

LEGISLATIVE COUNCIL BRIEF

Town Planning Ordinance
(Chapter 131)

APPROVED SOUTH LANTAU COAST OUTLINE ZONING PLAN NO. S/SLC/23

INTRODUCTION

At the meeting of the Executive Council on 14 May 2024, the Council ADVISED and the Chief Executive ORDERED that the draft South Lantau Coast Outline Zoning Plan (OZP) No. S/SLC/22A should be approved under section 9(1)(a) of the Town Planning Ordinance (the Ordinance). The plan is now renumbered as S/SLC/23 at Annex A.

A

AMENDMENTS TO THE APPROVED SOUTH LANTAU COAST OZP NO. S/SLC/21 SINCE ITS REFERENCE BACK

2. Since the reference back of the approved South Lantau Coast OZP No. S/SLC/21 for amendment on 27 June 2023, the draft South Lantau Coast OZP No. S/SLC/22 (the draft OZP) incorporating the amendments was exhibited on 15 September 2023 for public inspection under section 5 of the Ordinance. To echo with the planning principles of the Lantau Conservation and Recreation Masterplan (the Masterplan) and the findings of the Ecological Study for Pui O, Shui Hau and Tai O and Neighbouring Areas – Feasibility Study (the Ecological Study), major amendments including (i) rezoning areas in Pui O and Shui Hau mainly from “Coastal Protection Area” (“CPA”) to “Conservation Area” (“CA”) to reflect the conditions of the natural habitats; and (ii) rezoning areas in Pui O and Mong Tung Wan from “CPA” and “Green Belt” (“GB”) respectively to “Recreation” (“REC”) to facilitate low-impact leisure and recreational uses.

3. Corresponding amendments and technical amendments in accordance with the latest version of the Master Schedule of Notes to Statutory Plans (MSN) were also made to the Notes of the draft OZP. The Explanatory Statement (ES) of the draft OZP, which reflects the planning intentions and objectives of the Board for various land use zonings of the draft OZP, was also amended accordingly.

REPRESENTATIONS

4. During the exhibition of the draft OZP, 730 valid representations were received. The representations were considered by the Board at its meeting

held on 2 February 2024.

Supportive Representations (9)

5. Nine supportive representations submitted by a company (R3) and eight individuals (R2 and R10 to R16) supported all or individual amendment items. The major grounds and proposals are that (i) the conservation zoning of "CA" should be incorporated for Shap Long; (ii) 'Agricultural Use' and 'On-Farm Domestic Structure' should be put under Column 2 in the Notes for the "CA" zone; (iii) more public infrastructure and facilities should be provided to incentivise recreation-related developments; (iv) more facilities should be provided to cater for the needs of the local community; (v) suitable sites should be identified for additional housing, old age home and recreational uses; and (vi) rationalisation of zoning boundaries could ensure necessary control under the Ordinance or the Country Parks Ordinance (Cap. 208).

Adverse Representation (709)

6. Amongst the 709 adverse representations, five were submitted by green/concern groups (R8, R9, R23, R24 and R59); four by local organisations including Heung Yee Kuk New Territories (HYK) (R62), South Lantau Rural Committee (R63), Shap Long Village Office (R64) and San Wai Village Office (R65); two by members of Islands District Council (IsDC) (R66 and R483); one by the Chairman of Lantau Area Committee (R481); three by companies (R326, R501 and R708); and 695 by individuals (R25 to R58, R60, R67 to R325, R327 to R480, R482, R484 to R500, R502 to R707 and R709 to R730).

7. The major grounds/proposals of the adverse representations are summarised below –

- (a) Nature Conservation and Environment – (1) any amendment to the OZP that would trigger undesirable environmental impacts was opposed, such as including 'Holiday Camp' and 'Barbecue Spot' uses in the "CA" zone. Private lots on the wetland should be resumed for conservation purpose; (2) construction activities (including government works) involving environmental impact and/or erection of fencing structures should require planning permission; (3) all "CPA" areas should be rezoned to "Country Park" ("CP") for fulltime protection and monitoring and the area in Fan Lau should be rezoned from "GB" to "CP"; (4) the northwestern tip of Ham Tin San Tsuen should be rezoned from "Village Type Development" ("V") to "CA" to protect Pui O Ecologically Important Stream; (5) the Shui Hau coastline covered by patches of mangrove should be rezoned from "CPA" to "CA"; and (6) a water buffalo park should be set up in Pui O;
- (b) "REC" Zone and Recreational Uses – (1) Pui O area had been subject to environmental vandalism by unauthorized land filling and recreational activities. Part of the "REC" zone in Pui O

covered by wetland should be conserved. Delineating the "REC" and "CA" zones by referencing the findings of the Ecological Study was questionable. Experiences from other "REC" zones in the New Territories demonstrated that "REC" zoning might not result in the intended recreational development. Designation of the "REC" zone without conservation elements nor restriction on works would legitimise the unauthorized developments and encourage proliferation of brownfield operations. It was suggested that: the "REC" zone should be rezoned to conservation zonings or confined to brownfield areas along South Lantau Road; uses such as 'Barbecue Spot', 'Field Study/Education/Visitor Centre' and 'Holiday Camp' should be moved from Column 1 to Column 2; any diversion of stream, filling of land/pond or excavation of land in the "REC" zone should require planning permission; and the "REC" zone should be included in the South Lantau Coast Regulated Area (SLCRA) to control unauthorized development; (2) increased recreational activities without additional infrastructural support would exert pressure on the limited road capacity; (3) the eight vacant government sites in Pui O, Tong Fuk, Shui Hau and Shek Pik should be prioritised for recreational purposes; and (4) the "REC" zone in Mong Tung Wan with limited potential for recreational development given its small size and remote location should be reverted to "GB" zoning or designated as Country Park;

- (c) Village Development – (1) the "REC" zone, which only accounted for a limited portion of the South Lantau Coast Planning Scheme Area (the Area), could not promote tourism nor reflect the existing holiday camp sites. Planning control under both "CPA" and "CA" zones should be relaxed to promote tourism and/or housing development; (2) the "V" zone should be enlarged to protect the rights of indigenous inhabitants under the Basic Law; (3) the Government should resume private land and compensate for introducing new control on land uses, or collaborate with private land owners to implement conservation measures; (4) opposed the incorporation of a new set of Notes for the "CA" zone; (5) the northern and southern parts of Mong Tung Wan should be rezoned from "GB" to "REC" and "V" respectively; and (6) private lots in Pui O¹ should not be rezoned to "CA" and formed part of SLCRA given the recreational uses nearby, access to public transport facilities, and a permit already granted for depositing structures on-site;
- (d) Reflecting Existing Uses, Rationalising Zoning Boundaries and Incorporation of New Area – (1) all existing recreational facilities in the Area should be zoned "REC"; (2) to revert sites under Amendment Items B3 and B4 to "CPA"; (3) to retain the previous

¹ Lots 2402 and 2406 in D.D. 316L in Pui O.

"GB" zoning of Amendment Item B5 such that relevant facilities (e.g. barbecue facility) would still be subject to the Board's scrutiny; (4) natural environment should not be included in areas for residential development and roads; and (5) there was growing demand for residence, recreation and tourism in South Lantau Coast and the previous "Residential (Group C)" zone under Amendment Item B11 should be retained;

- (e) The OZP and the Notes – (1) the latest MSN should be reviewed on the need to retain 'Zoo', 'Aviary', 'Animal Quarantine Centre', 'Animal Boarding Establishment' and 'Theme Park' in the respective zones; 'House', 'Flat' and 'Shop and Services' should not be allowed in Column 2 of the "Government, Institution or Community" and "GB" zones; 'Agricultural Use' and 'On-Farm Domestic Structure' should be moved from Column 1 to Column 2 in the "CA" zone; 'Hotel (Holiday House only)' should be moved from Column 2 to Column 1 and 'Government Refuse Collection Point' and 'Public Convenience' should be moved from Column 1 to Column 2 in the "V" zone; (2) the covering Notes should be revised to require planning permission for the erection of fencing structures; and (3) incompatible Column 2 uses (e.g. 'Holiday Camp' in the "CA" zone) would cause undesirable impacts on the environment; and
- (f) Public Consultation – (1) no consultation with HYK, IsDC, relevant Rural Committees (RCs) and/or local villagers had been conducted prior to the publication of the draft OZP; and (2) the OZP amendment exercise should be conducted after the announcement of South Lantau's eco-recreational proposals in the 2023 Policy Address.

Both Supportive and Adverse Representations (part) (11)

8. Amongst the 11 partly supportive and partly adverse representations, seven were submitted by green/concern groups (R4 to R7 and R17 to R19) and four individuals (R1, R20, R21 and R61). The major grounds of these representations are similar to those mentioned in paragraphs 5 and 7 above.

Representation Providing Views (1)

9. The representation submitted by an individual (R22) provided views on Amendment Items B1 and B2 that consultation with local villagers prior to the commencement of the works at Pui O Raw Water Pumping Station (PORWPS) should have been done to minimise conflicts with the stakeholders. Concern on the noise impacts during the construction works of PORWPS had been relayed to the Water Supplies Department and other relevant departments.

The Board's Decision

10. After giving consideration to the representations, the Board noted the supportive views of R1 (part), R2, R3, R4 (part) to R7 (part), R10 to R16, R17 (part) to R21 (part) and R61 (part) and the views of R22 and decided not to uphold R1 (part), R4 (part) to R7 (part), R8, R9, R17 (part) to R21 (part), R23 to R60, R61 (part) and R62 to R730 and agreed that the draft OZP should not be amended to meet the representations for the following reasons –

Nature Conservation and Environment

- (a) the object of the OZP was to indicate the broad land use zonings so that development and redevelopment of land could be put under statutory planning control. In formulating the zoning proposal, a balance had been struck between nature conservation and development, taking into account all relevant factors including the ecological impact of individual site. Environmentally sensitive areas were generally zoned as conservation zonings on the OZP including "CA", "CPA" and "GB" zones, and only sites that were on development/disturbed area had been designated as "REC" zone;
- (b) for any developments in areas falling within "GB", "CPA" or "CA" zones, if diversion of stream, filling of land/pond or excavation of land were involved, permission from the Board was required. Unauthorized developments in the Regulated Area were subject to enforcement under the Ordinance;
- (c) 'Country Park' was designated under the Country Park Ordinance (Cap. 208). The "CP" zone on the OZP covered areas which fell within the boundaries of Country Park. As the "CPA" zones fell outside Country Park, rezoning the "CPA" to "CP" was not appropriate. The designation of Country Park should be separately considered by the Country and Marine Parks Authority;
- (d) the "V" zone of Ham Tin San Tsuen was not the subject of any amendment item. The concerned section of the Pui O Ecologically Important Stream was on government land and the Lands Department (LandsD) would take enforcement action against any unlawful activities and/or development on government land if appropriate. The remaining portion of the concerned "V" zone was mainly levelled vacant private land with sparse vegetation. It was located at the fringe of the existing village cluster and was considered suitable for village type development. For any Small House development, sewage disposal arrangement should comply with the relevant government requirements. LandsD would assess Small House applications based on individual circumstances and comments from government bureaux and departments;
- (e) the majority of the coastline was zoned "CPA" which was 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. As the concerned area was a natural coastline, the "CPA" zone was considered appropriate. The development restrictions of "CA" and "CPA" zones were similar;

- (f) there was insufficient information in the representation for the proposed water buffalo park. Any proposal could be pursued in accordance with the OZP provision and would be subject to the considerations and assessments by relevant government bureaux and departments;

"REC" Zone and Recreational Uses

- (g) the current "REC" and "V" zones and their planning control were appropriate. Passive recreation uses such as 'Barbecue Spot', 'Field Study/Education/Visitor Centre', 'Holiday Camp' and 'Place of Recreation, Sports or Culture' were in line with the planning intention of the "REC" zone. The "REC" zones in Pui O and Mong Tung Wan were on development/disturbed areas. As the "REC" zone was a development zoning intended primarily for recreational developments for the use of the general public, requirement for planning permission for diversion of stream, filling of land/pond and excavation of land was not necessary. The Notes for the "REC" zone of the OZP were in line with the MSN adopted by the Board and similar to most of the "REC" zones in other OZPs, and there was no strong justification in the representations to support imposing more stringent control in the "REC" zone;
- (h) the annual average daily traffic of roads in South Lantau was currently less than half of their design capacities. It was anticipated that the roads in South Lantau would have sufficient capacity to cope with the traffic demand arising from the proposed amendment(s). The Transport Department had closely monitored passenger demand and liaised with the public transport operator to adjust the service as appropriate. The section of Tung Chung Road (south of Shek Mun Kap Road) and all roads at South Lantau were designated as closed roads. Access to these roads required a valid Lantau Closed Road Permit (LCRP) and only the residents and business operators at South Lantau and those with genuine operation and business needs might apply for a non-temporary or temporary LCRP;
- (i) the eight concerned vacant government sites were available for short-term tenancy application for community, institutional or non-profit-making purposes. Recreation use could be pursued by the project proponent as appropriate under the established mechanism;

- (j) taking into account the previous use and site conditions, the current "REC" zone of the representation site under Amendment Item A4 was considered appropriate and was in line with the Sustainable Lantau Blueprint (the Blueprint) and the Masterplan that low-impact leisure and recreational uses would be developed for public enjoyment where appropriate in South Lantau while its natural and cultural resources would be conserved. There was no strong justification to support rezoning of the site occupied by existing buildings to "GB";

