

**APPLICATION FOR AMENDMENT OF PLAN
UNDER SECTION 12A OF THE TOWN PLANNING ORDINANCE**

APPLICATION NO. Y/I-NEL/1
(for 1st Deferment)

- Applicant** : Mr. Fung Kam Lam
- Site** : Chok Ko Wan Lots (CKWLs) 4 (Part) & 6 (Part), Lantau Island
- Site Area** : About 3,283,700 m² (including government land only)
- Lease** : (a) unleased and unallocated government land (about 3,080,800m², about 93.82%)
- (b) a Licence (No. CK1192) granted to CLP Power Hong Kong Limited for the purpose of laying and operating a submarine cable for transmitting electric power from Peng Chau to Kau Yi Chau (about 202,500 m², about 6.17%)
- (c) a Permanent Government Land Allocation (PGLA No. IS 363) allocated to the Marine Department (MD) for the landing for light beacon at Kau Yi Chou (about 400m², about 0.01%)
- Plan** : Approved North-East Lantau Outline Zoning Plan (OZP) No. S/I-NEL/12
- Zonings** : “Other Specified Uses” annotated “Container Terminal” (“OU(CT)”) (about 2,331,600 m², about 71%)
- “Other Specified Uses” annotated “Container Back-up Area” (“OU(CBA)”) (about 939,000 m², about 28.6%)
- “Open Space” (“O”) (about 13,100 m², about 0.4%)
- Proposed Amendment** : From “OU(CT)”, “OU(CBA)” and “O” to “Other Specified Uses” annotated “Reserved for General Marine Functions Uses” (“OU(RGMFU)”)

1. Background

- 1.1 On 12.10.2020, the applicant sought planning permission to rezone the application site (the Site) from “OU(CT)”, “OU(CBA)” and “O” to

“OU(RGMFU)” (**Plan Z-1**) with an intention to retain the general marine functions of the Site for public use, which include but not limited to vessel traffic, fishing, navigation, recreational activities, and scientific researches such as marine ecology and physical oceanography. According to the application, within the proposed “OU(RGMFU)” zone, reclamation or development that involves large scale permanent decking over the sea, mining of marine resources and/or dredging of or damage to the seabed are prohibited.

- 1.2 The application was originally scheduled for consideration by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) at this meeting. Since the proposed rezoning involves various policy and technical issues of a number of policy bureaux and departments, and during the exhibition period of the application for public comment, a total of 476 public comments have been received also involving various technical and policy issues, additional time is required for the government bureaux and departments to consider the issues and the public comments. On 22.12.2020, the applicant also submitted further information to respond to departmental comments. More time is required to consolidate the departmental comments and prepare the paper for the Committee’s consideration.
- 1.3 As the Site involved is of territorial significance and interests, it is considered more appropriate for the application to be considered by the full Board.

2. Request for Deferment and Submission to Full Board

- 2.1 In view of the various issues involved in the application as stated in paragraph 1.2 above, the Planning Department (PlanD) therefore requests the Committee to defer making a decision on the subject application No. Y/I-NEL/1 for two months to allow more time to process the application and seek departmental comments. The justifications for deferment request meet the criteria for deferment as set out in the Town Planning Board Guidelines on Deferment of Decision on Representations, Comments, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33) in that further consultation with relevant government departments is required. The deferment period is not indefinite and the deferment would not affect the interests of other relevant parties.
- 2.2 PlanD also requests to refer the application to the full Board for consideration for reason as stated in paragraph 1.3 above.
- 2.3 Should the Committee agree to defer making a decision on the application and to refer the application to the full Board for consideration, the application will be submitted to the Board for consideration within two months.

3. Decision Sought

The Committee is invited to consider whether or not to defer making a decision on the application and to refer the application to the full Board for consideration as requested by the Planning Department. If the requests to defer consideration of the application and referral of the application to the full Board for consideration are not acceded to, the application will be submitted to the Committee for consideration at the next meeting.

4. Attachment

Plan Z-1

Location Plan

**PLANNING DEPARTMENT
JANUARY 2021**