

TOWN PLANNING BOARD

TPB Paper No. 10716

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

**DRAFT PUI O AU OUTLINE ZONING PLAN NO. S/I-POA/C
PRELIMINARY CONSIDERATION OF A NEW PLAN**

DRAFT PUI O AU OUTLINE ZONING PLAN NO. S/I-POA/C
PRELIMINARY CONSIDERATION OF A NEW PLAN

1. Introduction

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

- (a) the draft Pui O Au Outline Zoning Plan (OZP) Plan No. S/I-POA/C (**Appendix I**) and its Notes (**Appendix II**) are suitable for consultation with the Islands District Council (IsDC) and South Lantau Rural Committee (SLRC); and
- (b) the Explanatory Statement (ES) (**Appendix III**) is an expression of the planning intentions 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 SLRC 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 Pui O Au (the Area).
- 2.2 On 8.1.2021, the draft Pui O Au DPA Plan No. DPA/I-POA/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 Pui O Au 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 Pui O Au 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 characterised by a rural and countryside ambience, and consists of natural landscape including woodlands, shrublands, grasslands and streams in the central part with village settlements mainly in its south-western part. Taking into account 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. Details of the land use considerations are contained in the Planning Report on Pui O Au 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 Pui O Au area so that development and redevelopment within the Area can be put under statutory planning control. It also provides the planning framework for preparing more detailed non-statutory plans which form the basis for public works planning and 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 boundary of the land use zones may be subject to minor alterations as detailed planning proceeds.

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

- 5.1 The Area, covering a total area of about 8.89 ha, is located on the southern part of Lantau Island and sandwiched between Lantau South Country Park and South Lantau Road. The Area is in close proximity to rural village clusters in Pui O to its southwest and Ham Tin to its further south across South Lantau Road. It is accessible by South Lantau Road and is well connected to Mui Wo, Tung Chung via Tung Chung Road and Tai O via Keung Shan Road and Tai O Road.
- 5.2 The Area is characterised by a rural and countryside ambience, and consists of natural landscape in the central part with village settlements mainly in the south-western part. The natural landscape of the Area mainly consists of woodlands, shrublands, grasslands and streams (including the natural upstream section of Pui O Ecologically Important Stream (EIS) to the south outside the Area). The woodland is dominated by native tree species such as *Sterculia lanceolata* 假蘋婆, *Aporosa dioica* 銀柴, *Schefflera heptaphylla* 鴨腳木, *Celtis sinensis* 朴樹, *Alangium chinense* 八角楓 and *Cratogeomys cochinchinense* 黃牛木. Fruit trees like *Dimocarpus longan* 龍眼 are observed around village settlements. A mixture of exotic plantation tree

species *Acacia confusa* 台灣相思 and common native species including *Microcos nervosa* 破布葉 and *Mallotus paniculatus* 白楸 are found in the roadside wooded areas. *Aquilaria sinensis* 土沉香, a floral species of conservation importance, was recorded in the Area. Natural streams could be found within the Area. A major natural stream flows from the uphill area within the Lantau South Country Park, across the central part of the Area, to its lower course outside the Area which is the Pui O EIS discharging to Pui O Wan, with records of species of conservation interest such as *Parazacco spilurus* (Predaceous Chub, 異鱗) and *Zygonyx iris insignis* (Emerald Cascader, 彩虹蜻). Other species such as *Fejervarya limnocharis* (Paddy Frog, 澤蛙), *Euphaea decorata* (Black-banded Gossamerwing, 方帶溪蟬) could also be found within the Area.

- 5.3 There is no recognised village within the Area. The main cluster of village houses is in Pui O Lo Wai Tsuen (Pui O Au) in the south-western of the Area and a few village houses are located at the central and north-eastern parts of the Area. They are mainly two to three-storey in height. A private recreation centre with ancillary hostel development namely the Swire Leadership Centre, the Pui O Au Portal (waterworks facility of Water Supplies Department) and an electricity substation are located in the Area. A public vehicle park and a vacant land to its west for its possible extension, a refuse collection point, vehicle repair workshop and storage within temporary structures and graves / burial ground (for villagers of Pui O Lo Wai) are located at the south-western part of the Area.

6. **Land Use Planning Considerations**

Nature Conservation

- 6.1 The natural landscape of the Area mainly consists of woodlands, shrublands, grasslands and natural streams, which are connected with the habitats in Lantau South Country Park adjoining the Area to its north. Continuous stretches of secondary woodlands are found throughout the Area, in particular in its central part. The woodlands are dominated by native tree species. Natural streams could be found within the Area. A major natural stream flows from the uphill area within the Lantau South Country Park across the central part of the Area. The lower course of the stream is the Pui O EIS with records of species of conservation interest, which falls outside the Area and discharges to Pui O Wan. The existing natural habitats are proposed to be designated as “Green Belt” (“GB”) to reflect and preserve the natural landscape and environment.

Village Development

- 6.2 In general, the OZP will reflect, amongst others, the existing villages and designate areas considered suitable for village development. For the subject OZP, there is no recognised village in the Area. The main cluster of village

houses is in Pui O Lo Wai Tsuen (Pui O Au) in the south-western part of the Area and a few village houses scattering at the central and north-eastern parts of the Area (**Plan 5**). They are mainly two to three-storey in height.

- 6.3 Taking into account the building entitlement, topography and the existing settlement, the proposed “Village Type Development” (“V”) zone with a total area of 0.29 ha is to reflect the major existing village cluster in Pui O Lo Wai Tsuen (Pui O Au) at the south-western part of the Area.
- 6.4 There are other existing village houses scattering at the central and north-eastern parts of the Area falling within the proposed “GB”. To respect the property right of the existing village houses, rebuilding of New Territories Exempted House (NTEH) and replacement of an existing domestic building by a NTEH are always permitted on land falling within the boundaries of the Plan, as stipulated in the covering Notes of the OZP.

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

- 6.5 Apart from village development and the natural environment, there are other uses in the Area including the Pui O Au Portal (waterworks facility of Water Supplies Department), an electricity substation, a private recreation centre with ancillary hostel development (i.e. the Swire Leadership Centre), a public vehicle park and a vacant land to its west for possible extension, a refuse collection point, grave/burial grounds and some temporary structures for workshop and storage. Appropriate zonings, such as “Government, Institution or Community” (“G/IC”) or “Other Specified Uses” (“OU”), are proposed to reflect the existing use within the Area.

7. Planning Intention

- 7.1 The general planning intention of the Area is to conserve its landscape and ecological values in safeguarding the natural habitats, to maintain the unique natural and rural character of the Area. Land is also designated for village development.
- 7.2 In the designation of various zones in the Area, consideration has been given to protect the natural habitats of ecological significance in the Area such as woodlands, shrublands, grasslands and natural streams which are connected with the habitats in Lantau South Country Park adjoining the Area to its north. Considerations have also been given for future rebuilding/redevelopment of the existing village houses.

8. Land Use Zonings (Plan 7)

- 8.1 “Village Type Development” (“V”): Total Area 0.29 ha

- 8.1.1 The planning intention of this zone is primarily for the provision

of land for the retention of existing village. 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 NTEH. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board.

8.1.2 There is no recognised village within the Area. The “V” zone reflects the existing village cluster in Pui O Lo Wai Tsuen (Pui O Au) at the south-western part of the Area. Demarcation of the “V” zone has taken into account the building entitlement, topography and the existing settlement. Areas with steep terrain, potential natural terrain hazards, dense vegetation, conservation and ecological value are excluded.

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.

8.2 “Government, Institution or Community” (“G/IC”): Total Area 0.48 ha

8.2.1 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.

8.2.2 The “G/IC” zones mainly cover the electricity substation, the public vehicle park and a vacant land to its west for its possible extension and a refuse collection point to the east of Pui O Lo Wai Tsuen (Pui O Au).