Village Development

- (k) the rezoning of areas in Pui O and Mong Tung Wan to "REC" zone (about 6.38 ha in total) had struck a balance between the conservation of natural habitat with high ecological value and the reservation of land for low-impact recreational developments, which was in line with the initiatives in the Blueprint and the Masterplan that low-impact leisure and recreational uses would be developed for public enjoyment where appropriate in South Lantau while its natural and cultural resources would be conserved. Suitable sites which were development/disturbed areas were rezoned to "REC" zone. Holiday camp sites in Pui O with planning permissions had been included in the "REC" zone;
- (l) review of "V" zone was not part of the current round of OZP amendment. Suitable land had already been designated within "V" zone for village expansion of the recognised villages on the OZP. According to the current Small House Policy, the right to apply for or build a Small House was a personal right enjoyed by the indigenous inhabitant himself, but not attached to the land that he owned. Planning controls on the use of land would not affect the indigenous inhabitant's right to apply for or build a Small House per se. On this basis, the planning controls of the OZP would not engage Article 40 of the Basic Law;
- (m) the OZP amendment would not affect any land owner to transfer or assign his/her interest of land, nor would it leave the land concerned without any meaningful use or economically viable use. The land concerned could be put to "always permitted use" and uses that may be permitted with or without conditions on application to the Board. It would unlikely constitute deprivation of property requiring payment of compensation;
- (n) the addition of a set of Notes for "CA" zone corresponded to the Amendment Items A1 and A3 which was formulated based on the latest MSN adopted by the Board. Both representation sites were mainly rezoned from "CPA" to "CA" which was a more appropriate zoning to reflect the inland natural habitats with conservation importance where "CPA" and "CA" zones had similar Schedule of Uses and development restrictions;

- (o) areas to the north and south of the Mong Tung Wan Village were generally wooded in nature. Taking into account the various planning considerations, the current "GB" zone for the concerned areas was considered appropriate. Furthermore, there was currently no Small House application at Mong Tung Wan under processing;
- (p) Lots 2402 and 2406 in D.D. 316L had been filled and occupied by holiday camps without planning permission. Furthermore, the sites were located amidst Pui O Wetland zoned "CA". According to the Ecological Study, the concerned lots together with adjoining seasonally wet grassland fell within the Core Conservation Zone in Pui O which covered habitats of high ecological value. They were zoned "CA" with the intention to conserve the wetland habitats which was considered appropriate;

Reflecting As-built Conditions, Rationalising Zoning Boundaries and Incorporation of New Area to the Area

- (q) some existing recreational facilities and holiday camp in "GB", "CPA" and "CA" zones were operating without any planning permission. It was inappropriate to rezone these non-conforming uses to "REC". Notwithstanding the above, planning applications with relevant supporting technical assessments could be submitted in accordance with sections 12A or 16 (where appropriate) of the Ordinance for the Board's consideration if necessary;
- (r) Amendment Items B1 to B21 reflected the as-built conditions and/or planned government, institution and community facilities, open spaces, road alignments, transport infrastructures and other developments which conformed to the OZP. It was considered that the current zonings of the representation sites were appropriate;

The OZP and the Notes

- (s) the Schedule of Uses of the respective zonings in the OZP was in line with the latest MSN adopted by the Board. For Column 2 uses, planning permission from the Board was required. The Board would assess each development proposal on its individual merits in accordance with the relevant guidelines of the Board. Review on MSN would be separately considered;
- (t) for any developments in areas falling within "GB", "CPA" and "CA" zones including erection of chain link fence and walled enclosures, if diversion of stream, filling of land/pond or excavation of land were involved, permission from the Board was required;
- (u) planning permission was required for Column 2 uses in respective

zones. Any related development proposal was subject to the scrutiny of relevant government bureaux and departments and the Board under the planning application mechanism; and

Public Consultation

- (v) the established practice for conducting both statutory and administrative public consultation of statutory plan had been followed in the publication of the draft OZP. Consultations with relevant parties were conducted during the statutory public inspection period of the draft OZP. To allow efficient enforcement action, SLCRA's designation and draft OZP publication were set to be on the same date. To minimise the risk where someone would try to evade the enforcement regime by forming or destroying the land with conservation value before RA's designation, it was inappropriate to consult public prior to the gazettal of the draft OZP involving enforcement provision in tandem with the SLCRA's designation.

IMPLICATIONS OF THE PROPOSAL

11. The approval of the draft South Lantau Coast Outline Zoning Plan No. S/SLC/22A itself has no civil service, financial, economic, gender and family implications. The environmental and sustainability implications are set out below.

12. Regarding the environmental implications, future developments within the South Lantau Coast area shall comply with relevant environmental regulations, where applicable, and should be planned, designed, constructed and implemented in accordance with relevant environmental guidelines and criteria laid down in the chapter on "Environment" of the Hong Kong Planning Standards and Guidelines.

13. As far as sustainability implications are concerned, the amendments could bring about ecological and environmental benefits for the local area as well as contribute to the better utilisation of land resources for meeting the recreational need.

PUBLIC CONSULTATION

14. Upon gazettal of the draft OZP on 15 September 2023, IsDC, HYK as well as two respective RCs of the Area, i.e. Tai O RC and South Lantau RC, were consulted on the amendments on 16 October 2023, 6 November 2023, 5 October 2023 and 12 October 2023 respectively. On 24 October 2023 and 30 October 2023, two meetings were held with green groups and local concern groups respectively on the amendments incorporated in the draft OZP. Views collected during the consultations and the representations (if any) received

from the above parties had been provided to the Board for consideration.

PUBLICITY

15. The approved South Lantau Coast OZP No. S/SLC/23 will be printed and exhibited in accordance with section 9D(2) of the Ordinance. A press release will be issued on the day of exhibition. A spokesman will be available for answering media enquiries.

A 16. The approved South Lantau Coast OZP No. S/SLC/23 is at Annex A for Members' reference. A set of Notes listing out the uses which are always permitted and those which may be permitted on application to the Board is at A-I Enclosure I to Annex A. An ES in respect of the South Lantau Coast OZP No. A-II S/SLC/23 is at Enclosure II to Annex A.

ENQUIRY

17. Any enquiry on this brief can be addressed to Ms Caroline Tang, Assistant Director of Planning/Board, Planning Department (Tel. No. 2231 4606).

PLANNING DEPARTMENT
May 2024

APPROVED SOUTH LANTAU COAST
OUTLINE ZONING PLAN NO. S/SLC/23

Annex A Approved South Lantau Coast Outline Zoning Plan (OZP) No.
S/SLC/23

Enclosure I : Notes to the Approved South Lantau Coast OZP
No. S/SLC/23

Enclosure II : Explanatory Statement of the Approved South
Lantau Coast OZP No. S/SLC/23



圖例
NOTATION

ZONES

RESIDENTIAL (GROUP C)

VILLAGE TYPE DEVELOPMENT

GOVERNMENT, INSTITUTION OR COMMUNITY

OPEN SPACE

RECREATION

OTHER SPECIFIED USES

GREEN BELT

CONSERVATION AREA

COASTAL PROTECTION AREA

COUNTRY PARK

R(C)

V

GIC

O

REC

OU

GB

CA

CPA

CP

地帶

住宅（丙類）

鄉村式發展

政府、機構或社區

休憩用地

康樂

其他指定用途

綠化地帶

自然保育區

海岸保護區

郊野公園

COMMUNICATIONS

MAJOR ROAD AND JUNCTION

MISCELLANEOUS

BOUNDARY OF PLANNING SCHEME

交通

主要道路及路口

其他

規劃範圍界線

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分比	
RESIDENTIAL (GROUP C)	55.74	2.27	住宅（丙類）
VILLAGE TYPE DEVELOPMENT	85.83	3.49	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	90.10	3.67	政府、機構或社區
OPEN SPACE	0.58	0.02	休憩用地
RECREATION	6.38	0.26	康樂
OTHER SPECIFIED USES	2.66	0.11	其他指定用途
GREEN BELT	472.22	19.23	綠化地帶
CONSERVATION AREA	60.65	2.47	自然保育區
COASTAL PROTECTION AREA	93.15	3.79	海岸保護區
COUNTRY PARK	1574.31	64.10	郊野公園
MAJOR ROAD ETC.	14.57	0.59	主要道路等
TOTAL PLANNING SCHEME AREA	2456.19	100.00	規劃範圍總面積

夾附的《註釋》屬這份圖則的一部分
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN

行政長官會同行政會議於2024年5月14日 根據城市規劃條例第9(1)(a)條核准的圖則
APPROVED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER SECTION 9(1)(a) OF THE TOWN PLANNING ORDINANCE ON 14 MAY 2024

Ms Carmen KONG

江嘉敏女士

CLERK TO THE EXECUTIVE COUNCIL

行政會議秘書

香港城市規劃委員會依據城市規劃條例擬備的大嶼山南岸分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
SOUTH LANTAU COAST - OUTLINE ZONING PLAN

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

圖則編號
PLAN No.

S/SLC/23

米 METRES 500 0 1,000 2,000 3,000 4,000 METRES 米

APPROVED SOUTH LANTAU COAST OUTLINE ZONING PLAN NO. S/SLC/23

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

NOTES

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

PART A (This Part A applies to land within the boundaries of the Plan which are not within the boundaries of “regulated area” as defined in section 1A of the Town Planning Ordinance (hereafter referred to as “Regulated Area”))

- (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 to 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) Road junctions, alignments of roads and 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 buildings 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 where the uses or developments are specified in Column 2 of the Notes of individual zones:
 - (a) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, road, bus stop or lay-by, cycle track, taxi rank, 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;
 - (c) maintenance or repair of watercourse and grave;
 - (d) rebuilding of New Territories Exempted House; and
 - (e) replacement of an existing domestic building, i.e. a domestic building which was in existence on the date of the publication of the first plan, by a New Territories Exempted House.
 - (8) In any area shown as 'Road', all uses or developments except those specified in paragraph (7) above in this Part A and that specified below require permission from the Town Planning Board:

on-street vehicle park.
 - (9) 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.

(10) In these Notes,

- (a) unless the context otherwise requires or unless as expressly provided in this paragraph (10), terms used in the Notes shall have the meanings as assigned under section 1A of the Town Planning Ordinance.
- (b) “existing building” means a building, including a structure, which is physically existing and is in compliance with any relevant legislation and the conditions of the Government lease concerned.
- (c) “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.

PART B (This Part B applies to land falling within the boundaries of the Plan and the boundaries of “regulated area” as defined in section 1A of the Town Planning Ordinance (hereafter referred to as “Regulated Area”))

- (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) No action is required to make the use of any land or building within a Regulated Area conform to this Plan, if the use of such land or building was in existence immediately before the first publication in the Gazette of the notice of the South Lantau Coast Outline Zoning Plan (hereafter referred to as ‘the first plan’) and the use has continued since it came into existence. Any material change of such use or any other development (except minor alteration and/or modification to the development of the land or building in respect of such use which is always permitted) must be always permitted in terms of the Plan or in accordance with the permission granted by the Town Planning Board.
- (4) A use or development of any land or building within a Regulated Area which has been permitted under an earlier draft or approved plan for the area and effected or undertaken during the effective period of that plan, is always permitted under this Plan. A use or a change of use relating to an existing building, which was approved under the Buildings Ordinance before the first publication in the Gazette of the notice of the first plan, is always permitted under this Plan. A use or a change of use relating to an existing building, which was approved under the Buildings Ordinance and permitted under a plan or plans prevailing at the time when such use or change of use was approved under the Buildings Ordinance, is also always permitted under this Plan. Any material change of such use or any other development (except minor alteration and/or modification to the completed development of the land or building which is always permitted) must be always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board.
- (5) Except to the extent that paragraph (3) or (4) above in this Part B applies, any use or development of any land or building within a Regulated Area, unless always permitted in terms of the Plan, shall not be undertaken or continued, without permission from the Town Planning Board.
- (6) 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.

- (7) Road junctions, alignments of roads and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.
- (8) 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) in areas zoned “Conservation Area” or “Coastal Protection Area”:
- (a) maintenance, repair or demolition of a building;
 - (b) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, footpath, bus stop or lay-by, cycle track, taxi rank, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;
 - (c) maintenance or repair of road, watercourse, nullah, sewer and drain;
 - (d) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities and waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government;
 - (e) rebuilding of New Territories Exempted House;
 - (f) replacement of an existing domestic building, i.e. a domestic building which was in existence on the date of the publication of the first plan, by a New Territories Exempted House; and
 - (g) provision, maintenance or repair of a grave of an indigenous New Territories villager or a locally based fisherman and his family members for which permission has been obtained from Government.
- (9) In areas zoned “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;
 - (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
 - (iii) provision of amenity planting by Government; and
 - (b) the following uses or developments require permission from the Town Planning Board:

provision of plant nursery, amenity planting (other than by Government), sitting

out area, rain shelter, refreshment kiosk, footpath, public utility pipeline, electricity mast, lamp pole, telephone booth and shrine.

- (10) (a) Except in areas zoned “Conservation Area” or “Coastal Protection Area”, temporary use or development of any land or building not exceeding a period of two months is always permitted provided that no site formation (filling or excavation) is carried out and that the use or development is a use or development specified below:

structures for carnivals, fairs, film shooting on locations, festival celebrations, religious functions or sports events.

- (b) Except as otherwise provided in paragraph (10)(a) in this Part B, and subject to temporary uses for open storage and port back-up purposes which are prohibited in areas zoned “Conservation Area” or “Coastal Protection Area”, temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years, or refuse to grant permission.
- (c) Temporary use or development of land or building exceeding three years requires permission from the Town Planning Board in accordance with the terms of the Plan.
- (11) 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.
- (12) In these Notes,
- (a) unless the context otherwise requires or unless as expressly provided below, terms used in the Notes shall have the meanings as assigned under section 1A of the Town Planning Ordinance
- (b) “existing building” means a building, including a structure, which is physically existing and is in compliance with any relevant legislation and the conditions of the Government lease concerned.
- (c) “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.

