

# **TOWN PLANNING BOARD**

**TPB Paper No. 10714**

**for consideration by  
the Town Planning Board on 15.1.2021**

**THE DRAFT SHA LO WAN AND SAN TAU OUTLINE ZONING PLAN NO. S/I-SLW/C  
PRELIMINARY CONSIDERATION OF A NEW PLAN**



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**1. Introduction**

The purpose of this paper is to seek Members' agreement that:

- (a) the draft Sha Lo Wan and San Tau Outline Zoning Plan (OZP) Plan No. S/I-SLW/C (**Appendix I**) and its Notes (**Appendix II**) are suitable for consultation with the Islands District Council (IsDC) and Tai O Rural Committee (TORC); and
- (b) the Explanatory Statement (ES) (**Appendix III**) is an expression of the planning intention and objectives of the Town Planning Board (the Board) for the various land use zonings of the draft OZP and is suitable for consultation with IsDC and TORC together with the draft OZP.

**2. Background**

- 2.1 On 9.11.2020, under the power delegated by the Chief Executive (CE), the Secretary for Development (SDEV) directed the Board, under section 3(1)(b) of the Town Planning Ordinance (the Ordinance), to prepare a Development Permission Area (DPA) Plan for Sha Lo Wan and San Tau (the Area).
- 2.2 On 8.1.2021, the draft Sha Lo Wan and San Tau DPA Plan No. DPA/I-SLW/1 (**Plan 2**) was exhibited for public inspection under section 5 of the Ordinance.
- 2.3 Pursuant to section 20(5) of the Ordinance, the Sha Lo Wan and San Tau DPA Plan is effective only for a period of three years until 8.1.2024. As such, an OZP has to be prepared to replace the DPA Plan in order to maintain statutory planning control over Sha Lo Wan and San Tau area upon expiry of the DPA Plan.
- 2.4 On 5.1.2021, under the power delegated by the CE, SDEV directed the Board, under section 3(1)(a) of the Ordinance, to prepared an OZP to cover the Area.

### **3. Strategic and District Planning Contexts**

- 3.1 An overarching principle of ‘Development in the North; Conservation for the South’ embraced by the Blueprint was promulgated in June 2017. The predominant part of Lantau would be conserved for its natural and cultural resources. Unique rural settlements would also be preserved and enhanced. Where appropriate, low-impact leisure and recreational uses would be developed for public enjoyment.
- 3.2 The Area is characterized by a rural countryside ambience with two recognized villages, namely Sha Lo Wan (including Sha Lo Wan Tsuen and Sha Lo Wan San Tsuen) and San Tau (including San Tau, Kau Liu and Tin Sam) in the western and eastern parts of the Area respectively. Active and abandoned farmland and some vacant farmhouses are found in the villages and their vicinities. The Area fronts the Hong Kong-Zhuhai-Macao Bridge (HZMB) Hong Kong Link Road and Hong Kong International Airport (HKIA) which has been one of the world’s busiest aviation hubs. Part of the Area is subject to the gazetted Airport Height Restriction Plan (AHRP) and aircraft noise (**Plans 1a, 1b and 7**).
- 3.3 The Area is embraced by Lantau North (Extension) Country Park to the south and north and the sea channel to the north. The Area has no vehicular access and most parts of the Area are accessible only by footpaths. The natural landscape of the Area consists of woodlands, shrublands, grasslands, vegetated slopes and knolls, streams, wetlands including marshes and mangroves and coastal features including shorelines, mudflats and seagrass bed (**Plans 3 and 4**).
- 3.4 Due to the landscape and ecological value of the Area, the planning framework for the Area should fundamentally be the preservation of the natural environment and rural setting. To meet the housing demand of indigenous villagers under the Small House Policy, suitable land will be reserved for the need of Small House development. Details of the land use considerations are contained in the Planning Report on Sha Lo Wan and San Tau at **Appendix IV**.

### **4. Object of the Plan**

- 4.1 The object of the Plan is to indicate the broad land use zonings for the area of Sha Lo Wan and San Tau so that development and redevelopment within the area of Sha Lo Wan and San Tau 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 site reservation for various uses.
- 4.2 The Plan is to illustrate the broad principles of development and planning control only. It is a small-scale plan and the boundaries between land use zones may be subject to minor adjustments as detailed planning and development proceed.

## 5. **The Planning Scheme Area (Plans 1a to 1b, 3 to 6)**

- 5.1 The Area, covering a total area of about 155.92 ha, is located to the west of Tung Chung on the northwestern part of Lantau Island, fronting the HZMB Hong Kong Link Road and HKIA. The Area consists of hilly terrains along foothills of Nei Lak Shan to the south. It is embraced by Lantau North (Extension) Country Park to the south and north and the sea channel to the north. The Area has no vehicular access and most parts of the Area are accessible only by footpaths.
- 5.2 The Area forms an extension of the natural woodlands system in the adjoining country parks with a wide spectrum of natural habitats supporting a high diversity of wild flora and fauna and is worth conserving. In particular, San Tau Beach, located to the east of San Tau at the eastern part of the Area, is designated as a Site of Special Scientific Interest (SSSI) for harbouring the largest seagrass bed of *Zostera japonica* (矮大葉藻) and *Halophila ovalis* (喜鹽草) on Lantau Island and the locally uncommon mangrove *Bruguiera gymnorhiza* (木欖). There are also butterfly key areas in Sha Lo Wan and San Tau, where a number of butterfly species of conservation interest such as Grey Scrub Hopper (*Aeromachus jhora* 寬鐔弄蝶), White Dragontail (*Lamproptera curius* 燕鳳蝶) and Golden Birdwing (*Troides aeacus* 金裳鳳蝶) were recorded.
- 5.3 There are several natural streams in the Area running from the uphill area within the country parks and Ngong Ping to Sha Lo Wan, Hau Hok Wan and Tung Chung Bay. The streams have records of species of conservation importance such as *Acrossocheilus beijiangensis* (北江光唇魚), Rice Fish (*Oryzias curvinotus* 弓背青鱗) and *Stiphodon multisquamus* (多鱗枝牙鰕虎魚). The coastal area contains mangroves, mudflats, seagrass bed and various types of coastal plants. The myriad of terrestrial natural habitats, coupled with streams and natural coastal environment, offer desirable homes for a diverse community of animals of different kinds, including species of conservation importance such as Romer's Tree Frog (*Liuixalus romeri* 盧氏小樹蛙), Tokay Gecko (*Gekko gecko* 大壁虎) and Brown Fish Owl (*Ketupa zeylonensis* 褐漁鴉). Horseshoe Crabs could also be found along the western coast of Sha Lo Wan and northern coast of San Tau.
- 5.4 This Area is characterized by a rural countryside ambience with the two recognized villages in the western and eastern parts of the Area respectively. Village houses are mainly one to three-storey in height. Sporadic domestic dwellings can also be found along Tung O Ancient Trail and the coast. Active and abandoned farmland and some vacant farmhouses are found in the villages and their vicinities. There is no vehicular access to the Area. There is no significant economic activity in the Area. Major commercial activities include some local provision stores in Sha Lo Wan and San Tau that operate mainly during weekends.
- 5.5 The Area is a popular hiking area with scenic views, accessible either by Tung O Ancient Trail which connects Tung Chung and Tai O, by ferry via

Sha Lo Wan Pier or by boat via local piers and jetties in the Area.

## 6. Land Use Planning Considerations

### *Nature Conservation*

- 6.1 The Area is largely embraced by Lantau North (Extension) Country Park and rich in natural habitats including woodlands, shrublands, grasslands, vegetated slopes and knolls, streams, wetlands and coastal features including shorelines, mangroves, mudflats and seagrass bed. San Tau Beach, which was designated as a SSSI in 1994, harbours the largest seagrass bed of *Zostera japonica* (矮大葉藻) and *Halophila ovalis* (喜鹽草) on Lantau Island and the locally uncommon mangrove *Bruguiera gymnorhiza* (木欖). The myriad of terrestrial natural habitats, coupled with streams and natural coastal environment, offer desirable homes for a diverse community of animals of different kinds. The high diversity of wild fauna and flora are worth conserving. Any haphazard and uncontrolled development that may adversely affect the rural and natural character with scientific importance and conservation value of the Area should be avoided. Areas of ecological value have been designated under conservation zonings including “Green Belt” (“GB”), “Conservation Area” (“CA”), “Coastal Protection Area” (“CPA”) and “Site of Special Scientific Interest” (“SSSI”) to reflect and preserve the natural landscape and environment.

### *Culture Conservation and Recreation*

- 6.2 Sha Lo Wan has a long history of human settlement and rich cultural heritage resources. There are three Sites of Archaeological Interest (SAIs), i.e. Sha Lo Wan SAI, Sha Lo Wan (West) SAI and San Tau SAI and a Grade 3 historic building namely Entrance Gate, Sha Lo Wan Tsuen in the Area. All the SAIs and the historic building are worth preserving. Besides, two temples, namely Ba Kong Temple (把港古廟) and Tin Hau Temple (天后宮), are located on the western coast of Sha Lo Wan. The ground in front of the temples are used for worship and celebration activities at Hung Shing Festival.
- 6.3 The Area is a popular hiking area with scenic views, accessible either by Tung O Ancient Trail which connects Tung Chung and Tai O, by ferry via Sha Lo Wan Pier or by boat via local piers and jetties in the Area. According to the Sustainable Lantau Blueprint, the predominant part of Lantau, including the Area, would be for conservation. Where appropriate, low-impact leisure and recreational uses which are compatible with the natural setting and rural character would be developed for public enjoyment.

### *Civil Aviation (Plan 7)*

- 6.4 The building height of the developments within the Area is subject to the AHRP and any potential amendments to the gazetted AHRP related the Expansion of the HKIA into a Three Runway System Project (3RS). No part of building or buildings or other structure or equipment erected or to be

erected within the Area (or any addition or fitting to such building or buildings or structure or equipment) shall exceed the prevailing “restricted height” (more commonly known as Airport Height Restriction (AHR)) prescribed under the Hong Kong Airport (Control of Obstructions) Ordinance (Cap. 301) or its amendment associated with 3RS.

- 6.5 Whilst more than 20 helicopters takeoff/landings operate at the Hong Kong Government Flying Service (GFS) daily, any development within the Area, located only about 500m south of the GFS Headquarters on the Airport Island, may affect helicopter operations, in particular takeoff and landing path to/from the GFS Headquarters, the routing for entering/exiting the airport and the holding procedure for runway crossing/awaiting clearance at Sha Lo Wan and/or the Freight Centre for landing to the GFS.
- 6.6 Aircraft approaching and departing from the HKIA is identified as one of the key existing noise sources which affects the Area. The Area mostly falls inside the Noise Exposure Forecast (NEF) 25 contours, with some portions which may fall inside / outside the NEF 30 contours, of the HKIA under the 3RS operations. The Area is in close proximity to the HKIA which is a very busy airport operating 24 hours. Aircraft noise due to the overflights of approaching and departing aircraft is anticipated.

#### *Village Development*

- 6.7 In general, the OZP will reflect, amongst others, the existing recognised villages and designate areas considered suitable for provision of village expansion. For the subject OZP, there are two recognised villages in the Area, namely Sha Lo Wan and San Tau (**Plan 6**). Both recognised villages in the Area consist of typical 3-storery village houses with ancestral halls (Tsz Tong).
- 6.8 The Small House demand of the recognised villages in the Area has been assessed by obtaining the latest information on the outstanding Small House applications and the 10-year forecast of Small House demand from the District Lands Officer/Islands, Lands Department (DLO/Is, LandsD) in 2020 (**Appendix V**) which are summarised as below (**Table 1**).

**Table 1 – Small House Demand of the Recognised Villages at Sha Lo Wan and San Tau**

Recognised Villages	Demand Figures	
	Outstanding Application (as at 20.11.2020)	10-year Forecast
Sha Lo Wan	44	230 <sup>1</sup>
San Tau	24	120 <sup>2</sup>
<b>Total</b>	68	350

<sup>1</sup> Verbal reply from Indigenous Inhabitant Representative as advised by LandsD for the period from 1.1.2017 to 31.12.2026

<sup>2</sup> Written reply from Indigenous Inhabitant Representative as advised by LandsD for the period from 1.1.2019 to 31.12.2028

- 6.9 Based on Planning Department's (PlanD) preliminary estimate, the total land area required for meeting the total Small House demand of the recognised villages is about 10.45 ha. With reference to the Small House demand and 'village environs' ('VE') for the recognised villages as enumerated above, PlanD has analysed the site conditions of the area within 'VE' and taken into account of the existing village settlement, approved and outstanding Small House applications, infrastructural constraints, environmental conditions, natural terrain and topography of the Area to determine suitable areas for designation of "V" zone. An incremental approach for designation of "V" zone for Small House development has been adopted with an aim to consolidating Small House development at suitable locations in order to avoid undesirable disturbances to the natural environment and overtaxing the limited infrastructure in the Area. Such approach could achieve a more orderly development pattern, efficient use of land as well as provision of infrastructures and services in areas around the existing village settlements (**Table 2**).

**Table 2 – Available Land in the Proposed "V" Zone to meet the Small House Demand**

<b>Recognised Villages</b>	<b>Area of "V" on draft OZP (ha)</b>	<b>Available land for SH development (ha) [No. of SH]</b>	<b>Land required to meet outstanding SH (ha) [No. of outstanding SH]</b>	<b>Land required to meet 10-year SH demand (ha) [No. of SH demand]</b>	<b>Percentage of outstanding SH and 10-year demand met (%)</b>
Sha Lo Wan	3.63	1.92 [76]	1.10 [44]	5.75 [230]	28%
San Tau	2.23	1.08 [43]	0.60 [24]	3.00 [120]	30%
Total	5.86	3.00 [119]	1.70 [68]	8.75 [350]	28%

- 6.10 The currently proposed "V" zones cover a total area of 5.86 ha. They fall entirely within the 'VE'. The area reserved for Small House development comprises mainly vacant land and agricultural land. The total developable land available for Small House developments amounts to about 3 ha, equivalent to about 119 Small House sites (**Table 2**). This can satisfy about 28% of the total outstanding Small House demand and the 10-year forecast of Small House demand in the Area. Although the area of the proposed "V" zone could not meet all the current forecast of Small House demand, it should be noted that the Small House demand forecast is only one of the many factors in considering the "V" zone. The forecast provided by the indigenous inhabitant representative or TORC to LandsD could be subject to changes over time for reason like demographic changes (birth/death) as well

as aspiration of indigenous villagers currently living outside the village, local and overseas, to move back to Sha Lo Wan and San Tau in future. In this regard, an incremental approach for designation of “V” zone for Small House development has been adopted. Under the provision of the OZP, the villagers could still apply for Small House development/redevelopment for Small House to the Board under the planning permission system. Each application will be considered on its own merits.

#### *Agricultural Use*

- 6.11 The existing clusters of active and abandoned agricultural land in the vicinity of the villages (**Plan 5**) are proposed to be designated as “Agriculture” (“AGR”).

#### *Government, Institution or Community (GIC) Facilities and Other Uses*

- 6.12 Some existing GIC facilities, including Tin Hau Temple, Ba Kong Temple and Sha Lo Wan Village Office at Sha Lo Wan coast, the vacant school premises of Sha Lo Wan School and San Tau School, Hong Kong Observatory’s Sha Lo Wan Wind Profiler Station and Sha Lo Wan Automatic Weather Station and some public facilities managed by the Government, are proposed to be designated as “Government, Institution or Community” (“G/IC”). Sha Lo Wan Soccer Pitch and a viewing pavilion along the section of Tung O Ancient Trail near San Tau are proposed to be designated as “Open Space” (“O”). The existing piers and jetties along Sha Lo Wan coast and San Tau coast are proposed to be designated as “Other Specified Uses” annotated “Pier” (“OU (Pier)”).

## **7. Planning Intention**

- 7.1 The general planning intention for the Area is to conserve its landscape and ecological values in safeguarding the natural habitat and rural character of the Area, to preserve historical artifacts, local culture and traditions of the villages and to make provision for future Small House development for the indigenous villagers of Sha Lo Wan and San Tau.
- 7.2 Due consideration should be given to the conservation of ecologically and environmentally sensitive areas when development in or near the Area is proposed. Small House development in recognised villages will be consolidated at suitable locations to avoid sprawling and to preserve the rural character of the Area. In designation of various zones in the Area, consideration has been given to protect the natural habitats in the Area such as the woodland areas which form a continuous stretch of well-established vegetation with those located in the adjoining Lantau North and Lantau North (Extension) Country Parks and natural streams.

## **8. Land Use Zonings (Plan 8)**

### **8.1 “Village Type Development” (“V”): Total Area 5.86 ha**

- 8.1.1 The planning intention of this zone is to designate both existing recognised villages and areas of land considered suitable for village expansion. Land within 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 Board.
- 8.1.2 The “V” zones cover the two recognised villages, namely Sha Lo Wan and San Tau. The “V” zones are designated having regard to the ‘VE’, the local topography, the existing settlement pattern, the outstanding Small House applications, demand forecast. Areas of difficult terrain, potential natural terrain hazards, dense vegetation, conservation and ecological value are excluded. The existing village clusters and adjacent land suitable for village expansion are zoned “V”.
- 8.1.3 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 (8.23m) or the height of the building which was in existence on the date of first publication in the Gazette of the notice of the draft DPA plan, whichever is the greater.
- 8.1.4 As diversion of streams may cause adverse drainage and environmental impacts on the adjacent areas, permission from the Board is required for such works and related activities except public works co-ordinated or implemented by the Government, and maintenance, repair or rebuilding works.

### **8.2 “Government, Institution or Community” (“G/IC”): Total Area 0.55 ha**

- 8.2.1 The planning intention of this zone is primarily for the provision of Government, institution or 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, organisations providing social services to meet community needs, and other institutional establishments.



8.2.2 The zone covers existing GIC uses, including the Tin Hau Temple, Ba Kong Temple, Sha Lo Wan Village Office together with the paved ground in front of the temples located on the western side of Sha Lo Wan coast, two vacant school premises (Sha Lo Wan School and San Tau School), a refuse collection point in San Tau and three public toilets. Hong Kong Observatory's Sha Lo Wan Wind Profiler Station and Sha Lo Wan Automatic Weather Station are also included in this zone.

8.2.3 To preserve the rural and low-rise character of the Area, development/redevelopment within this zone should be restricted to the maximum building height as stipulated on the Plan or the height of building which was in existence on the date of first publication in the Gazette of the notice of the draft DPA Plan, whichever is the greater.

8.3 "Open Space" ("O"): Total Area 0.19 ha

8.3.1 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.

8.3.2 The zone covers a football field, managed by the Leisure and Cultural Services Department, situated at the coast of Sha Lo Wan. A viewing pavilion which is provided to the east of Hau Hok Wan along the Tung O Ancient Trail is also included in this zone.

8.4 "Other Specified Uses" ("OU"): Total Area 0.05 ha

8.4.1 The planning intention of this zone is to designate land for pier and jetty to facilitate marine access to the Area. The zone mainly covers three jetties in Sha Lo Wan and a pier in San Tau.

8.5 "Agriculture" ("AGR"): Total Area 9.77 ha

8.5.1 This zone is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

8.5.2 This zone mainly covers the pieces of existing active farmlands at the downhill area to the west of the Area, the area to the north of Sha Lo Wan Tsuen and patches of active and abandoned farmlands embracing the village clusters of San Tau.

8.5.3 Any diversion of streams or filling of land/pond may cause adverse drainage and environmental impacts on the adjacent areas, 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. This

restriction does not apply to filling of land specifically required under prior written instructions of Government department(s) or for the purposes of laying of soil not exceeding 1.2m in thickness for cultivation, and construction of agricultural structure with prior written approval issued by LandsD.

8.6 “Green Belt” (“GB”): Total Area 128.37 ha

- 8.6.1 The planning intention of this zone is primarily for defining the limits of development areas by natural features and to preserve the existing natural landscape as well as to provide passive recreational outlets. There is a general presumption against development within this zone.
- 8.6.2 The “GB” zone mainly covers the woodlands, shrublands and grasslands, vegetated slopes and knolls, streams, wetlands, abandoned farmland, and some temporary structures in the Area. The zone also covers a permitted burial ground located to the southeast of San Tau, which is intended for burial places of deceased indigenous villagers in the Area. Any burial activities should be confined within the designated grounds as far as practicable.
- 8.6.3 There is a general presumption against development within this zone. Development in this zone will be strictly controlled. Development proposals will be considered by the Board on individual merits taking into account the relevant Town Planning Board Guidelines. As diversion of streams, 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 the Government, and maintenance, repair or rebuilding works.

8.7 “Coastal Protection Area” (“CPA”): Total Area 7.47 ha

- 8.7.1 The planning intention of this zone is 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. 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.
- 8.7.2 The zone mainly covers the natural coastlines along the northern, eastern, and western peripheries of the Area, which comprise

coastal features including shorelines, flat rock, cliff, mangroves, mudflats and seagrass bed.

- 8.7.3 New residential development is not permitted under this zone. Redevelopment of existing house may be permitted on application to the Board. The redevelopment of an existing house shall not result in a total redevelopment in excess of the plot ratio, site coverage and height of the house which was in existence on the date of the first publication of the draft DPA Plan.
- 8.7.4 As diversion of streams, 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 the Government, and maintenance, repair or rebuilding works.

8.8 “Conservation Area” (“CA”): Total Area 2.49 ha

- 8.8.1 This zone is intended to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment such as SSSI or country park from the adverse effects of development. 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.
- 8.8.2 The zone mainly covers two tracts of mature woodlands of high ecological value to the south of Sha Lo Wan Tsuen and San Tau.
- 8.8.3 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 the plot ratio, site coverage and height of the house which was in existence on the date of the first publication of the draft DPA Plan.
- 8.8.4 As diversion of streams, 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 the Government, and maintenance, repair or rebuilding works.

8.9 “Site of Special Scientific Interest” (“SSSI”): Total Area 1.17 ha

- 8.9.1 The planning intention of this zone is to conserve and protect the features of special scientific interest such as rare or particular

species of fauna and flora and their habitats, corals, woodlands, marshes or areas of geological, ecological or botanical/biological interest which are designated as SSSI. It intends to deter human activities or developments within the SSSI. There is a general presumption against development in this zone. No developments are permitted unless they are needed to support the conservation of the features of special scientific interest in the SSSI, to maintain and protect the existing character of the SSSI, or for educational and research purposes.

8.9.2 The zone covers part (about 1.17 ha) of the designated San Tau Beach SSSI (total area about 2.7 ha) for harbouring the largest seagrass bed of *Zostera japonica* (矮大葉藻) and *Halophila ovalis* (喜鹽草) on Lantau Island and the locally uncommon mangrove *Bruguiera gymnorhiza* (木欖).

8.9.3 Diversion of streams, filling of land/pond or excavation of land may cause adverse drainage and environmental impacts on the adjacent areas, the natural environment and the ecology. In view of the scientific value of the area within this zone, permission from the Board is required for such works and related activities except public works co-ordinated or implemented by the Government, and maintenance, repair or rebuilding works.

8.10 A comparison of land use zonings on the draft Sha Lo Wan and San Tau DPA Plan No. DPA/I-SLW/1 and the draft OZP No. S/I-SLW/C is shown in the table below.