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 “Other Specified Uses” (“OU”): Total Area 0.62 ha

8.3.1 A site at the north-eastern part of the Area is zoned “OU” annotated ‘Recreation Centre and Hostel’ zone. This zone is intended to designate land for recreation centre with ancillary

hostel development. It covers the existing private recreation centre with ancillary hostel development namely the Swire Leadership Centre. Development/redevelopment within this zone is restricted to a maximum gross floor area (GFA) of 879m² and a maximum building height of 2 storeys (7.62m) or the GFA and 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.

- 8.3.2 The “OU” annotated ‘Waterworks Portal’ zone is located at the north-eastern part of the Area covering the existing Pui O Au Portal sited along South Lantau Road. This zone is intended to designate land for waterworks portal by the Water Supplies Department.

8.4 “Green Belt” (“GB”): Total Area 7.50 ha

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

- 8.4.2 The “GB” zone mainly covers the woodlands, shrublands, grasslands, streams, some existing houses and temporary structures in the Area. There is a permitted burial ground, which is intended for burial places of deceased villagers of Pui O Lo Wai in the Area. To respect the local ritual and tradition, burial activities in the permitted burial grounds within this zone are generally tolerated. Any burial activities should be confined within the designated grounds as far as practicable.

- 8.4.3 There is a general presumption against development within this zone. Development within 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.

- 8.5 A comparison of land use zonings on the draft Pui O Au DPA Plan No. DPA/I-POA/1 and the draft OZP No. S/I-POA/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”	-	0.29	+0.29
“G/IC”	-	0.48	+0.48
“OU”	-	0.62	+0.62
“GB”	-	7.50	+7.50
Unspecified Use	8.89	-	- 8.89
Total Area	8.89	8.89	-

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 V**.

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, IsDC and SLRC will be consulted on the draft OZP No. S/I-POA/C. Comments from IsDC and SLRC will be submitted to the Board for further consideration in due course.

11. Decision Sought

Members are invited to:

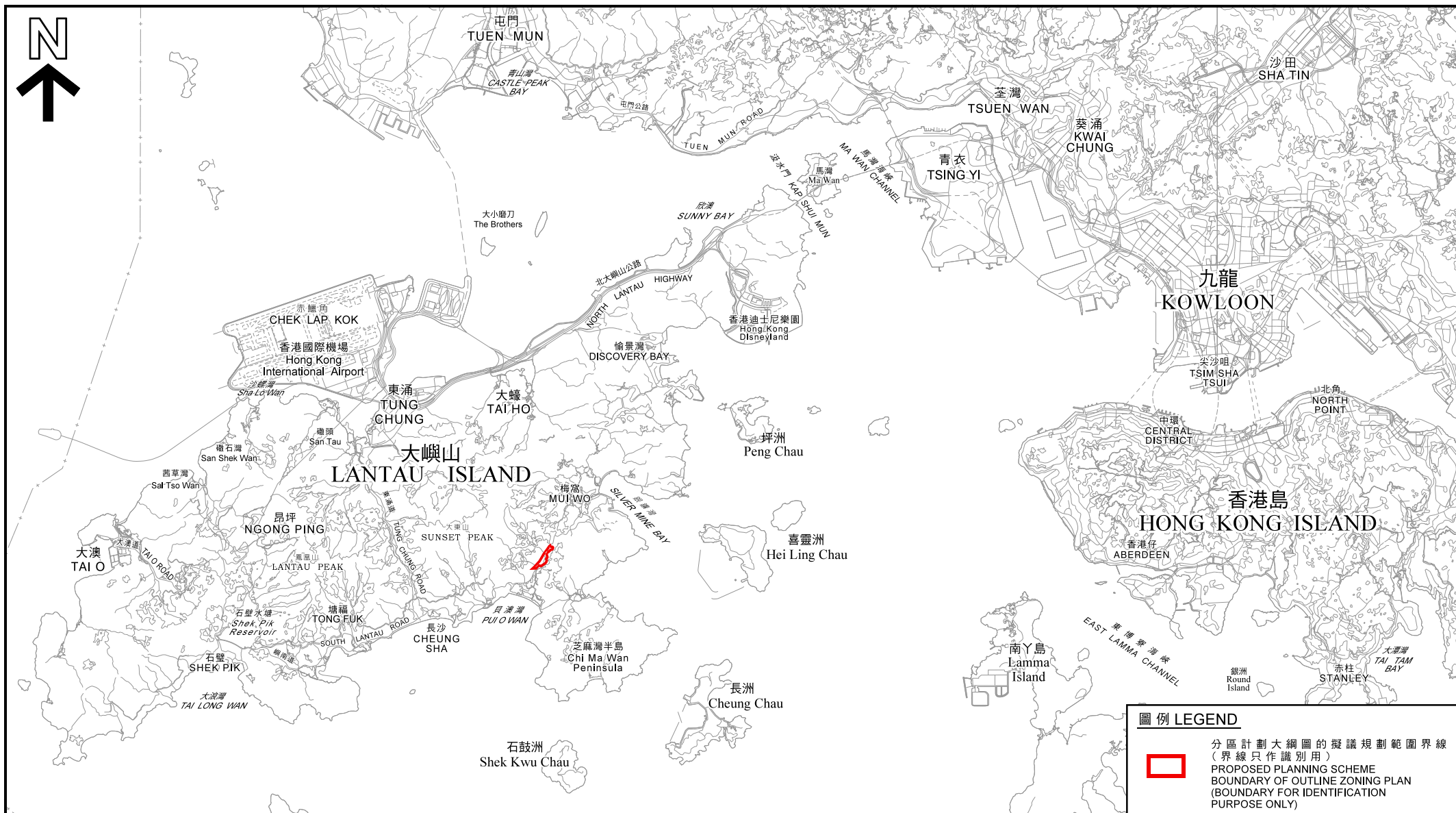
- (a) agree that the draft Pui O Au OZP No. S/I-POA/C (**Appendix I**) together with its Notes (**Appendix II**) is suitable for consultation with IsDC and SLRC;
- (b) agree that the ES (**Appendix III**) is suitable to serve as an expression of the planning intentions and objectives of the Board for the various land use zonings of the draft OZP; and

- (c) agree that the ES (**Appendix III**) is suitable for consultation with IsDC and SLRC together with the draft OZP.

12. Attachments

Plans 1a and 1b	Location Plans of the Planning Scheme Area
Plan 2	Draft Pui O Au Development Permission Area Plan No. DPA/I-POA/1
Plan 3	Aerial Photo
Plan 4	Existing Natural Landscape and Habitats
Plan 5	Existing Uses
Plan 6	Land Ownerships
Plan 7	Proposed Land Use Pattern
Appendix I	Draft Pui O Au Outline Zoning Plan (OZP) No. S/I-POA/C
Appendix II	Notes of the draft Pui O Au OZP No. S/I-POA/C
Appendix III	Explanatory Statement of the draft Pui O Au OZP No. S/I-POA/C
Appendix IV	Planning Report on Pui O Au
Appendix V	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