APPROVED SOUTH LANTAU COAST OUTLINE ZONING PLAN NO. S/SLC/23

Schedule of Uses

This Schedule of Uses forms part of the Notes and should be read in conjunction with Part A or Part B of the Notes.

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RESIDENTIAL (GROUP C)

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	Ambulance Depot Eating Place Educational Institution Government Refuse Collection Point Government Use (not elsewhere specified) Hotel Institutional Use (not elsewhere specified) Library Petrol Filling Station Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Residential Institution Rural Committee/Village Office School Shop and Services Social Welfare Facility Training Centre

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) On land designated “Residential (Group 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 plot ratio of 0.4, a maximum site coverage of 25% 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) On land designated “Residential (Group C)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 plot ratio of 0.8, a maximum site coverage of 40% and a maximum building height of 3 storeys (including carport), or the plot ratio, site coverage and height of the existing building, whichever is the greater.
- (c) In determining the maximum plot ratio for the purposes of paragraphs (a) and (b) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker’s office, or caretaker’s quarters and 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.
- (d) In determining the maximum site coverage for the purposes of paragraphs (a) and (b) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker’s office, or caretaker’s quarters and 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.
- (e) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/site coverage/building height restrictions stated in paragraphs (a) and (b) above may be considered by 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 Refuse Collection Point Government Use (Police Reporting Centre, Post Office only) House (New Territories Exempted House only) On-Farm Domestic Structure Public Convenience Public Vehicle Park (for cycles only) Religious Institution (Ancestral Hall only) Rural Committee/Village Office	Burial Ground Eating Place Field Study/Education/Visitor Centre Government Use (not elsewhere specified) # Hotel (Holiday House only) House (not elsewhere specified) Institutional Use (not elsewhere specified) # Petrol Filling Station Pier Place of Recreation, Sports or Culture Private Club Public Clinic Public Transport Terminus or Station Public Utility Installation # Public Vehicle Park (not elsewhere specified, excluding container vehicle) Religious Institution (not elsewhere specified) # Residential Institution # School # Shop and Services Social Welfare Facility # Utility Installation for Private Project

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

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 designate both existing recognized villages and areas of 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 Town Planning Board on application under section 16 of the Town Planning Ordinance.

GOVERNMENT, INSTITUTION OR COMMUNITY

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	Animal Boarding Establishment
Animal Quarantine Centre (in Government building only)	Animal Quarantine Centre (not elsewhere specified)
Broadcasting, Television and/or Film Studio	Columbarium
Correctional Institution	Crematorium
Eating Place (Canteen, Cooked Food Centre only)	Eating Place (not elsewhere specified)
Educational Institution	Flat
Exhibition or Convention Hall	Funeral Facility
Field Study/Education/Visitor Centre	Helicopter Landing Pad
Government Refuse Collection Point	Holiday Camp
Government Use (not elsewhere specified)	Hotel
Hospital	House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes)
Institutional Use (not elsewhere specified)	Marine Fuelling Station
Library	Off-course Betting Centre
Market	Office
Pier	Petrol Filling Station
Place of Recreation, Sports or Culture	Place of Entertainment
Public Clinic	Private Club
Public Convenience	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
Public Transport Terminus or Station	Refuse Disposal Installation (Refuse Transfer Station only)
Public Utility Installation	Residential Institution
Public Vehicle Park (excluding container vehicle)	Sewage Treatment/Screening Plant
Recyclable Collection Centre	Shop and Services (not elsewhere specified)
Religious Institution	Utility Installation for Private Project
Research, Design and Development Centre	Zoo
Rural Committee/Village Office	
School	
Service Reservoir	
Social Welfare Facility	
Training Centre	
Wholesale Trade	

(Please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (Cont'd)

Planning Intention

This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.

OPEN SPACE

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

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 the general public.

RECREATION

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 Field Study/Education/Visitor Centre Government Use (Police Reporting Centre only) Holiday Camp On-Farm Domestic Structure Picnic Area Place of Recreation, Sports or Culture Public Convenience Rural Committee/Village Office Tent Camping Ground	Animal Boarding Establishment Broadcasting, Television and/or Film Studio Eating Place Flat Golf Course Government Refuse Collection Point Government Use (not elsewhere specified) Hotel House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) Place of Entertainment Private Club Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution Residential Institution Shop and Services Theme Park Utility Installation for Private Project Zoo

Planning Intention

This zone is intended primarily for recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the recreational developments may be permitted subject to planning permission.

(Please see next page)

RECREATION (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 building height of 3 storeys, or the height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft South Lantau Coast Outline Zoning Plan No. S/SLC/22, whichever is the greater.
- (b) No residential development shall result in a total development in excess of a maximum plot ratio of 0.2 and a maximum building height of 2 storeys (6m).
- (c) In determining the maximum plot ratio for the purposes of paragraph (b) above, any floor space that is constructed or intended for use solely as plant room, caretaker's office and caretaker's quarters, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (d) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and building height restrictions stated in paragraphs (a) and (b) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

OTHER SPECIFIED USES

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 (not elsewhere specified)
Public Utility Installation**Planning Intention**

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

For “Waterworks Pumping Station” Only

Water Pumping Station

Government Use
Public Utility Installation (not elsewhere
specified)**Planning Intention**

This zone is intended to designate land for the purpose of a water pumping station in connection with the water supply system serving Lantau and the western part of Hong Kong Island.

For “Water Treatment Works” OnlyWater Treatment Works
Service ReservoirGovernment Use (not elsewhere specified)
Public Utility Installation**Planning Intention**

This zone is intended primarily for the provision of water treatment works serving the needs of the community.

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	Animal Boarding Establishment
Barbecue Spot	Broadcasting, Television and/or Film Studio
Country Park*	Burial Ground
Government Use (Police Reporting Centre only)	Columbarium (within a Religious Institution or extension of existing Columbarium only)
Nature Reserve	Crematorium (within a Religious Institution or extension of existing Crematorium only)
Nature Trail	Field Study/Education/Visitor Centre
On-Farm Domestic Structure	Flat
Picnic Area	Golf Course
Public Convenience	Government Refuse Collection Point
Public Vehicle Park (for cycles only)	Government Use (not elsewhere specified)
Tent Camping Ground	Helicopter Landing Pad
Wild Animals Protection Area	Holiday Camp
	House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes)
	Marine Fuelling Station
	Petrol Filling Station
	Pier
	Place of Recreation, Sports or Culture
	Public Transport Terminus or Station
	Public Utility Installation
	Public Vehicle Park (not elsewhere specified, excluding container vehicle)
	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
	Zoo

(Please see next page)

GREEN BELT (Cont'd)

- * 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

The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.

Remarks

- (a) On land previously falling within the “Green Belt” zone on the South Lantau Coast Outline Zoning Plan No. S/SLC/21, any 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 publication in the Gazette of the notice of the draft South Lantau Coast Outline Zoning Plan No. S/SLC/13 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.
- (b) On land previously falling within the “Green Belt” zone on the South Lantau Coast Outline Zoning Plan No. S/SLC/21, any filling of land/pond or excavation 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 publication in the Gazette of the notice of the draft South Lantau Coast Outline Zoning Plan No. S/SLC/22 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.
- (c) On land not previously falling within the “Green Belt” zone on the South Lantau Coast Outline Zoning Plan No. S/SLC/21, any diversion of stream, filling of land/pond or excavation 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 publication in the Gazette of the notice of the draft South Lantau Coast Outline Zoning Plan No. S/SLC/22 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

CONSERVATION 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) Country Park* Nature Reserve Nature Trail On-Farm Domestic Structure Picnic Area Wetland Habitat Wild Animals Protection Area	Barbecue Spot Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) 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 zoning is intended to protect and retain the existing natural landscape, ecological and topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment such as Country Park from the adverse effects of development. In particular, it is intended to conserve the ecological values of the wetland habitats which form an integral part of the wetland ecosystem.

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 habitats 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 25% and a maximum building height of 2 storeys (7.6m), or the plot ratio, site coverage and height of the 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 and caretaker's office, or caretaker's quarters and 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 and caretaker's office, or caretaker's quarters and 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 Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (e) Any diversion of stream, filling of land/pond or excavation 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, 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 the draft South Lantau Coast Outline Zoning Plan No. S/SLC/22 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

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) Barbecue Spot Bathing Beach Country Park* Nature Reserve Nature Trail On-Farm Domestic Structure Picnic Area Wetland Habitat Wild Animals Protection Area	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 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. It may also cover areas which serve as natural protection areas sheltering nearby developments against the effects of coastal erosion. 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 (7.6m), 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 car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and 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 and caretaker's office, or caretaker's quarters and 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 Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (e) On land previously falling within the "Coastal Protection Area" zone on the South Lantau Coast Outline Zoning Plan No. S/SLC/21, any diversion of stream, filling of land or excavation 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 or repair works), shall not be undertaken or continued on or after the date of the publication in the Gazette of the notice of the draft South Lantau Coast Outline Zoning Plan No. S/SLC/13 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

(Please see next page)

COASTAL PROTECTION AREA (Cont'd)Remarks (cont'd)

- (f) On land previously falling within the “Coastal Protection Area” zone on the South Lantau Coast Outline Zoning Plan No. S/SLC/21, any filling of pond, 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 or repair works), shall not be undertaken or continued on or after the date of the publication in the Gazette of the notice of the draft South Lantau Coast Outline Zoning Plan No. S/SLC/22 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.
- (g) On land not previously falling within the “Coastal Protection Area” zone on the South Lantau Coast Outline Zoning Plan No. S/SLC/21, any diversion of stream, filling of land/pond or excavation 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 or repair works), shall not be undertaken or continued on or after the date of the publication in the Gazette of the notice of the draft South Lantau Coast Outline Zoning Plan No. S/SLC/22 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

COUNTRY PARK

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.

APPROVED SOUTH LANTAU COAST OUTLINE ZONING PLAN NO. S/SLC/23

EXPLANATORY STATEMENT

APPROVED SOUTH LANTAU COAST OUTLINE ZONING PLAN NO. S/SLC/23

EXPLANATORY STATEMENT

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APPROVED SOUTH LANTAU COAST OUTLINE ZONING PLAN NO. S/SLC/23

(Being an 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 approved South Lantau Coast Outline Zoning Plan (OZP) No. S/SLC/23. 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 Under the power delegated by the then Governor, the then Secretary for Planning, Environment and Lands directed the Board in June 1972, under section 3 of the Town Planning Ordinance (the Ordinance), to prepare a statutory plan for the main coastal strip of South Lantau. The draft South Lantau Coast OZP No. LLT/18 was prepared and exhibited for public inspection under section 5 of the Ordinance on 30 May 1980. The OZP was subsequently amended twice and exhibited for public inspection under section 6(7) and/or 7 of the Ordinance.
- 2.2 On 13 December 1994, the then Governor in Council under section 9(1)(c) of the Ordinance, referred the draft OZP No. S/SLC/4 to the Board for further amendment. The OZP was subsequently amended twice and exhibited for public inspection under section 5 or 7 of the Ordinance.
- 2.3 On 20 April 1999, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft OZP, which was subsequently renumbered as S/SLC/7. On 30 November 1999, the CE in C referred the approved OZP No. S/SLC/7 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended and exhibited for public inspection under section 12(3) of the Ordinance.
- 2.4 On 21 November 2000, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft OZP, which was subsequently renumbered as S/SLC/9. On 10 April 2001, the CE in C referred the approved OZP No. S/SLC/9 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended twice and exhibited for public inspection under section 5 or 7 of the Ordinance.

- 2.5 On 28 May 2002, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft OZP, which was subsequently renumbered as S/SLC/12. On 9 December 2003, the CE in C referred the approved OZP No. S/SLC/12 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance.
- 2.6 On 26 March 2004, the draft OZP No. S/SLC/13, incorporating amendments to the Notes to reflect the revised Master Schedule of Notes to Statutory Plans endorsed by the Board, was exhibited for public inspection under section 5 of the Ordinance. On 1 February 2005, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft OZP, which was subsequently renumbered as S/SLC/14.
- 2.7 On 30 June 2009, the CE in C referred the approved OZP No. S/SLC/14 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. On 27 November 2009, the draft OZP No. S/SLC/15 was exhibited for public inspection under section 5 of the Ordinance. On 2 November 2010, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft OZP, which was subsequently renumbered as S/SLC/16.
- 2.8 On 5 June 2012, the CE in C referred the approved OZP No. S/SLC/16 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. Since then, the OZP has been amended twice and exhibited for public inspection under section 5 and section 7 of the Ordinance.
- 2.9 On 2 September 2014, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft OZP, which was renumbered as S/SLC/19. On 19 September 2014, the approved OZP No. S/SLC/19 was exhibited for public inspection under Section 9(5) of the Ordinance.
- 2.10 On 14 March 2017, the CE in C referred the approved OZP No. S/SLC/19 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 24 March 2017 under section 12(2) of the Ordinance.
- 2.11 On 2 June 2017, the draft OZP No. S/SLC/20, incorporating mainly the amendment to rezone a site at Pui O from “Coastal Protection Area” to “Other Specified Uses” annotated “Sewage Treatment Works”, was exhibited for public inspection under section 5 of the Ordinance. No valid representation was received.
- 2.12 On 9 January 2018, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft South Lantau Coast OZP, which was subsequently renumbered as S/SLC/21. On 19 January 2018, the approved South Lantau Coast OZP No. S/SLC/21 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.13 On 27 June 2023, the CE in C referred the approved OZP No. S/SLC/21 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back was notified in the Gazette on 7 July 2023 under section 12(2) of the Ordinance.