Land Use Zoning	Area on Draft DPA (ha) (a)	Area on Draft OZP (ha) (b)	Difference (b) – (a)
“V”	-	5.86 (3.76%)	+ 5.86 ha
“G/IC”	-	0.55 (0.35%)	+ 0.55 ha
“O”	-	0.19 (0.12%)	+ 0.19 ha
“OU”	-	0.05 (0.03%)	+ 0.05 ha
“AGR”	-	9.77 (6.27%)	+ 9.77 ha
“GB”	-	128.37 (82.33%)	+ 128.37 ha
“CPA”	-	7.47 (4.79%)	+ 7.47 ha
“CA”	-	2.49 (1.60%)	+ 2.49 ha
“SSSI”	1.14 (0.73%)	1.17 (0.75%)	+0.03 ha
Unspecified Use	154.78 (99.27%)	-	- 154.78 ha
<b>Total Area</b>	<b>155.92</b>	<b>155.92</b>	

## 9. Notes of the Plan

9.1 Attached to the Plan is a set of Notes which shows the types of uses or developments which are always permitted within the Area 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 flexibility in land use planning and control of development to meet the changing needs.

- 9.2 The draft Notes are formulated on the basis of the latest set of Master Schedule of Notes (MSN) to Statutory Plans endorsed by the Board whilst having regard to the peculiar characteristics of the Area. Deviations from MSN are summarised at **Appendix VI**.

## **10. Consultation**

- 10.1 The draft OZP together with its Notes and ES as well as the Planning Report have been circulated to relevant government departments for comments. Comments received have been incorporated into the draft OZP, its Notes and ES and the Planning Report as appropriate.
- 10.2 Subject to the agreement of the Board, the draft OZP No. S/I-SLW/C will be submitted to IsDC and TORC for consultation. Comments from IsDC and TORC will be submitted to the Board for further consideration in due course.

## **11. Decision Sought**

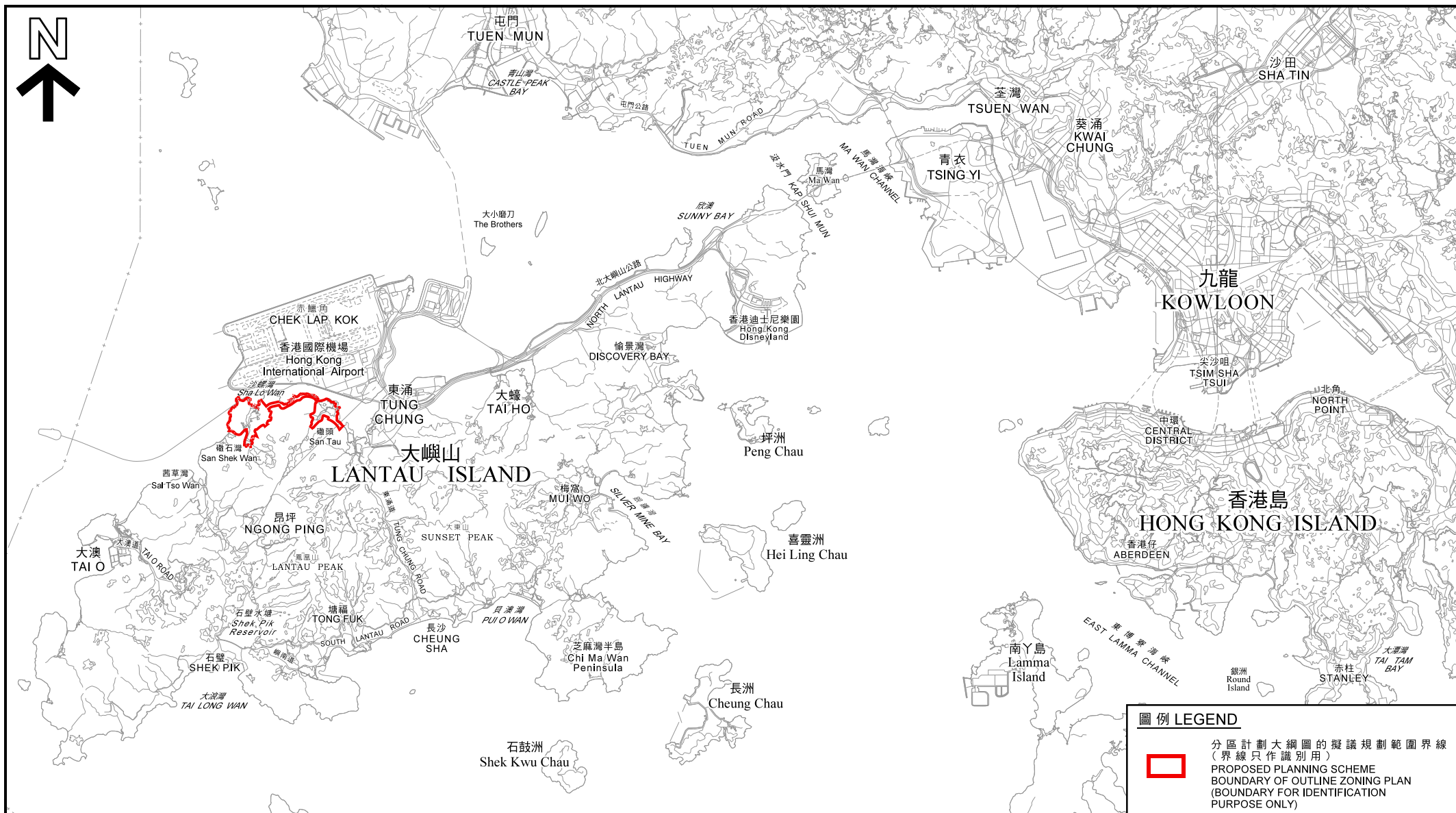
Members are invited to:

- (a) agree that the draft Sha Lo Wan and San Tau OZP No. S/I-SLW/C (**Appendix I**) together with its Notes (**Appendix II**) is suitable for consultation with IsDC and TORC;
- (b) agree that the ES (**Appendix III**) is suitable to serve as an expression of the planning intention and objectives of the Board for the various land use zonings of the draft OZP; and
- (c) agree that the ES (**Appendix III**) is suitable for consultation with IsDC and TORC together with the draft OZP.

**12. Attachments**

<b>Plans 1a and 1b</b>	Location Plans of the Planning Scheme Area
<b>Plan 2</b>	Draft Sha Lo Wan and San Tau Development Permission Area Plan No. DPA/I-SLW/1
<b>Plan 3</b>	Aerial Photo
<b>Plan 4</b>	Existing Natural Landscape and Habitats
<b>Plan 5</b>	Existing Land Uses
<b>Plan 6</b>	Recognized Village Environs and Land Ownerships
<b>Plan 7</b>	Considerations on Civil Aviation
<b>Plan 8</b>	Proposed Land Use Pattern
<b>Appendix I</b>	Draft Sha Lo Wan and San Tau Outline Zoning Plan (OZP) No. S/I-SLW/C
<b>Appendix II</b>	Notes of the draft Sha Lo Wan and San Tau OZP No. S/I-SLW/C
<b>Appendix III</b>	Explanatory Statement of the draft Sha Lo Wan and San Tau OZP No. S/I-SLW/C
<b>Appendix IV</b>	Planning Report on Sha Lo Wan and San Tau
<b>Appendix V</b>	10-year Small House demand submitted by Indigenous Inhabitant Representatives
<b>Appendix VI</b>	Summary of Deviations from the Master Schedule of Notes

**PLANNING DEPARTMENT  
JANUARY 2021**



#### 圖例 LEGEND



分區計劃大綱圖的擬議規劃範圍界線  
(界線只作識別用)  
PROPOSED PLANNING SCHEME  
BOUNDARY OF OUTLINE ZONING PLAN  
(BOUNDARY FOR IDENTIFICATION  
PURPOSE ONLY)

本摘要圖於2020年12月3日擬備，  
所根據的資料為iB100000數碼地形圖  
EXTRACT PLAN PREPARED ON 3.12.2020  
BASED ON iB100000 DIGITAL TOPOGRAPHICAL MAP

### 位置圖 LOCATION PLAN

### 沙螺灣及磡頭分區計劃大綱圖 SHA LO WAN AND SAN TAU OUTLINE ZONING PLAN

SCALE 1 : 150 000 比例尺  
公里 KM 3 0 3 6 9 KM 公里

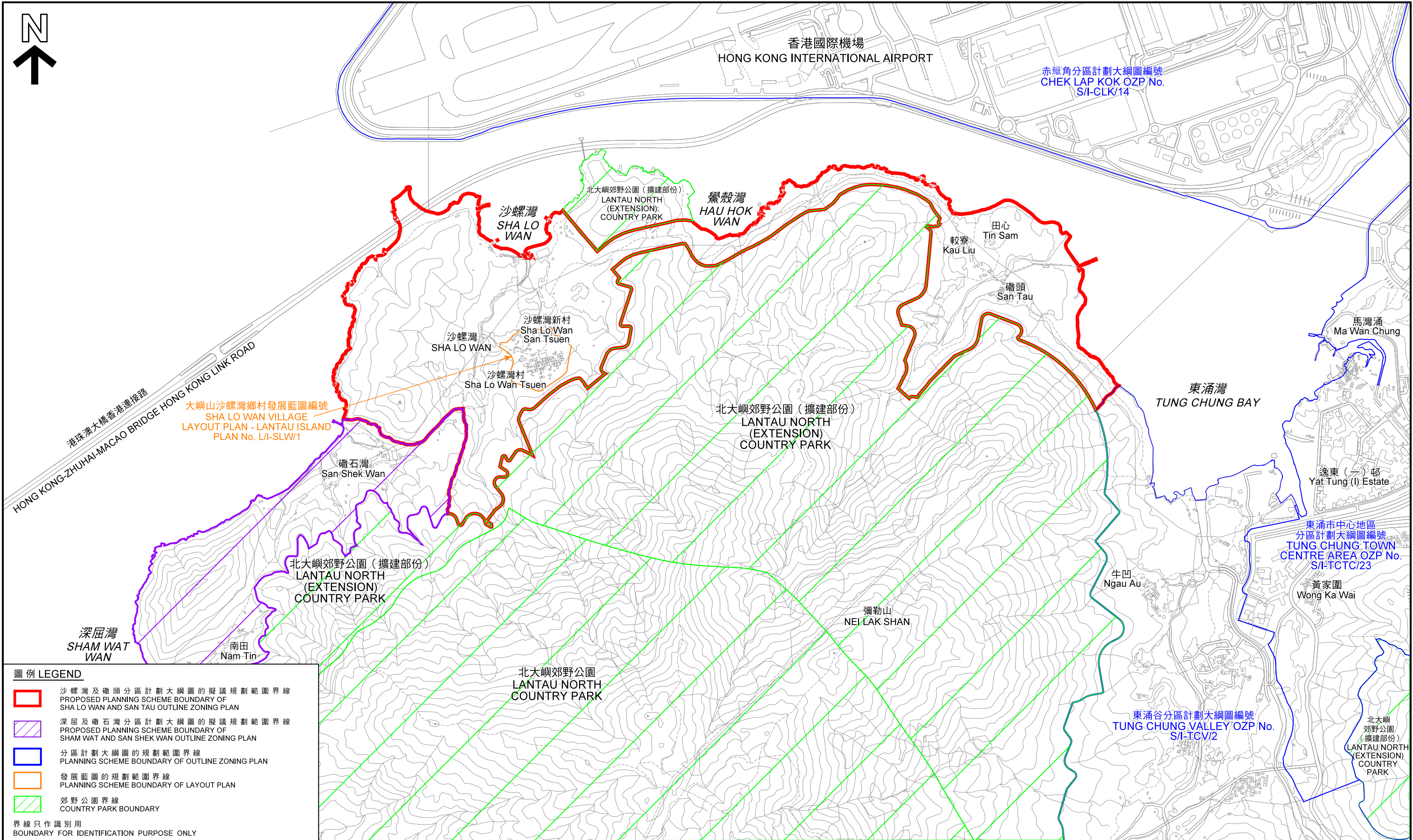
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/LI/20/137

圖 PLAN  
1a





**圖例 LEGEND**

- 沙螺灣及磧頭分區計劃大綱圖的擬議規劃範圍界線  
PROPOSED PLANNING SCHEME BOUNDARY OF SHA LO WAN AND SAN TAU OUTLINE ZONING PLAN
- 深屈及磧石灣分區計劃大綱圖的擬議規劃範圍界線  
PROPOSED PLANNING SCHEME BOUNDARY OF SHAM WAT AND SAN SHEK WAN OUTLINE ZONING PLAN
- 分區計劃大綱圖的規劃範圍界線  
PLANNING SCHEME BOUNDARY OF OUTLINE ZONING PLAN
- 發展藍圖的規劃範圍界線  
PLANNING SCHEME BOUNDARY OF LAYOUT PLAN
- 郊野公園界線  
COUNTRY PARK BOUNDARY

界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2020年12月18日擬備，  
所根據的資料為iB10000數碼地形圖  
EXTRACT PLAN PREPARED ON 18.12.2020  
BASED ON iB10000 DIGITAL TOPOGRAPHICAL MAP

**位置圖 LOCATION PLAN**

**沙螺灣及磧頭分區計劃大綱圖**  
**SHA LO WAN AND SAN TAU OUTLINE ZONING PLAN**

SCALE 1 : 15 000 比例尺

米 200 0 200 400 600 800 1000 1200 米  
METRES

**規劃署**  
**PLANNING DEPARTMENT**

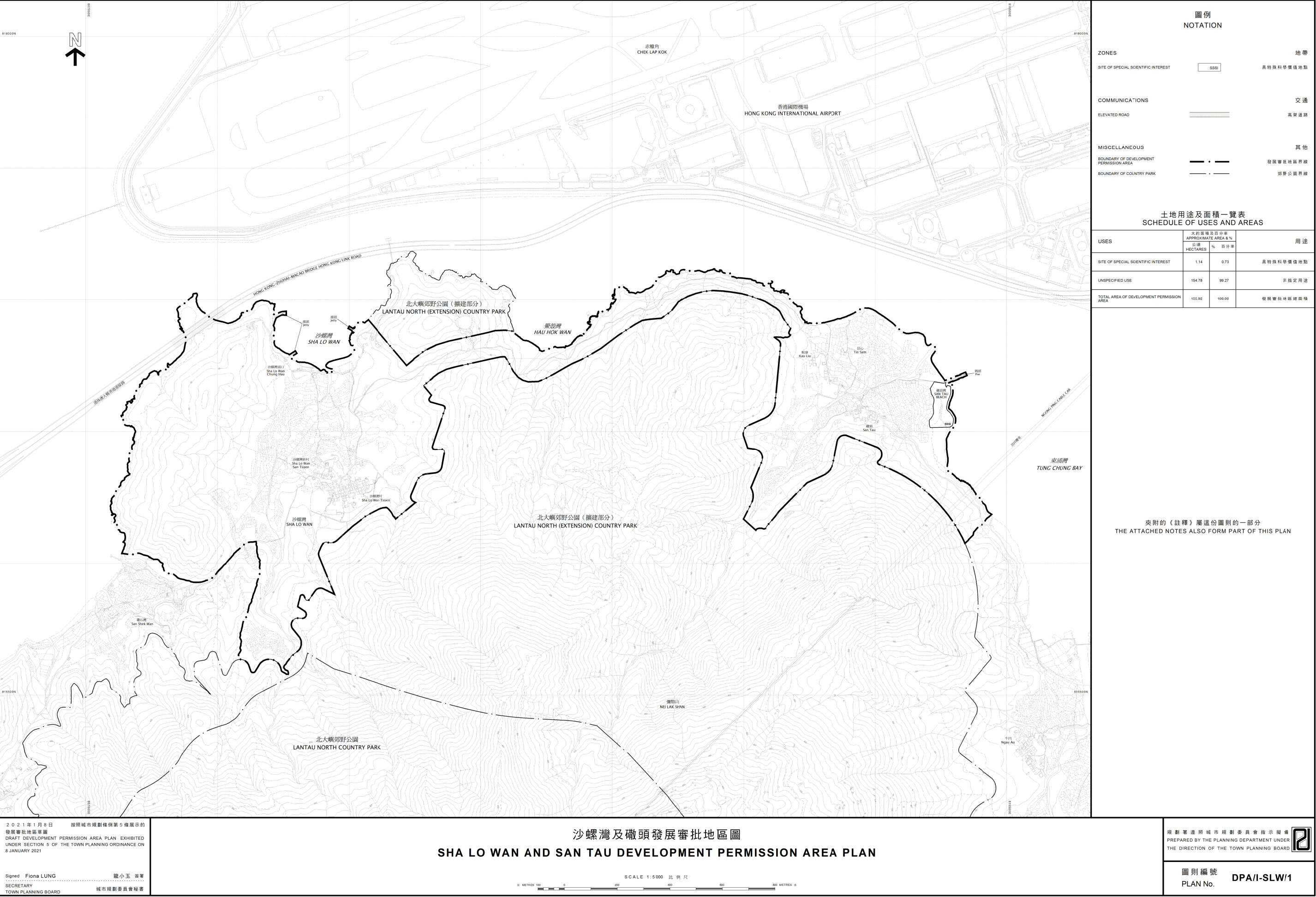
參考編號  
REFERENCE No.

**M/LI/20/137**

**圖 PLAN**

**1b**









航攝照片 AERIAL PHOTO

沙螺灣及磡頭分區計劃大綱圖  
SHA LO WAN AND SAN TAU OUTLINE ZONING PLAN

本摘要圖於2020年12月3日擬備，  
所根據的資料為正射影像圖DOP5000(2019年)  
EXTRACT PLAN PREPARED ON 3.12.2020  
BASED ON ORTHOPHOTO DOP5000 (YEAR 2019)

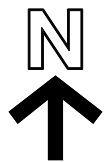
規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.  
M/LI/20/137

圖 PLAN  
3

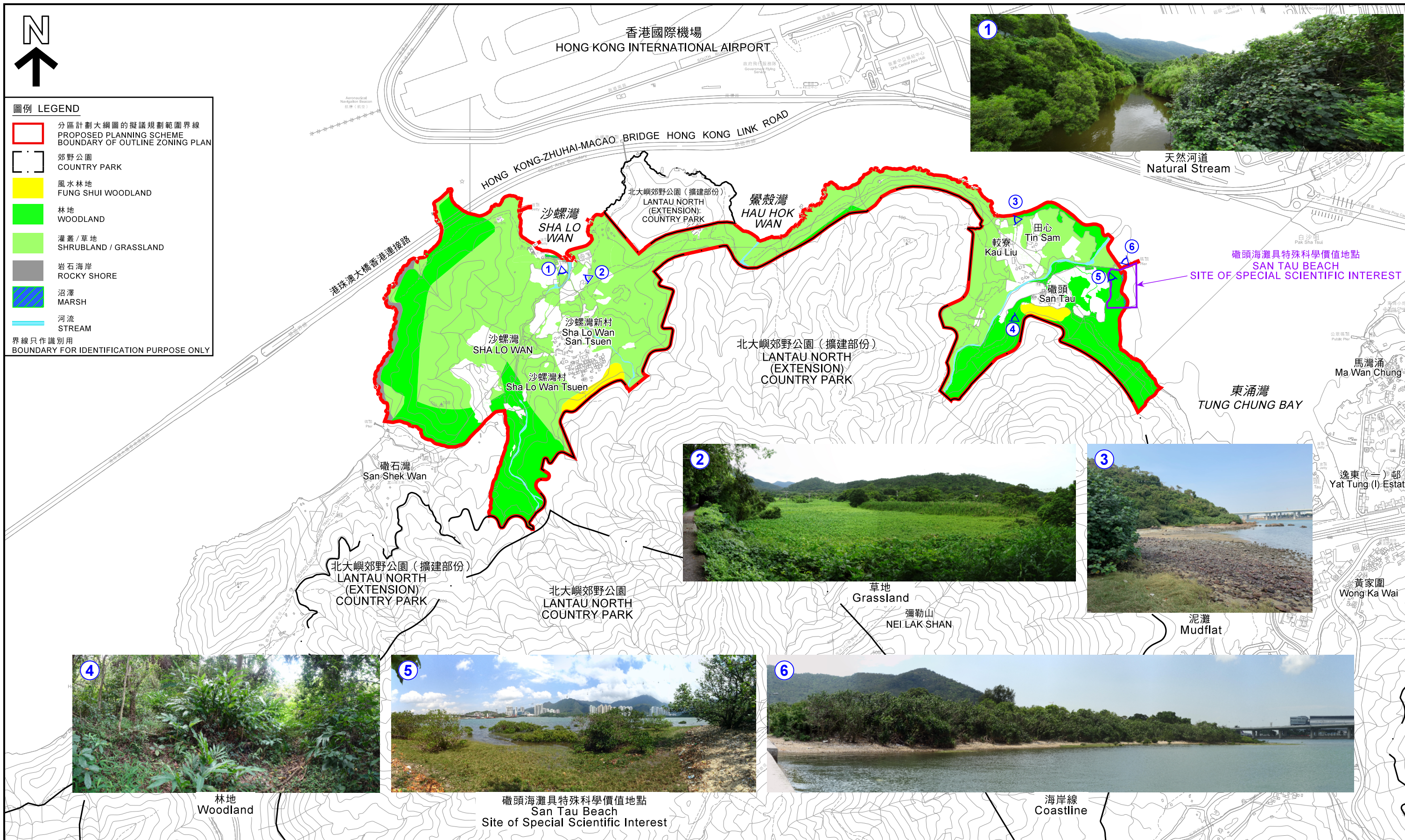




圖例 LEGEND

- 分區計劃大綱圖的擬議規劃範圍界線  
PROPOSED PLANNING SCHEME  
BOUNDARY OF OUTLINE ZONING PLAN
- 郊野公園  
COUNTRY PARK
- 風水林地  
FUNG SHUI WOODLAND
- 林地  
WOODLAND
- 灌叢/草地  
SHRUBLAND / GRASSLAND
- 岩石海岸  
ROCKY SHORE
- 沼澤  
MARSH
- 河流  
STREAM

界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



現有的自然景觀及生境 EXISTING NATURAL LANDSCAPE AND HABITATS

沙螺灣及礮頭分區計劃大綱圖  
SHA LO WAN AND SAN TAU OUTLINE ZONING PLAN

SCALE 1 : 15 000 比例尺  
METRES 200 0 200 400 600 800 1000 1200 METRES

本摘要圖於2021年1月6日擬備，  
所根據的資料為iB10000數碼地形圖  
EXTRACT PLAN PREPARED ON 6.1.2021  
BASED ON iB10000 DIGITAL TOPOGRAPHICAL MAP