貝澳坳分區計劃大綱圖 PUI O AU OUTLINE ZONING PLAN

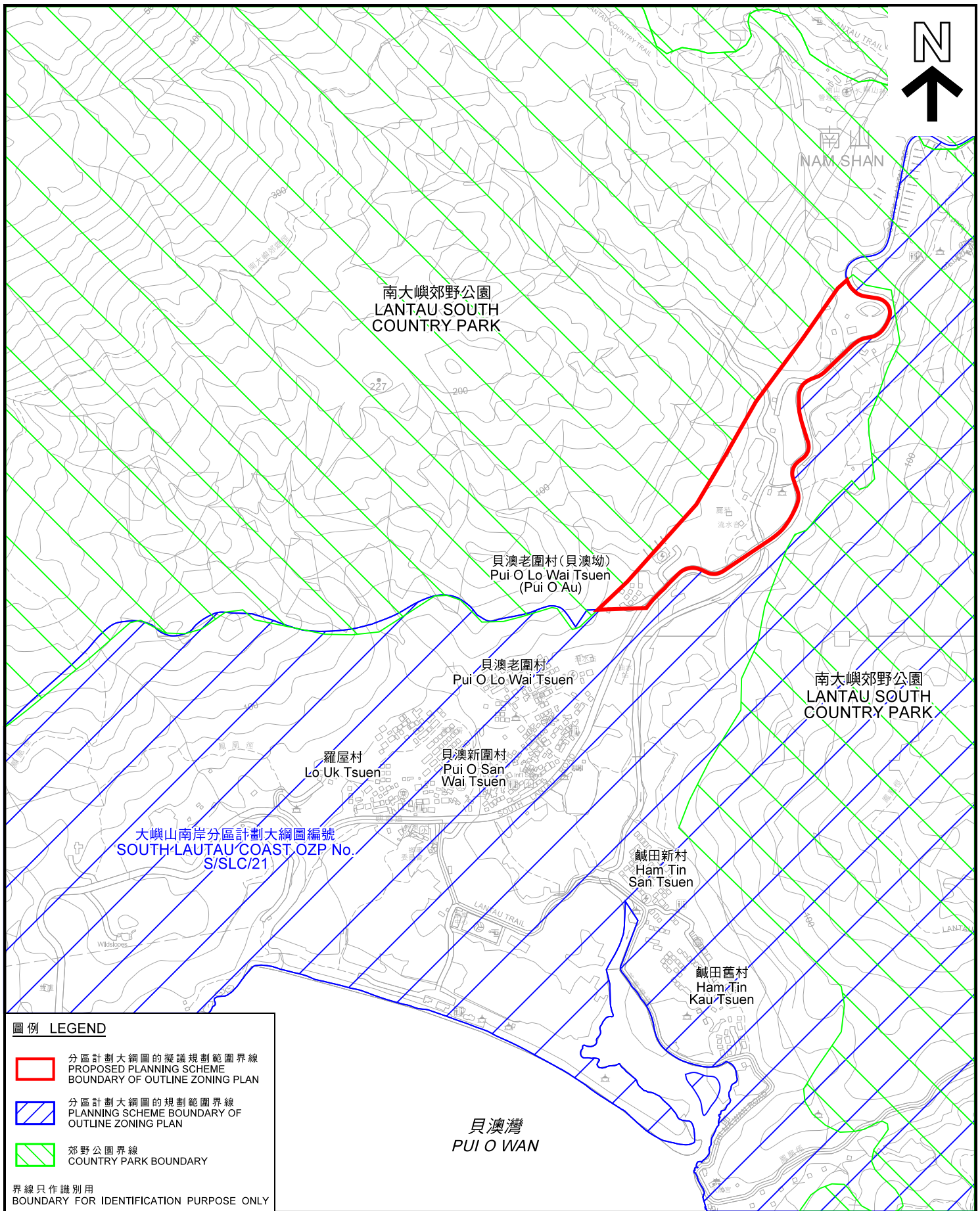
SCALE 1 : 150 000 比例尺
公里 KM 3 0 3 6 9 KM 公里

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PLANNING
DEPARTMENT





參考編號
REFERENCE No.
M/LI/20/138


圖 PLAN
1a




圖例 LEGEND

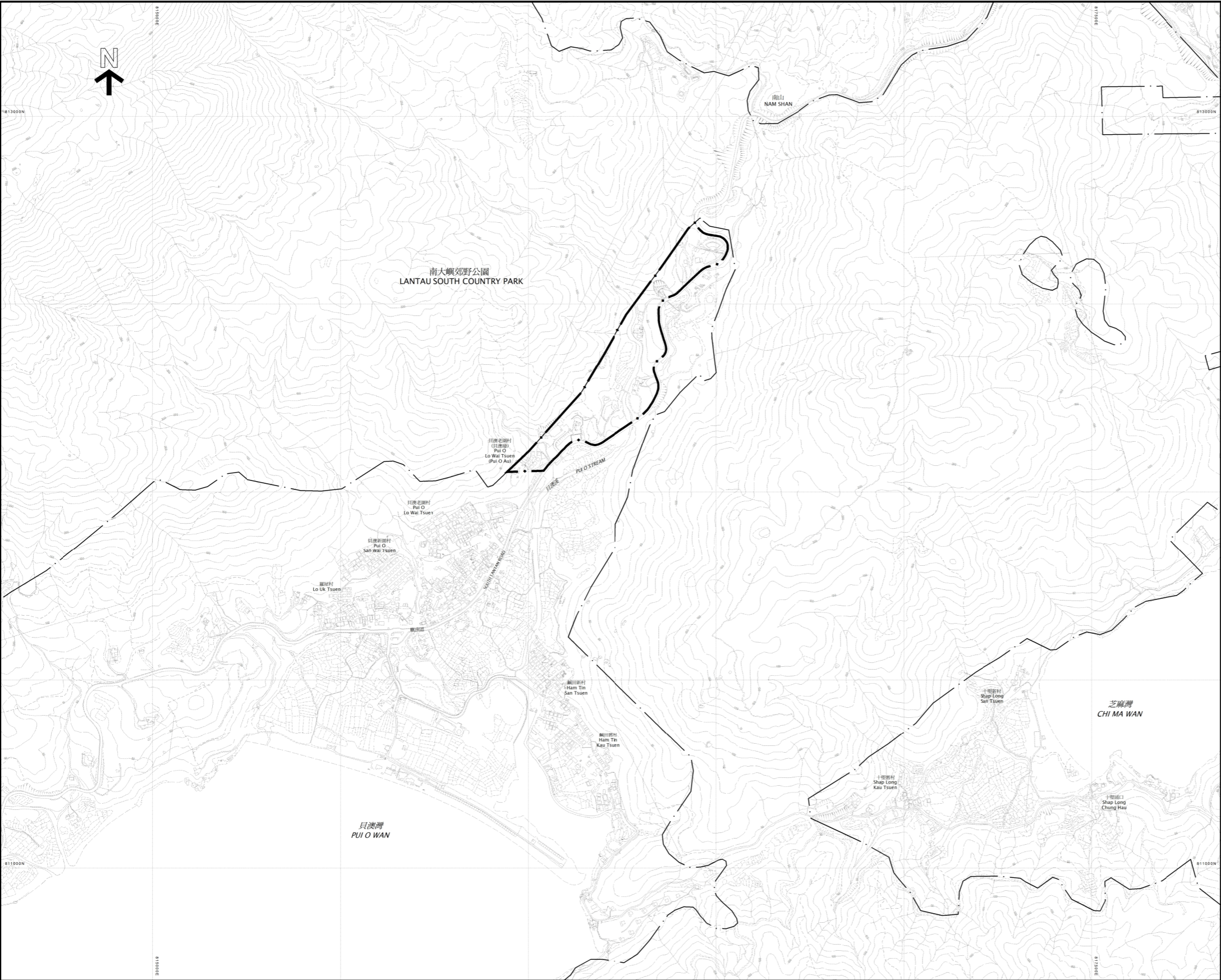
 分區計劃大綱圖的擬議規劃範圍界線
PROPOSED PLANNING SCHEME
BOUNDARY OF OUTLINE ZONING PLAN

 分區計劃大綱圖的規劃範圍界線
PLANNING SCHEME BOUNDARY OF
OUTLINE ZONING PLAN

 郊野公園界線
COUNTRY PARK BOUNDARY

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

<p>本摘要圖於2020年12月3日擬備， 所根據的資料為iB10000數碼地形圖</p> <p>EXTRACT PLAN PREPARED ON 3.12.2020 BASED ON iB10000 DIGITAL TOPOGRAPHICAL MAP</p>	<p>位置圖 LOCATION PLAN</p> <p>貝澳坳分區計劃大綱圖 PUI O AU OUTLINE ZONING PLAN</p> <p>SCALE 1:10 000 比例尺</p> <p>米 100 0 100 200 300 400 500 米 METRES</p>	<p>規劃署 PLANNING DEPARTMENT</p> 
	<p>參考編號 REFERENCE No.</p> <p>M/LI/20/138</p>	<p>圖 PLAN</p> <p>1b</p>



