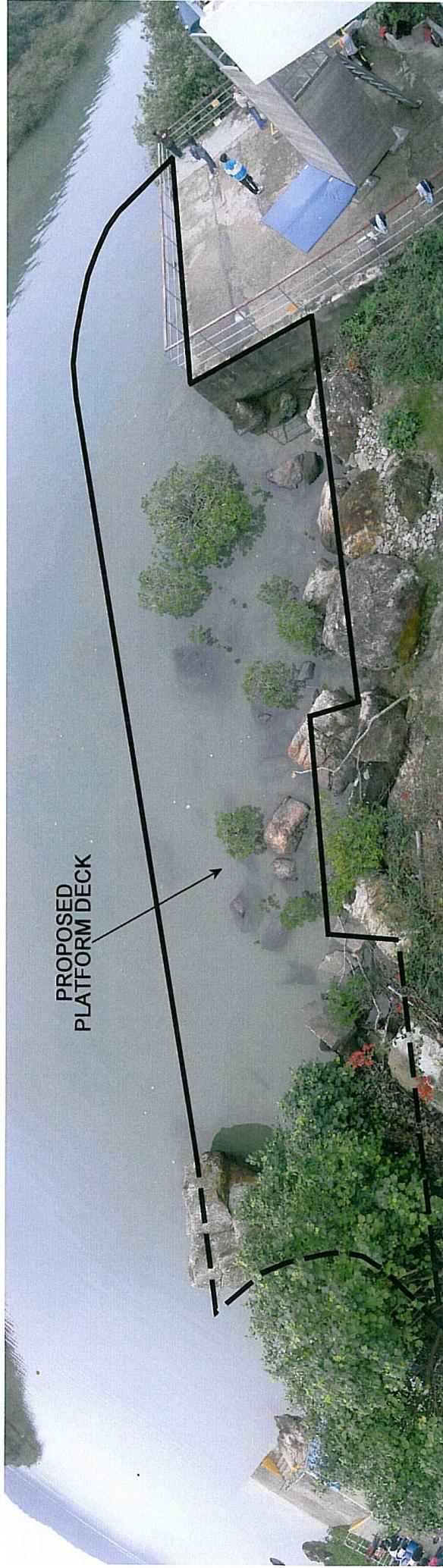
PROPOSED PLATFORM DECK  
AT TAI MONG TSAI, SAI KUNG

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/SK/12/11

圖 PLAN  
6



PROPOSED  
PLATFORM DECK

主圖地點界線只作識別用  
SUBJECT SITE BOUNDARY  
FOR IDENTIFICATION PURPOSE ONLY

本圖於2012年3月19日擬備，所根據  
的資料為攝於2012年3月16日的實地照片  
PLAN PREPARED ON 19.3.2012  
BASED ON SITE PHOTO TAKEN ON 16.3.2012

實地照片 SITE PHOTO

PROPOSED PLATFORM DECK  
AT TAI MONG TSAI, SAI KUNG

規劃署  
PLANNING  
DEPARTMENT

參考編號  
REFERENCE No.  
M/SK/12/11

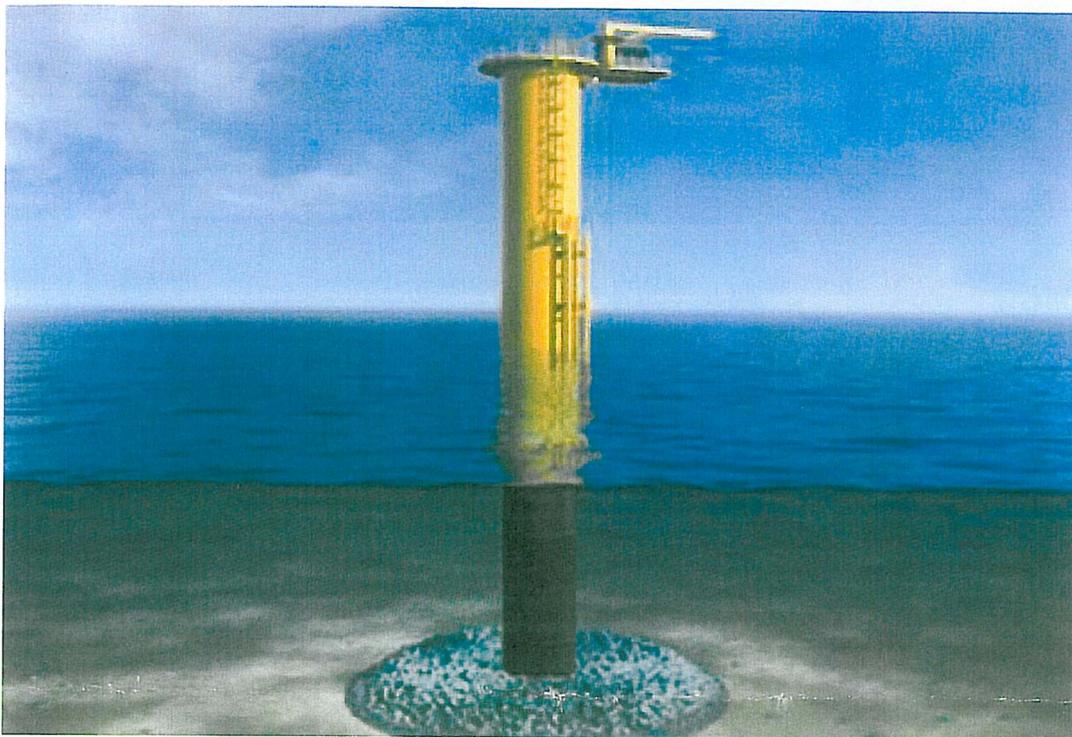


PLAN  
7





照片 - 典型離岸風力發電場  
 PHOTO - TYPICAL OFFSHORE WIND FARM



圖像 - 位於海床上的單腳樁及石質防護措施  
 IMAGE - MONOPILE WITH SCOUR PROTECTION  
 AT SEABED LEVEL

本摘要圖於2012年3月12日擬備  
 PLAN PREPARED ON 12.3.2012

照片及圖像 PHOTO AND IMAGE  
 南丫島西南水域擬議離岸風力發電場  
 PROPOSED WIND FARM  
 AT THE OFFSHORE SOUTHWEST LAMMA

規劃署城市規劃委員會組  
 TOWN PLANNING BOARD SECTION  
 PLANNING DEPARTMENT



參考編號  
 REFERENCE No.

M/TPB/2012/24

圖 PLAN

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