

**Views and concerns raised by Islands District Council members
at the meeting with LegCo members
held on 22 May 2003**

The Administration's response

The coastal protection areas mentioned by the Islands District Council members are located in South Lantau. At present, the South Lantau coast comprises primarily country parks, mountain backdrop, natural coastline, scattered villages and low-density residential settlements. On the South Lantau Coast Outline Zoning Plan, the existing settlements and areas suitable for village expansion and for development of community facilities have been zoned for "Residential", "Village Type Development" and "Government, Institution or Community" uses. Areas of high landscape and conservation value are designated as "Country Park", "Coastal Protection Area (CPA)" and "Green Belt".

The CPA zones in South Lantau cover coastal woodland, natural beaches, coastal features and their immediate hinterland. The intention of the zoning is to conserve the natural character of the coast and to protect it from ribbon development in a haphazard manner. Certain recreational uses compatible with the character of the area may be permitted in a "CPA" zone. Uses that are permitted in a "CPA" zone are set out in the Annex.

Under the South West New Territories Recommended Development Strategy published in 2001, the coastal areas of South Lantau are intended to be conserved for their high landscape and scenic value. Compatible water-based recreation and low-intensity recreational uses such as watersports centre, cycle paths, walking trails and holiday accommodations can also be allowed.

In February 2004, a Lantau Development Task Force, chaired by the Financial Secretary, was formed to oversee the planning of major economic infrastructural developments in Lantau. The Task Force will formulate an overall development concept plan for Lantau, including the South Lantau. Upon the completion of the overall concept plan, a public consultation exercise will be conducted to seek public views on the proposed concepts and developments in the plan. The Islands District Council will be a key party to be consulted during that exercise.

COASTAL PROTECTION AREA

| 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) Bathing Beach Country Park* Nature Reserve Nature Trail On-Farm Domestic Structure Picnic Area Wild Animals Protection Area | Barbecue Spot Field Study/Education/Visitor Centre Government Use Holiday Camp House (Redevelopment only) Pier Public Convenience Public Utility Installation Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radar Transmitter Installation Tent Camping Ground Utility Installation for Private Project |

* Country Park means a country park or special area as designated under the Country Parks Ordinance (Cap.208). All uses and developments require consent from the Country and Marine Parks Authority and approval from the Town Planning Board is not required.

Planning Intention

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. It is also intended to safeguard the beaches and their immediate hinterland and to prevent haphazard ribbon development along the South Lantau Coast.

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 25% and a maximum building height of 2 storeys (7.6 m) 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 car park, loading/unloading bay, 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) In determining the maximum site coverage for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, 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, shall be included for calculation.
- (d) Based on the individual merits of a 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.
- (e) Any filling of land, excavation of land or diversion of stream necessary 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 publication in the Gazette of the notice of this draft outline zoning plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.