圖例
NOTATION

MISCELLANEOUS		其他
BOUNDARY OF DEVELOPMENT PERMISSION AREA	— • —	發展審批地區界線
BOUNDARY OF COUNTRY PARK	— —	郊野公園界線

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分率 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分率	
UNSPECIFIED USE	8.89	100.00	非指定用途
TOTAL AREA OF DEVELOPMENT PERMISSION AREA	8.89	100.00	發展審批地區總面積

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

2021年1月8日 按照城市規劃條例第5條展示的
發展審批地區草圖
DRAFT DEVELOPMENT PERMISSION AREA PLAN EXHIBITED
UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON
8 JANUARY 2021

Signed Fiona LUNG 龍小玉 簽署
SECRETARY 城市規劃委員會秘書
TOWN PLANNING BOARD

貝澳坳發展審批地區圖
PUI O AU DEVELOPMENT PERMISSION AREA 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. DPA/I-POA/1

參考編號
REFERENCE No.
M/LI/20/138

圖 PLAN
2



南大嶼郊野公園
LANTAU SOUTH
COUNTRY PARK

貝澳老圍村(貝澳坳)
Pui O Lo Wai Tsuen
(Pui O Au)

貝澳老圍村
Pui O Lo Wai Tsuen

南大嶼郊野公園
LANTAU SOUTH
COUNTRY PARK

羅屋村
Lo Uk Tsuen

貝澳新圍村
Pui O San
Wai Tsuen

鹹田新村
Ham Tin
San Tsuen

鹹田舊村
Ham Tin
Kau Tsuen

貝澳灣
PUI O WAN

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



郊野公園界線
COUNTRY PARK BOUNDARY

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

航攝照片 AERIAL PHOTO

貝澳坳分區計劃大綱圖
PUI O AU OUTLINE ZONING PLAN

規劃署
PLANNING
DEPARTMENT

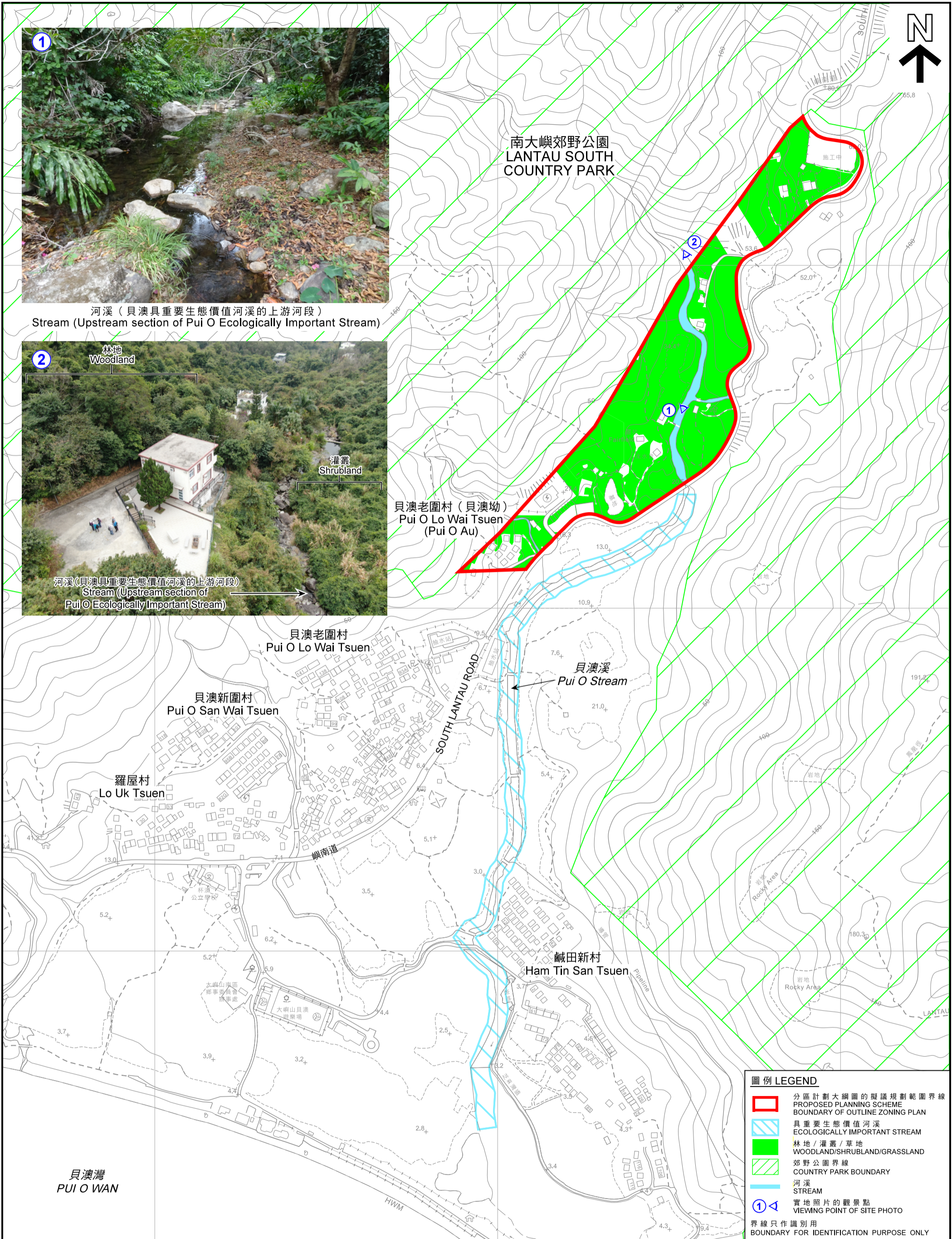


參考編號
REFERENCE No.
M/LI/20/138

圖 PLAN
3

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)

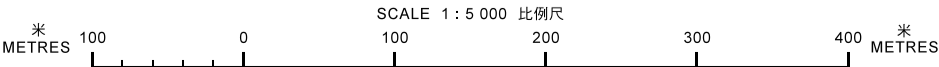
EXTRACT PLAN PREPARED ON 3.12.2020
BASED ON ORTHOPHOTO
DOP5000 (YEAR 2019)



現時景觀特徵 EXISTING LANDSCAPE FEATURES

貝澳坳分區計劃大綱圖
PUI O AU OUTLINE ZONING PLAN

本摘要圖於2020年12月23日擬備，
所根據的資料為攝於2020年1月的實地照片
EXTRACT PLAN PREPARED ON 23.12.2020
BASED ON SITE PHOTOS TAKEN IN JAN 2020