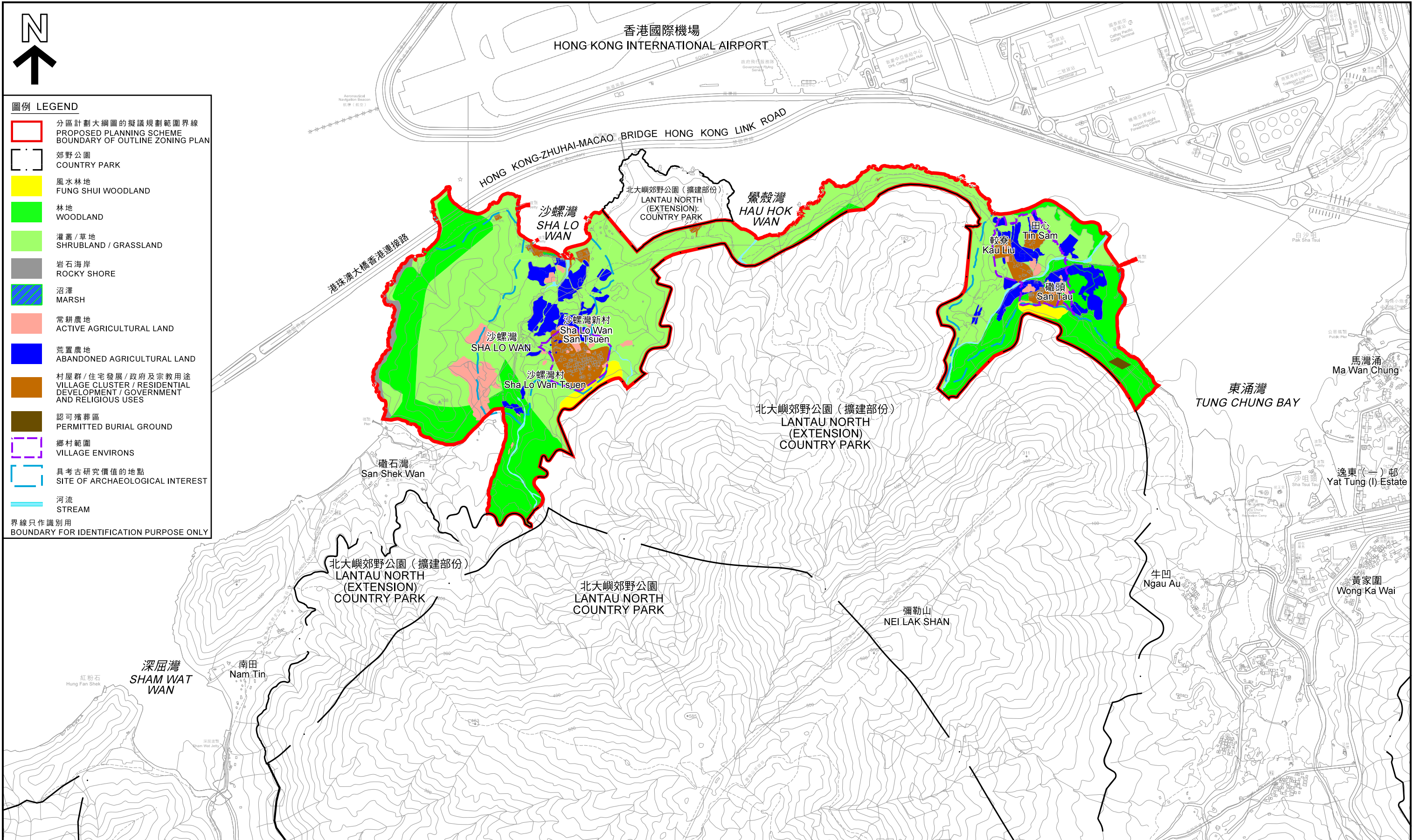
規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.  
M/LI/20/137

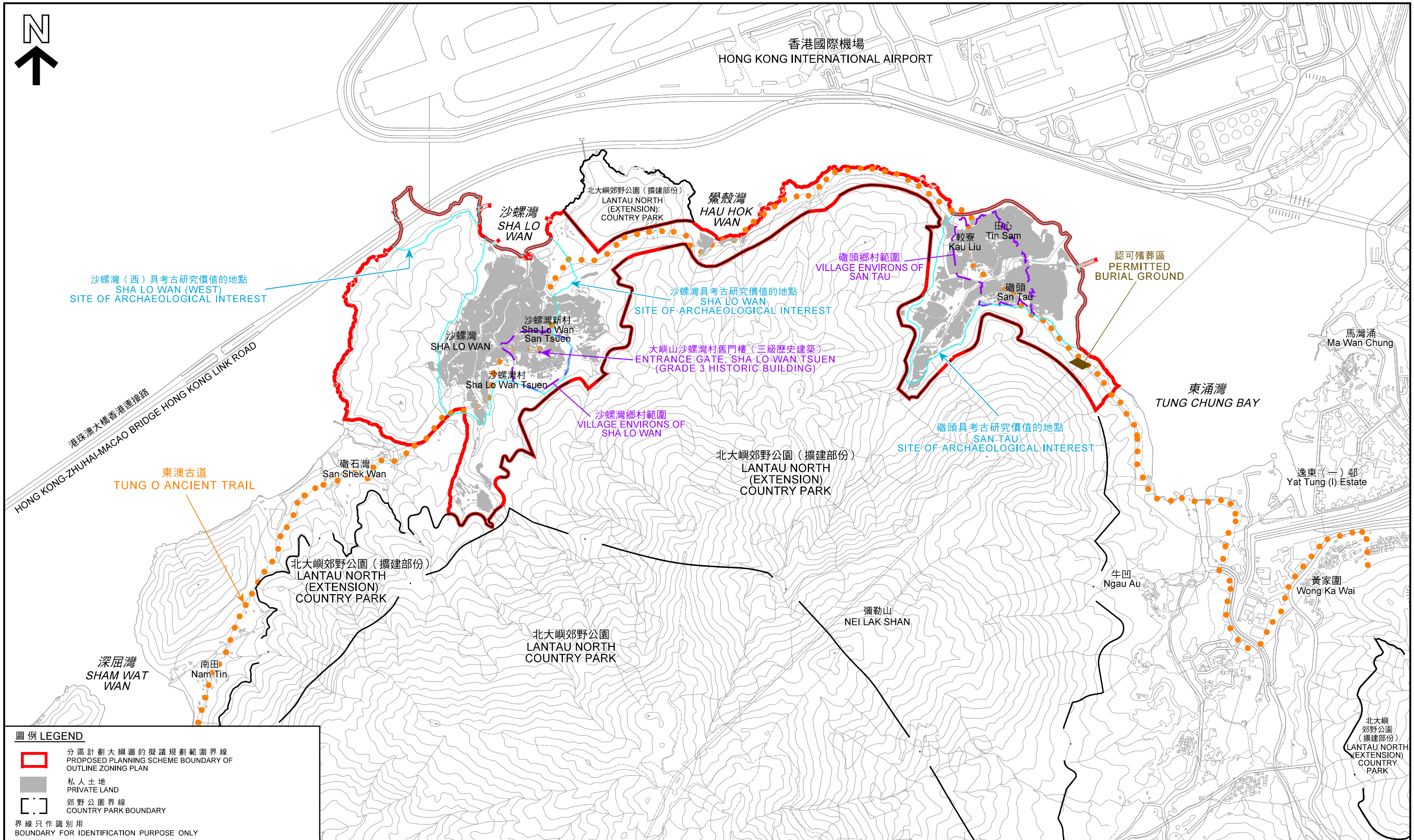
圖 PLAN  
4





<p>本摘要圖於2021年1月6日擬備， 所根據的資料為iB10000數碼地形圖 EXTRACT PLAN PREPARED ON 6.1.2021 BASED ON iB10000 DIGITAL TOPOGRAPHICAL MAP</p>	<p>現時土地用途 EXISTING LAND USES</p> <p>沙螺灣及礮頭分區計劃大綱圖 SHA LO WAN AND SAN TAU OUTLINE ZONING PLAN</p> <p>SCALE 1 : 15 000 比例尺</p> <p>米 200 0 200 400 600 800 1000 1200 米 METRES</p>	<p>規劃署 PLANNING DEPARTMENT</p> <p>參考編號 REFERENCE No. M/LI/20/137</p> <p>圖 PLAN 5</p>
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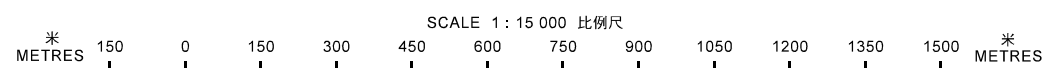




認可鄉村範圍及土地業權 RECOGNIZED VILLAGE ENVIRONS AND LAND OWNERSHIPS

沙螺灣及磡頭分區計劃大綱圖  
SHA LO WAN AND SAN TAU OUTLINE ZONING PLAN

本摘要圖於2020年12月23日擬備，  
所根據的資料為iB10000數碼地形圖  
EXTRACT PLAN PREPARED ON 23.12.2020  
BASED ON iB10000 DIGITAL TOPOGRAPHICAL MAP



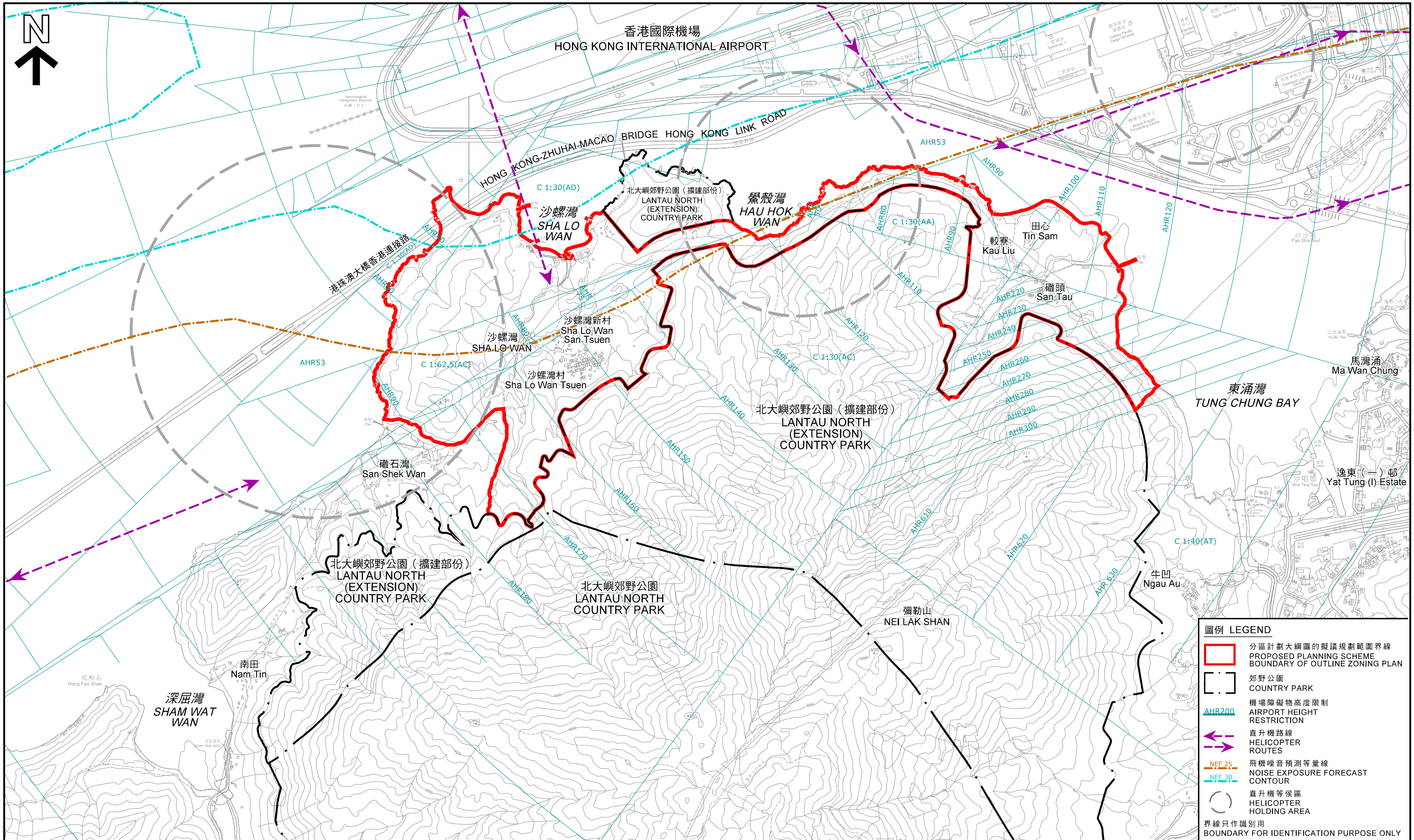
規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.  
M/LI/20/137

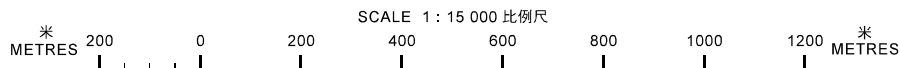
圖 PLAN  
6





民航考慮 CONSIDERATIONS ON CIVIL AVIATION

沙螺灣及磧頭分區計劃大綱圖  
SHA LO WAN AND SAN TAU OUTLINE ZONING PLAN



規劃署  
PLANNING DEPARTMENT

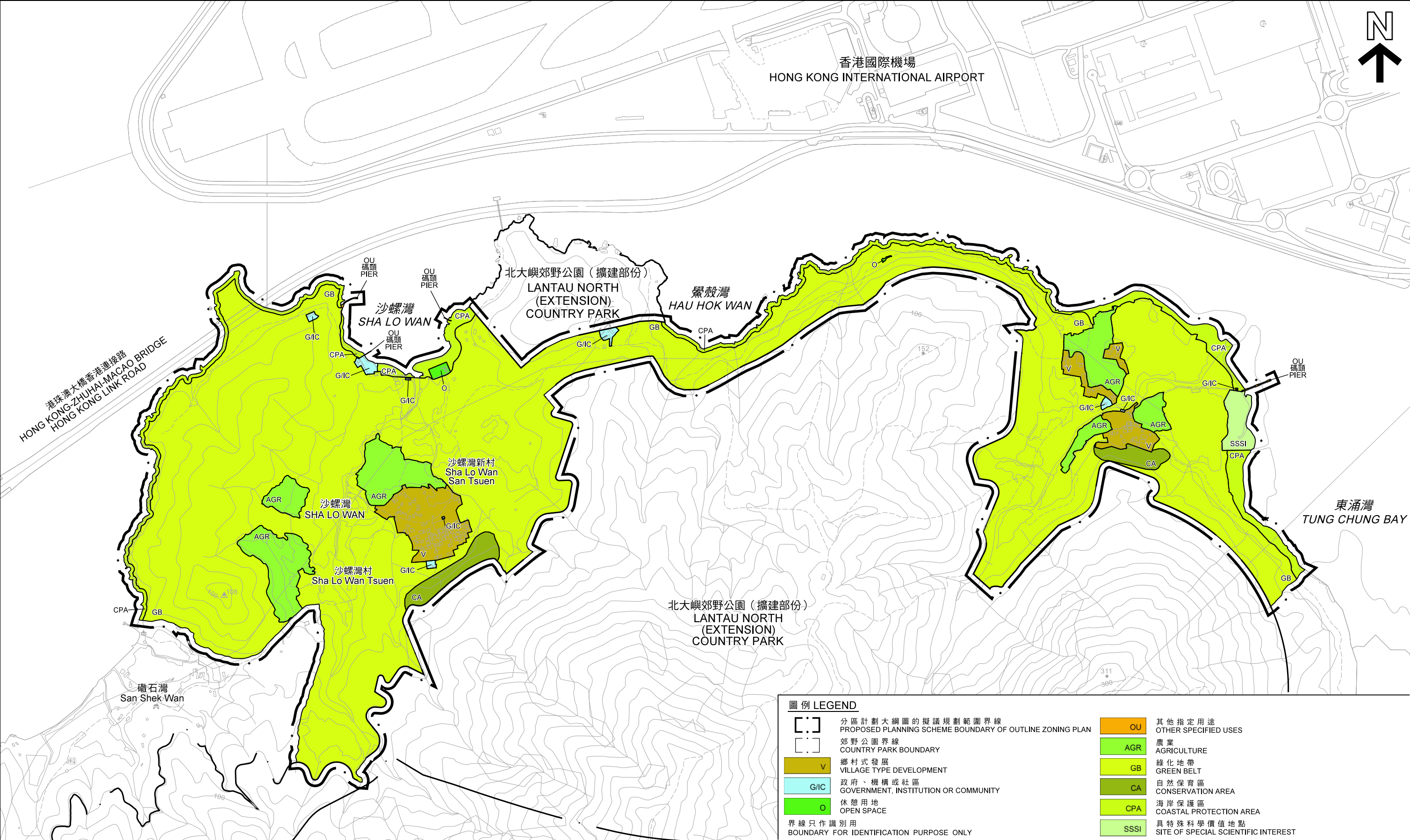


參考編號  
REFERENCE No.  
M/LI/20/137

圖 PLAN  
7

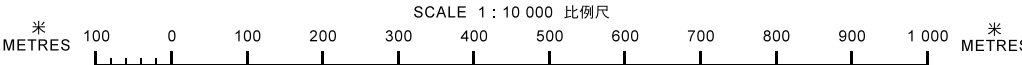
本摘要圖於2020年12月18日擬備，  
所根據的資料為 iB10000 數碼地形圖  
EXTRACT PLAN PREPARED ON 18.12.2020  
BASED ON iB10000 DIGITAL TOPOGRAPHICAL MAP





擬議的土地用途模式 PROPOSED LAND USE PATTERN

沙螺灣及礮頭分區計劃大綱圖  
SHA LO WAN AND SAN TAU OUTLINE ZONING PLAN



本摘要圖於2020年12月23日擬備  
EXTRACT PLAN PREPARED ON 23.12.2020

規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.  
M/LI/20/137

圖 PLAN  
8



圖例  
NOTATION

ZONES

- VILLAGE TYPE DEVELOPMENT  
GOVERNMENT, INSTITUTION OR COMMUNITY  
OPEN SPACE  
OTHER SPECIFIED USES  
AGRICULTURE  
GREEN BELT  
CONSERVATION AREA  
COASTAL PROTECTION AREA  
SITE OF SPECIAL SCIENTIFIC INTEREST

地帶

- 鄉村式發展  
政府、機構或社區  
休憩用地  
其他指定用途  
農業  
綠化地帶  
自然保育區  
海岸保護區  
具特殊科學價值地點

COMMUNICATIONS

ELEVATED ROAD

交通

高架道路

MISCELLANEOUS

- BOUNDARY OF PLANNING SCHEME  
BOUNDARY OF COUNTRY PARK  
MAXIMUM BUILDING HEIGHT  
(IN NUMBER OF STOREYS)

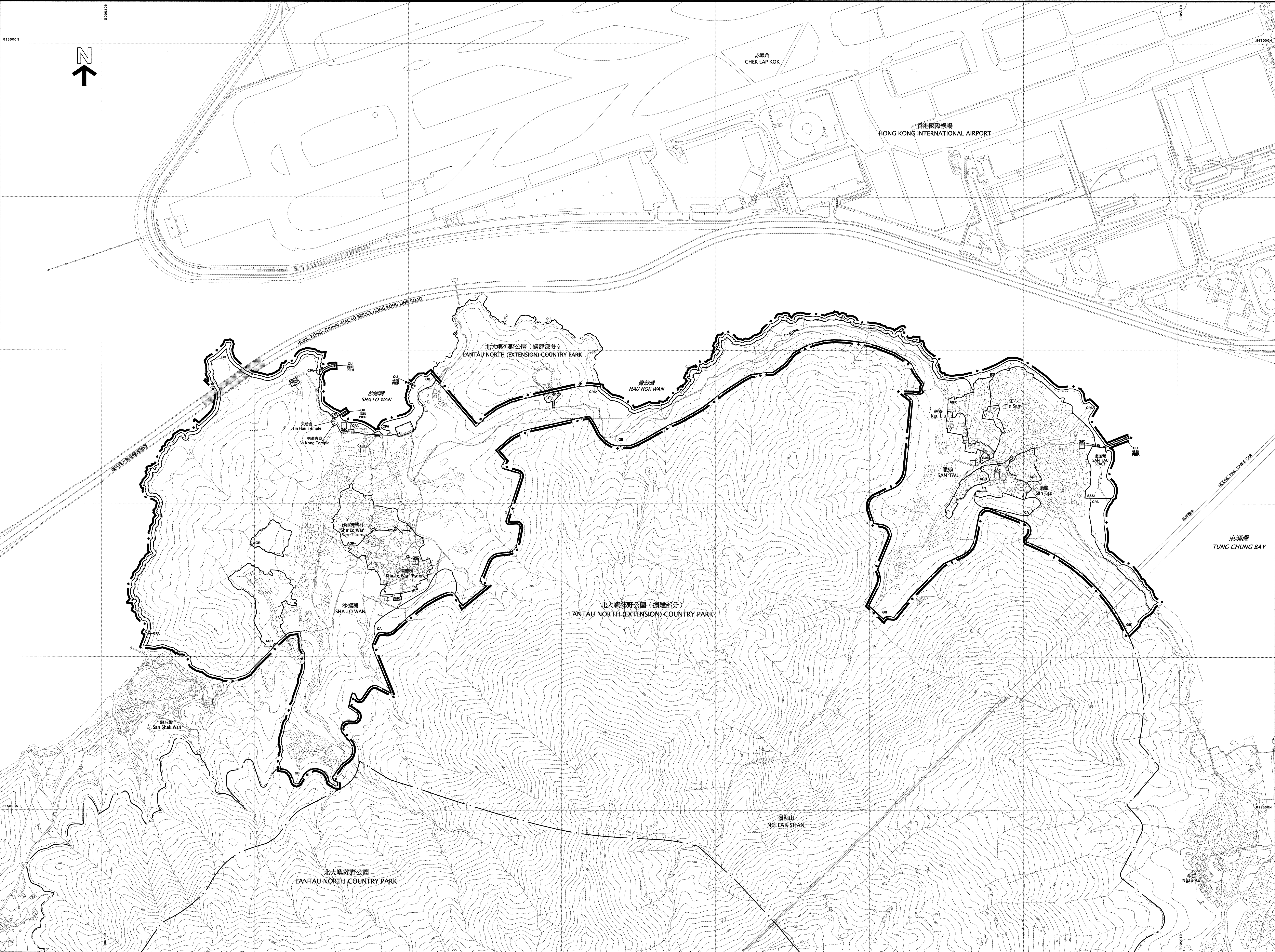
其他

- 規劃範圍界線  
郊野公園界線  
最高建築物高度  
(樓層數目)

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	
VILLAGE TYPE DEVELOPMENT	5.86	3.76	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	0.55	0.35	政府、機構或社區
OPEN SPACE	0.19	0.12	休憩用地
OTHER SPECIFIED USES	0.05	0.03	其他指定用途
AGRICULTURE	9.77	6.27	農業
GREEN BELT	128.37	82.33	綠化地帶
CONSERVATION AREA	2.49	1.60	自然保育區
COASTAL PROTECTION AREA	7.47	4.79	海岸保護區
SITE OF SPECIAL SCIENTIFIC INTEREST	1.17	0.75	具特殊科學價值地點
TOTAL PLANNING SCHEME AREA	155.92	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



草圖  
DRAFT PLAN EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON

SECRETARY  
TOWN PLANNING BOARD  
城市規劃委員會秘書

香港城市規劃委員會依據城市規劃條例擬備的沙螺灣及磡頭分區計劃大綱圖  
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD  
SHA LO WAN AND SAN TAU - OUTLINE ZONING PLAN

SCALE 1:5000 比例尺  
METRES 100 0 200 400 600 800 METRES 米

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/I-SLW/C



**DRAFT SHA LO WAN AND SAN TAU OUTLINE ZONING PLAN NO. S/I-SLW/C**

(Being a Draft Plan for the Purposes of the Town Planning Ordinance)

**NOTES**

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

- (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 which was in existence immediately before the first publication in the Gazette of the notice of the draft development permission area plan conform to this Plan, provided such 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 a permission granted by the Town Planning Board.
- (4) A use or development of any land or building permitted under an earlier draft or approved plan including development permission area plan for the area and effected or undertaken during the effective period of that plan is 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) applies, any use or development falling within the boundaries of the Plan and also within the boundaries of the draft development permission area plan, unless always permitted in terms of the Plan, shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft development permission area plan 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) 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) as provided in paragraph (9) in relation to areas zoned “Site of Special Scientific Interest”, “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, cycle track, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;
  - (c) maintenance or repair of 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 first publication in the Gazette of the notice of the draft development permission area 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 “Site of Special Scientific Interest”, “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, footpath, 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 “Site of Special Scientific Interest”, “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), and subject to temporary uses for open storage and port back-up purposes which are prohibited in areas zoned “Site of Special Scientific Interest”, “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, 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.

“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.

