

Draft Cheung Chau Outline Zoning Plan approved

The Chief Executive in Council has approved the draft Cheung Chau Outline Zoning Plan (OZP).

"The approved OZP provides a statutory land use planning framework to guide development and redevelopment in the Cheung Chau area," a spokesman for the Town Planning Board said today (September 24).

The planning scheme area, covering about 307 hectares, comprises the island of Cheung Chau with a land area of about 244 hectares and the 63-hectare Cheung Chau Typhoon Shelter. The planning intention is to preserve the rural character, car-free environment and natural landscape of the island. Cheung Chau is located about 16 km away from Hong Kong Island and 1 km to the southeast of Chi Ma Wan Peninsula. It is dumbbell-shaped with vegetated knolls in the north and south, and a narrow strip of flat land in the central part which is bounded by a typhoon shelter to the west and Tung Wan to the east. The central lowland contains the development core where most of the existing village areas, commercial uses and major community facilities are concentrated.

The approved OZP has incorporated amendments made to the draft Cheung Chau OZP No. S/I-CC/8, which mainly involve the rezoning of a site at Fa Peng Road from "Residential (Group C) 5" to "Residential (Group C) 8" to reflect a Section 12A planning application approved by the Town Planning Board.

Other zonings shown on the OZP include "Commercial", "Residential (Group A)", "Residential (Group C)", "Residential (Group D)", "Village Type Development", "Government, Institution or Community", "Open Space", "Recreation", "Other Specified Uses" ("OU") annotated "Beach-Related Leisure Uses", "OU" annotated "Cemetery", "OU" annotated "Sewage Treatment Works", "OU" annotated "Refuse Transfer Station", "OU" annotated "Liquefied Petroleum Gas Cylinder Store", "OU" annotated "Ice Making Plant", "OU" annotated "Shipyard and Ship Repairing Workshop", "OU" annotated "Loading and Unloading Area", "OU" annotated "Pier", "Green Belt" and "Coastal Protection Area".

The approved OZP No. S/I-CC/9 is now available for public inspection during office hours at the Secretariat of the Board, the Planning Enquiry Counters of the Planning Department in North Point and Sha Tin, the Sai Kung and Islands District Planning Office, the Islands District Office, the Islands Home Affairs Enquiry Centre (Cheung Chau) and the Cheung Chau Rural Committee.

Copies of the approved OZP are available for sale at the Map Publications Centres in North Point and Yau Ma Tei. The electronic version of the plan can be viewed at the Town Planning Board's website (www.info.gov.hk/tpb).