- 2.14 On 26 July 2023, the Secretary for Development under the delegated authority of Chief Executive directed the Board under Section 3(1)(a) of the Ordinance to extend the planning scheme boundary of the South Lantau Coast OZP to include an area in Fan Lau not covered by the OZP nor the Lantau South Country Park.
- 2.15 On 15 September 2023, the draft OZP No. S/SLC/22, incorporating mainly the amendments based on the findings of land use review, was exhibited for public inspection under section 5 of the Ordinance. On the same day, the Secretary for Development, under section 21A(3) of the Ordinance, notified in the Gazette the designation of South Lantau Coast Regulated Area (hereafter referred to as “Regulated Area”). The boundary of the Regulated Area is shown on Plan No. RA/SLC/1. During the two-month plan exhibition period, 730 valid representations were received. After giving consideration to the representations on 2 February 2024, the Board decided not to uphold the representations and that no amendment should be made to the draft OZP to meet the representations.
- 2.16 On 14 May 2024, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft South Lantau Coast OZP, which was subsequently renumbered as S/SLC/23. On 24 May 2024, the approved South Lantau Coast OZP No. S/SLC/23 (the Plan) was exhibited for public inspection under section 9D(2) of the Ordinance.

3. OBJECT OF THE PLAN

- 3.1 The object of the Plan is to indicate the broad land use zonings and major road network 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 only the broad principles of development and to provide guidance for more detailed planning. It is a small-scale plan, the road alignments and boundaries between the land use zones may be subject to minor adjustments as detailed planning and development proceed.
- 3.3 Since the Plan is to show broad land use zonings, there would be situations in which small strips of land not intended for building development purposes and carry no development right under the lease, such as the areas restricted as non-building area or for garden, slope maintenance and access road purposes, are included in the residential zones. The general principle is that such areas should not be taken into account in plot ratio and site coverage calculations. Development within residential zones should be restricted to building lots carrying development right in order to maintain the character and amenity of the area and not to overload the road network in this area.

4. NOTES OF THE PLAN

- 4.1 Attached to the Plan is a set of Notes which shows the types of uses or developments which are always permitted within the Planning Scheme Area and in a particular zone and which may be permitted by the 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 (PlanD) and can be downloaded from the Board's website at <http://www.tpb.gov.hk>.

5. THE PLANNING SCHEME AREA

- 5.1 The Planning Scheme Area (the Area) covers a total of about 2,456 ha of land along the South Lantau Coast. In the north, it is almost all bounded by the Lantau South Country Park and in the south by the existing coastlines. Some parts of the Country Park also fall within the Area.
- 5.2 The Area comprises extensive densely vegetated hillslopes forming a scenic natural backdrop for the villages and low-rise, low-density residential developments scattered along the foothills. The dominant coastal topographical features are the two hilly peninsulas, namely Chi Ma Wan Peninsula and the peninsula at Lo Kei Wan, and the coastal strip in-between embracing a number of beaches, wetland and mangrove areas. The gazetted public beaches include Pui O Beach, Upper Cheung Sha Beach, Lower Cheung Sha Beach and Tong Fuk Beach. The area to the west of Lo Kei Wan is much more hilly with numerous small beaches. Small areas near Shek Pik Peninsula, Chi Ma Wan Peninsula and the peninsulas at Lo Kei Wan and Fan Lau are within the Lantau South Country Park and heavily wooded. Pockets of woodland and coastal lowland are also found along the coast and to the north of South Lantau Road. In order to conserve the rural character and the natural landscape resources and habitats of the Area, excavation or filling of land, diversion of stream and large-scale developments should be discouraged.
- 5.3 The existing population concentrates mainly at several recognised villages including San Shek Wan Tsuen, Pui O San Wai Tsuen, Pui O Lo Wai Tsuen, Lo Uk Tsuen, Ham Tin Tsuen, Cheung Sha Sheung Tsuen, Cheung Sha Ha Tsuen, Tong Fuk Tsuen and Shui Hau Tsuen and the low-rise, low-density residential developments at Cheung Sha.
- 5.4 The Sustainable Lantau Blueprint (the Blueprint), which was promulgated in 2017, embraces the overarching principle of "Development in the North;

Conservation for the South”. The predominant part of Lantau, in particular South Lantau, would be conserved for its natural and cultural resources and where appropriate, low-impact leisure and recreational uses would be developed for public enjoyment. The leisure and recreational proposals should be environmentally sustainable and be compatible with the local context. In 2020, the Lantau Conservation and Recreation Masterplan was formulated based on the Blueprint and promulgated to provide a framework guiding the conservation and recreation initiatives in South Lantau.

- 5.5 The Area is environmentally and ecologically sensitive and comprises a wide diversity of natural habitats such as woodland, shrubland, grassland, streamcourses, agricultural land and sandy shore, which form an integral part of the natural environment extended from the woodland system in the adjoining Lantau South Country Park. There are also two Ecologically Important Streams in Pui O and Tong Fuk flowing downhill towards to Pui O Wan and the area to the east of Tong Fuk Miu Wan respectively. Nevertheless, there are haphazard and uncontrolled developments involving dumping of construction materials as well as excavation and land filling activities that may adversely affect the rural and natural character of the Area. To better protect the natural and landscape character of the Area to avoid disturbance to the natural environment, an area of about 626 ha has been designated as Regulated Area (Plan No. RA/SLC/1) to enable the Planning Authority to instigate enforcement actions against any unauthorized developments. A “two-part” covering Notes system is introduced to accommodate the different provisions for (i) land falling within the boundaries of the OZP which are not within the boundaries of the Regulated Area (i.e. “Part A”) and (ii) land falling within the boundaries of the OZP and boundaries of the Regulated Area (i.e. “Part B”).

6. POPULATION

Based on the 2021 Population Census, the population of the Area as estimated by PlanD was about 5,900 persons. It is estimated that the planned population in the Area would be about 8,000 persons. During weekends and public holidays, there are many visitors to the Area.

7. LAND USE ZONINGS

7.1 Residential (Group C) (“R(C)”) : Total Area 55.74 ha

7.1.1 The planning intention of this zone is primarily for low-rise and low-density residential developments. Nine “R(C)” zones are designated on the Plan. Two are located at the southern tip of Chi Ma Wan Peninsula, which mainly rely on marine access. Six are located along South Lantau Road between Cheung Sha and Pui O. The remaining one is located at Shui Hau.

7.1.2 No development or redevelopment within the “R(C)” zones should exceed a maximum plot ratio of 0.4, a maximum site coverage of 25% 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.

These restrictions are primarily to reflect the existing and committed development intensities so as to maintain the existing rural and natural character of the South Lantau Coast and to avoid overtaxing the limited road capacity and infrastructure in the area.

- 7.1.3 A site at Cheung Sha is zoned “R(C)1”. No development or redevelopment within the “R(C)1” sub-area should exceed a maximum plot ratio of 0.8, a maximum site coverage of 40% and a maximum building height of 3 storeys (including carport), or the plot ratio, site coverage and height of the existing building, whichever is the greater.

7.2 Village Type Development (“V”) : Total Area 85.83 ha

- 7.2.1 The planning intention of this zone is to designate both existing recognised villages and areas of land considered suitable for village expansion. Land within the “V” zones is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within the “V” zones 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 on the basis that these uses would meet the needs of villagers and would not adversely affect the character of these villages.
- 7.2.2 On land designated “V”, any new building or any addition, alteration and/or modification to or redevelopment of the existing building should not 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.
- 7.2.3 The existing recognised villages at Mong Tung Wan, Tai Long, Shap Long, Ham Tin, Pui O, Lo Uk, San Shek Wan, Cheung Sha, Tong Fuk, Shui Hau, Tai Long Wan and Fan Lau are zoned “V”. The boundaries of the “V” zones are drawn up having regard to the village ‘environs’, Small House demand, topography and site constraints. Areas of difficult terrain, dense vegetation, streamcourses and burial grounds have been avoided.

7.3 Government, Institution or Community (“G/IC”) : Total Area 90.10 ha

The planning intention of this zone is primarily for the provision of Government, institution and community (GIC) facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments. The major existing GIC facilities include Tong Fuk Correctional Institution, Shek Pik Prison, Sha Tsui Correctional Institution, Bui O Public School, Hung Shing Temple at Tong Fuk Miu Wan, electric substations at Cheung Sha and Tong Fuk, and a special

school at Tung Wan.

7.4 Open Space (“O”) : Total Area 0.58 ha

- 7.4.1 The planning intention of this zone is 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 the general public.
- 7.4.2 This zone covers the open space facilities managed by the Leisure and Cultural Services Department, such as Pui O Children’s Playground, Pui O Playground, Cheung Sha Ha Tsuen Basketball Court and Cheung Sha Ha Tsuen Children’s Playground.

7.5 Recreation (“REC”) : Total Area 6.38 ha

- 7.5.1 The planning intention of this zone is primarily for recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the recreational developments may be permitted subject to planning permission.
- 7.5.2 There are two “REC” zones being designated on the Plan to promote recreational development. It mainly covers Victoria Resort and a stretch of land in Pui O abutting South Lantau Road and Chi Ma Wan Road which are currently vacant or occupied by open storage and workshops, as well as the former site of ex-Hong Kong Youth Hostels Association Jockey Club Mong Tung Wan Hostel in Mong Tung Wan.
- 7.5.3 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 3 storeys, or the height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft South Lantau Coast Outline Zoning Plan No. S/SLC/22, whichever is the greater.
- 7.5.4 Residential development will generally not be allowed in this zone except where it can be established that such use, in the form of holiday accommodation, is ancillary to and in support of the recreational uses. No residential development shall result in a total development in excess of a maximum plot ratio of 0.2 and a maximum building height of 2 storeys (6m).
- 7.5.5 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height and plot ratio restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.
- 7.5.6 The plot ratio under “REC” zone is regarded as being stipulated in an amended statutory plan according to the Joint Practice Note No. 4 “Development Control Parameters Plot Ratio/Gross Floor Area”, and

shall be subject to the streamlining arrangements stated therein.

7.6 Other Specified Uses (“OU”) : Total Area 2.66 ha

7.6.1 Sewage Treatment Works

A site at Pui O to the south of South Lantau Road is zoned “OU” annotated “Sewage Treatment Works”. This zone is intended to designate land for sewage treatment works.

7.6.2 Waterworks Pumping Station

Two sites off the eastern boundary of Pui O Lo Wai Tsuen and abutting South Lantau Road are zoned “OU” annotated “Waterworks Pumping Station”. This zone is intended to designate land for the purpose of two water pumping stations in connection with the water supply system serving Lantau and the western part of Hong Kong Island.

7.6.3 Water Treatment Works

A site to the north of Cheung Sha is zoned “OU” annotated “Water Treatment Works”. This zone is intended to designate land for the purpose of a water treatment works serving the needs of the community.

7.7 Green Belt (“GB”) : Total Area 472.22 ha

7.7.1 The planning intention of this zone is primarily to define the limits of development areas, to preserve existing well-wooded hillslopes and other natural features, as well as to provide passive recreational outlets for the local population and visitors. It mainly covers the extensive well-vegetated uplands and hillsides, spurs and stream valleys, coastal pockets of land and isolated knolls adjoining the Lantau South Country Park.

7.7.2 Most of the northern part of the Area comprises steep slopes which are unsuitable for development. These areas, however, provide an important buffer for the Lantau South Country Park and a good landscape setting for the scattered “R(C)” zones and village type developments along the coast and are zoned “GB”. These hillslopes also embrace a number of natural streamcourses irrigating the agricultural land and the coastal wetland and should be protected from filling, excavation or stream diversion. Pockets of agricultural land at Chi Ma Wan Peninsula near the Lantau South Country Park are also zoned “GB”.

7.7.3 There is a general presumption against development within the “GB” zone. Development within this zone will be strictly controlled. Any building development will require permission from the Board and development proposals will be considered by the Board on individual merits, taking into account the relevant Town Planning Board Guidelines. As diversion of stream, filling of land/pond or excavation of land may cause adverse drainage and environmental impacts on the

adjacent areas and the natural environment, permission from the Board is required for such works and related activities except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works. Low impact, environmentally sustainable and compatible low-rise leisure and recreation uses and facilities for eco-tourism like camping/glamping sites, eco-lodge, eating place, visitor/education centre, and for adventure park, etc. with appropriate supporting facilities which have proved to have no adverse impacts on environmental and other relevant aspects could be favourably considered.

7.8 Conservation Area (“CA”) : Total Area 60.65 ha

- 7.8.1 This zone is intended to protect and retain the existing natural landscape, ecological and topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment such as Country Park from the adverse effects of development. In particular, it is intended to conserve the ecological values of the wetland habitats which form an integral part of the wetland ecosystem. 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.
- 7.8.2 This zone covers the tracts of land stretching from the lowland near Pui O Wan to the valley sandwiched between South Lantau Road and the vegetated slopes of Lantau South Country Park, as well as a contiguous piece of woodland to the west of Shui Hau Wan.
- 7.8.3 New residential development is not permitted within this zone. Redevelopment of existing house may be permitted on application to the Board. The redevelopment of existing house shall not 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 (7.6m), or the plot ratio, site coverage and height of the existing house, whichever is the greater.
- 7.8.4 As diversion of stream, filling of land/pond or excavation of land may cause adverse drainage and environmental impacts on the adjacent areas and the natural environment, permission from the Board is required for such works and related activities except public works co-ordinated or implemented by Government, and maintenance or repair works.
- 7.8.5 The plot ratio under “CA” zone is regarded as being stipulated in an amended statutory plan according to the Joint Practice Note No. 4 “Development Control Parameters Plot Ratio/Gross Floor Area”, and shall be subject to the streamlining arrangements stated therein.

