

PILOTAGE ADVISORY COMMITTEE

The new North-East Lantau Outline Zoning Plan

Purpose

This paper serves to inform members of Government's proposal to change the land use proposals of North-east Lantau from the basis of the Lantau Port concept to the basis of the tourism/recreation theme.

Background

2. The draft North-East Lantau Port Outline Zoning Plan (NELP/OZP) No. S/I-NELP/4 [Annex A refers] was gazetted in February 1998 on the basis of the Lantau Port concept. However, the Northshore Lantau Development Feasibility Study (NLDFS) was commissioned in mid 1998 to review the land use proposals of Northshore Lantau including the North-East Lantau area covered by the NELP/OZP. In March 1999, the Committee on Planning and Land Development (CPLD), after considering the findings of the NLDFS, agreed that the land use proposals for the North-East Lantau should be drawn up based on the tourism/recreation theme.

The new Outline Zoning Plan (OZP)

3. The Government proposes to amend the NELP/OZP according to the recommendations of NLDFS and, the plan will be renamed as North-East Lantau Outline Zoning Plan (NEL/OZP) [Annex B refers]. The new NEL/OZP proposes to replace those previously planned Container Terminals 10 & 11 (CTs 10 & 11) and its back-up areas in the Penny's Bay, and the port back-up facilities in the northshore and north-east shore of the Lantau Island, respectively by an international theme park and for potential tourism/recreation uses. This means that the northshore sites earmarked for the 2nd river trade terminal and ship repair facilities will also be affected.

4. The followings briefly outlined the proposed amendments (rezoning) :-

a) **Outer Penny's Bay Reclamation**

Rezone those areas annotated "Container Back-up Area", "Business Park", "Industrial" and "Container Terminal" to become "Theme Park", "Amenity Area" and "Pier";

b) **Inner Penny's Bay Reclamation**

Rezone those areas annotated "Industrial", "Commercial", "Green Belt", "Government, Institution or Community", "Container Back-up Area", "Service Area" and "Business Park" to become "Open Space", "Water Recreation Centre", "Amenity Area" and "Power Station";

c) **Tsing Chau Tsai Peninsula**

Rezone those areas annotated "Industrial", "Container Back-up Area", "Boatyard, Marine-Oriented Industrial Use and Marine Services Support Area" and "Sewage Treatment Works and Refuse Transfer Station" to become "Green Belt";
And

d) **Reclamation between To Kau Wan and Cheung Sok**

Rezone those areas annotated "River Trade Cargo Terminal and Back-up Area" and "Boatyard, Marine-Oriented Industrial Use and Marine Services Support Area" to become "Undetermined".

5. In other words, there will be no marine-related industries in the north-east Lantau area except that a Cross-Boundary Ferry Terminal is planned in the Yam O area. The initially planned CTs 12 & 13 will, nevertheless be retained in situ for long term development but will possibly be renamed as CTs 10 & 11. The draft NEL/OZP had just been endorsed by the Town Planning Board on 23 July 1999 and it will soon be gazetted.

Advice Sought

6. This paper is circulated for members' information.

Planning and Development Branch
Planning and Services Division
Marine Department
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