“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 (Cap. 121).

**DRAFT SHA LO WAN AND SAN TAU OUTLINE ZONING PLAN NO. S/I-SLW/C**

Schedules of Uses

	<u>Page</u>
VILLAGE TYPE DEVELOPMENT	1
GOVERNMENT, INSTITUTION OR COMMUNITY	3
OPEN SPACE	5
OTHER SPECIFIED USES	6
AGRICULTURE	7
GREEN BELT	9
COASTAL PROTECTION AREA	11
CONSERVATION AREA	12
SITE OF SPECIAL SCIENTIFIC INTEREST	13

## 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 Use (Police Reporting Centre, Post Office only) House (New Territories Exempted House only) On-Farm Domestic Structure Religious Institution (Ancestral Hall only) Rural Committee/Village Office	Eating Place Government Refuse Collection Point Government Use (not elsewhere specified)# Hotel (Holiday House only) House (not elsewhere specified) Institutional Use (not elsewhere specified)# Place of Recreation, Sports or Culture Public Clinic Public Convenience Public Utility Installation # 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

### Planning Intention

The planning intention of this zone is to designate both existing recognised 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.

(Please see next page)

**VILLAGE TYPE DEVELOPMENT** (cont'd)

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 building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, 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 the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (c) Any diversion of streams, 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 first publication in the Gazette of the notice of the draft development permission area plan without the permission from the Town Planning Board 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
Broadcasting, Television and/or Film Studio Eating Place (Canteen, Cooked Food Centre only) Educational Institution Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) Institutional Use (not elsewhere specified) Library Market Place of Recreation, Sports or Culture Public Clinic Public Convenience Public Utility Installation Recyclable Collection Centre Religious Institution Rural Committee/Village Office School Service Reservoir Social Welfare Facility Training Centre Wholesale Trade	Animal Boarding Establishment Animal Quarantine Centre Columbarium Correctional Institution Crematorium Eating Place (not elsewhere specified) Funeral Facility Helicopter Landing Pad 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) Off-course Betting Centre Office Place of Entertainment Private Club Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Residential Institution Sewage Treatment/Screening Plant Shop and Services Utility Installation for Private Project

**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.

(Please see next page)

**GOVERNMENT, INSTITUTION OR COMMUNITY** (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 in terms of number of storey(s) as stipulated on the Plan, 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 development permission area plan, 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 the Town Planning Board on application under section 16 of the Town Planning Ordinance.



**OPEN SPACE**

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Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<hr/>	
Aviary	Eating Place
Barbecue Spot	Government Refuse Collection Point
Field Study/Education/Visitor Centre	Government Use (not elsewhere specified)
Park and Garden	Holiday Camp
Pavilion	Place of Entertainment
Pedestrian Area	Place of Recreation, Sports or Culture
Picnic Area	Private Club
Playground/Playing Field	Public Utility Installation
Public Convenience	Religious Institution
Sitting Out Area	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.

**OTHER SPECIFIED USES**

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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 "Pier" Only

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

This zone is intended to designate land for pier and jetty to facilitate marine access to Sha Lo Wan and San Tau areas.

**AGRICULTURE**

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 Use (Police Reporting Centre only) On-Farm Domestic Structure Public Convenience Religious Institution (Ancestral Hall only) Rural Committee/Village Office	Animal Boarding Establishment Barbecue Spot Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) House (New Territories Exempted House only, other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) Picnic Area Place of Recreation, Sports or Culture (Horse Riding School, Hobby Farm, Fishing Ground only) Public Utility Installation Religious Institution (not elsewhere specified) School Utility Installation for Private Project

**Planning Intention**

This zone is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

**Remarks**

Any diversion of streams or filling of land/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, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance. This restriction does not apply to filling of land specifically required under prior written instructions of Government department(s) or for the purposes specified below:

(Please see next page)

**AGRICULTURE** (cont'd)

- (i) laying of soil not exceeding 1.2m in thickness for cultivation; or
- (ii) construction of any agricultural structure with prior written approval issued by the Lands Department.

**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 Barbecue Spot Government Use (Police Reporting Centre only) Nature Reserve Nature Trail On-Farm Domestic Structure Picnic Area Public Convenience Tent Camping Ground Wild Animals Protection Area	Animal Boarding Establishment Broadcasting, Television and/or Film Studio Burial Ground Columbarium (within a Religious Institution or extension of existing Columbarium only) Crematorium (within a Religious Institution or extension of existing Crematorium only) Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) Helicopter Landing Pad 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) Place of Recreation, Sports or Culture Public Utility Installation 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

**Planning Intention**

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

(Please see next page)

**GREEN BELT** (cont'd)

Remarks

Any diversion of streams, 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 first publication in the Gazette of the notice of the draft development permission area plan 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) Nature Reserve Nature Trail On-Farm Domestic Structure Wild Animals Protection Area	Field Study/Education/Visitor Centre Government Use House (Redevelopment only) Pier Public Convenience Public Utility Installation Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation

### 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.

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.

### Remarks

- (a) No redevelopment, including alteration and/or modification, of an existing house shall result in a total redevelopment in excess of the plot ratio, site coverage and height of the house which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan.
- (b) Any diversion of streams, 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 first publication in the Gazette of the notice of the draft development permission area plan 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) Nature Reserve Nature Trail On-Farm Domestic Structure Wild Animals Protection Area	Field Study /Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) House (Redevelopment only) Public Convenience Public Utility Installation Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation

**Planning Intention**

This zoning is intended to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment such as Site of Special Scientific Interest or Country Park from the adverse effects of development.

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.

**Remarks**

- (a) No redevelopment, including alteration and/or modification, of an existing house shall result in a total redevelopment in excess of the plot ratio, site coverage and height of the house which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan.
- (b) Any diversion of streams, 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 first publication in the Gazette of the notice of the draft development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.



**SITE OF SPECIAL SCIENTIFIC INTEREST**

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Wild Animals Protection Area	Agricultural Use Field Study /Education/Visitor Centre Government Use Nature Reserve Nature Trail On-Farm Domestic Structure Public Convenience Public Utility Installation

**Planning Intention**

The planning intention of this zone is to conserve and protect the features of special scientific interest such as rare or particular species of fauna and flora and their habitats, corals, woodlands, marshes or areas of geological, ecological or botanical/biological interest which are designated as Site of Special Scientific Interest (SSSI). It intends to deter human activities or developments within the SSSI.

There is a general presumption against development in this zone. No developments are permitted unless they are needed to support the conservation of the features of special scientific interest in the SSSI, to maintain and protect the existing character of the SSSI, or for educational and research purposes.

**Remarks**

Any diversion of streams, 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 first publication in the Gazette of the notice of the draft development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

**DRAFT SHA LO WAN AND SAN TAU OUTLINE ZONING PLAN**  
**NO. S/I-SLW/C**

**EXPLANATORY STATEMENT**

DRAFT SHA LO WAN AND SAN TAU OUTLINE ZONING PLAN  
NO. S/I-SLW/C

EXPLANATORY STATEMENT

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**DRAFT SHA LO WAN AND SAN TAU OUTLINE ZONING PLAN**  
**NO. S/I-SLW/C**

(Being a Draft 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 draft Sha Lo Wan and San Tau Outline Zoning Plan (OZP) Plan No. S/I-SLW/C. It reflects the planning intentions and objectives of the Town Planning Board (the Board) for various land-use zonings for the Plan.

**2. AUTHORITY FOR THE PLAN AND PROCEDURE**

- 2.1 On 9 November 2020, under the power delegated by the Chief Executive (CE), the Secretary for Development directed the Board, under section 3(1)(b) of the Town Planning Ordinance (the Ordinance), to prepare a draft plan designating the Sha Lo Wan and San Tau area as a Development Permission Area (DPA).
- 2.2 On 5 January 2021, under the power delegated by the CE, the Secretary for Development directed the Board, under section 3(1)(a) of the Ordinance, to prepare an OZP to cover the Area.
- 2.3 On 8 January 2021, the draft Sha Lo Wan and San Tau DPA Plan No. DPA/I-SLW/1 was exhibited for public inspection under section 5 of the Ordinance. During the exhibition periods, a total of XX representations and XX comments were received.
- 2.4 On XX XXXXX 2021, the draft Sha Lo Wan and San Tau OZP No. S/I-SLW/1 (the Plan) was exhibited for public inspection under section 5 of the Ordinance.
- 2.5 Pursuant to section 20(6) of the Ordinance, the draft Sha Lo Wan and San Tau DPA Plan No. DPA/I-SLW/1 ceased to be effective on 8 January 2024 (except for the provisions related to the existing use and unauthorized development), as the land in respect of the DPA Plan was included in the draft Sha Lo Wan and San Tau OZP No. S/I-SLW/1 on the date. The plan-making process for the draft Sha Lo Wan and San Tau DPA Plan No. DPA/I-SLW/1 did not proceed further.

**3. OBJECT OF THE PLAN**

- 3.1 The object of the Plan is to indicate the broad land use zonings for the area of Sha Lo Wan and San Tau so that development and redevelopment within the area of Sha Lo Wan and San Tau 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 site reservation for various uses.

- 3.2 The Plan is to illustrate the broad principles of development and planning control only. It is a small-scale plan and the boundaries between land use zones may be subject to minor adjustments as detailed planning and development proceed.

#### 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 (the Area) and in particular zones 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 the changing needs.
- 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 and can be downloaded from the Board's website at <http://www.info.gov.hk/tpb>.

#### 5. THE PLANNING SCHEME AREA

- 5.1 The Area, covering a total area of about 155.92 ha, is located to the west of Tung Chung on the northwestern part of Lantau Island, fronting the Hong Kong-Zhuhai-Macao Bridge (HZMB) Hong Kong Link Road and Hong Kong International Airport (HKIA). The Area consists of hilly terrains along foothills of Nei Lak Shan to the south. It is embraced by Lantau North (Extension) Country Park to the south and north and the sea channel to the north. The Area has no vehicular access and most parts of the Area are accessible only by footpaths.
- 5.2 The natural landscape of the Area consists of woodlands, shrublands, grasslands, vegetated slopes and knolls, streams, wetlands including marshes and mangroves and coastal features including shorelines and seagrass bed. Woodlands cover mainly to the northwest and southwest of Sha Lo Wan and to the south and southwest of San Tau. San Tau Beach, located to the east of San Tau at the eastern part of the Area, is designated as a Site of Special Scientific Interest (SSSI) for harbouring the largest seagrass bed of *Zostera japonica* (矮大葉藻) and *Halophila ovalis* (喜鹽草) on Lantau Island and the locally uncommon mangrove *Bruguiera gymnorhiza* (木欖). There are also butterfly key areas in Sha Lo Wan and San Tau, where a number of butterfly species of conservation interest such as Grey Scrub Hopper (*Aeromachus jhora* 寬鐔弄蝶), White Dragontail (*Lamproptera curius* 燕鳳蝶) and Golden Birdwing (*Troides aeacus* 金裳鳳蝶) were recorded.
- 5.3 There are several natural streams in the Area running from the uphill area within the country parks and Ngong Ping to Sha Lo Wan, Hau Hok Wan and Tung Chung Bay. The streams have records of species of conservation importance such as *Acrossocheilus beijiangensis* (北江光唇魚), Rice Fish (*Oryzias curvinotus* 弓背青鱗) and *Stiphodon multisquamus* (多鱗枝牙鰕虎魚). The coastal area contains mangroves, mudflats, seagrass bed and various types of coastal plants. The myriad

of terrestrial natural habitats, coupled with streams and natural coastal environment, offer desirable homes for a diverse community of animals of different kinds, including species of conservation importance such as Romer's Tree Frog (*Liuixalus romeri* 盧氏小樹蛙), Tokay Gecko (*Gekko gecko* 大壁虎) and Brown Fish Owl (*Ketupa zeylonensis* 褐漁鴞). Horseshoe Crabs could also be found along the western coast of Sha Lo Wan and northern coast of San Tau.

- 5.4 This Area is characterized by a rural countryside ambience with two recognized villages, namely Sha Lo Wan (including Sha Lo Wan Tsuen and Sha Lo Wan San Tsuen) and San Tau (including San Tau, Kau Liu and Tin Sam) in the western and eastern parts of the Area respectively. Village houses are mainly one to three-storey in height. Active and abandoned farmland and some vacant farmhouses are found in the villages and their vicinities. There is no vehicular access to the Area. There is no significant economic activity in the Area. Major commercial activities include some local provision stores in Sha Lo Wan and San Tau that operate mainly during weekends.
- 5.5 There are three Sites of Archaeological Interest (SAIs), i.e. Sha Lo Wan SAI, Sha Lo Wan (West) SAI and San Tau SAI and a Grade 3 historic building namely Entrance Gate, Sha Lo Wan Tsuen in the Area. All the SAIs and the historic building are worth preserving. Besides, two temples, namely Ba Kong Temple (把港古廟) and Tin Hau Temple (天后宮), are located on the western coast of Sha Lo Wan.
- 5.6 The Area is a popular hiking area with scenic views, accessible either by Tung O Ancient Trail which connects Tung Chung and Tai O, by ferry via Sha Lo Wan Pier or by boat via local piers and jetties in the Area.

## 6. POPULATION

Based on 2016 Population By-census, the population of the Area as estimated by the Planning Department is about 300. It is estimated that the planned population in the Area would be about 470.

## 7. OPPORTUNITIES AND CONSTRAINTS

### 7.1 *Opportunities*

#### 7.1.1 Nature Conservation

- (a) The Area is largely embraced by Lantau North (Extension) Country Park and rich in natural habitats including woodlands, shrublands grasslands, vegetated slopes and knolls, streams, wetlands including marshes and mangroves and coastal features including shorelines, mudflats and seagrass bed.
- (b) San Tau Beach, which was designated as a SSSI in 1994, harbours the largest seagrass bed of *Zostera japonica* (矮大葉藻) and

*Halophila ovalis* (喜鹽草) on Lantau Island and the locally uncommon mangrove *Bruguiera gymnorhiza* (木欖).

- (c) The myriad of terrestrial natural habitats, coupled with streams and natural coastal environment, offer desirable homes for a diverse community of animals of different kinds. The high diversity of wild fauna and flora are worth conserving. Any haphazard and uncontrolled development that may adversely affect the rural and natural character with scientific importance and conservation value of the Area should be avoided.

#### 7.1.2 Sustainable Lantau Blueprint (the Blueprint)

- (a) An overarching principle of “Development in the North; Conservation for the South” embraced by the Blueprint was promulgated in June 2017. The predominant part of Lantau would be conserved for its natural and cultural resources. Unique rural settlements would also be preserved and enhanced. Where appropriate, low-impact leisure and recreational uses would be developed for public enjoyment.
- (b) The Area is a popular hiking area with scenic views, accessible either by Tung O Ancient Trail which connects Tung Chung and Tai O, by ferry via Sha Lo Wan Pier or by boat via local piers and jetties in the Area. According to the Blueprint, the predominant part of Lantau, including the Area, would be for conservation. Where appropriate, low-impact leisure and recreational uses which are compatible with the natural setting and rural character would be developed for public enjoyment.

#### 7.1.3 Agricultural Development

While there are active farming activities observed in the Area, the abandoned agricultural lands in the Area may also exhibit potential for rehabilitation for agricultural use.

#### 7.1.4 Culture and Arts

- (a) Sha Lo Wan Village has a long history of human settlement and rich cultural heritage resources such as Entrance Gate, Sha Lo Wan Tsuen, which is a Grade 3 historic building confirmed by the Antiquities Advisory Board (AAB), Tin Hau Temple and Ba Kong Temple located on the western side of Sha Lo Wan coast. The ground in front of the temples are used for worship and celebration activities at Hung Shing Festival.
- (b) Some non-governmental organizations, local communities and

villagers have collaborated to organize a series of culture and arts events in Sha Lo Wan, including creation of a sculpture of about 6m high namely Thousand Mile Eye (now demolished) on the abandoned farmland to the north of Sha Lo Wan Tsuen. Created from locally found materials such as rattan and bamboo, the sculpture was once a landmark tourist attraction of the Area. Opportunities are revealed to revitalise the Area, in particular Sha Lo Wan, for culture and arts related uses.

#### 7.1.5 Cavern Development

- (a) The "Long-term Strategy for Cavern Development – Feasibility Study" completed by the Civil Engineering and Development Department (CEDD) in conjunction with the Planning Department (PlanD) has recommended, among others, the formulation of a strategic territory-wide Cavern Master Plan, as a holistic approach in planning and implementing cavern development and taking forward this innovative means of enhancing land supply.
- (b) According to the Cavern Master Plan, part of the Strategic Cavern Area No. 48 – Kau Liu (SCVA) falls within the Area near San Tau. Subject to further study and investigation, there is potential to accommodate appropriate uses in the SCVA.

### 7.2 *Constraints*

#### 7.2.1 Accessibility

- (a) At present, the Area is not served by any road and most parts of the Area are only accessible by hiking trails/footpaths linking Tai O and Tung Chung. Some parts of the Area are inaccessible.
- (b) With the provision of local piers and jetties, the Area is also accessible by boat. There is a public ferry route running between Tuen Mun, Tai O, Sha Lo Wan and Tung Chung.

#### 7.2.2 Heritage Preservation/Archaeological Consideration

- (a) There are three SAIs, i.e. Sha Lo Wan SAI, Sha Lo Wan (West) SAI and San Tau SAI and a Grade 3 historic building namely Entrance Gate, Sha Lo Wan Tsuen in the Area. All the SAIs and the historic building are worth preserving.
- (b) Prior consultation with the Antiquities and Monuments Office (AMO) of Development Bureau (DEVB) should be made if any



developments, redevelopments or rezoning proposals may affect the above SAIs, graded historic buildings/structures, new items pending grading assessment and their immediate environs.

7.2.3 Airport Height Restriction

The building height of the developments within the Area is subject to the gazetted Airport Height Restriction Plan (AHRP) and any potential amendments to the gazetted AHRP related the Expansion of the HKIA into a Three Runway System Project (3RS). No part of building or buildings or other structure or equipment erected or to be erected within the Area (or any addition or fitting to such building or buildings or structure or equipment) shall exceed the prevailing “restricted height” (more commonly known as Airport Height Restriction (AHR)) prescribed under the Hong Kong Airport (Control of Obstructions) Ordinance (Cap. 301) or its amendment associated with 3RS.

7.2.4 Helicopter Operation

Whilst more than 20 helicopters takeoff/landings operate at the Hong Kong Government Flying Service (GFS) daily, any development within the Area, located only about 500m south of the GFS Headquarters on the Airport Island, may affect helicopter operations, in particular takeoff and landing path to/from the GFS Headquarters, the routing for entering/exiting the airport and the holding procedure for runway crossing/awaiting clearance at Sha Lo Wan and/or the Freight Centre for landing to the GFS.

7.2.5 Aircraft Noise

- (a) Aircraft approaching and departing from the HKIA is identified as one of the key existing noise sources which affects the Area. The Area mostly falls inside the Noise Exposure Forecast (NEF) 25 contours, with some portions which may fall inside / outside the NEF 30 contours, of the HKIA under the 3RS operations. The Area is in close proximity to the HKIA which is a very busy airport operating 24 hours. Aircraft noise due to the overflights of approaching and departing aircraft is anticipated.
- (b) Any project proponent(s)/developer(s) for development within the Area should review the building design features and consider the use of acoustic insulation to enhance the indoor noise environment. In addition, the Area is in proximity to the helicopter holding areas and helicopter flight paths, which might also contribute to the noise

environment.

#### 7.2.6 Limited Infrastructure

- (a) At present, the Area has no public drainage system. Any development planned in this Area shall reserve sufficient land for the necessary drainage improvement in future. In particular, a buffer area of sufficient width from both edges of existing watercourses/streams should be reserved to allow the development of future drainage systems with more ecological features, installation of green channels/drainage improvements and implementation of associated drainage maintenance and river training works in future. If any development or re-development within the Area which may affect the drainage system or change the drainage characteristic, drainage studies including the details of the affected drainage system and any mitigation measures should be submitted to the Drainage Services Department (DSD) for checking in accordance with the principle laid down in the Environment, Transport and Works Bureau Technical Circulars (Works) No. 14/2004, 5/2005, 2/2006, Development Bureau Technical Circular (Works) No. 9/2020 and DSD Advice Note No. 1.
- (b) There is no existing or planned public sewer for the Area and at present, each house is served by its own on-site septic tank and soakaway (STS) system. Any increase in population, number of visitors to the Area or further residential/recreational developments would require additional facilities. The design and construction of the STS system need to comply with relevant standards and regulations, such as the Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 5/93 issued by the Environmental Protection Department for the protection of the water quality and the streams flowing through the Area.
- (c) Fresh water supply is available to the existing clusters of village houses at Sha Lo Wan and San Tau but the supply is of limited capacity. There is no salt water supply system for flushing in the Area.

#### 7.2.7 Geotechnical Constraints

The Area and its vicinity comprise hilly natural terrain with past natural terrain landslide records. There are about 10 registered man-made slopes and retaining walls within the Area and the stability of these slope features

is mostly unknown. If these slope features would affect or be affected by any development and redevelopment, geotechnical investigations and studies including the details of any permanent geotechnical works should be submitted to the Geotechnical Engineering Office of the Civil Engineering and Development Department for checking in accordance with the principle laid down in the Environment, Transport and Works Bureau Technical Circular (Works) No. 29/2002 or to the Buildings Department in accordance with the Buildings Ordinance (Cap. 123) as appropriate. For any future development or redevelopment in the Area, a natural terrain hazard study would be required to assess the potential hazards and constraints arising from natural terrain, and to provide suitable hazard mitigation measures, if found necessary, as part of the development or redevelopment.

#### 7.2.8 Urban Design

The Area is characterized by a rural countryside ambience. Any proposed developments should be of a scale compatible with the natural and rural character of the Area.

#### 7.2.9 Burial Ground

There is a permitted burial ground in the Area for indigenous villagers and it is not suitable for any development. It is located to the southeast of San Tau.

### **8. GENERAL PLANNING INTENTION**

- 8.1 The general planning intention for the Area is to conserve its landscape and ecological values in safeguarding the natural habitat and rural character of the Area, to preserve historical artifacts, local culture and traditions of the villages and to make provision for future Small House development for the indigenous villagers of Sha Lo Wan and San Tau.
- 8.2 Due consideration should be given to the conservation of ecologically and environmentally sensitive areas when development in or near the Area is proposed. Small House development in recognised villages will be consolidated at suitable locations to avoid sprawling and to preserve the rural character of the Area. In designation of various zones in the Area, consideration has been given to protect the natural habitats in the Area such as the woodland areas which form a continuous stretch of well-established vegetation with those located in the adjoining Lantau North and Lantau North (Extension) Country Parks and natural streams.

## **9. LAND USE ZONINGS**

### **9.1 “Village Type Development” (“V”): Total Area 5.86 ha**

- 9.1.1 The planning intention of this zone is to designate both existing recognised villages and areas of land considered suitable for village expansion. Land within 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 Board.
- 9.1.2 The “V” zones cover the two recognised villages, namely Sha Lo Wan and San Tau. The “V” zones are designated having regard to the ‘village environs’, the local topography, the existing settlement pattern, the outstanding Small House applications, demand forecast. Areas of difficult terrain, potential natural terrain hazards, dense vegetation, conservation and ecological value are excluded. The existing village clusters and adjacent land suitable for village expansion are zoned “V”.
- 9.1.3 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 (8.23m) or the height of the building which was in existence on the date of first publication in the Gazette of the notice of the draft DPA plan, whichever is the greater.
- 9.1.4 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height restriction may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.
- 9.1.5 As diversion of streams may cause adverse drainage and environmental impacts on the adjacent areas, permission from the Board is required for such works and related activities except public works co-ordinated or implemented by the Government, and maintenance, repair or rebuilding works.