7.9 Coastal Protection Area (“CPA”) : Total Area 93.15 ha

- 7.9.1 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. It may also cover areas which serve as natural protection areas sheltering nearby developments against effects of coastal erosion. This zone 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.
- 7.9.2 A long strip of land between the coastline and South Lantau Road stretching from Pui O to Shui Hau including areas adjoining the Country Park area in Chi Ma Wan and Lo Kei Wan is zoned “CPA”. The “CPA” zone also covers sandy shore of the gazetted bathing beaches at Pui O, Cheung Sha and Tong Fuk.
- 7.9.3 New residential development is not permitted within this zone. Redevelopment of existing houses may be permitted on application to the Board. The redevelopment of existing houses shall not 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 (7.6m), or the plot ratio, site coverage and height of the existing house, whichever is the greater.
- 7.9.4 As diversion of stream, filling of land/pond or excavation of land may cause adverse drainage and environmental impacts on the adjacent areas and the natural environment, permission from the Board is required for such works and related activities except public works co-ordinate or implemented by Government, and maintenance or repair works.

7.10 Country Park (“CP”) : Total Area 1,574.31 ha

The intention of this zone is to reflect the Country Park which is to protect the natural features and to provide outlets for outdoor recreation for public enjoyment of the countryside. This zone comprises a major part of Chi Ma Wan Peninsula, Lo Kei Wan Peninsula and Fan Lau. These areas form parts of the Lantau South Country Park, which was first gazetted on 13 January 1978 under the Country Parks Ordinance (Cap. 208). All uses and developments require consent from the Country and Marine Parks Authority and approval from the Board is not required.

8. COMMUNICATIONS

8.1 Roads

8.1.1 The Area is mainly served by South Lantau Road, which extends from Mui Wo ferry pier to Shek Pik Reservoir. It continues to Tai O via Keung Shan Road and to Tung Chung via Tung Chung Road. Local areas are served by access roads branching off from South Lantau Road.

8.1.2 Since the Area is intended mainly for recreational development, the present restriction on vehicular use of the roads, i.e. only those vehicles possessed with valid Lantau Closed Road Permits are permitted, is still in force.

8.2 Footpaths

The existing footpath system comprises a variety of paved and gently sloping paths and trails connecting villages to South Lantau Road, jetties and other major activity centres. The footpath system is intended to serve as a link between major activity centres as well as cross-country trails for hikers. Since it is a small-scale plan, the footpath system is not shown on the plan.

8.3 Public Transport

Franchised buses, taxis and ferries are the main modes of public transport for the Area. There are ferry services between Chi Ma Wan, Cheung Chau, Peng Chau and Mui Wo. The only ferry pier within the Area is located at Chi Ma Wan Peninsula. Bus services are provided from Mui Wo ferry pier to Pui O, Tong Fuk and Shek Pik, and to Tai O, Tung Chung and Ngong Ping via the Area.

9. UTILITY SERVICES

9.1 Water Supply

Raw water for the Area is collected at Shek Pik Reservoir. It is then delivered to and treated at Silver Mine Bay Water Treatment Works (located outside the Area) for supply to Mui Wo and Chi Ma Wan; and at Cheung Sha Water Treatment Works for supply to Tong Fuk, Cheung Sha and Pui O. As there is no salt water supply to the Area, mains water is used for flushing purpose.

9.2 Sewage Treatment

9.2.1 Currently, there are no sewage treatment facilities in the Area except soakaway pits and septic tanks for most of the village houses. They should only be regarded as an interim solution in remote and low-density areas far away from beaches and fish culture zones.

9.2.2 The over-night accommodation and commercial activities associated with the vast number of weekend and public holiday visitors have

already been putting severe pressure for a proper sewage treatment system in the Area.

- 9.2.3 The Government has planned to implement a sewerage work covering the villages, residential areas and bathing beaches from Shui Hau to Ham Tin. The works proposed comprise village and trunk sewerage system, which include sewage pumping stations, gravity sewers and rising mains, conveying sewage to a new Sewage Treatment Works at Pui O.

9.3 Solid Wastes Disposal

Small refuse collection points are located in the vicinity of the villages and residential developments throughout the Area. Domestic wastes delivered to the refuse transfer station in Mui Wo are containerized and shipped to the West New Territories Landfill for disposal.

9.4 Other Services

Electricity supply and telephone service are available in the Area. A telephone exchange is located at Cheung Sha. No difficulty is envisaged to provide electricity and telephone services to meet the need of existing and future developments.

10. CULTURAL HERITAGE

- 10.1 Within the boundary of the Plan, there are three declared monuments, i.e. Fan Lau Fort, Stone Circle at Fan Lau and Rock Carving at Shek Pik. There are also seventeen Sites of Archaeological Interest (SAIs) within the Area, namely Cheung Sha Ha Tsuen SAI, Cheung Sha Wan SAI, Chi Ma Wan SAI, Fan Lau Sai Wan SAI, Kau Ling Chung SAI, Ngau Kwu Wan SAI, Pui O SAI, Shap Long SAI, Shui Tseng Wan SAI, Tai Long Wan SAI, Chi Ma Wan, Tai Long Wan SAI, Shek Pik, Tong Fuk SAI, Tong Fuk Miu Wan SAI, Tung Kok SAI, Tung Wan SAI, Shek Pik, Yi Long SAI, and Yi O Fan Lau Boulder Trackway SAI. On 19 March 2009, the Antiquities Advisory Board (AAB) released the list of 1,444 historic buildings. The following historic buildings are also located within the area, namely Cheung Ancestral Hall at Pui O Lo Wai Tsuen (Grade 3), Lin Kong Tong at No. 5 Ham Tin Tsuen (Grade 3), Tin Hau Temple at Fan Lau Miu Wan (Grade 3), Leung Ying Kong Ancestral Hall at Fan Lau Sai Wan Ha Tsuen (Grade 3) and Nos. 49 & 50 Shui Hau (Grade 3). All the declared monuments, sites of archaeological interest and graded/proposed to be graded historic buildings/structures are worthy of preservation.
- 10.2 The AAB also released a number of new items in addition to the list of 1,444 historic buildings. These items are subject to the grading assessment by the AAB. Details of the list of 1,444 historic buildings and its new items have been uploaded onto the official website of the AAB at <http://www.aab.gov.hk>. The locations of the declared monuments and SAIs have been uploaded onto the Geographical Information System on Hong Kong Heritage (<https://gish.amo.gov.hk/>). Details of the declared monuments and SAIs are available for viewing at the Reference Library of Hong Kong Heritage

Discovery Centre by appointment.

- 10.3 Prior consultation with the Antiquities and Monuments Office (AMO) should be made if any works, development, redevelopment or rezoning proposal might affect the above declared monuments, SAIs, graded/proposed to be graded historic buildings/structures, new items pending grading assessment, Government historic sites identified by AMO, as well as any other historic buildings/structures identified, both at grade and underground, and their immediate environs. For proposals affecting the SAI(s), the proposals will be considered on a case-by-case basis subject to the archaeological potential of the proposed areas and the level of disturbance to the proposed areas.

11. IMPLEMENTATION

- 11.1 The Plan provides a broad land use framework on which preparation of more detailed non-statutory plans for the Area is based. These detailed plans are used as the basis for planning of public works and reservation of sites.
- 11.2 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 preserve the natural amenity of the Area and to ensure that development would take place in an orderly manner. The provision of infrastructure will be implemented through the Public Works Programme and the Rural Public Works 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. PLANNING CONTROL

- 12.1 The types of permitted developments and uses on land within the Area are listed in the Notes to the Plan. Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted developments and uses within the same zone are always permitted and no separate permission is required.
- 12.2 For any land or building falling within the boundaries of this Plan and also falling within the boundaries of the Regulated Area-
- (a) uses of land or building as defined under paragraph (3) in Part B of the covering Notes and which are not in compliance with the terms of the Plan may have adverse impact on the environment, drainage and traffic of the area. Although no action is required to make such use conform to this Plan, any material change of such use or any other development (except minor alteration and/or modification to the development of the land or building in respect of such use which is always permitted) must be always permitted in terms of the Plan or, if permission is required, in accordance with a permission granted by the Board. The Board will consider these applications on their individual merits. Those alteration and/or modification works which may lead to an environmental improvement or

upgrading to the Area may be considered favourably by the Board;

- (b) any development, other than those defined in paragraph (3) in Part B of the covering Notes or in conformity with this Plan or with the permission of the Board, undertaken or continued on or after the material date¹ on land within the boundary of the Regulated Area, may be subject to enforcement and prosecution actions under the Ordinance.

12.3 For any land or building falling within the boundaries of this Plan but not falling within the Regulated Area, no action is required to make the existing use of such land or building conform to this Plan, until there is a material change of use or the building is redeveloped. Any material change of such use or any other development (except minor alteration and/or modification to the development of the land or building in respect of such use which is always permitted) must be always permitted in terms of the Plan or, if permission is required, in accordance with a 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 zoning control mainly rests with the Buildings Department, the Lands Department and the various licensing authorities.

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 PlanD. Guidelines published by the Board are available from the Board's website, the Secretariat of the Board and the Technical Services Division of PlanD. 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 PlanD. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.

Index of Plan

Plan No. RA/SLC/1 – South Lantau Coast Regulated Area designated under the Town Planning Ordinance (Sheets 1 to 8)

TOWN PLANNING BOARD
MAY 2024

¹ Material date means 9 December 2022 as defined in section 1A(1) of the Ordinance