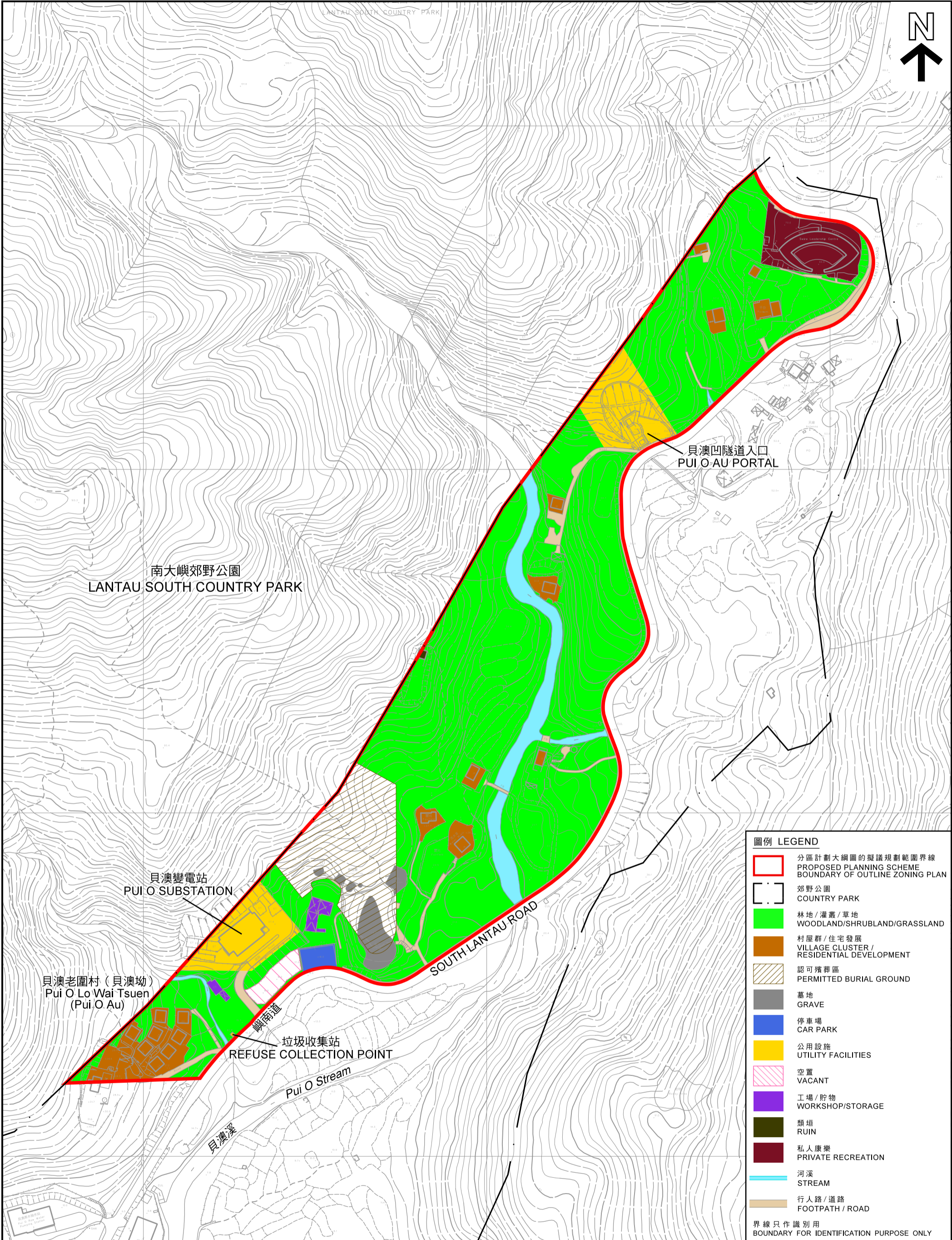


規劃署
PLANNING
DEPARTMENT

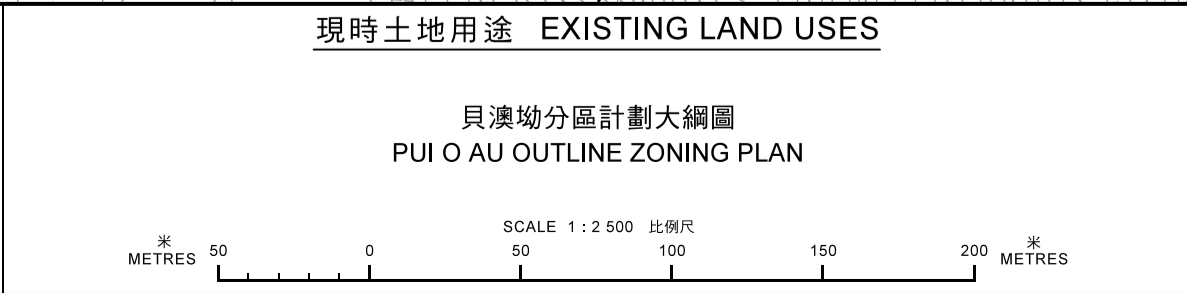


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M/LI/20/138

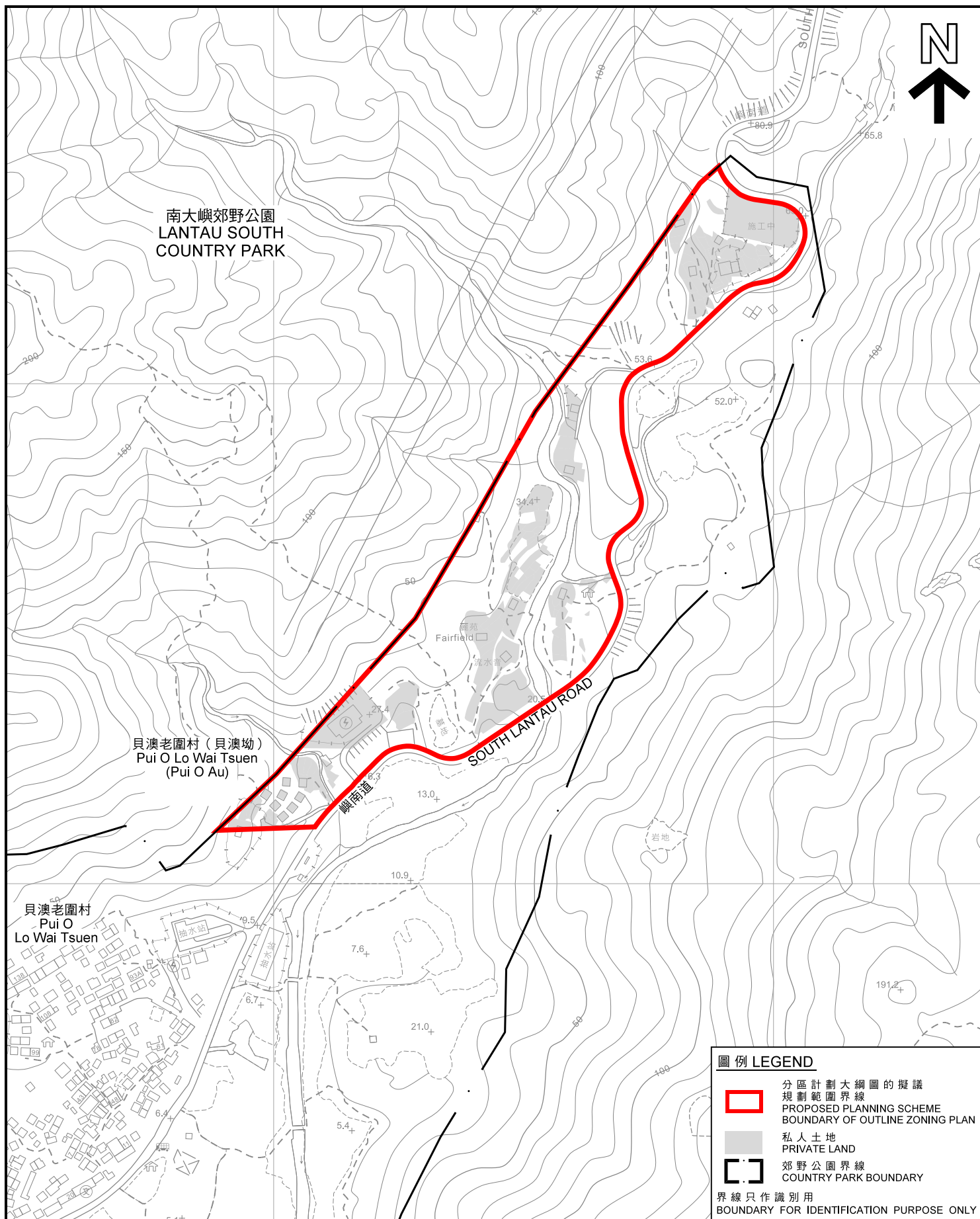
圖 PLAN
4



本摘要圖於2020年12月21日擬備，
所根據的資料為測量圖編號
10-SW-21B, 21D, 22A, 22C,
14-NW-1B及2A
EXTRACT PLAN PREPARED ON 21.12.2020
BASED ON SURVEY SHEET No.
10-SW-21B, 21D, 22A, 22C,
14-NW-1B AND 2A



規劃署 PLANNING DEPARTMENT		
參考編號 REFERENCE No. M/LI/20/138	圖 PLAN 5	



圖例 LEGEND

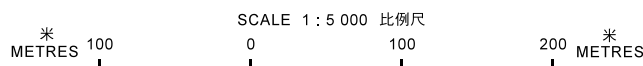
- 分區計劃大綱圖的擬議
規劃範圍界線
PROPOSED PLANNING SCHEME
BOUNDARY OF OUTLINE ZONING PLAN
- 私人土地
PRIVATE LAND
- 郊野公園界線
COUNTRY PARK BOUNDARY