9.2 “Government, Institution or Community” (“G/IC”): Total Area 0.55 ha

- 9.2.1 The planning intention of this zone is primarily for the provision of Government, institution or 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, organisations providing social services to meet community needs, and other institutional establishments.
- 9.2.2 The zone covers existing GIC uses, including the Tin Hau Temple, Ba Kong Temple, Sha Lo Wan Village Office together with the paved ground in front of the temples located on the western side of Sha Lo Wan coast, two vacant school premises (Sha Lo Wan School and San Tau School), a refuse collection point in San Tau and three public toilets. Hong Kong Observatory’s Sha Lo Wan Wind Profiler Station and Sha Lo Wan Automatic Weather Station are also included in this zone.
- 9.2.3 To preserve the rural and low-rise character of the Area, development/redevelopment within this zone should be restricted to the maximum building height as stipulated on the Plan or the height of building which was in existence on the date of first publication in the Gazette of the notice of the draft DPA Plan, whichever is the greater.
- 9.2.4 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height restriction may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

9.3 “Open Space” (“O”): Total Area 0.19 ha

- 9.3.1 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.
- 9.3.2 The zone covers a football field, managed by the Leisure and Cultural Services Department, situated at the coast of Sha Lo Wan. A viewing pavilion which is provided to the east of Hau Hok Wan along the Tung O Ancient Trail is also included in this zone.

9.4 “Other Specified Uses” (“OU”): Total Area 0.05 ha

- 9.4.1 The planning intention of this zone is to designate land for pier and jetty to facilitate marine access to the Area. The zone mainly covers three jetties in Sha Lo Wan and a pier in San Tau.

9.5 “Agriculture” (“AGR”): Total Area 9.77 ha

- 9.5.1 This zone is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.
- 9.5.2 This zone mainly covers the pieces of existing active farmlands at the downhill area to the west of the Area, the area to the north of Sha Lo Wan Tsuen and patches of active and abandoned farmlands embracing the village clusters of San Tau.
- 9.5.3 As diversion of streams or filling of land/pond may cause adverse drainage and environmental impacts on the adjacent areas, permission from the Board is required for such works and related activities except public works co-ordinated or implemented by the Government, and maintenance, repair or rebuilding works. However, filling of land specifically required under prior written instructions of Government department(s), or for the purposes of genuine agricultural practice including laying of soil not exceeding 1.2m in thickness for cultivation, and construction of agricultural structure with prior written approval from the LandsD is exempted from the control.

9.6 “Green Belt” (“GB”): Total Area 128.37 ha

- 9.6.1 The planning intention of this zone is primarily for defining the limits of development areas by natural features and to preserve the existing natural landscape as well as to provide passive recreational outlets. There is a general presumption against development within this zone.
- 9.6.2 The “GB” zone mainly covers the woodlands, shrublands, grasslands, vegetated slopes and knolls, streams, wetlands, abandoned farmland and some temporary structures in the Area.
- 9.6.3 The zone also covers a permitted burial ground located to the southeast of San Tau, which is intended for burial places of deceased indigenous villagers in the Area. To respect the local ritual and tradition, burial activities in the permitted burial grounds within this zone are generally tolerated. The District Office (DO) is delegated with authority under the Public Health and Municipal Services Ordinance (Cap. 132) to issue the burial certificates within the boundaries of permitted burial grounds. Burial activities within permitted burial grounds are also governed by separate conditions stipulated by LandsD, the Food and Environmental Hygiene Department, the Agriculture, Fisheries and Conservation

Department and the Water Supplies Department. Any burial activities should be confined within the designated grounds as far as practicable.

- 9.6.4 There is a general presumption against development within this zone. Development in this zone will be strictly controlled. Development proposals will be considered by the Board on individual merits taking into account the relevant Town Planning Board Guidelines. As diversion of streams, 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 the Government, and maintenance, repair or rebuilding works.

9.7 “Coastal Protection Area” (“CPA”): Total Area 7.47 ha

- 9.7.1 The planning intention of this zone is 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. 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.
- 9.7.2 The zone mainly covers the natural coastlines along the northern, eastern, and western peripheries of the Area, which comprise coastal features including shorelines, flat rock, cliff, mangroves, mudflats and seagrass bed.
- 9.7.3 New residential development is not permitted under this zone. Redevelopment of existing house may be permitted on application to the Board. The redevelopment of an existing house shall not result in a total redevelopment in excess of the plot ratio, site coverage and height of the house which was in existence on the date of the first publication of the draft DPA Plan.
- 9.7.4 As diversion of streams, 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 the Government, and maintenance, repair or rebuilding works.

9.8 “Conservation Area” (“CA”): Total Area 2.49 ha

- 9.8.1 This zone is intended to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment such as SSSI or country park from the adverse effects of development. 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.
- 9.8.2 The zone mainly covers two tracts of mature woodlands of high ecological value to the south of Sha Lo Wan Tsuen and San Tau.
- 9.8.3 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 the plot ratio, site coverage and height of the house which was in existence on the date of the first publication of the draft DPA Plan.
- 9.8.4 As diversion of streams, 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 the Government, and maintenance, repair or rebuilding works.

9.9 “Site of Special Scientific Interest” (“SSSI”): Total Area 1.17 ha

- 9.9.1 The planning intention of this zone is to conserve and protect the features of special scientific interest such as rare or particular species of fauna and flora and their habitats, corals, woodlands, marshes or areas of geological, ecological or botanical/biological interest which are designated as SSSI. It intends to deter human activities or developments within the SSSI. There is a general presumption against development in this zone. No developments are permitted unless they are needed to support the conservation of the features of special scientific interest in the SSSI, to maintain and protect the existing character of the SSSI, or for educational and research purposes.
- 9.9.2 The zone covers part (about 1.17 ha) of the designated San Tau Beach



SSSI (total area about 2.7 ha) for harbouring the largest seagrass bed of *Zostera japonica* (矮大葉藻) and *Halophila ovalis* (喜鹽草) on Lantau Island and the locally uncommon mangrove *Bruguiera gymnorhiza* (木欖).

- 9.9.3 Diversion of streams, filling of land/pond or excavation of land may cause adverse drainage and environmental impacts on the adjacent areas, the natural environment and the ecology. In view of the scientific value of the area within this zone, permission from the Board is required for such works and related activities except public works co-ordinated or implemented by the Government, and maintenance, repair or rebuilding works.

## **10. COMMUNICATIONS**

- 10.1 At present, the Area is not served by any road and most parts of the Area are only accessible by footpaths. The viaduct of HZMB spans over the headland at the northwestern tip of the Area near Sha Lo Wan but there is no direct access from HZMB to the Area.
- 10.2 There are some famous walking trails such as Tung O Ancient Trail connecting to other areas on Lantau including San Shek Wan, Sham Wat, Tai O, Tung Chung and Ngong Ping.
- 10.3 With the provision of local piers and jetties, the Area is also accessible by boat. There is a public ferry route running between Tuen Mun, Tai O, Sha Lo Wan and Tung Chung.

## **11. UTILITY SERVICES**

- 11.1 At present, the Area has no public drainage system. Any development planned in this Area shall reserve sufficient land for the necessary drainage improvement in future. In particular, a buffer area of sufficient width from both edges of existing watercourses/streams should be reserved to allow the development of future drainage systems with more ecological features, installation of green channels/drainage improvements and implementation of associated drainage maintenance and river training works in future. If any development or redevelopment within the Area would affect the drainage system or change the drainage characteristic, detailed drainage study would be required and suitable mitigation measures should be provided, if necessary, as part of the development or redevelopment.
- 11.2 There is no existing or planned public sewer for the Area and at present, the Area is mainly served by the STS system. Any increase in population, number of visitors to the Area or further residential/recreational developments would require additional facilities. The design and construction of the STS system need to comply with relevant standards and regulations, such as ProPECC PN 5/93 issued by the Environmental Protection Department for the protection of the water quality and the streams flowing through the Area.

- 11.3 Fresh water supply is available to the existing clusters of village houses at Sha Lo Wan and San Tau but the supply is of limited capacity. There is currently no salt water supply for flushing in the Area.
- 11.4 Telephone network and electricity supply are available in the Area. Prior consultation with the electricity supplier for the locations of overhead lines and/or underground cables running across the Area is required for any proposed development within the Area. There is no gas supply to the Area.

## **12. CULTURAL HERITAGE**

- 12.1 There are three SAIs, i.e. Sha Lo Wan SAI, Sha Lo Wan (West) SAI and San Tau SAI and a Grade 3 historic building namely Entrance Gate, Sha Lo Wan Tsuen in the Area. All the SAIs and the historic building are worth preserving.
- 12.2 The AAB also released a list of new items in addition to the list of 1,444 historic buildings. These items are subject to grading assessment by the AAB. Details of the list of 1,444 historic buildings and the new items have been uploaded onto the website of AAB at <http://www.aab.gov.hk>.
- 12.3 Prior consultation with the Antiquities and Monuments Office (AMO) of Development Bureau (DEVB) should be made if any developments, redevelopments or rezoning proposals may affect the above SAIs, graded historic buildings/structures, new items pending grading assessment and their immediate environs. If disturbance to the SAIs is unavoidable, prior agreement with AMO should be made on any measures for the protection of the SAIs, e.g. whether detailed Archaeological Impact Assessment (AIA) is required. The AIA shall evaluate the archaeological impact imposed by the proposed works. If necessary, a qualified archaeologist shall apply for a licence under the Antiquities and Monuments Ordinance (Cap. 53) for an archaeological investigation. A proposal of the AIA shall be submitted to AMO for agreement prior to applying for the licence. Subject to the findings of AIA, appropriate mitigation measures shall be fully implemented by the project proponent in consultation with AMO.

## **13. IMPLEMENTATION**

- 13.1 The Plan provides a broad land use framework for development control and implementation of planning proposals for the Area. More detailed plans will be prepared as a basis for public works and private developments.
- 13.2 At present, there is no overall programme for the provision of infrastructure within the Area. The implementation process will be gradual and may stretch over a long period of time depending on the availability of resources. It will be undertaken through the participation of both public and private sectors.
- 13.3 Notwithstanding the above, minor improvement works, e.g. access improvements, utility services installation and public works projects will be implemented through the Public Works Programme and the Rural Public Works Programme subject to

priority and resource availability. Private developments will be effected principally through private sector initiatives in accordance with the zoned uses indicated on the Plan, provided that their proposals meet Government requirements.

#### **14. PLANNING CONTROL**

- 14.1 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.
- 14.2 Uses of land or building which were in existence immediately before the first publication in the Gazette of the notice of the draft DPA Plan 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.
- 14.3 Planning applications to the Board will be assessed on individual merits. In general, the Board, in considering the planning applications, will take into account all relevant planning considerations which may include the departmental layout plan, and the guidelines published by the Board. The layout plan is available for public inspection at the Planning Department. Guidelines published by the Board, 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, the Technical Services Division and 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.
- 14.4 Any development, other than those referred to in paragraph 14.1 above or in conformity with this Plan or with the permission of the Board, undertaken or continued on or after 8 January 2021 on land included in a Plan of the Sha Lo Wan and San Tau DPA may be subject to enforcement proceedings under the Ordinance. Any diversion of streams, filling of land/pond or excavation of land in relevant zones on or after the exhibition of the specific plan referred to in the Notes of the relevant zones without permission from the Board may also be subject to enforcement proceedings.

**PLANNING REPORT ON SHA LO WAN AND SAN TAU**

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## 1 INTRODUCTION

### 1.1 Purpose of the Planning Report

The purpose of this Planning Report is to give an account of the background and an appraisal of the existing conditions, characteristics and development requirements/constraints of the Sha Lo Wan and San Tau area (the Area). It also aims at providing a basis for the preparation of the Sha Lo Wan and San Tau Outline Zoning Plan (OZP) to replace the draft Sha Lo Wan and San Tau Development Permission Area (DPA) Plan and the formulation of a framework for the future development of the Area.

### 1.2 Background

1.2.1 The Area (**Figures 1a & 1b**) is located to the west of Tung Chung on the northwestern part of Lantau Island, fronting the Hong Kong-Zhuhai-Macao Bridge (HZMB) Hong Kong Link Road and Hong Kong International Airport (HKIA). It is embraced by Lantau North (Extension) Country Park to the south and north and the sea channel to the north. The natural landscape of the Area consists of woodlands, shrublands, grasslands, vegetated slopes and knolls,

streams, wetlands including marshes and mangroves and coastal features including shorelines and seagrass bed. The Area comprises a wide spectrum of natural habitats and supports a high diversity of wild flora and fauna species of conservation significance. Any uncontrolled development may affect the natural landscape and environment, including the marine ecology along the coast of the Area.

1.2.2 Apart from the environmental and ecological considerations, development in the Area is contained by its accessibility and infrastructural provisions. It is necessary to control and consolidate the villages and other developments in order to avoid undesirable disturbances to the natural environment and overtaxing the limited infrastructure.

1.2.3 An overarching principle of ‘Development in the North; Conservation for the South’ embraced by the Sustainable Lantau Blueprint (the Blueprint) was promulgated in June 2017. The predominant part of Lantau would be conserved for its natural and cultural resources. Unique rural settlements would

also be preserved and enhanced. Where appropriate, low-impact leisure and recreational uses would be developed for public enjoyment.

1.2.4 The draft Sha Lo Wan and San Tau DPA Plan No. DPA/I-SLW/1 was exhibited for public inspection on 8.1.2021 (**Figure 2**).

1.2.5 Pursuant to section 20(5) of the Ordinance, the DPA Plan is effective for three years until 8.1.2024. On 5.1.2021, under the power delegated by the Chief Executive (CE), the Secretary for Development pursuant to section 3(1)(a) of the Ordinance, directed the Town Planning Board (the Board) to prepare an OZP for the Area.



## 2 THE STUDY AREA

### 2.1 Location (Figure 1b)

2.1.1 The Area covers an area of about 155.92 ha and is located to the west of Tung Chung on the northwestern part of Lantau Island, fronting the HZMB Hong Kong Link Road and HKIA. It is embraced by Lantau North (Extension) Country Park to the south and north and the sea channel to the north. The Area has no vehicular access and most parts of the Area are accessible only by footpaths.

### 2.2 Physical Setting and Topography (Figures 3 and 4)

2.2.1 The natural landscape of the Area consists of woodlands, shrublands, grasslands, vegetated slopes and knolls, streams, wetlands including marshes and mangroves and coastal features including shorelines, mudflats and seagrass bed. Woodlands cover mainly to the northwest and southwest of Sha Lo Wan and to the south and southwest of San Tau. San Tau Beach, located to the east of San Tau at the eastern part of the Area, is designated as a Site of

Special Scientific Interest (SSSI). The Area is characterized by a rural countryside ambience with two recognized villages, namely Sha Lo Wan (including Sha Lo Wan Tsuen and Sha Lo Wan San Tsuen) and San Tau (including San Tau, Kau Liu and Tin Sam) in the western and eastern parts of the Area respectively. Active and abandoned farmland and some vacant farmhouses are found in the villages and their vicinities. The Area is generally flat with hilly terrains along foothills of Nei Lak Shan to the south.

### 2.3 Natural Habitats (Figures 4 and 5)

2.3.1 The myriad of terrestrial natural habitats, coupled with streams and natural coastal environment, offer desirable homes for a diverse community of animals of different kinds, including species of conservation importance such as Romer's Tree Frog (*Liuixalus romeri* 盧氏小樹蛙), Tokay Gecko (*Gekko gekko* 大壁虎) and Brown Fish Owl (*Ketupa zeylonensis* 褐漁鴞). Details of the natural habitats are listed below:

(a) Woodlands

Continuous tracts of woodlands can be found mainly to the northwest and southwest of Sha Lo Wan and to the south and southwest of San Tau. These woodlands form part of a continuity of woodlands in Lantau North (Extension) Country Park, which adjoins the Area to its south. With respect to the size of the trees and the structural complexity and community, the woodlands are considered relatively mature and of ecological interest.

(b) Shrublands, grasslands, vegetated slopes and knolls

Shrublands and grasslands are found mainly to the north and east of Sha Lo Wan, to the northeast and northwest of San Tau, and along Hau Hok Wan and its vicinity. Butterfly key areas are found in Sha Lo Wan and San Tau, where a number of butterfly species of conservation interest such as Grey Scrub Hopper (*Aeromachus jhora* 寬鏢弄蝶), White Dragontail (*Lamproptera curius* 燕鳳蝶) and

Golden Birdwing (*Troides aeacus* 金裳鳳蝶) were recorded.

(c) Streams

There are several natural streams in the Area running from the uphill area within country parks and Ngong Ping to Sha Lo Wan, Hau Hok Wan and Tung Chung Bay. The streams have records of species of conservation importance such as *Acrossocheilus beijiangensis* (北江光唇魚), Rice Fish (*Oryzias curvinotus* 弓背青鱗) and *Stiphodon multiquamus* (多鱗枝牙鰕虎魚).

(d) Wetlands and coastal features

The coastal area of the Area contains mangroves, mudflats, seagrass bed and various types of coastal plants. San Tau Beach, located to the east of San Tau at the eastern part of the Area, is designated as a SSSI for harbouring the largest seagrass bed of *Zostera japonica* (矮大葉藻) and *Halophila ovalis* (喜鹽草) on Lantau Island and the locally uncommon mangrove

*Bruguiera gymnorhiza* (木欖). Horseshoe Crabs could also be found along the western coast of Sha Lo Wan and northern coast of San Tau.

## 2.6 Existing Land Uses

The major existing land uses include the following (**Figures 6 to 6c**):

### *Village Type Development*

2.4.1 The human activities at the Area could be traced back to the Late Neolithic period, about 2,500 to 1,500 years BC. There are three Sites of Archaeological Interest (SAIs) in the Area, i.e. Sha Lo Wan SAI, Sha Lo Wan (West) SAI and San Tau SAI (**Figure 7**). Archaeological remains were found in these SAIs.

2.6.1 There are two recognized villages, namely Sha Lo Wan (including Sha Lo Wan Tsuen and Sha Lo Wan San Tsuen) and San Tau (including San Tau, Kau Liu and Tin Sam) in the western and eastern parts respectively of the Area.

2.6.2 Village houses are mainly one to three-storey in height. Some of the village houses have been abandoned. There are three ancestral halls in Sha Lo Wan Tsuen and one ancestral hall in San Tau.

### *Government, Institution or Community Facilities*

2.6.3 Two historical temples, namely Tin Hau Temple and Ba Kong Temple, are located on the western side of Sha Lo Wan coast. The paved ground in front of the temples are used for worship and

## 2.5 Population and Employment

2.5.1 Based on the 2016 Population By-census, the population of the Area as estimated by the Planning Department is about 300 and most of them are living in the recognised villages. There is no significant economic activity in the Area. Major commercial activities include some local provision stores in Sha Lo Wan and San Tau that operate mainly during weekends.

celebration activities at Hung Shing Festival (洪聖誕), and art and cultural activities occasionally.

2.6.4 There are two vacant school premises (VSPs) namely Sha Lo Wan School and San Tau School. The two sites have been reviewed under the Central Clearing House Mechanism and are recommended to be retained for Government, institution or community (GIC) use.

2.6.5 The Sha Lo Wan Village Office is located outside the village next to the two temples while the San Tau Village Office is located within the village opposite to the San Tau School.

2.6.6 Three public toilets are provided at Sha Lo Wan area, Sha Lo Wan coast and San Tau respectively.

2.6.7 A temporary government refuse collection point (RCP) is provided near the pier in San Tau.

2.6.8 Hong Kong Observatory's Sha Lo Wan Wind Profiler Station and Sha Lo Wan Automatic Weather Station are located to the west of Sha Lo Wan coast and Hau Hok Wan respectively.

### *Open Space*

2.6.9 Sha Lo Wan Playground and San Tau Garden are provided within the Sha Lo Wan Tsuen and San Tau respectively.

2.6.10 Various open spaces are situated along the coast of Sha Lo Wan, including a football field and beaches.

2.6.11 There is a viewing pavilion to the east of Hau Hok Wan along the Tung O Ancient Trail.

### *Agricultural Use*

2.6.12 Active and abandoned farmland and some vacant farmhouses are found in the villages and their vicinities.

### 2.7 Transportation

2.7.1 At present, the Area is not served by any road and most parts of the Area are only accessible by footpaths. The viaduct of HZMB spans over the headland at the northwestern tip of the Area near

Sha Lo Wan but there is no direct access from HZMB to the Area.

2.9 Infrastructure and Utility Services

*Drainage*

2.7.2 There are some famous walking trails such as Tung O Ancient Trail connecting to other areas on Lantau including San Shek Wan, Sham Wat, Tai O, Tung Chung and Ngong Ping (**Figure 7**).

2.7.3 With the provision of local piers and jetties, the Area is also accessible by boat. There is a public ferry route running between Tuen Mun, Tai O, Sha Lo Wan and Tung Chung.

2.8 Land Ownership (Figure 7)

2.8.1 Land tenure within the Area comprises private land and government land, some covered with Government Land Licenses and other permits. Majority of the Area is government land (74%) which comprises knolls, hillslopes and seashores. About 26% of the Area is privately owned including the village houses and active / abandoned agriculture land.

*Sewerage and Sewage Treatment*

2.9.2 There is no existing or planned public sewer for the

Area and at present, each house is served by its own on-site septic tank and soakaway (STS) system. Any increase in population, number of visitors to the Area or further residential/recreational/commercial/institutional developments would require additional facilities. The design and construction of the STS system need to comply with relevant standards and regulations, such as the Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 5/93 issued by the Environmental Protection Department (EPD) for the protection of the water quality and the streams flowing through the Area.

#### *Water Supply*

2.9.3 Fresh water supply is available to the existing clusters of village houses at Sha Lo Wan and San Tau but the supply is of limited capacity. There is currently no salt water supply for flushing in the Area.

#### *Telephone, Electricity and Gas*

2.9.4 Telephone network and electricity supply are

available in the Area. Prior consultation with the electricity supplier for the locations of overhead lines and/or underground cables running across the Area is required for any proposed development within the Area. There is no gas supply to the Area.

### 3 PLANNING ANALYSIS

#### 3.1 Strategic Planning Context

##### *Sustainable Lantau Blueprint*

3.1.1 An overarching principle of ‘Development in the North; Conservation for the South’ embraced by the Blueprint was promulgated in June 2017. The predominant part of Lantau would be conserved for its natural and cultural resources. Unique rural settlements would also be preserved and enhanced. Where appropriate, low-impact leisure and recreational uses would be developed for public enjoyment.

#### 3.2 District Planning Context

3.2.1 The Area covers an area of about 155.92 ha and is located to the west of Tung Chung on the northwestern part of Lantau Island, fronting the HZMB Hong Kong Link Road and HKIA, which has been one of the world’s busiest aviation hubs. It is embraced by Lantau North (Extension) Country Park to the south and north and the sea channel to

the north. The Area has no vehicular access and most parts of the Area are accessible only by footpaths. There are two recognized villages in the Area, namely Sha Lo Wan and San Tau.

3.2.2 The natural landscape of the Area consists of woodlands, shrublands, grasslands, vegetated slopes and knolls, streams, wetlands including marshes and mangroves and coastal features including shorelines, mudflats and seagrass bed.

3.2.3 Due to the landscape and ecological value of the Area, the planning framework for the Area should fundamentally be the preservation of the natural environment and rural setting. To meet the housing demand of indigenous villagers under the Small House Policy, suitable land will be reserved for the need of Small House development.