南大嶼郊野公園
LANTAU SOUTH COUNTRY PARK

分流西灣
FAN LAU SAI WAN

分流村
Fan Lau Tsuen

分流廟灣
FAN LAU MIU WAN

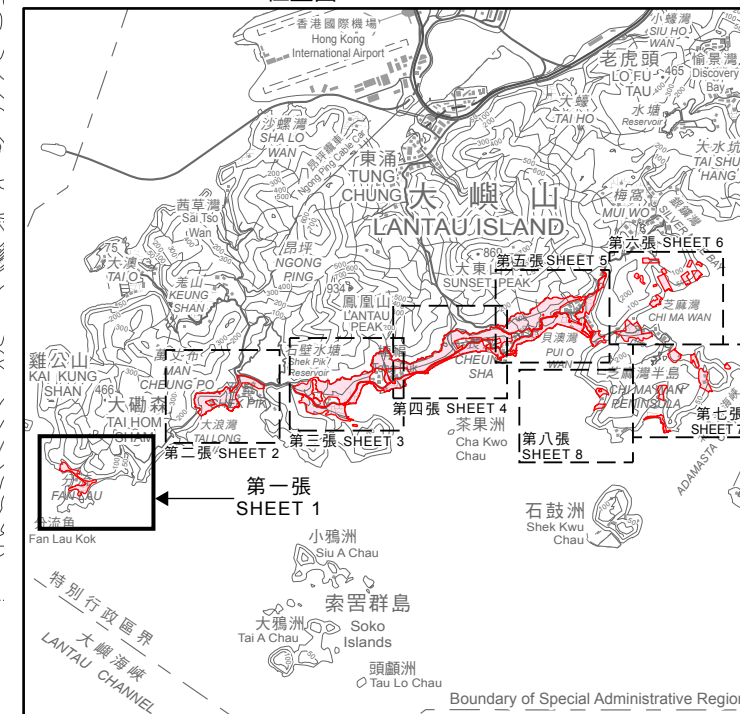
分流
FAN LAU

分流角
FAN LAU KOK

分流東灣
FAN LAU TUNG WAN

狗嶺涌
KAU LING CHUNG

位置圖 KEY PLAN



比例 1 : 200 000 SCALE

圖例 NOTATION

 受規管地區
REGULATED AREA

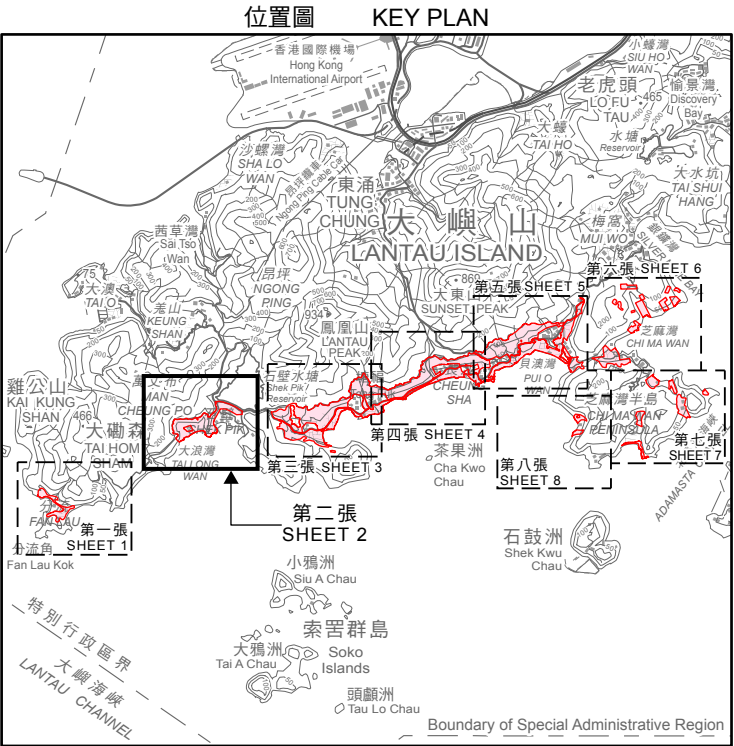
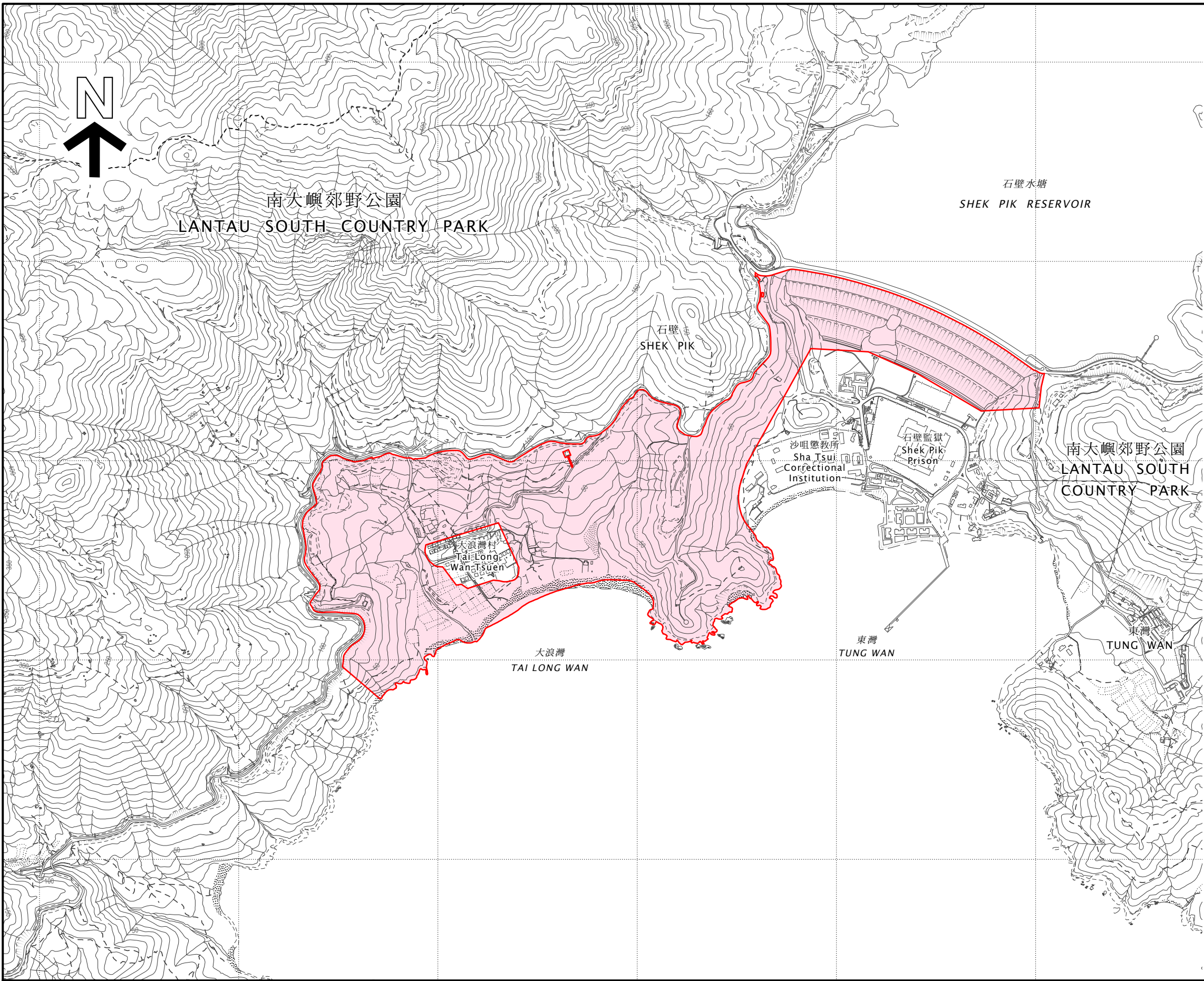
2023年9月15日按照城市規劃條例第21B條擬備的圖則
PLAN PREPARED UNDER SECTION 21B OF THE TOWN PLANNING
ORDINANCE ON 15 SEPTEMBER 2023

Signed Ms Bernadette LINN 甯漢豪女士 簽署
SECRETARY FOR DEVELOPMENT 發展局局長

依據城市規劃條例指定
大嶼山南岸受規管地區
SOUTH LANTAU COAST REGULATED AREA
DESIGNATED UNDER THE TOWN PLANNING ORDINANCE

比例尺 1 : 10 000 SCALE
米 METRES 200 0 200 400 600 800 METRES 米

圖則編號
PLAN No. RA/SLC/1 (第一張 共八張)
(SHEET 1 OF 8)



比例 1 : 200 000 SCALE

圖例 NOTATION

受規管地區
REGULATED AREA

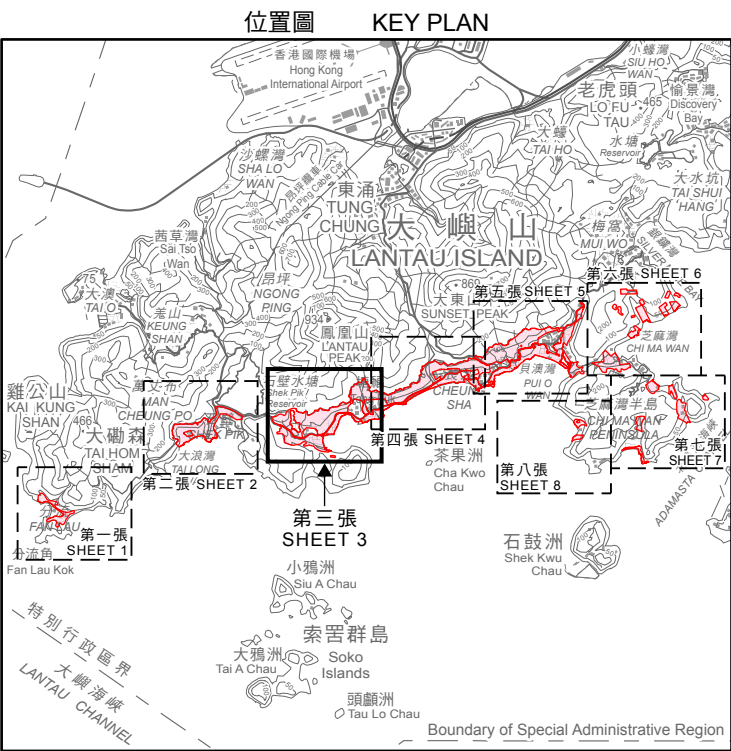
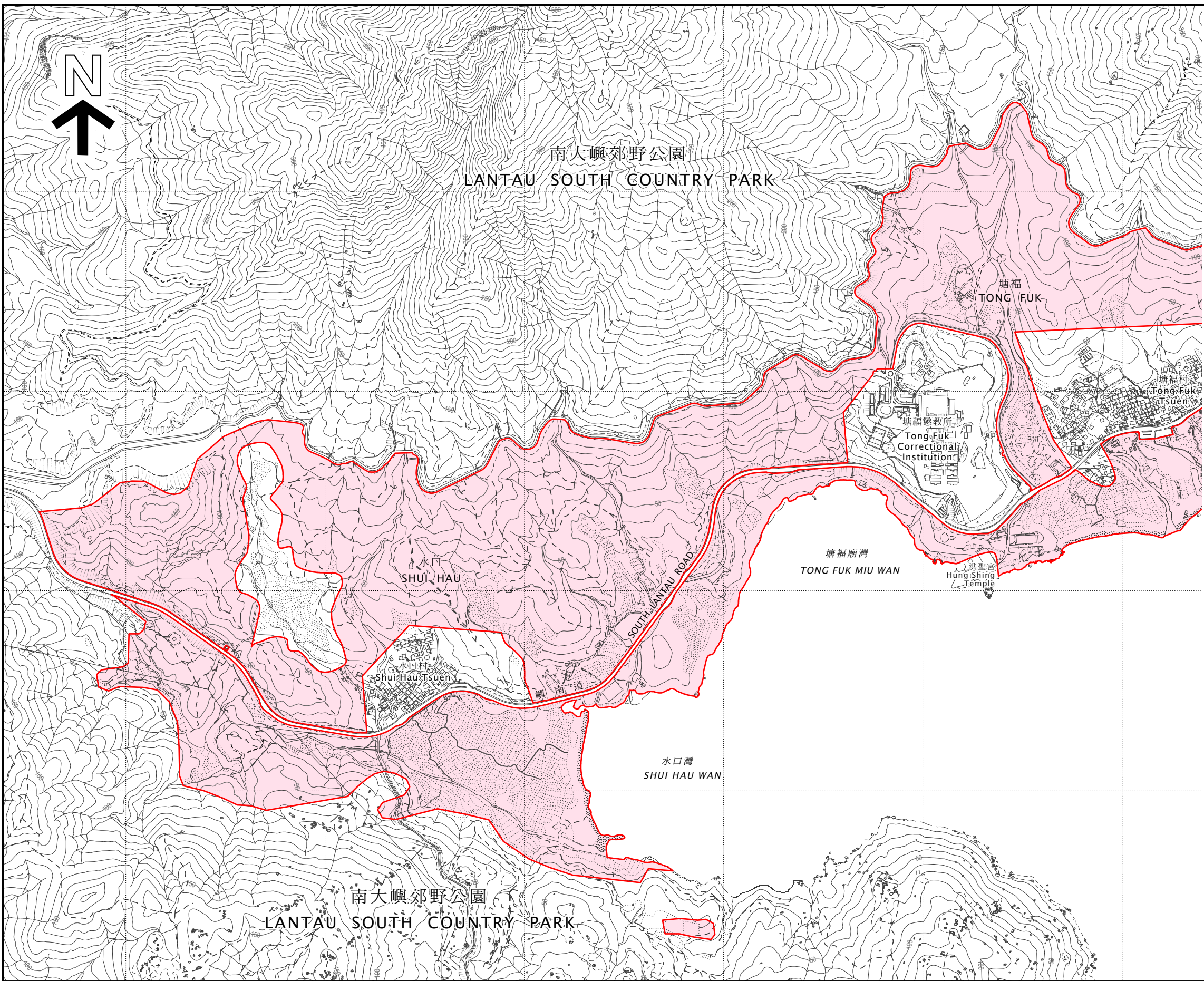
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比例尺 1 : 10 000 SCALE
米 METRES 200 0 200 400 600 800 METRES 米

圖則編號
PLAN No. RA/SLC/1 (第二張 共八張)
(SHEET 2 OF 8)