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

土地業權 LAND OWNERSHIPS

貝澳坳分區計劃大綱圖
PUI O AU OUTLINE ZONING PLAN

本摘要圖於2020年12月3日擬備，
所根據的資料為iB5000數碼地形圖
EXTRACT PLAN PREPARED ON 3.12.2020
BASED ON iB5000 DIGITAL
TOPOGRAPHICAL MAP

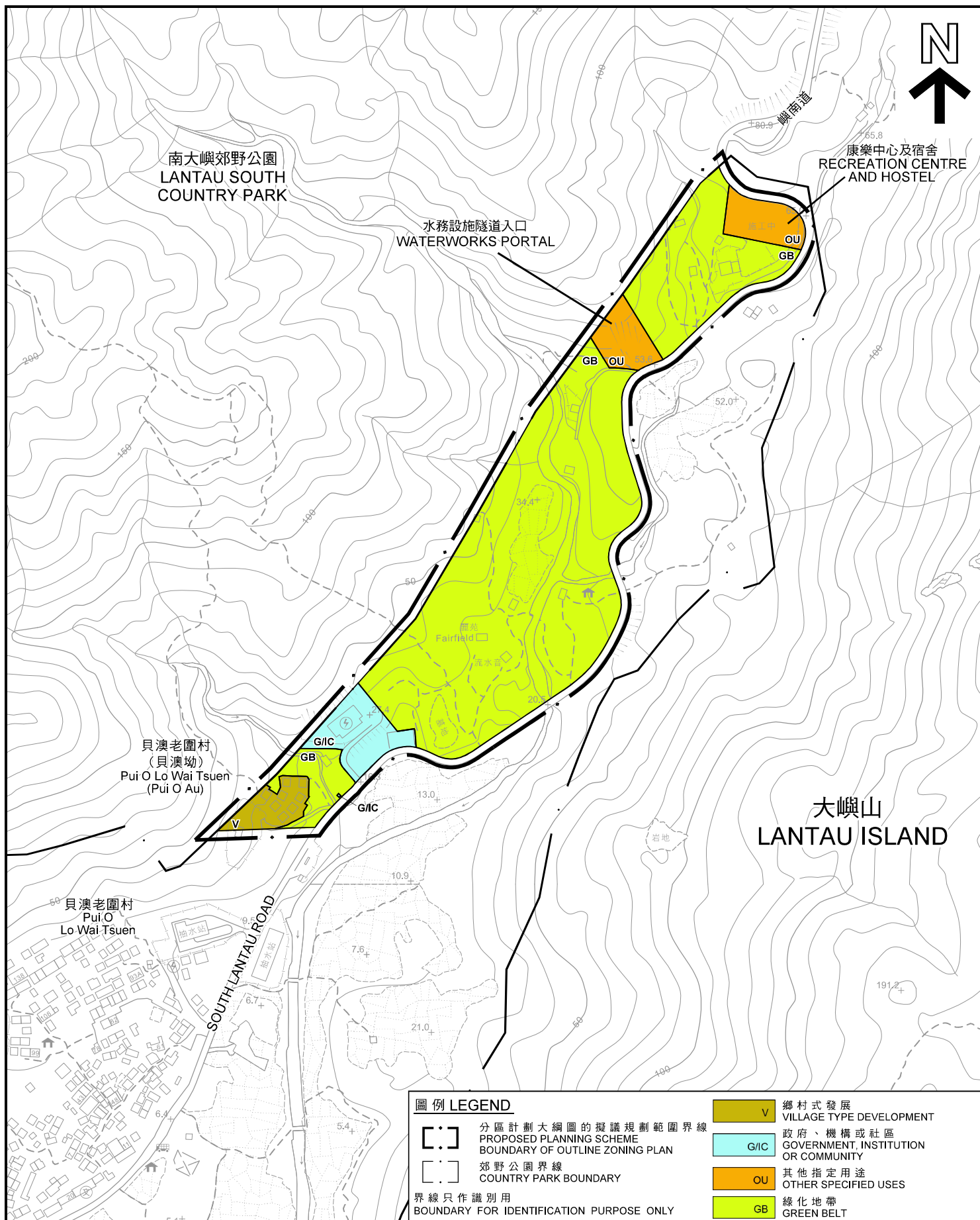


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PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/LI/20/138

圖 PLAN
6



擬議的土地用途模式 PROPOSED LAND USE PATTERN

貝澳坳分區計劃大綱圖
PUI O AU OUTLINE ZONING PLAN

本摘要圖於2020年12月21日擬備
EXTRACT PLAN PREPARED ON 21.12.2020

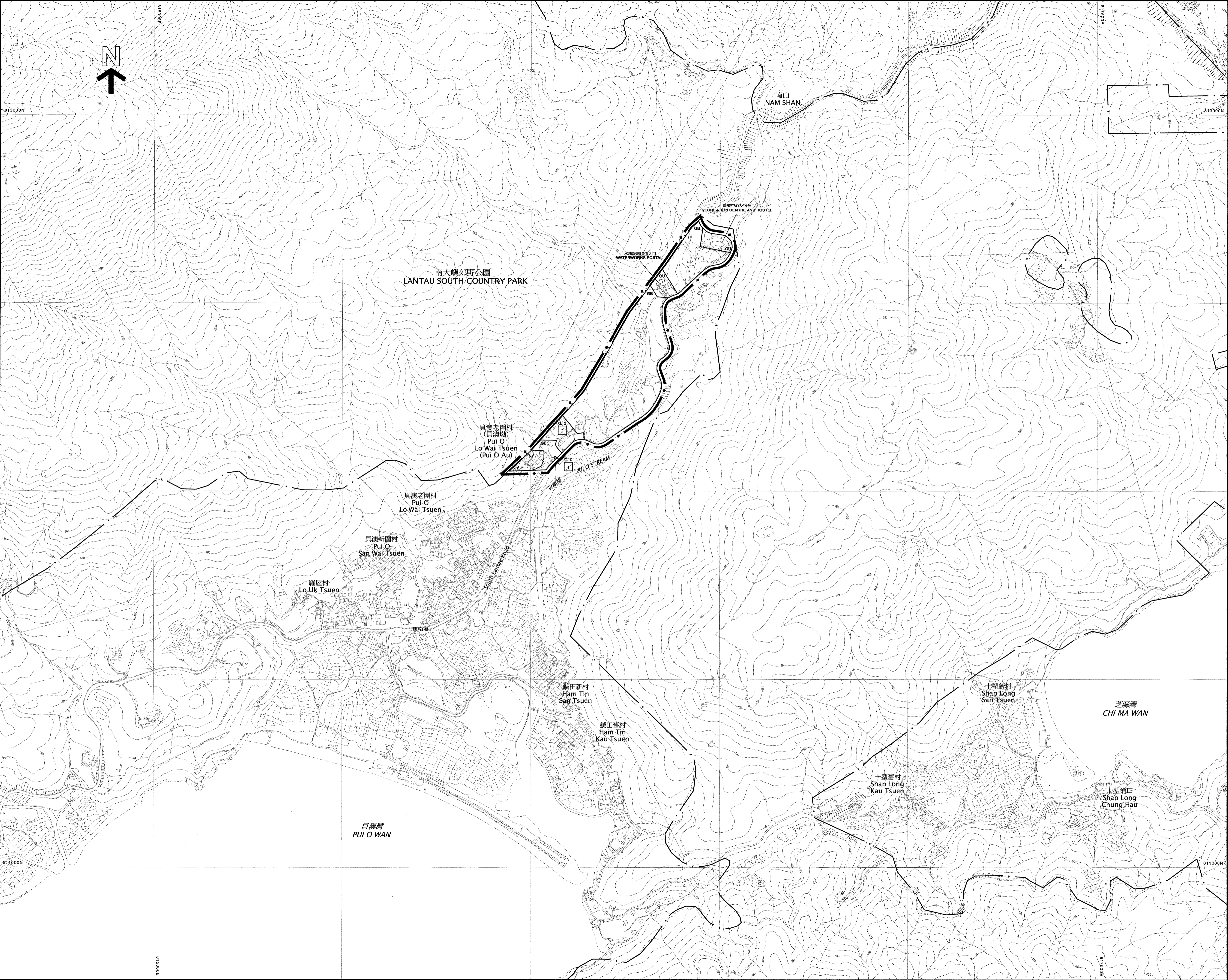
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規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/LI/20/138