#### 3.3 Development Opportunities

##### *Nature Conservation*

3.3.1 The Area is largely embraced by Lantau North (Extension) Country Park and rich in natural habitats

including woodlands, shrublands, grasslands, vegetated slopes and knolls, streams, wetlands and coastal features including shorelines, mangroves, mudflats and seagrass bed.

3.3.2 San Tau Beach, which was designated as a SSSI in 1994, harbours the largest seagrass bed of *Zostera japonica* (矮大葉藻) and *Halophila ovalis* (喜鹽草) on Lantau Island and the locally uncommon mangrove *Bruguiera gymnorhiza* (木欖).

3.3.3 The myriad of terrestrial natural habitats, coupled with streams and natural coastal environment, offer desirable homes for a diverse community of animals of different kinds. The high diversity of wild fauna and flora are worth conserving. Any haphazard and uncontrolled development that may adversely affect the rural and natural character with scientific importance and conservation value of the Area should be avoided.

#### *Leisure and Recreation*

3.3.4 The Area is a popular hiking area with scenic views, accessible either by Tung O Ancient Trail which

connects Tung Chung and Tai O, or by ferry via Sha Lo Wan Pier and by boat via local piers and jetties in the Area. According to the Sustainable Lantau Blueprint, the predominant part of Lantau, including the Area, would be for conservation. Where appropriate, low-impact leisure and recreational uses which are compatible with the natural setting and rural character would be developed for public enjoyment.

#### *Agricultural Development*

3.3.5 While there are active farming activities observed in the Area, the abandoned agricultural lands in the Area may also exhibit potential for rehabilitation for agricultural use.

#### *Culture and Arts*

3.3.6 Sha Lo Wan has a long history of human settlement and rich cultural heritage resources such as the Entrance Gate, Sha Lo Wan Tsuen, which is a Grade 3 historic building confirmed by the Antiquities Advisory Board (AAB), Tin Hau Temple and Ba Kong Temple located on the western side of Sha Lo



Wan coast. The ground in front of the temples is used for worship and celebration activities at Hung Shing Festival.

3.3.7 Recently, some non-governmental organizations, local communities and villagers have collaborated to organize a series of culture and arts events in Sha Lo Wan, including creation of a sculpture of about 6m high namely Thousand Mile Eye (now demolished) on the abandoned farmland to the north of Sha Lo Wan Tsuen. Created from locally found materials such as rattan and bamboo, the sculpture was once a landmark tourist attraction of the Area. Opportunities are revealed to revitalise the Area, in particular Sha Lo Wan, for culture and arts related uses.

#### *Cavern Development*

3.3.8 The "Long-term Strategy for Cavern Development – Feasibility Study" completed by the Civil Engineering and Development Department (CEDD) in conjunction with the Planning Department (PlanD) has recommended, among others, the formulation of a strategic territory-wide Cavern

Master Plan, as a holistic approach in planning and implementing cavern development and taking forward this innovative means of enhancing land supply.

3.3.9 According to the Cavern Master Plan, part of the Strategic Cavern Area No. 48 – Kau Liu (SCVA) falls within the Area near San Tau. Subject to further study and investigation, there is potential to accommodate appropriate uses in the SCVA.

### 3.4 Development Constraints (Figure 8)

#### *Accessibility*

3.4.1 At present, the Area is not served by any road and most parts of the Area are only accessible by hiking trails/footpaths linking Tai O and Tung Chung. Some parts of the Area are inaccessible.

3.4.2 With the provision of local piers and jetties, the Area is also accessible by boat. There is a public ferry route running between Tuen Mun, Tai O, Sha Lo Wan and Tung Chung.

*Limited Infrastructure and Utility Services*

3.4.3 At present, the Area has no public drainage system.

Any development planned in this Area shall reserve sufficient land for the necessary drainage improvement in future. In particular, a buffer area of sufficient width from both edges of existing watercourses/streams should be reserved to allow the development of future drainage systems with more ecological features, installation of green channels/drainage improvements and implementation of associated drainage maintenance and river training works in future. If any development or redevelopment within the Area would affect the drainage system or change the drainage characteristic, detailed drainage study would be required and suitable mitigation measures should be provided, if necessary, as part of the development or redevelopment.

3.4.4 There is no existing or planned public sewer for the Area and at present, each house is served by its own on-site STS system. Any increase in population, number of visitors to the Area or further residential/recreational developments would require

additional facilities. The design and construction of the STS system need to comply with relevant standards and regulations, such as ProPECC PN 5/93 issued by the Environmental Protection Department for the protection of the water quality and the streams flowing through the Area.

3.4.5 Fresh water supply is available to the existing clusters of village houses at Sha Lo Wan and San Tau but the supply is of limited capacity. There is no salt water supply system for flushing in the Area.

*Geotechnical Constraints*

3.4.6 The Area and its vicinity comprise hilly natural terrain with past natural terrain landslide records. There are about 10 registered man-made slopes and retaining walls within the Area and the stability of these slope features is mostly unknown. If these slope features would affect or be affected by any development and redevelopment, geotechnical investigations and studies including the details of any permanent geotechnical works should be submitted to the Geotechnical Engineering Office of the Civil Engineering and Development Department

for checking in accordance with the principle laid down in the Environment, Transport and Works Bureau Technical Circular (Works) No. 29/2002 or to the Buildings Department in accordance with the Buildings Ordinance (Cap. 123) as appropriate. For any future development or redevelopment in the Area, a natural terrain hazard study would be required to assess the potential hazards and constraints arising from natural terrain, and to provide suitable hazard mitigation measures, if found necessary, as part of the development or redevelopment.

#### *Heritage Preservation/Archaeological Consideration*

3.4.7 There are three SAIs, i.e. Sha Lo Wan SAI, Sha Lo Wan (West) SAI and San Tau SAI and a Grade 3 historic building namely Entrance Gate, Sha Lo Wan Tsuen in the Area. All the SAIs and the historic building are worth preserving.

3.4.8 The AAB also released a list of new items in addition to the list of 1,444 historic buildings. These items are subject to grading assessment by the AAB. Details of the list of 1,444 historic buildings and the

new items have been uploaded onto the website of AAB at <http://www.aab.gov.hk>.

3.4.9 Prior consultation with the Antiquities and Monuments Office (AMO) of Development Bureau (DEVB) should be made if any developments, redevelopments or rezoning proposals may affect the above SAIs, graded historic buildings/structures, new items pending grading assessment and their immediate environs. If disturbance to the SAIs is unavoidable, prior agreement with AMO should be made on any measures for the protection of the SAIs, e.g. whether detailed Archaeological Impact Assessment (AIA) is required. The AIA shall evaluate the archaeological impact imposed by the proposed works. If necessary, a qualified archaeologist shall apply for a licence under the Antiquities and Monuments Ordinance (Cap. 53) for an archaeological investigation. A proposal of the AIA shall be submitted to AMO for agreement prior to applying for the licence. Subject to the findings of AIA, appropriate mitigation measures shall be fully implemented by the project proponent in consultation with AMO.

*Airport Height Restriction*

- 3.4.10 The building height of the developments within the Area is subject to the gazetted Airport Height Restriction Plan (AHRP) and any potential amendments to the gazetted AHRP related the Expansion of the HKIA into a Three Runway System Project (3RS). No part of building or buildings or other structure or equipment erected or to be erected within the Area (or any addition or fitting to such building or buildings or structure or equipment) shall exceed the prevailing “restricted height” (more commonly known as Airport Height Restriction (AHR)) prescribed under the Hong Kong Airport (Control of Obstructions) Ordinance (Cap. 301) or its amendment associated with 3RS.

*Helicopter Operation*

- 3.4.11 Whilst more than 20 helicopters takeoff/landings operate at the Hong Kong Government Flying Service (GFS) daily, any development within the Area, located only about 500m south of the GFS Headquarters on the Airport Island, may affect helicopter operations, in particular takeoff and

landing path to/from the GFS Headquarters, the routing for entering/exiting the airport and the holding procedure for runway crossing/awaiting clearance at Sha Lo Wan and/or the Freight Centre for landing to the GFS.

*Aircraft Noise*

- 3.4.12 Aircraft approaching and departing from the HKIA is identified as one of the key existing noise sources which affects the Area. The Area mostly falls inside the Noise Exposure Forecast (NEF) 25 contours, with some portions which may fall inside / outside the NEF 30 contours, of the HKIA under the 3RS operations. The Area is in close proximity to the HKIA which is a very busy airport operating 24 hours. Aircraft noise due to the overflights of approaching and departing aircraft is anticipated.

- 3.4.13 Any project proponent(s)/developer(s) for development within the Area should review the building design features and consider the use of acoustic insulation to enhance the indoor noise environment. In addition, the Area is in proximity to the helicopter holding areas and helicopter flight

paths, which may also contribute to the noise environment.

#### *Urban Design*

3.4.14 The Area is characterized by a rural countryside ambience. Any proposed developments should be of a scale compatible with the natural and rural character of the Area.

#### *Burial Ground*

3.4.15 There is a permitted burial ground in the Area for indigenous villagers and it is not suitable for any development. It is located to the southeast of San Tau (**Figure 6**).

### 3.5 Development Pressure

3.5.1 There are two recognized villages in the Area, namely Sha Lo Wan and San Tau and their ‘village environs’ (‘VE’) cover an area of about 5.4 ha and 9.25 ha respectively (**Figures 6, 6b and 6c**). Most of the land within the ‘VE’ of the recognised villages are agricultural land under private

ownership. According to District Lands Officer/Islands, Lands Department (DLO/Is, LandsD), there are 68 outstanding Small House applications in the Area and the 10-year Small House demand forecast are provided by Tai O Rural Committee or its concerned Indigenous Inhabitant Representative (IIR). The outstanding Small House applications and the latest 10-year Small House demand forecast for Sha Lo Wan and San Tau are shown in the following table:

Recognized Villages	Number of Outstanding Small House Applications (as at 20.11.2020)	The latest 10-year Small House Demand forecast provided by Tai O Rural Committee or its concerned Indigenous Inhabitant Representative
Sha Lo Wan	44	230 (provided for the period from 1 January 2017 to 31 December 2026)
San Tau	24	120 (provided for the period from 1 January 2019 to 31 December 2028)

3.5.2 DLO/Is, LandsD also advises that there are one and three approved Small House applications by way of Private Treaty for Sha Lo Wan and San Tau areas respectively. The applications have been suspended

for further processing in view of the judicial review of the Small House Policy in 2019. In addition, there has been no newly approved Small House application since the gazettal of the draft DPA Plan.

3.5.3 Human disturbance in the form of footpath and road widening and slope cutting works was recently found along Tung O Ancient Trail to allow vehicular access between Sham Wat and Sha Lo Wan which has adversely affected the rural and natural character of the Area (**Figure 9**).

3.5.4 There is no active enforcement case under the Town Planning Ordinance since the gazettal of draft DPA plan.

## 4 PLANNING PROPOSALS

### 4.1 The Outline Zoning Plan

4.1.1 The draft Sha Lo Wan and San Tau OZP (the Plan) prepared under section 3(1)(a) of the Ordinance is to provide a statutory basis for planning control over the Area. It will supersede the draft Sha Lo Wan and San Tau DPA Plan No. DPA/I-SLW/1. Uses and developments that are always permitted and those for which the Board's permission must be sought in various zones are set out in a schedule of Notes attached to the Plan. Also accompanying the Plan is an Explanatory Statement to assist an understanding of the Plan and to reflect the planning intentions and objectives of the Board for various land use zonings.

### 4.2 Planning Objectives

4.2.1 The development of the Area should gear towards the following objectives:

- to conserve the Area's landscape and ecological values in safeguarding the natural habitats and

rural character of Area;

- to preserve historical artifacts, local culture and traditions of the villages; and
- to make provision for future Small House development for the indigenous villagers of Sha Lo Wan and San Tau.

### 4.3 Planning Principles

4.3.1 The main planning principles below are adopted for preparation of the planning and development proposals of the Area:

- (a) the Area, adjoining the Lantau North (Extension) Country Park, is part of the natural system of the wider area. Comprising various natural habitats, including the San Tau Beach SSSI, with records of species of conservation interest, the Area should be preserved and protected in its natural state to safeguard the landscape and ecological values of the Area and integrity of the natural system;

- (b) the existing cultural heritage in the Area should be preserved to signify the local history and culture; and
- (c) Small House development in recognised villages should be consolidated at suitable location to avoid sprawling. The existing villages' built pattern and height profile of not more than 3 storeys of existing village houses should be kept to preserve the rural character of the Area.

#### 4.4 Land Use Proposals (Figure 10)

4.4.1 In the designation of various land use zones in the Area, consideration has been given to the natural environment, physical landform, existing land use pattern, demand for Small Houses and availability of infrastructure. It also takes into account the relevant recommendations of the Blueprint and other relevant studies on land use development options and infrastructure provisions affecting the Area. The following land use zones are proposed to be designated on the OZP.

#### 4.4.2 “Village Type Development” (“V”)

- (a) The planning intention of this zone is to designate both existing recognised 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 Board.
- (b) The “V” zones cover the two recognised villages, namely Sha Lo Wan and San Tau. The “V” zones are designated having regard to the ‘VE’, the local topography, the existing settlement pattern, the outstanding Small House



applications, demand forecast. Areas of difficult terrain, potential natural terrain hazards, dense vegetation, conservation and ecological value are excluded. The existing village clusters and adjacent land suitable for village expansion are zoned “V”.

- (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 building height of 3 storeys (8.23m) or the height of the building which was in existence on the date of first publication in the Gazette of the notice of the draft DPA plan, whichever is the greater.

- (d) To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height restriction may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

- (e) As diversion of streams may cause adverse drainage and environmental impacts on the adjacent areas, permission from the Board is required for such works and related activities except public works co-ordinated or implemented by the Government, and maintenance, repair or rebuilding works.

#### 4.4.3 “Government, Institution or Community” (“G/IC”)

- (a) The planning intention of this zone is primarily for the provision of 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, organisations providing social services to meet community needs, and other institutional establishments.

- (b) The zone covers existing GIC uses, including the Tin Hau Temple, Ba Kong Temple, Sha Lo Wan Village Office as well as the paved ground in front of the temples located on the western side of Sha Lo Wan coast, two VSPs (Sha Lo

Wan School and San Tau School), a RCP in San Tau and three public toilets. Hong Kong Observatory's Sha Lo Wan Wind Profiler Station and Sha Lo Wan Automatic Weather Station are also included in this zone.

- (c) To preserve the rural and low-rise character of the Area, development/redevelopment within this zone should be restricted to the maximum building height as stipulated on the Plan or the height of building which was in existence on the date of first publication in the Gazette of the notice of the draft DPA Plan, whichever is the greater. To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height restriction may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

#### 4.4.4 "Open Space" ("O")

- (a) 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.

- (b) The zone covers a football field, managed by the Leisure and Cultural Services Department, situated at the coast of Sha Lo Wan. A viewing pavilion which is provided to the east of Hau Hok Wan along the Tung O Ancient Trail is also included in this zone.

#### 4.4.5 "Other Specified Uses" annotated "Pier" ("OU (Pier)")

This zone is intended to designate land for pier and jetty to facilitate marine access to the Area. It covers three jetties in Sha Lo Wan and a pier in San Tau.

#### 4.4.6 "Agriculture" ("AGR")

- (a) This zone is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land

with good potential for rehabilitation for cultivation and other agricultural purposes.

4.4.7 “Green Belt” (“GB”)

- (b) This zone mainly covers the pieces of existing active farmlands at the downhill area to the west of the Area, the area to the north of Sha Lo Wan Tsuen and patches of active and abandoned farmlands embracing the village clusters of San Tau.
- (c) Any diversion of streams or filling of land/pond may cause adverse drainage and environmental impacts on the adjacent areas, 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. This restriction does not apply to filling of land specifically required under prior written instructions of government department(s) or for the purposes of laying of soil not exceeding 1.2m in thickness for cultivation, and construction of agricultural structure with prior written approval issued by LandsD.
- (a) The planning intention of this zone is primarily for defining the limits of development areas by natural features and to preserve the existing natural landscape as well as to provide passive recreational outlets. There is a general presumption against development within this zone.
- (b) The “GB” zone mainly covers the woodlands, shrublands, grasslands, vegetated slopes and knolls, streams, wetlands, abandoned farmland and some temporary structures in the Area.
- (c) The zone also covers a permitted burial ground located to the southeast of San Tau, which is intended for burial places of deceased indigenous villagers in the Area. To respect the local ritual and tradition, burial activities in the permitted burial grounds within this zone are generally tolerated. The District Office (DO) is delegated with authority under the Public Health and Municipal Services Ordinance (Cap. 132) to

issue the burial certificates within the boundaries of permitted burial grounds. Burial activities within permitted burial grounds are also governed by separate conditions stipulated by LandsD, the Food and Environmental Hygiene Department, the Agriculture, Fisheries and Conservation Department and the Water Supplies Department. Any burial activities should be confined within the designated grounds as far as practicable.

(d) There is a general presumption against development within this zone. Development in this zone will be strictly controlled. Development proposals will be considered by the Board on individual merits taking into account the relevant Town Planning Board Guidelines. As diversion of streams, 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 the Government, and maintenance, repair or

rebuilding works.

#### 4.4.8 “Coastal Protection Area” (“CPA”)

(a) The planning intention of this zone is 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.

(b) 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.

(c) The zone mainly covers the natural coastlines along the northern, eastern, and western

peripheries of the Area, which comprise coastal features including shorelines, flat rock, cliff, mangroves, mudflats and seagrass bed.

(d) New residential development is not permitted under this zone. Redevelopment of existing house may be permitted on application to the Board. The redevelopment of an existing house shall not result in a total redevelopment in excess of the plot ratio, site coverage and height of the house which was in existence on the date of the first publication of the draft DPA Plan.

(e) As diversion of streams, 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 the Government, and maintenance, repair or rebuilding works.

#### 4.4.9 “Conservation Area” (“CA”)

(a) This zone is intended to protect and retain the

existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment such as SSSI or country park from the adverse effects of development.

(b) 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.

(c) The zone mainly covers two tracts of mature woodlands of high ecological value to the south Sha Lo Wan Tsuen and San Tau.

(d) New residential development is not permitted under this zone. Redevelopment of existing house may be permitted on application to the Board. The redevelopment of an existing house shall not result in a total redevelopment in excess of the plot ratio, site coverage and height

of the house which was in existence on the date of the first publication of the draft DPA Plan.

- (e) As diversion of streams, 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 the Government, and maintenance, repair or rebuilding works.

#### 4.4.10 “Site of Special Scientific Interest” (“SSSI”)

- (a) The planning intention of this zone is to conserve and protect the features of special scientific interest such as rare or particular species of fauna and flora and their habitats, corals, woodlands, marshes or areas of geological, ecological or botanical/biological interest which are designated as SSSI. It intends to deter human activities or developments within the SSSI.
- (b) There is a general presumption against

development in this zone. No developments are permitted unless they are needed to support the conservation of the features of special scientific interest in the SSSI, to maintain and protect the existing character of the SSSI, or for educational and research purposes

- (c) The zone covers part (about 1.17 ha) of the designated San Tau Beach SSSI (total area about 2.7 ha) for harbouring the largest seagrass bed of *Zostera japonica* (矮大葉藻) and *Halophila ovalis* (喜鹽草) on Lantau Island and the locally uncommon mangrove *Bruguiera gymnorhiza* (木欖).

- (d) Diversion of streams, filling of land/pond or excavation of land may cause adverse drainage and environmental impacts on the adjacent areas, the natural environment and the ecology. In view of the scientific value of the area within this zone, permission from the Board is required for such activities, except public works co-ordinated or implemented by the Government, and maintenance, repair or rebuilding works.

## **5 IMPLEMENTATION**

### **5.1 Infrastructural Provisions**

5.1.1 Rapid developments over the past decade in the surroundings of the Area has generated substantial traffic flow. Developments of the Area are constrained by noise exposure and airport height restriction from the HKIA.

5.1.2 Any development planning in this Area shall reserve sufficient land for necessity of drainage improvement in future. If any development or re-development within the Area which may affect the drainage system or change the drainage characteristic, drainage studies including the details of the affected drainage system and any mitigation measures should be submitted to Drainage Services Department (DSD) for checking in accordance with the principle laid down in the Environment, Transport and Works Bureau Technical Circulars (Works) No. 14/2004, 5/2005, 2/2006, Development Bureau Technical Circular (Works) No. 9/2020 and DSD Advice Note No. 1.

5.1.3 There is no existing or planned public sewer for the Area and at present, the Area is mainly served by on-site STS system. Any increase in population, number of visitors to the Area or further residential/recreational developments would require additional facilities. The design and construction of the STS system need to comply with relevant standards and regulations, such as ProPECC PN 5/93 issued by the Environmental Protection Department for the protection of the water quality and the stream flowing through the Area.

5.1.4 Fresh water supply is available to the existing clusters of village houses at Sha Lo Wan and San Tau but the supply is of limited capacity. There is no salt water supply system for flushing in the Area.

### **5.2 Statutory Development Control**

5.2.1 The OZP provides a broad land-use framework for development control and implementation of planning proposals for the Area. More detailed plans will be prepared as a basis for public works planning and private developments. The type of permitted developments and uses on land within the

Area are listed in the Notes of 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 are also permitted.

5.2.2 At present, there is no overall programme for the provision of infrastructure within the Area. The implementation process will be gradual and may stretch over a long period of time depending on the availability of resources. It will be undertaken through the participation of both public and private sectors.

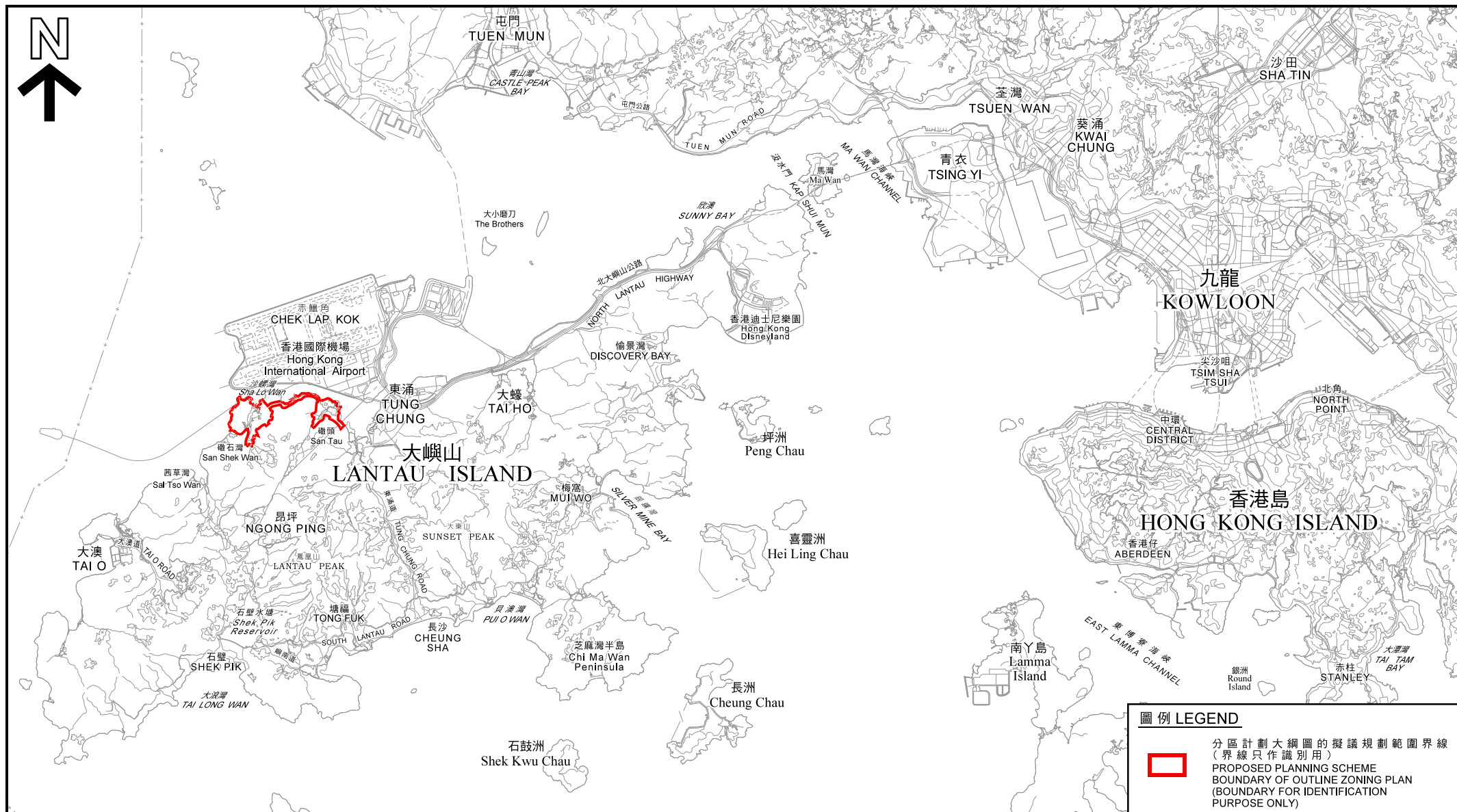
5.2.3 Access improvements, utility service installation and public works projects will be implemented through the Public Works Programme and the Local Public Works Improvement Programme subject to priority and resource availability. Private developments will be effected principally through private sector initiatives in accordance with the zoned uses indicated on the OZP, provided that their proposals meet Government requirements.