比例 1 : 200 000 SCALE

圖例 NOTATION

受規管地區
REGULATED AREA

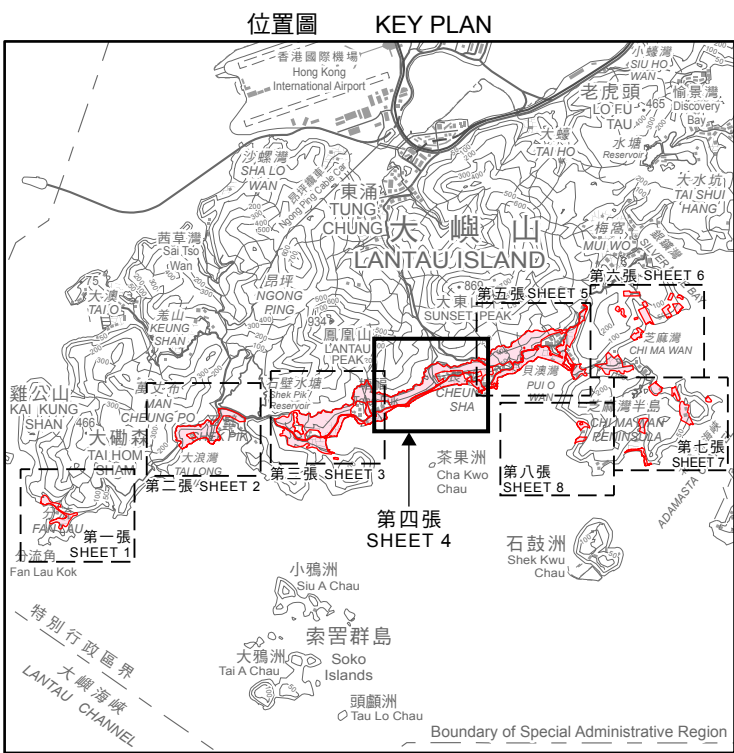
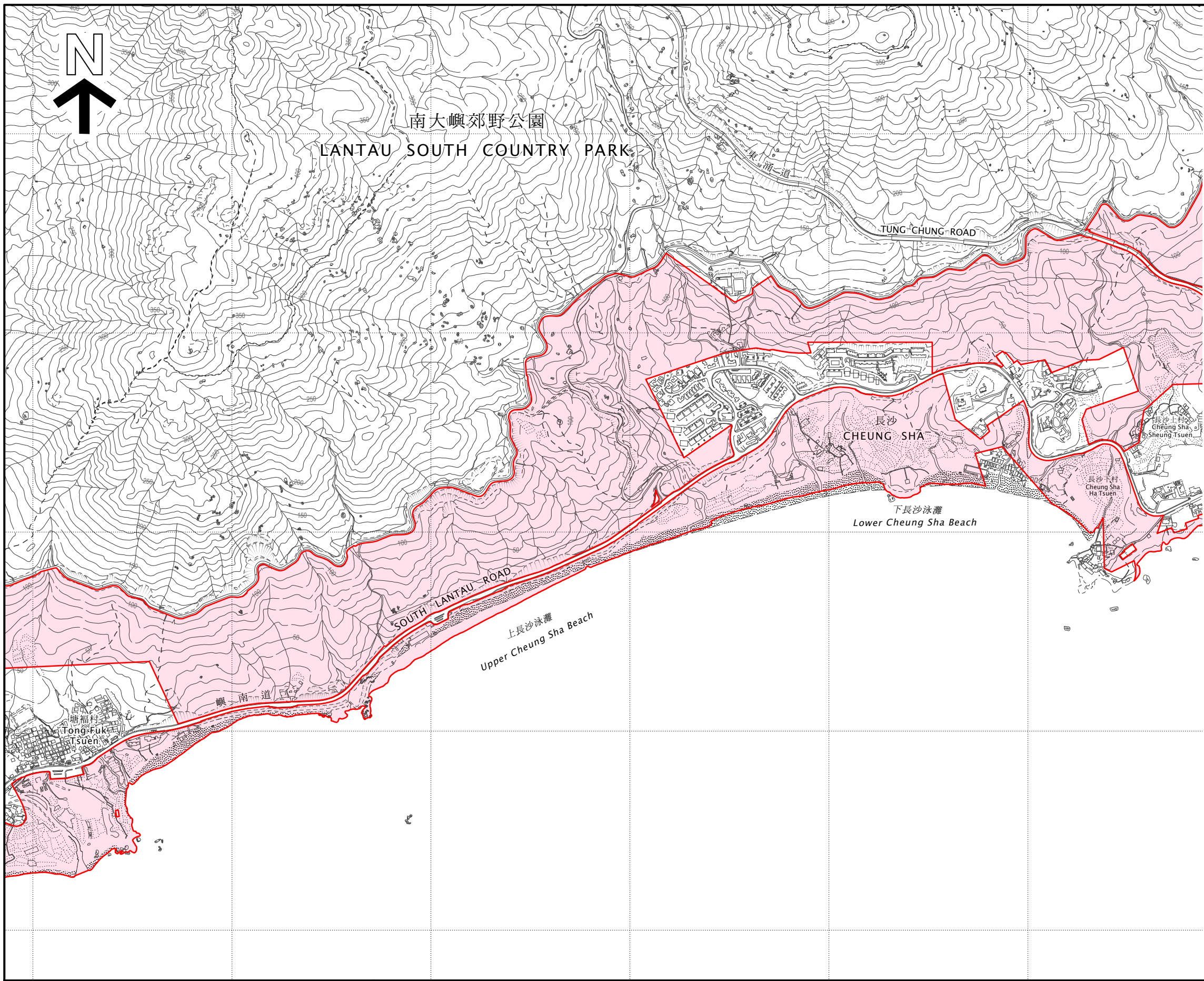
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SOUTH LANTAU COAST REGULATED AREA
DESIGNATED UNDER THE TOWN PLANNING ORDINANCE

比例尺 1 : 10 000 SCALE
米 METRES 200 0 200 400 600 800 METRES 米

圖則編號
PLAN No. RA/SLC/1 (第三張 共八張)
(SHEET 3 OF 8)



比例 1 : 200 000 SCALE

圖例 NOTATION

受規管地區
REGULATED AREA

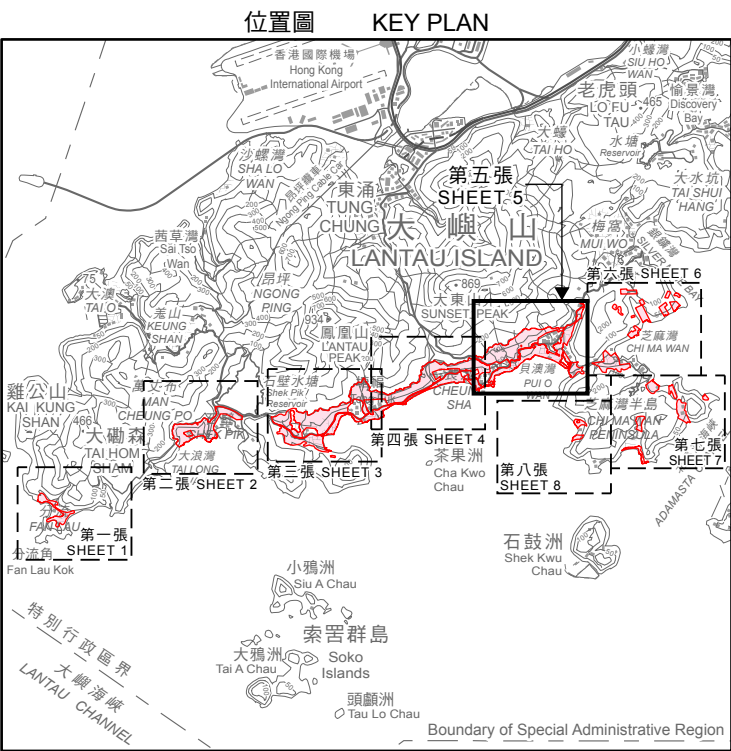
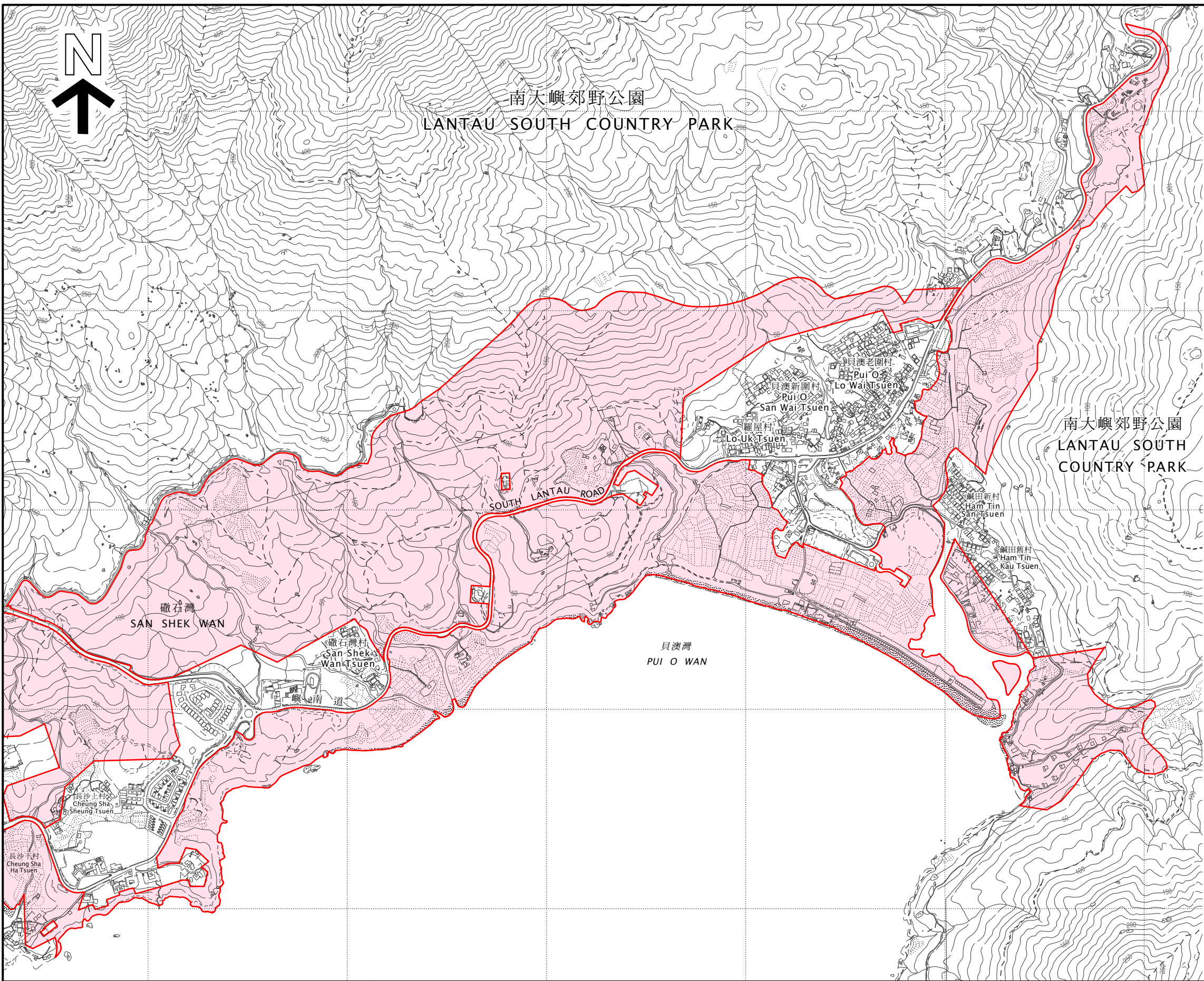
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比例尺 1 : 10 000 SCALE
米 METRES 200 0 200 400 600 800 METRES 米

圖則編號
PLAN No. RA/SLC/1 (第四張 共八張)
(SHEET 4 OF 8)



比例 1 : 200 000 SCALE

圖例 NOTATION

受規管地區
REGULATED AREA

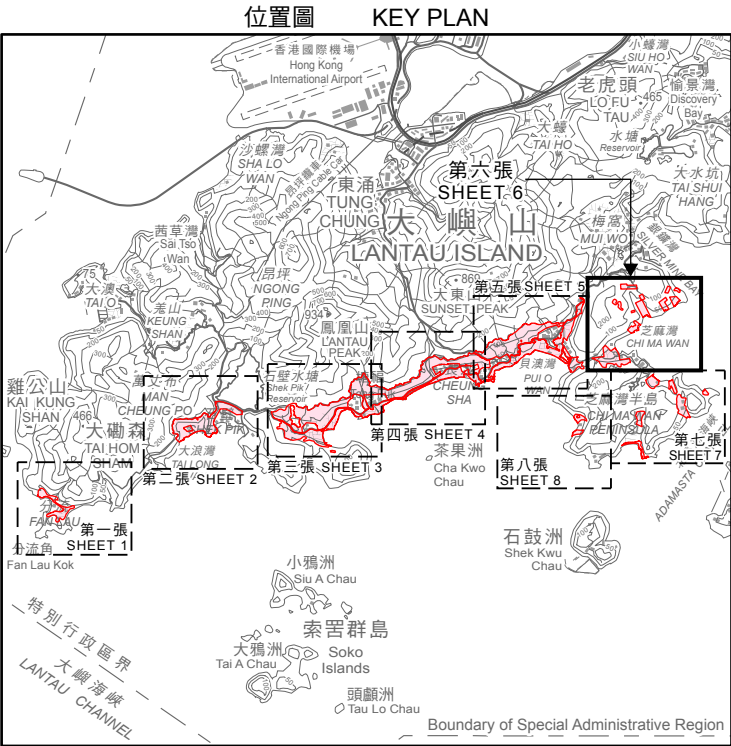
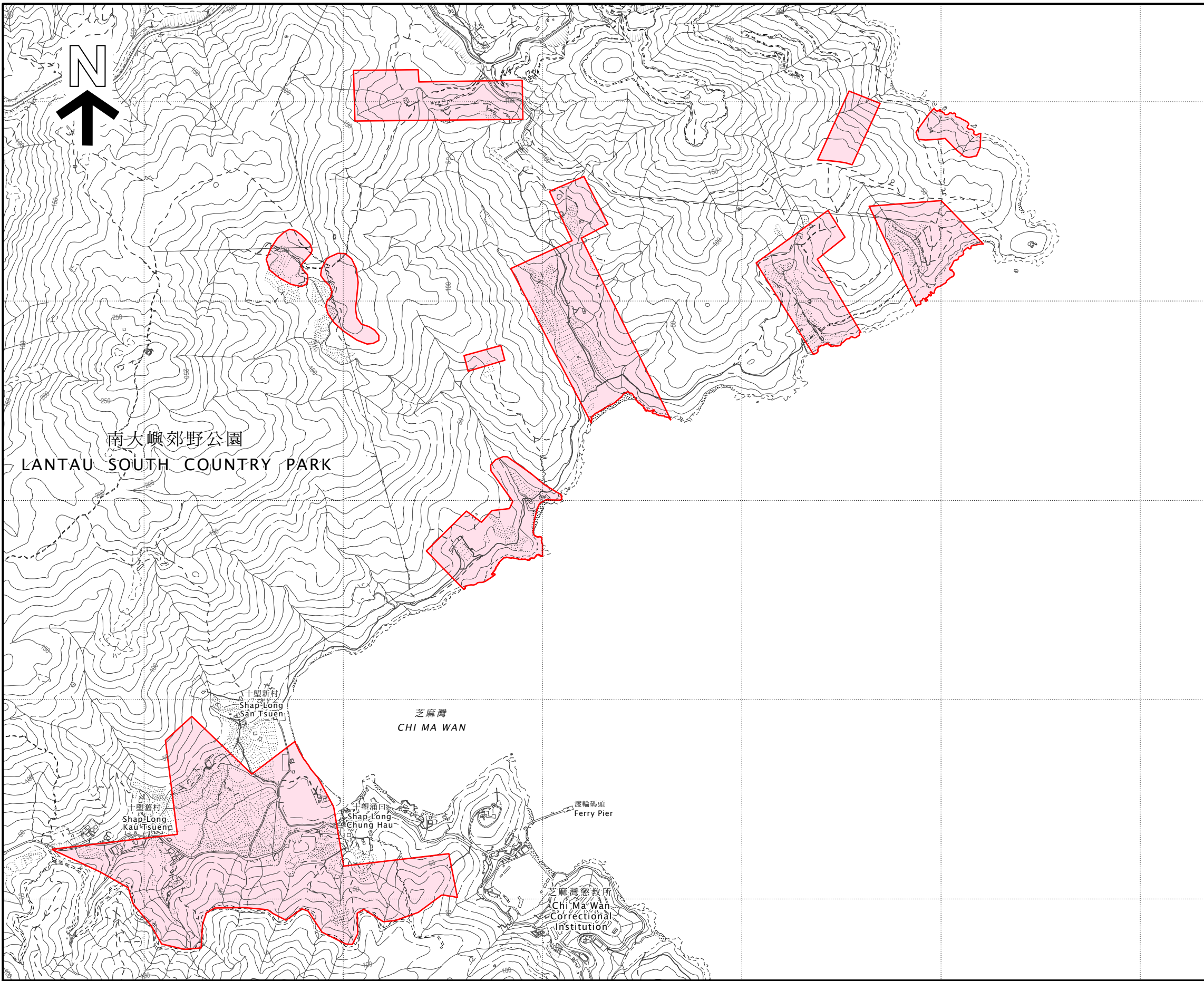
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SOUTH LANTAU COAST REGULATED AREA
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比例尺 1 : 10 000 SCALE
米 METRES 200 0 200 400 600 800 METRES 米