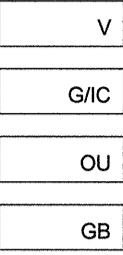
圖 PLAN
7



圖例
NOTATION

ZONES

- VILLAGE TYPE DEVELOPMENT
- GOVERNMENT, INSTITUTION OR COMMUNITY
- OTHER SPECIFIED USES
- GREEN BELT

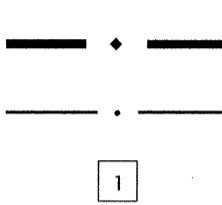


地帶

- 鄉村式發展
- 政府、機構或社區
- 其他指定用途
- 綠化地帶

MISCELLANEOUS

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



其他

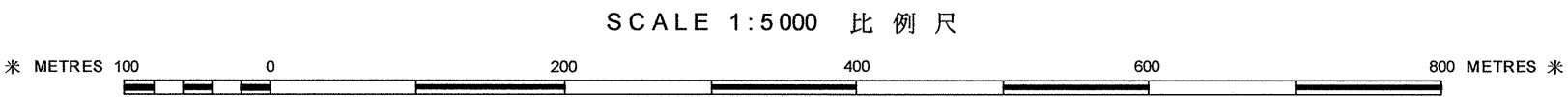
- 規劃範圍界線
- 郊野公園界線
- 最高建築物高度
(樓層數目)

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分率 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分率	
VILLAGE TYPE DEVELOPMENT	0.29	3.26	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	0.48	5.40	政府、機構或社區
OTHER SPECIFIED USES	0.62	6.98	其他指定用途
GREEN BELT	7.50	84.36	綠化地帶
TOTAL PLANNING SCHEME AREA	8.89	100.00	規劃範圍總面積

按照城市規劃條例第 5 條展示的
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貝澳坳分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
PUI O AU - OUTLINE ZONING PLAN



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

圖則編號
PLAN No. S/I-POA/C

**DRAFT PUI O AU OUTLINE ZONING PLAN
NO. S/I-POA/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 paragraphs (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 where the uses or developments are specified in Column 2 of the Notes of individual zones:
- (a) maintenance, repair or demolition of a building;
 - (b) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, footpath, bus/public light bus stop or lay-by, cycle track, taxi rank, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;
 - (c) maintenance or repair of road, watercourse, nullah, sewer and drain;
 - (d) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities and waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government;
 - (e) rebuilding of New Territories Exempted House;
 - (f) replacement of an existing domestic building, i.e. a domestic building which was in existence on the date of the 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) (a) 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 (9)(a), 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.
- (10) 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.
- (11) 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 PUI O AU OUTLINE ZONING PLAN
NO. S/I-POA/C**

Schedule of Uses

	<u>Page</u>
VILLAGE TYPE DEVELOPMENT	1
GOVERNMENT, INSTITUTION OR COMMUNITY	3
OTHER SPECIFIED USES	5
GREEN BELT	8

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	Eating Place
Government Use (Police Reporting Centre, Post Office only)	Government Refuse Collection Point
House (New Territories Exempted House only)	Government Use (not elsewhere specified)#
On-Farm Domestic Structure	Hotel (Holiday House only)
Religious Institution (Ancestral Hall only)	House (not elsewhere specified)
Rural Committee/Village Office	Institutional Use (not elsewhere specified)#
	Place of Recreation, Sports or Culture
	Public Clinic
	Public Convenience
	Public Transport Terminus or Station
	Public Utility Installation #
	Public Vehicle Park (excluding container vehicle)
	Religious Institution (not elsewhere specified)#
	Residential Institution #
	School #
	Shop and Services
	Social Welfare Facility #
	Utility Installation for Private Project

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

Eating Place
Library
School
Shop and Services

Planning Intention

The planning intention of this zone is primarily for the provision of land for the retention of existing village. 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.

GOVERNMENT, INSTITUTION OR COMMUNITY

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot	Animal Boarding Establishment
Animal Quarantine Centre (in Government building only)	Animal Quarantine Centre (not elsewhere specified)
Broadcasting, Television and/or Film Studio	Columbarium
Eating Place (Canteen, Cooked Food Centre only)	Correctional Institution
Educational Institution	Crematorium
Exhibition or Convention Hall	Driving School
Field Study/Education/Visitor Centre	Eating Place (not elsewhere specified)
Government Refuse Collection Point	Funeral Facility
Government Use (not elsewhere specified)	Helicopter Landing Pad
Hospital	Holiday Camp
Institutional Use (not elsewhere specified)	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)
Library	Off-course Betting Centre
Market	Office
Place of Recreation, Sports or Culture	Petrol Filling Station
Public Clinic	Place of Entertainment
Public Convenience	Private Club
Public Transport Terminus or Station	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
Public Utility Installation	Residential Institution
Public Vehicle Park (excluding container vehicle)	Sewage Treatment/Screening Plant
Recyclable Collection Centre	Shop and Services (not elsewhere specified)
Religious Institution	Utility Installation for Private Project
Research, Design and Development Centre	
Rural Committee/Village Office	
School	
Service Reservoir	
Social Welfare Facility	
Training Centre	
Wholesale Trade	

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.

OTHER SPECIFIED USES

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For “Recreation Centre and Hostel” only

Recreation Centre	Eating Place
Training Centre	Government Refuse Collection Point
	Government Use (not elsewhere specified)
	Religious Institution
	Residential Institution
	Shop and Services
	Social Welfare Facility
	Utility Installation not ancillary to the Specified Use

Planning Intention

This zone is intended to designate land for recreation centre with ancillary hostel development.

(Please see next page)

OTHER SPECIFIED USES (cont'd)

For "Recreation Centre and Hostel" only

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 gross floor area of 879m² and a maximum building height of 2 storeys (7.62m) or the gross floor area and height of the building which was in existence on the date of 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 gross floor area and building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
-----------------------------------	---

For “Waterworks Portal” only

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

This zone is intended to designate land for waterworks portal by the Water Supplies Department.

GREEN BELT

<p>Column 1</p> <p>Uses always permitted</p>	<p>Column 2</p> <p>Uses that may be permitted with or without conditions on application to the Town Planning Board</p>
<p>Agricultural Use</p> <p>Barbecue Spot</p> <p>Government Use (Police Reporting Centre only)</p> <p>Nature Reserve</p> <p>Nature Trail</p> <p>On-Farm Domestic Structure</p> <p>Picnic Area</p> <p>Public Convenience</p> <p>Tent Camping Ground</p> <p>Wild Animals Protection Area</p>	<p>Animal Boarding Establishment</p> <p>Broadcasting, Television and/or Film Studio</p> <p>Burial Ground</p> <p>Columbarium (within a Religious Institution or extension of existing Columbarium only)</p> <p>Crematorium (within a Religious Institution or extension of existing Crematorium only)</p> <p>Field Study/Education/Visitor Centre</p> <p>Government Refuse Collection Point</p> <p>Government Use (not elsewhere specified)</p> <p>Helicopter Landing Pad</p> <p>Holiday Camp</p> <p>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)</p> <p>Petrol Filling Station</p> <p>Place of Recreation, Sports or Culture</p> <p>Public Transport Terminus or Station</p> <p>Public Utility Installation</p> <p>Public Vehicle Park (excluding container vehicle)</p> <p>Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation</p> <p>Religious Institution</p> <p>Residential Institution</p> <p>Rural Committee/Village Office</p> <p>School</p> <p>Service Reservoir</p> <p>Social Welfare Facility</p> <p>Utility Installation for Private Project</p>

Planning Intention

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

(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.