5.2.4 Any development, other than those referred to in

paragraph 5.2.1 or in conformity with this Plan or with the permission of the Board, undertaken or continued on or after 8.1.2021 on land included in a plan of the draft Sha Lo Wan and San Tau DPA, may be subject to enforcement proceedings under the Ordinance.

**PLANNING DEPARTMENT  
JANUARY 2021**





#### 圖例 LEGEND

 分區計劃大綱圖的擬議規劃範圍界線  
(界線只作識別用)  
PROPOSED PLANNING SCHEME  
BOUNDARY OF OUTLINE ZONING PLAN  
(BOUNDARY FOR IDENTIFICATION  
PURPOSE ONLY)

本摘要圖於2020年10月9日擬備，  
所根據的資料為iB100000數碼地形圖  
EXTRACT PLAN PREPARED ON 9.10.2020  
BASED ON iB100000 DIGITAL TOPOGRAPHICAL MAP

### 位置圖 LOCATION PLAN

### 沙螺灣及磡頭分區計劃大綱圖 SHA LO WAN AND SAN TAU OUTLINE ZONING PLAN

SCALE 1 : 150 000 比例尺  
公里 KM 3 0 3 6 9 KM 公里

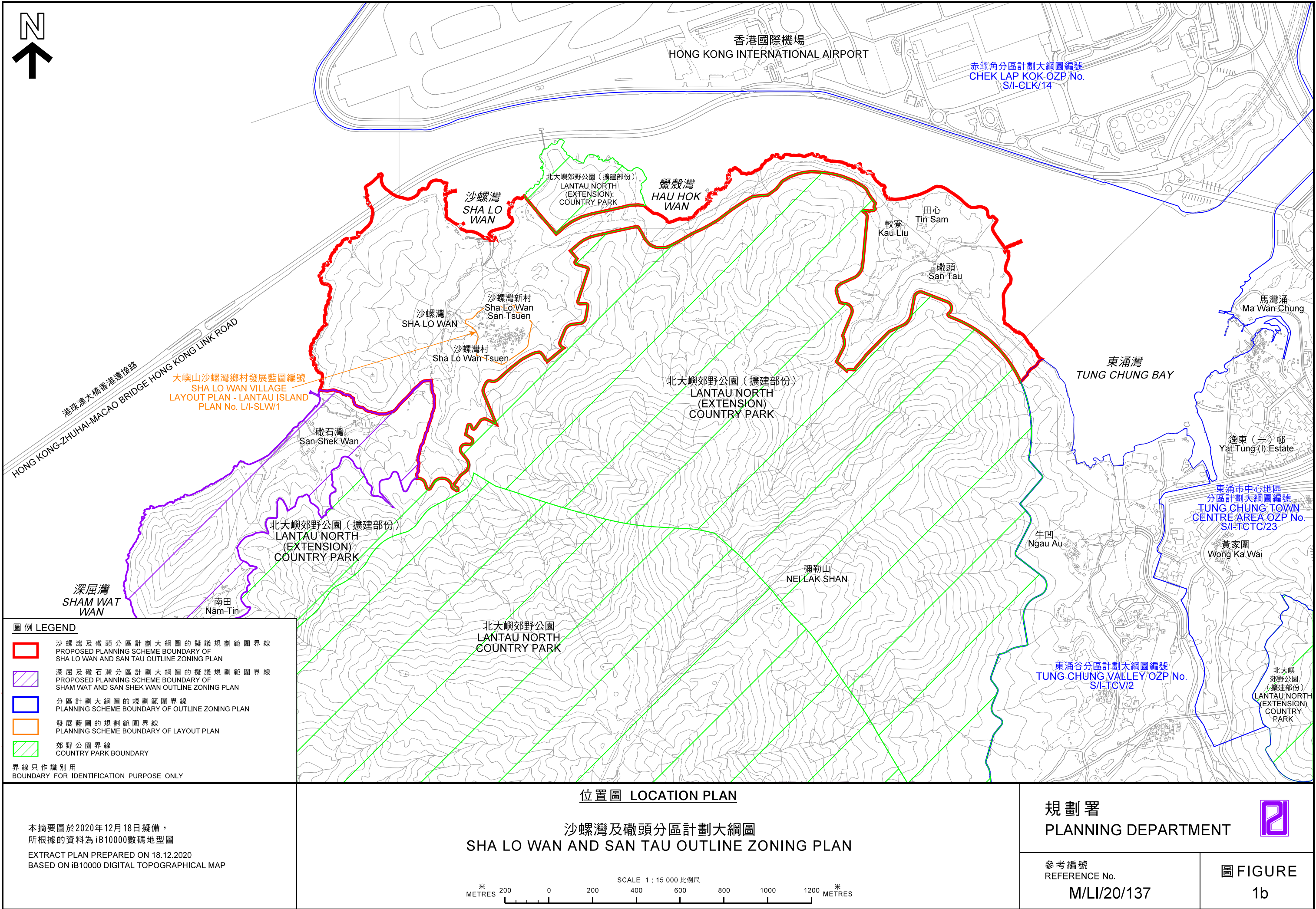
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/LI/20/137

圖 FIGURE  
1a













航攝照片 AERIAL PHOTO

沙螺灣及磡頭分區計劃大綱圖  
SHA LO WAN AND SAN TAU OUTLINE ZONING PLAN

本摘要圖於2020年11月25擬備，  
所根據的資料為正射影像圖DOP5000(2019年)  
EXTRACT PLAN PREPARED ON 25.11.2020  
BASED ON ORTHOPHOTO DOP5000 (YEAR 2019)

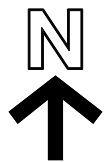
規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.  
M/LI/20/137

圖 FIGURE  
3

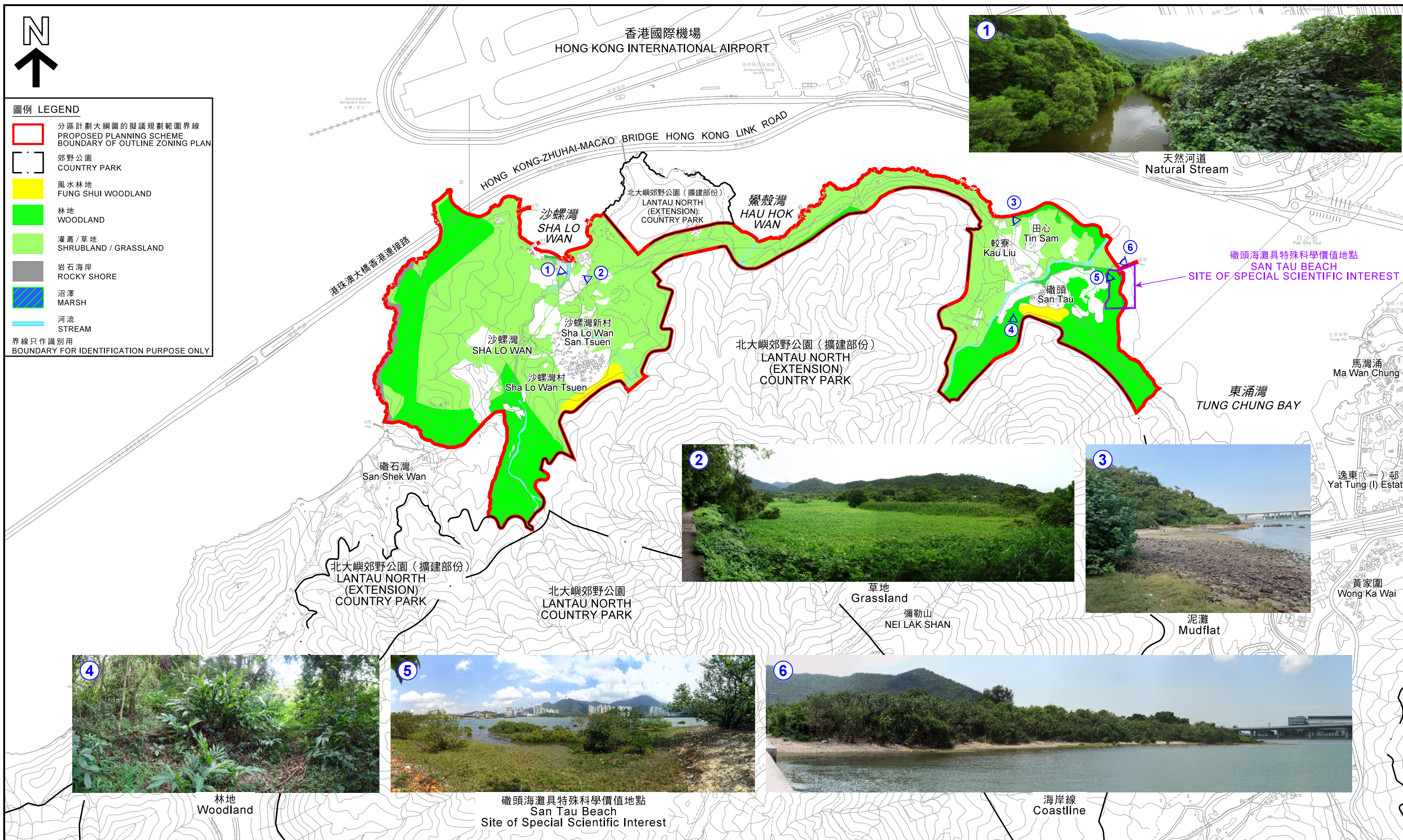




圖例 LEGEND

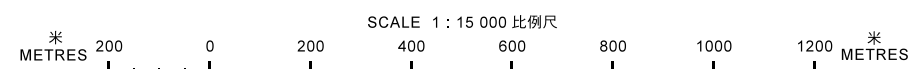
- 分區計劃大綱圖的擬議規劃範圍界線  
PROPOSED PLANNING SCHEME  
BOUNDARY OF OUTLINE ZONING PLAN
- 郊野公園  
COUNTRY PARK
- 風水林地  
FUNG SHUI WOODLAND
- 林地  
WOODLAND
- 灌叢/草地  
SHRUBLAND / GRASSLAND
- 岩石海岸  
ROCKY SHORE
- 沼澤  
MARSH
- 河流  
STREAM

界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



現有的自然景觀及生境 EXISTING NATURAL LANDSCAPE AND HABITATS

沙螺灣及礮頭分區計劃大綱圖  
SHA LO WAN AND SAN TAU OUTLINE ZONING PLAN



規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.  
M/LI/20/137

圖 FIGURE  
4

本摘要圖於2021年1月6日擬備，  
所根據的資料為iB10000數碼地形圖  
EXTRACT PLAN PREPARED ON 6.1.2021  
BASED ON iB10000 DIGITAL TOPOGRAPHICAL MAP

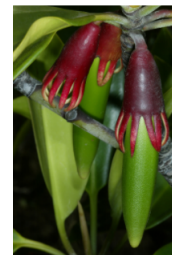




矮大葉藻  
*Zostera japonica*



喜鹽草  
*Halophila ovalis*



木欖  
*Bruguiera gymnorhiza*



盧氏小樹蛙  
Romer's Tree Frog



寬鐔弄蝶  
Grey Scrub Hopper



金裳鳳蝶  
Golden Birdwing



燕鳳蝶  
White Dragontail



大壁虎  
Tokay Gecko



褐漁鴉  
Brown Fish Owl



弓背青鱗  
Rice Fish



北江光唇魚  
*Acrossocheilus bejiangensis*



多鱗枝牙鰕虎魚  
*Stiphodon multisquamus*

本摘要圖於2020年11月25日擬備  
資料來源：漁農自然護理署

EXTRACT PLAN PREPARED ON 25.11.2020  
SOURCE : AGRICULTURE, FISHERIES AND  
CONSERVATION DEPARTMENT

# 植物和動物的照片 PHOTOS OF FLORA AND FAUNA SPECIES

## 沙螺灣及磡頭分區計劃大綱圖 SHA LO WAN AND SAN TAU OUTLINE ZONING PLAN

規劃署  
PLANNING  
DEPARTMENT



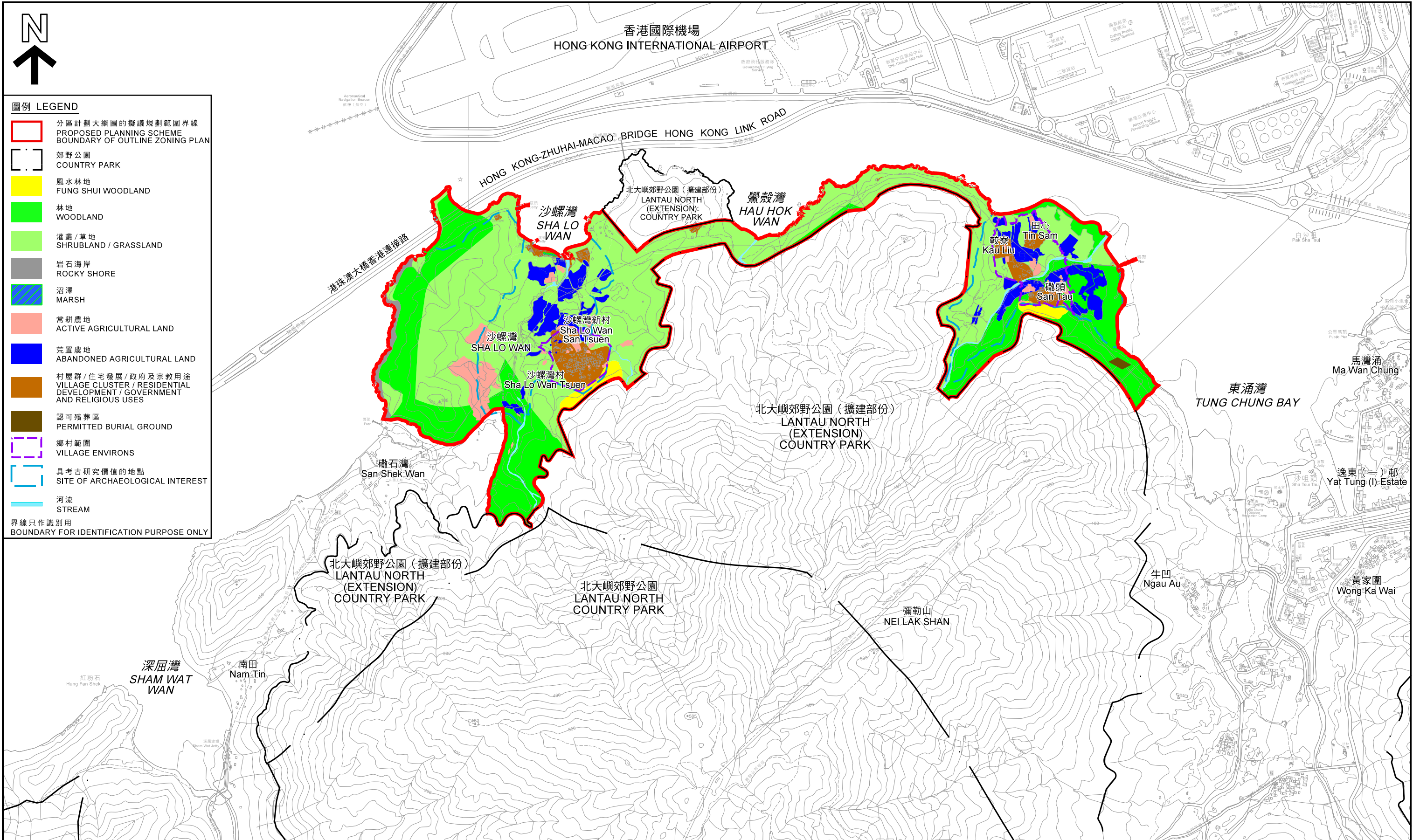
參考編號  
REFERENCE No.




M/LI/20/137

圖 FIGURE

5



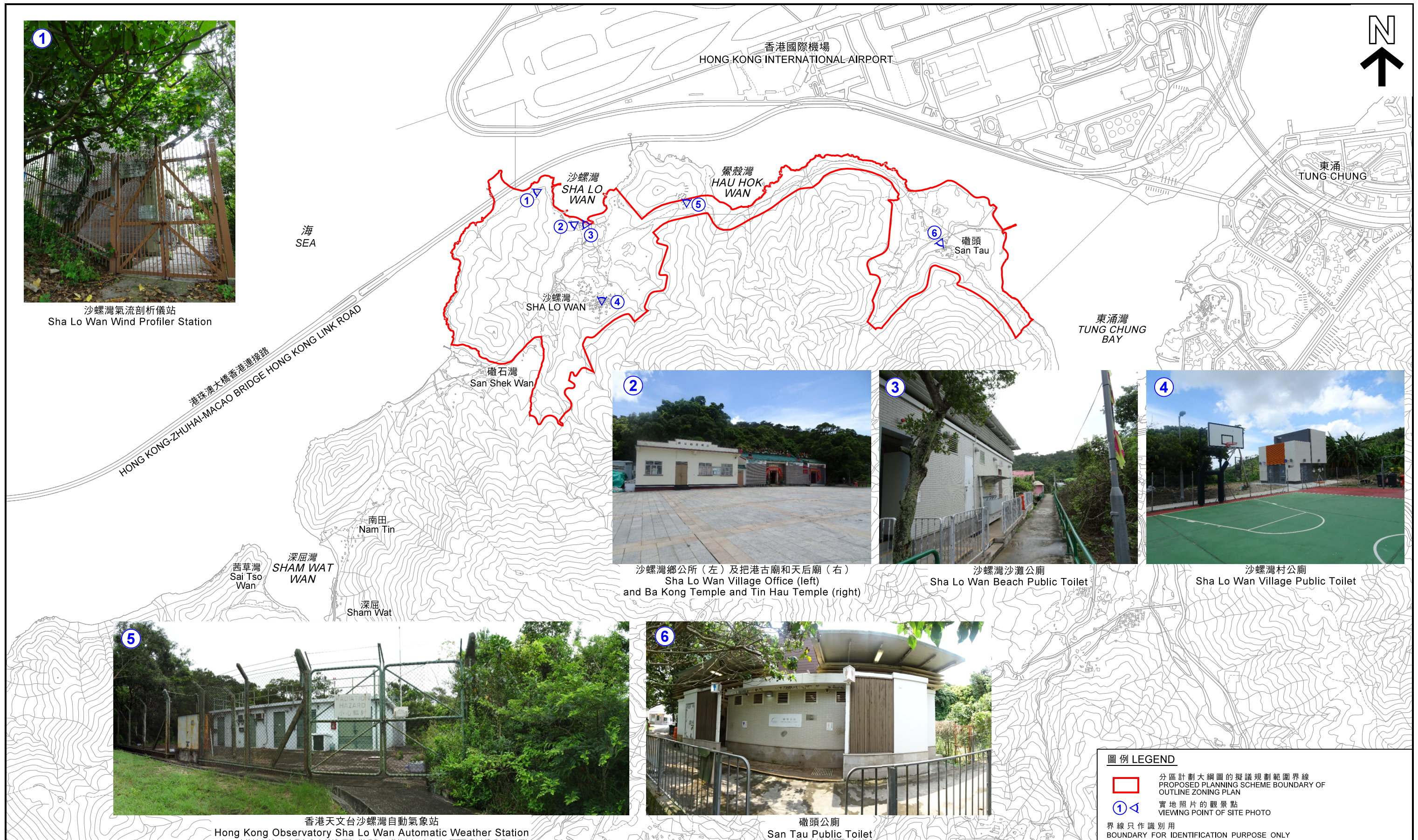


<p>本摘要圖於2021年1月6日擬備， 所根據的資料為iB10000數碼地形圖 EXTRACT PLAN PREPARED ON 6.1.2021 BASED ON iB10000 DIGITAL TOPOGRAPHICAL MAP</p>	<p>現時土地用途 EXISTING LAND USES</p> <p>沙螺灣及磧頭分區計劃大綱圖 SHA LO WAN AND SAN TAU OUTLINE ZONING PLAN</p> <p>SCALE 1 : 15 000 比例尺</p> <p>米 200 0 200 400 600 800 1000 1200 米 METRES</p>	<table><tr><td data-bbox="2261 1753 2647 1902"><p>規劃署 PLANNING DEPARTMENT</p></td><td data-bbox="2647 1753 2899 1902"></td></tr><tr><td data-bbox="2261 1902 2647 2028"><p>參考編號 REFERENCE No. M/LI/20/137</p></td><td data-bbox="2647 1902 2899 2028"><p>圖 FIGURE 6</p></td></tr></table>	<p>規劃署 PLANNING DEPARTMENT</p>		<p>參考編號 REFERENCE No. M/LI/20/137</p>	<p>圖 FIGURE 6</p>
<p>規劃署 PLANNING DEPARTMENT</p>						
<p>參考編號 REFERENCE No. M/LI/20/137</p>	<p>圖 FIGURE 6</p>					





沙螺灣氣流剖析儀站  
Sha Lo Wan Wind Profiler Station



沙螺灣鄉公所（左）及把港古廟和天后廟（右）  
Sha Lo Wan Village Office (left)  
and Ba Kong Temple and Tin Hau Temple (right)



沙螺灣沙灘公廁  
Sha Lo Wan Beach Public Toilet



沙螺灣村公廁  
Sha Lo Wan Village Public Toilet



香港天文台沙螺灣自動氣象站  
Hong Kong Observatory Sha Lo Wan Automatic Weather Station



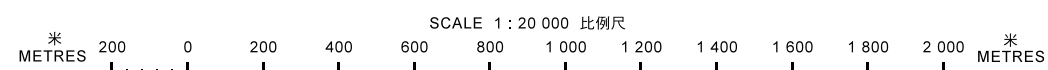
磡頭公廁  
San Tau Public Toilet

圖例 LEGEND

- 分區計劃大綱圖的擬議規劃範圍界線  
PROPOSED PLANNING SCHEME BOUNDARY OF  
OUTLINE ZONING PLAN
- ① 實地照片的觀景點  
VIEWING POINT OF SITE PHOTO
- 界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 - 政府用途和宗教機構  
SITE PHOTOS - GOVERNMENT USES AND RELIGIOUS INSTITUTIONS