圖則編號
PLAN No. RA/SLC/1 (第五張 共八張)
(SHEET 5 OF 8)



圖例 NOTATION

受規管地區
REGULATED AREA

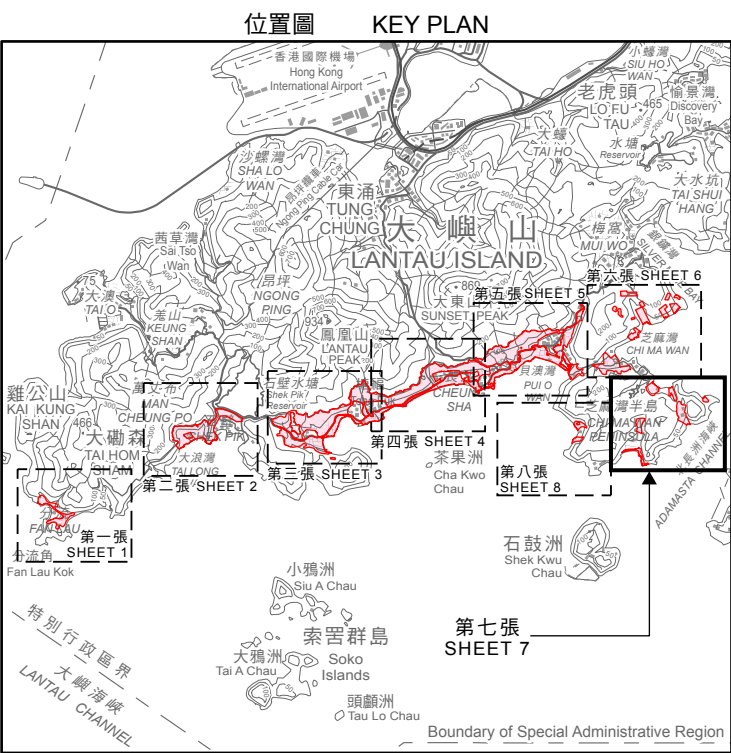
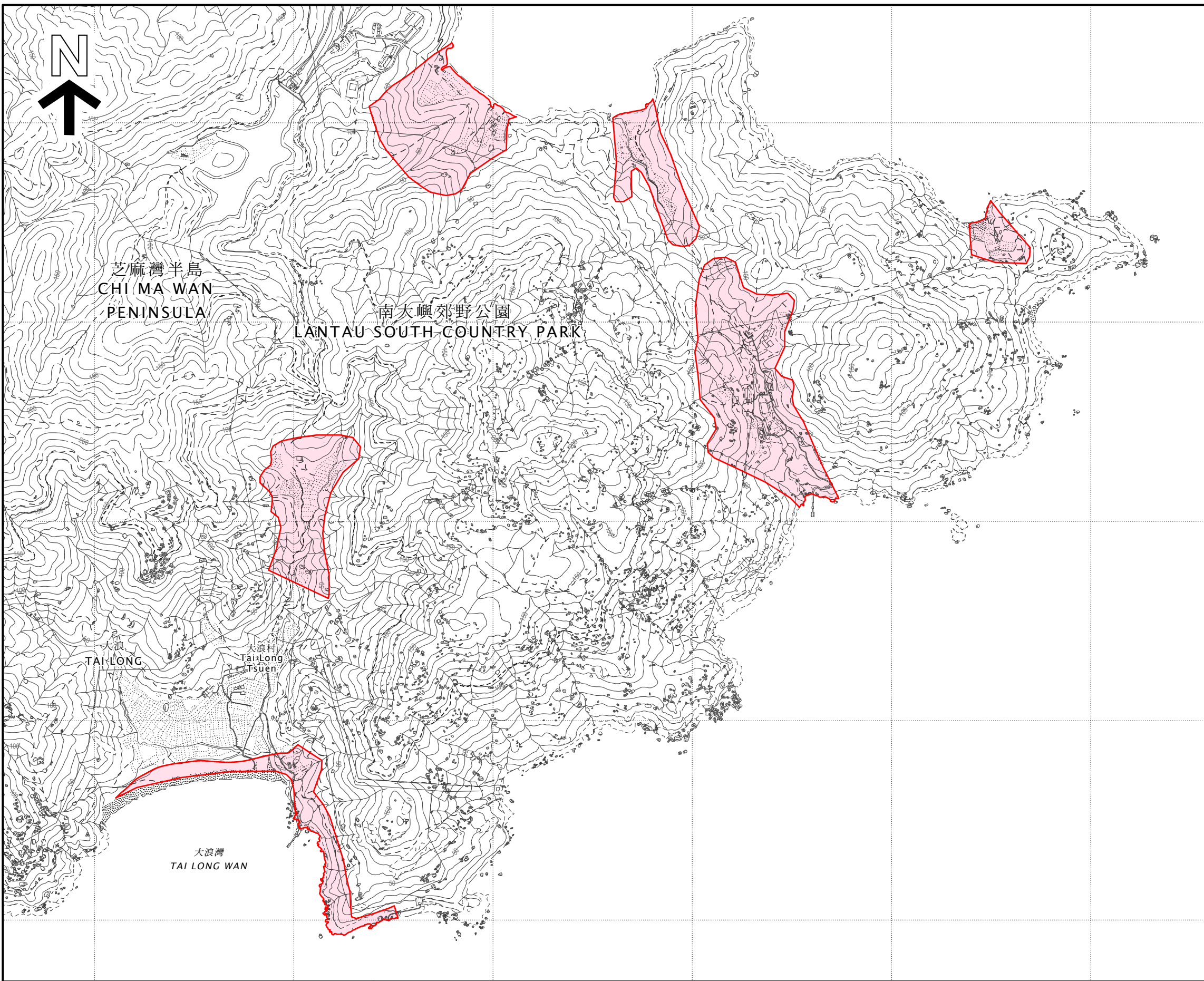
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比例尺 1 : 10 000 SCALE
米 METRES 200 0 200 400 600 800 METRES 米

圖則編號
PLAN No. RA/SLC/1 (第六張 共八張)
(SHEET 6 OF 8)



比例 1 : 200 000 SCALE

圖例 NOTATION

 受規管地區
REGULATED AREA

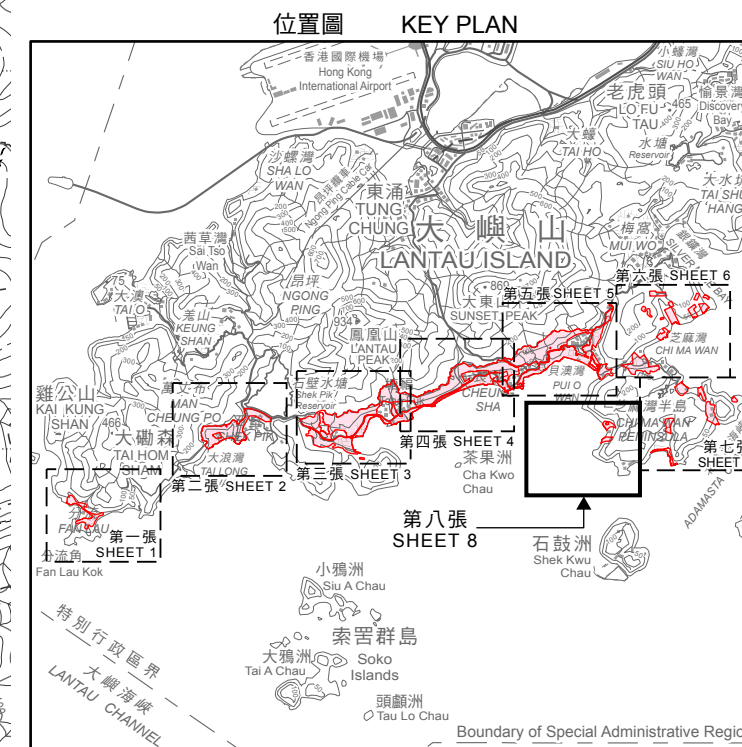
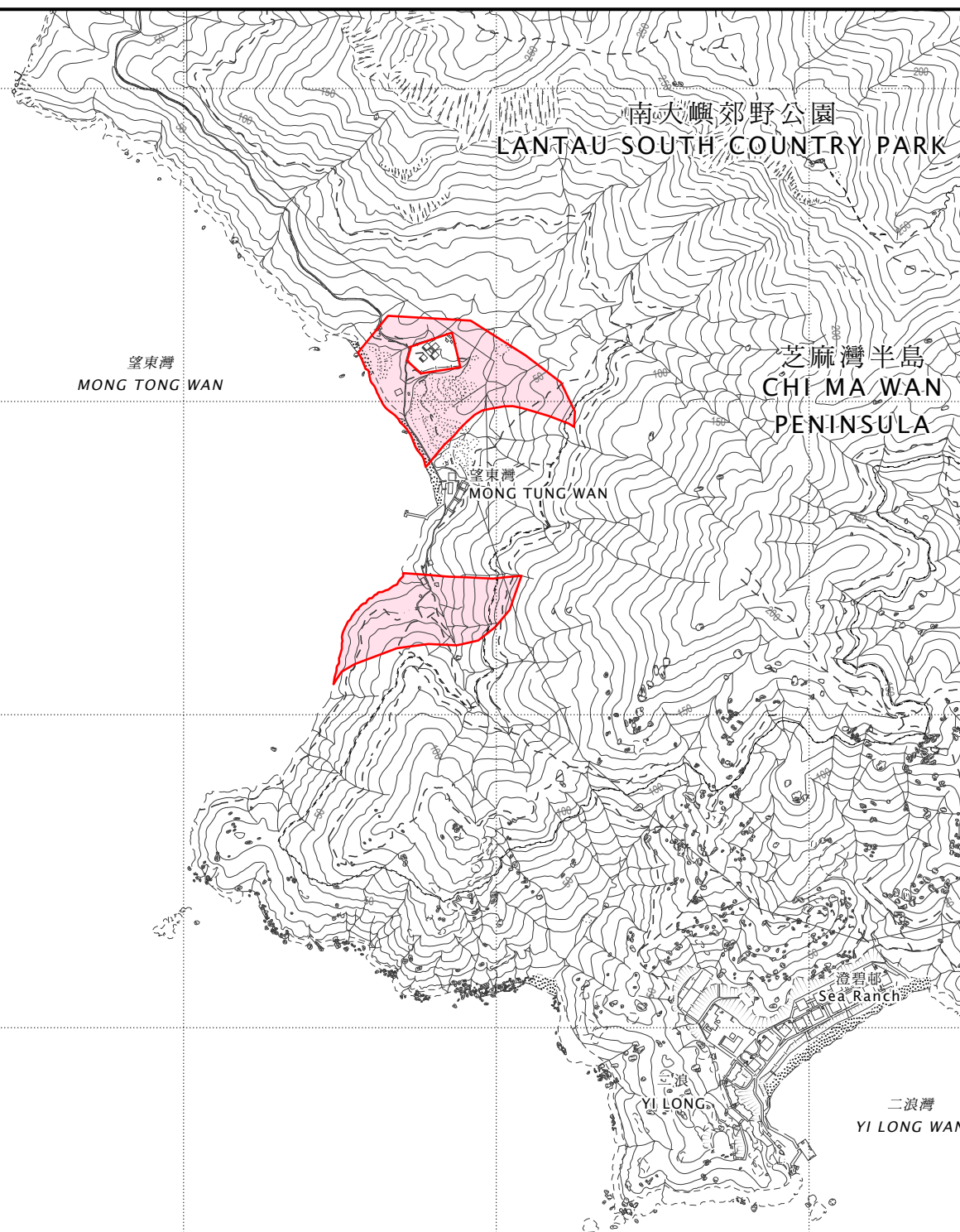
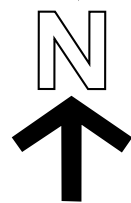
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圖則編號
PLAN No. RA/SLC/1 (第七張 共八張)
(SHEET 7 OF 8)



比例 1 : 200 000 SCALE

圖例 NOTATION



受規管地區
REGULATED AREA

2023年9月15日按照城市規劃條例第21B條擬備的圖則
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圖則編號
PLAN No. RA/SLC/1 (第八張 共八張)
(SHEET 8 OF 8)