沙螺灣及磡頭分區計劃大綱圖  
SHA LO WAN AND SAN TAU OUTLINE ZONING PLAN



本摘要圖於2020年12月1日擬備，  
所根據的資料為攝於2019年4月至11月及2020年6月的實地照片  
EXTRACT PLAN PREPARED ON 1.12.2020  
BASED ON SITE PHOTOS TAKEN FROM APR TO NOV 2019  
& JUN 2020

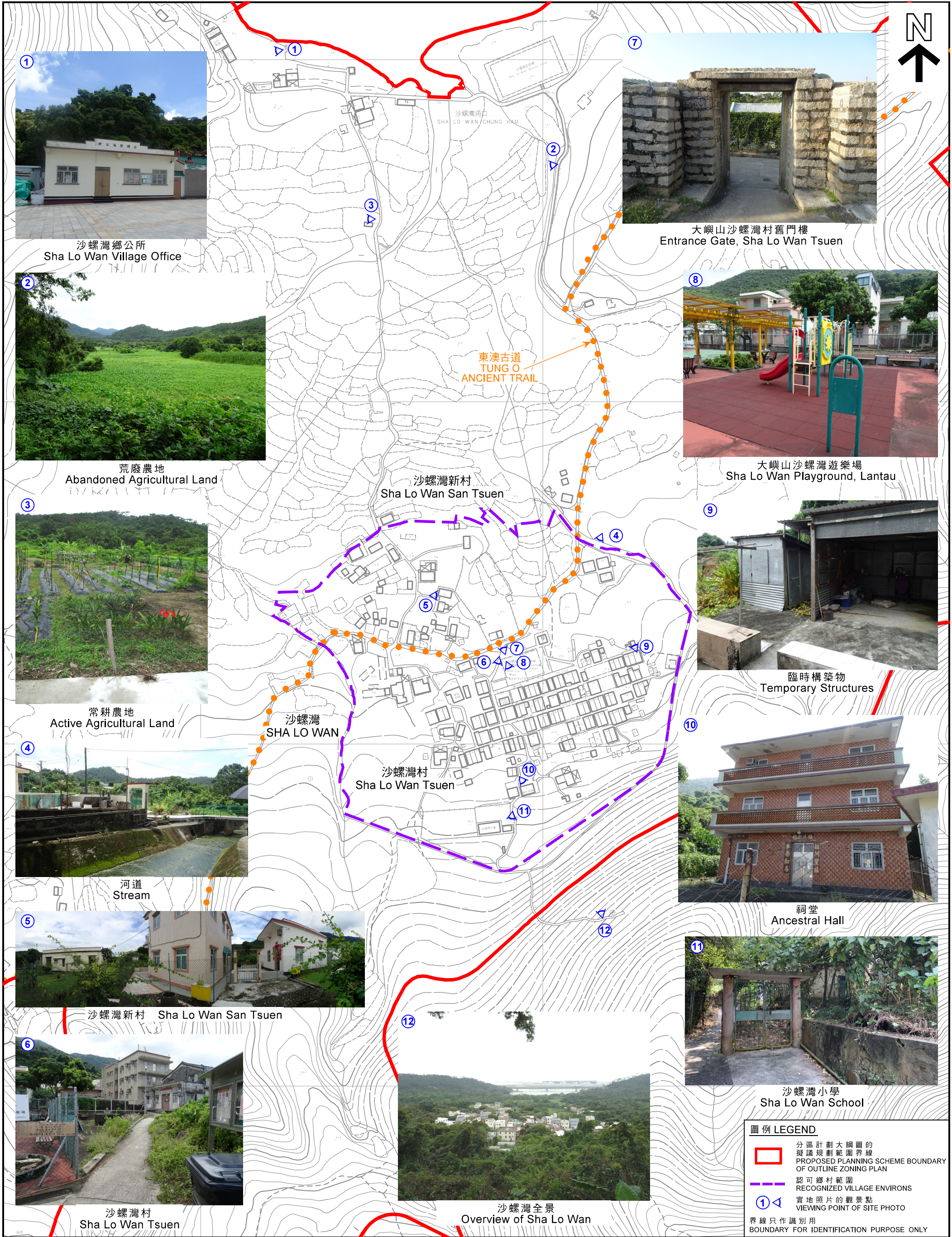
規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.  
M/LI/20/137

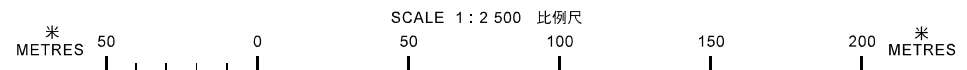
圖 FIGURE  
6a





實地照片 - 沙螺灣  
SITE PHOTOS - SHA LO WAN

沙螺灣及磡頭分區計劃大綱圖  
SHA LO WAN AND SAN TAU  
OUTLINE ZONING PLAN



規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/LI/20/137

圖  
FIGURE  
6b

本摘要圖於2020年12月1日擬備，  
所根據的資料為攝於2019年7月至11月及  
2020年3月和11月的實地照片  
EXTRACT PLAN PREPARED ON 1.12.2020  
BASED ON SITE PHOTOS TAKEN  
FROM JUL TO NOV 2019 AND MAR, NOV 2020





本摘要圖於2020年12月1日擬備，  
所根據的資料為攝於2019年4月、5月及11月  
的實地照片  
EXTRACT PLAN PREPARED ON 1.12.2020  
BASED ON SITE PHOTOS TAKEN IN  
APR, MAY & NOV 2019

實地照片 - 礮頭  
SITE PHOTOS - SAN TAU

沙螺灣及礮頭分區計劃大綱圖  
SHA LO WAN AND SAN TAU  
OUTLINE ZONING PLAN

SCALE 1 : 2 000 比例尺

米 40 0 40 80 120 160 米  
METRES

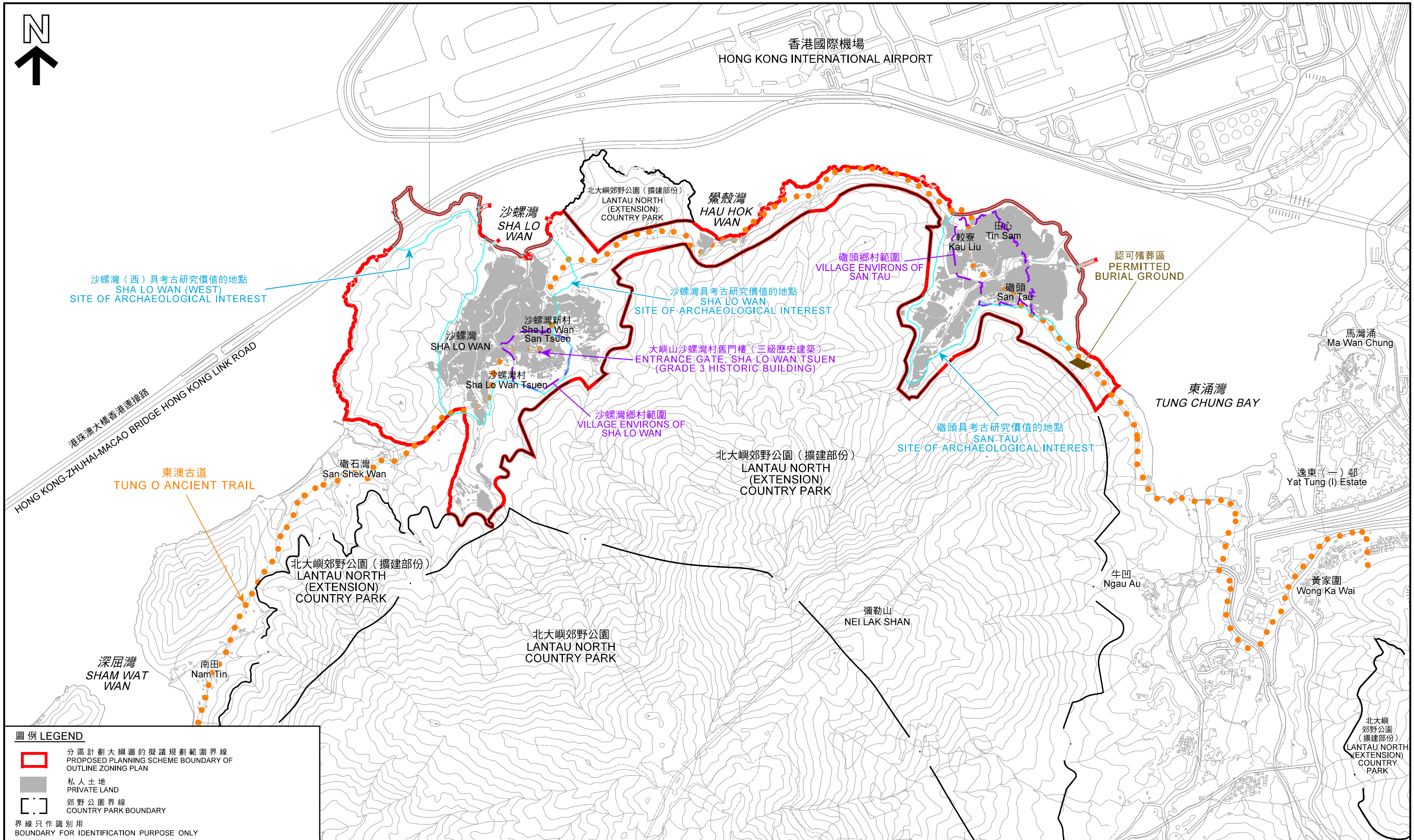
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/LI/20/137

圖  
FIGURE  
6c

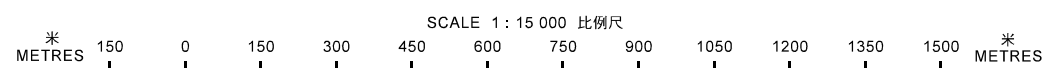




認可鄉村範圍及土地業權 RECOGNIZED VILLAGE ENVIRONS AND LAND OWNERSHIPS

沙螺灣及磡頭分區計劃大綱圖  
SHA LO WAN AND SAN TAU OUTLINE ZONING PLAN

本摘要圖於2020年12月23日擬備，  
所根據的資料為iB10000數碼地形圖  
EXTRACT PLAN PREPARED ON 23.12.2020  
BASED ON iB10000 DIGITAL TOPOGRAPHICAL MAP



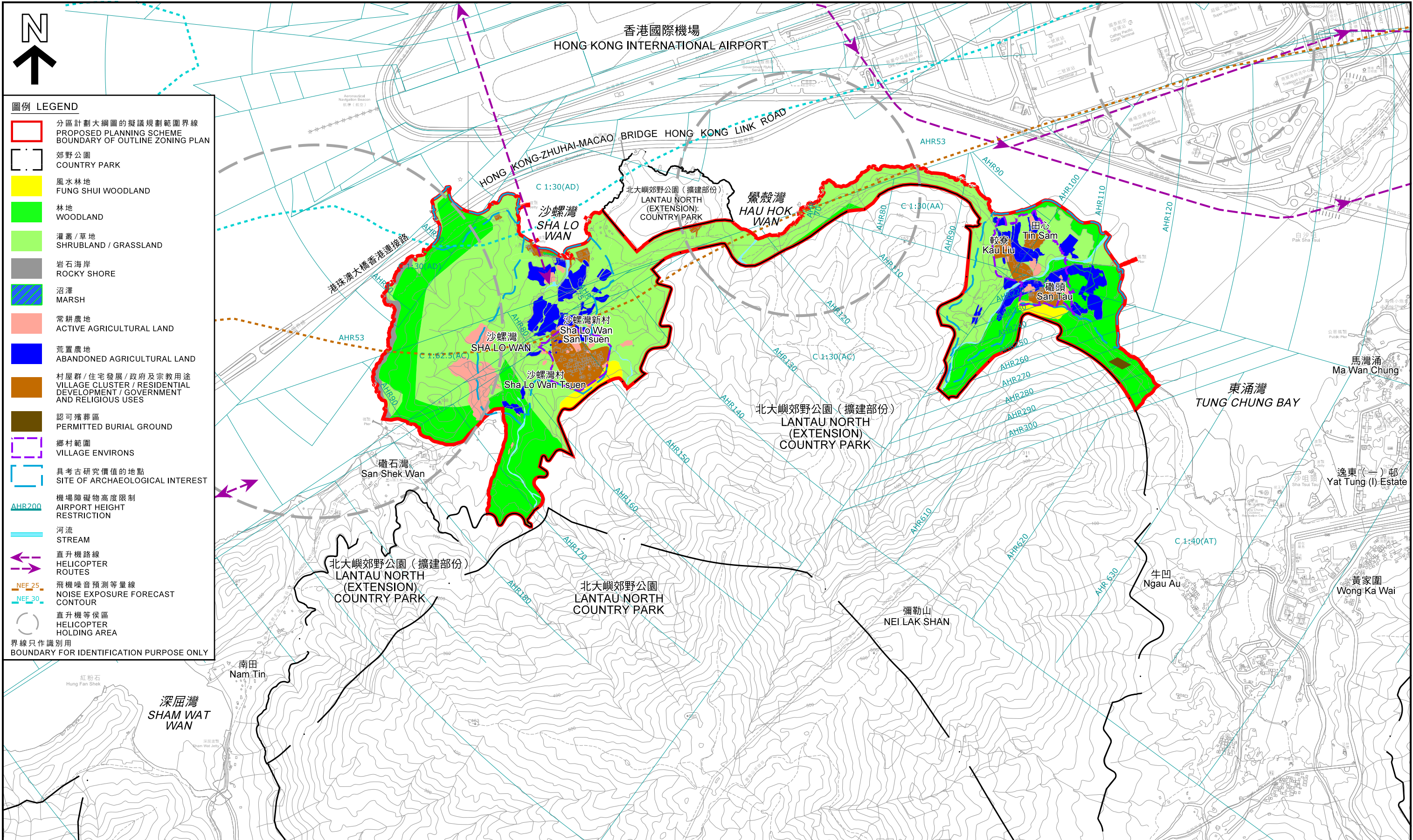
規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.  
M/LI/20/137

圖 FIGURE  
7





N

↑

圖例

LEGEND

分區計劃大綱圖的擬議規劃範圍界線

PROPOSED PLANNING SCHEME

BOUNDARY OF OUTLINE ZONING PLAN

郊野公園

COUNTRY PARK

風水林地

FUNG SHUI WOODLAND

林地

WOODLAND

灌叢/草地

SHRUBLAND / GRASSLAND

岩石海岸

ROCKY SHORE

沼澤

MARSH

常耕農地

ACTIVE AGRICULTURAL LAND

荒置農地

ABANDONED AGRICULTURAL LAND

村屋群/住宅發展/政府及宗教用途

VILLAGE CLUSTER / RESIDENTIAL

DEVELOPMENT / GOVERNMENT

AND RELIGIOUS USES

認可殯葬區

PERMITTED BURIAL GROUND

鄉村範圍

VILLAGE ENVIRONS

具考古研究價值的地點

SITE OF ARCHAEOLOGICAL INTEREST

機場障礙物高度限制

AIRPORT HEIGHT

RESTRICTION

河流

STREAM

直升機路線

HELICOPTER

ROUTES

飛機噪音預測等量線

NOISE EXPOSURE FORECAST

CONTOUR

直升機等候區

HELICOPTER

HOLDING AREA

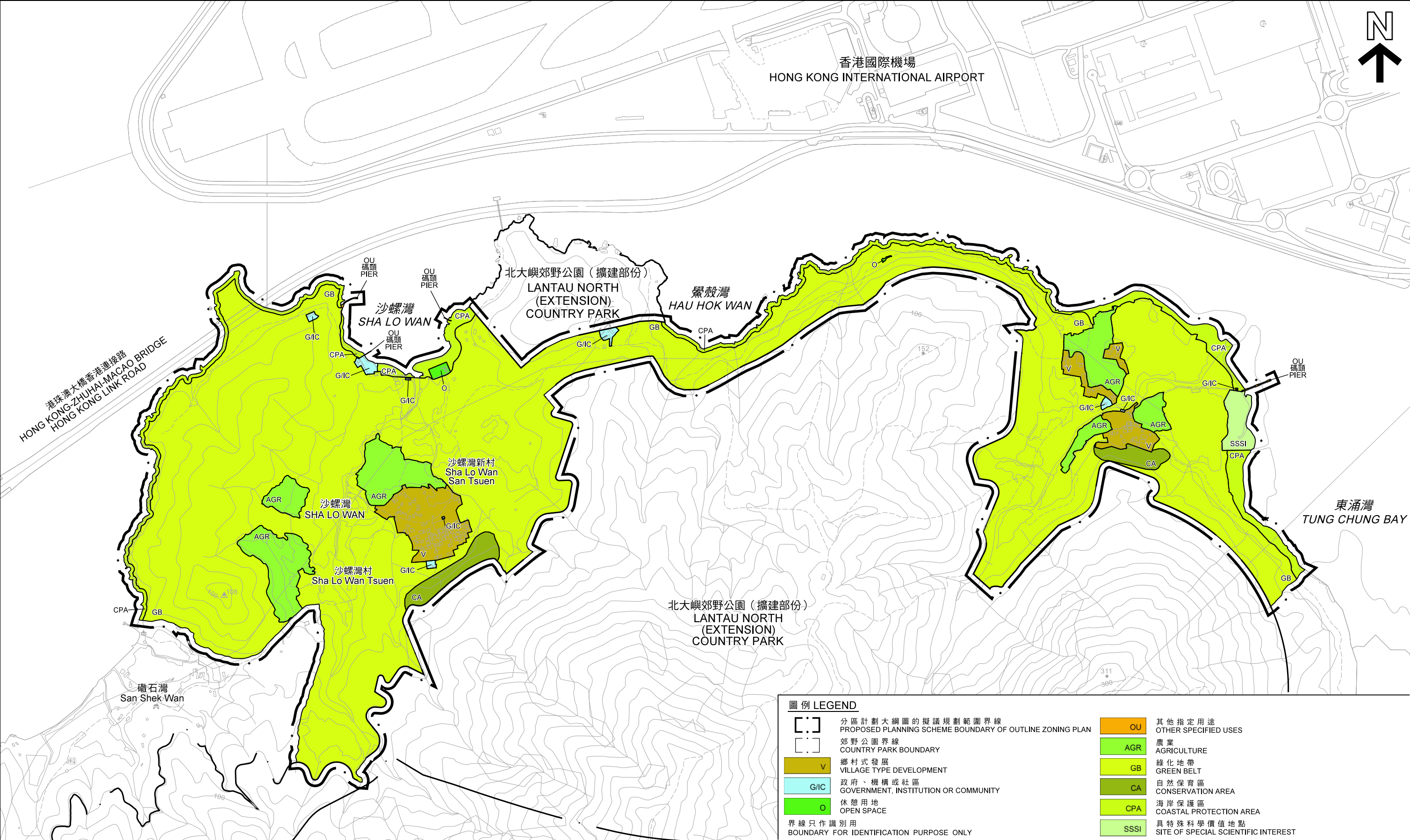
界線只作識別用

BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



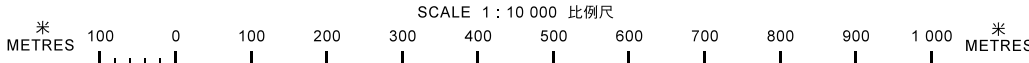






擬議的土地用途模式 PROPOSED LAND USE PATTERN

沙螺灣及礮頭分區計劃大綱圖  
SHA LO WAN AND SAN TAU OUTLINE ZONING PLAN



本摘要圖於2020年12月23日擬備  
EXTRACT PLAN PREPARED ON 23.12.2020

規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.  
M/LI/20/137

圖 FIGURE  
10



致：離島地政處  
檔案：(308) in DLO/IS 91/CPY/59 Pt. 4

Received on

10 MAY 2019

未來十年內的小型屋宇需求預算

本人／我們是大嶼山區大澳鄉磡頭的原居民代表，現根據本村的情況向貴處提供在未來十年內合資格的男性原居村民<sup>1</sup>申請興建小型屋宇的需求預算，以便政府有關部門對此有較具體的了解<sup>2</sup>。有關的資料如下：

甲部. 現時(即截至2018年12月31日)年滿十八歲或以上的男性原居村民

	現居香港	僑居海外
(A) 總人數：	150	10
(B) 總人數當中已經行使其小型屋宇資格 <sup>3</sup> 的人數：	5	0
(C) 總人數當中未行使其小型屋宇資格的人數：	145	10
(D) 未行使其小型屋宇資格人數當中預算未來十年內會申請興建小型屋宇的人數：	100 (i)	10 (ii)

乙部. 未來十年內將會滿十八歲(即截至2018年12月31日時為八至十七歲)的男性原居村民

	現居香港	僑居海外
(E) 總人數：	25	2
(F) 總人數當中預算十年內會申請興建小型屋宇的人數：	10 (iii)	0 (iv)

未來十年內小型屋宇需求預算[(i) + (ii) + (iii) + (iv)]：120.

大嶼山大澳磡頭

姓名 原居民代表 簽署 \_\_\_\_\_

姓名 \_\_\_\_\_ 簽署 \_\_\_\_\_

日期 9-5-2019<sup>1</sup> 男性原居村民指父系源自1898年時為香港新界認可鄉村居民的男子。<sup>2</sup> 因應需要，有關政府部門可能會要求提供其他相關補充資料。<sup>3</sup> 行使小型屋宇資格即為已獲批准興建小型屋宇，或獲轉讓未曾移除限制轉讓條款的小型屋宇。

**Summary of Deviations from the Master Schedule of Notes**

Covering Notes:

Items	Remarks
(9)(b) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, footpath, <del>bus/public light bus stop or lay-by</del> , cycle track, <del>taxi-rank</del> , public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;	No road within the Area.
(9)(c) maintenance or repair of <del>road</del> , watercourse, nullah, sewer and drain;	No road within the Area.
10(a)(i) maintenance or repair of plant nursery, amenity planting, sitting out area, rain shelter, refreshment kiosk, <del>road-footpath</del> , watercourse, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, shrine and grave;	'Road' replaced by 'footpath' as there is no 'Road' area designated within the Area.
(11) <del><i>In any area shown as 'Road', all uses or developments except those specified in paragraphs (9)(a) to (9)(d) and (9)(g) above and those specified below require permission from the Town Planning Board:—</i></del>  <del><i>road and on-street vehicle park</i></del>	Removed as there is no 'Road' area designated within the Area.

User Schedule:

Zonings	Column 1 Uses	Column 2 Uses
Village Type Development	-	Remove:- - Public Transport Terminus or Station - Public Vehicle Park (excluding container vehicle)



Government, Institution or Community	<p>Remove:-</p> <ul style="list-style-type: none"> <li>- Ambulance Depot</li> <li>- Animal Quarantine Centre (in Government building only)</li> <li>- Exhibition or Convention Hall</li> <li>- Hospital</li> <li>- Public Transport Terminus or Station</li> <li>- Public Vehicle Park (excluding container vehicle)</li> <li>- Research, Design and Development Centre</li> </ul>	<p>Remove:-</p> <ul style="list-style-type: none"> <li>- Driving School</li> <li>- Petrol Filling Station</li> <li>- Zoo</li> </ul>
Open Space	-	<p>Remove:-</p> <ul style="list-style-type: none"> <li>- Public Transport Terminus or Station</li> <li>- Public Vehicle Park (excluding container vehicle)</li> </ul>
Green Belt	-	<p>Remove:-</p> <ul style="list-style-type: none"> <li>- Petrol Filling Station</li> <li>- Public Transport Terminus or Station</li> <li>- Public Vehicle Park (excluding container vehicle)</li> </ul>