**DRAFT PUI O AU OUTLINE ZONING PLAN
NO. S/I-POA/C**

EXPLANATORY STATEMENT

DRAFT PUI O AU OUTLINE ZONING PLAN
NO. S/I-POA/C

EXPLANATORY STATEMENT

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DRAFT PUI O AU OUTLINE ZONING PLAN
NO. S/I-POA/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 Pui O Au Outline Zoning Plan (OZP) No. S/I-POA/1. It reflects the planning intention and objectives of the Town Planning Board (the Board) 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 Pui O Au 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 Pui O Au DPA Plan No. DPA/I-POA/1 was exhibited for public inspection under section 5 of the Ordinance. During the exhibition periods, a total of xxx representations and xx comments on the representations were received.
- 2.4 On xx xx xxxx, the draft Pui O Au OZP No. S/I-POA/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 Pui O Au DPA Plan No. DPA/I-POA/1 ceased to be effective on xx xxxx xxxx (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 Pui O Au OZP No. S/I-POA/1 on the date. The plan-making process for the draft Pui O Au DPA Plan No. DPA/I-POA/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 Pui O Au area so that development and redevelopment within the Area can be put under statutory planning control. It also provides the planning framework for preparing more detailed non-statutory plans which form the basis for public works planning and 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 boundary of the land use zones may be subject to minor alterations as detailed planning proceeds.

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 8.89 ha, is located on the southern part of Lantau Island and sandwiched between Lantau South Country Park and South Lantau Road. The Area is in close proximity to rural village clusters in Pui O to its southwest and Ham Tin to its further south across South Lantau Road. It is accessible by South Lantau Road and is well connected to Mui Wo, Tung Chung via Tung Chung Road and Tai O via Keung Shan Road and Tai O Road.
- 5.2 The Area is characterised by a rural and countryside ambience, consists of natural landscape in the central part with village settlements mainly in the south-western part. The natural landscape of the Area mainly consists of woodlands, shrublands, grasslands and streams (including the natural upstream section of Pui O Ecologically Important Stream (EIS)) to the south outside the Area. The woodlands are dominated by native tree species such as *Sterculia lanceolata* 假蘋婆, *Aporosa dioica* 銀柴, *Schefflera heptaphylla* 鴨腳木, *Celtis sinensis* 朴樹, *Alangium chinense* 八角楓 and *Cratogeomys cochinchinense* 黃牛木. Fruit trees like *Dimocarpus longan* 龍眼 are observed around village settlements. A mixture of exotic plantation tree species *Acacia confusa* 台灣相思 and common native species including *Microcos nervosa* 破布葉 and *Mallotus paniculatus* 白楸 are found in the roadside wooded areas. *Aquilaria sinensis* 土沉香, a floral species of conservation importance, was recorded in the Area. Natural streams could be found within the Area. A major natural stream flows from the uphill area within the Lantau South Country Park, across the central part of the Area, to its lower course outside the Area which is the Pui O EIS discharging to Pui O Wan, with records of species of conservation interest such as *Parazacco spilurus* (Predaceous Chub, 異鱗) and *Zygonyx iris insignis* (Emerald Cascader, 彩虹蜻). Other species such as *Fejervarya limnocharis* (Paddy Frog, 澤蛙), *Euphaea decorata* (Black-banded Gossamerwing, 方帶溪蟬) could also be found within the Area.

- 5.3 There is no recognised village within the Area. The main cluster of village houses is in Pui O Lo Wai Tsuen (Pui O Au) in the south-western of the Area and a few village houses are located at the central and north-eastern parts of the Area. They are mainly two to three-storey in height. A private recreation centre with ancillary hostel development namely the Swire Leadership Centre, the Pui O Au Portal (waterworks facility of Water Supplies Department) and an electricity substation are located in the Area. A public vehicle park and a vacant land to its west for possible extension, a refuse collectin point, vehicle repair workshop and storage under temporary structures and graves / burial ground (for villagers of Pui O Lo Wai) are located at the south-western part of the Area.

6. POPULATION

Based on 2016 Population By-census, the population of the Area as estimated by the Planning Department is about 50. It is estimated that the planned population in the Area will be about 60 persons.

7. OPPORTUNITIES AND CONSTRAINTS

7.1 Opportunities

7.1.1 Sustainable Lantau Blueprint

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

7.1.2 Nature Conservation

The natural landscape of the Area mainly consists of woodlands, shrublands, grasslands and natural streams, which are connected with the habitats in Lantau South Country Park adjoining the Area to its north. Continuous stretches of secondary woodlands are found throughout the Area, in particular in its central part. The woodlands are dominated by native tree species. Natural streams could be found within the Area. A major natural stream flows from the uphill area within the Lantau South Country Park across the central part of the Area. The lower course of this stream is the Pui O EIS with records of species of conservation interest, which falls outside the Area and discharge to Pui O Wan. The natural landscape and environmental is worth preservation.

7.1.3 Accessibility

The Area is served by South Lantau Road and connected to Mui Wo, Tung Chung via Tung Chung Road and Tai O via Keung Shan Road and Tai O Road. Residential developments are accessible by local tracks branching off from South Lantau Road. Most parts of the area is accessible by footpaths.

7.2 Constraints

7.2.1 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 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) Currently, there are no sewage treatment facilities in the Area except soakaway pits and septic tanks for most of the village houses. The Government has planned to implement a sewerage work covering the villages in South Lantau Coast Area including the Area. The works proposed comprise village and trunk sewerage system, which includes sewage pumping stations, gravity sewers and rising mains, conveying sewage to a new Sewage Treatment Works at Pui O San Shek Wan (located outside the Area). If any development or redevelopment within the Area would connect to the future public sewerage system, detailed sewerage impact assessment would be required and suitable mitigation measures should be provided, if necessary, as part of the development or redevelopment.
- (c) Raw water for the Area is collected at Shek Pik Reservoir. It is then delivered to and treated at Cheung Sha Water Treatment Works (located outside the Area) for supply to the Area. The existing water supply system in South Lantau is a small system with limited capacity which may not be able to accommodate any additional water demand. As there is no salt water supply to the Area, temporarily mains water is used for flushing purpose.

7.2.2 Geotechnical Constraints

The Area and its vicinity comprise hilly natural terrain with past natural terrain landslide records. There are about 19 registered man-made slopes and retaining walls located 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 (NTHS) would be required and suitable mitigation measures, if found necessary, should be provided as part of the development or redevelopment.

7.2.3 Airport Height Restrictions

The building height for the developments within the Area is subject to the gazetted Airport Height Restriction Plan (AHRP) and any potential amendments to the gazetted AHRP related to the Expansion of the Hong Kong International Airport (HKIA) into a Three Runway System Project (3RS). No part of building(s) or other structure(s) or equipment erected or to be erected within the Area (or any addition or fitting to such building(s), structure(s) 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 Aircraft Noise

Although the Area falls outside the coverage of Noise Exposure Forecast (NEF) 25 contour under the HKIA 3RS, the Area will be subject to potential helicopter noise impacts as it is located in close proximity to the helicopter entry exit routes of 'Silvermine' and 'Tung Chung Pass'. Any project proponent(s) / developer(s) of infrastructures or facilities within the Area should review the building design features and consider the use of acoustic insulation to enhance the indoor noise environment.

7.2.5 Urban Design

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

7.2.6 Burial Ground

There is a permitted burial ground in the Area for qualified villagers in Pui O Lo Wai Tsuen. It is located to the northeast of the Pui O Substation.

8. GENERAL PLANNING INTENTION

- 8.1 The general planning intention of the Area is to conserve its landscape and ecological values in safeguarding the natural habitats, to maintain the unique natural and rural character of the Area. Land is also designated for village development.
- 8.2 In the designation of various zones in the Area, consideration has been given to protect the natural habitats of ecological significance in the Area such as woodlands, shrublands, grasslands and natural streams which are connected with the habitats in Lantau South Country Park adjoining the Area to its north. Considerations have also been given for future rebuilding/redevelopment of the existing village houses.

9. LAND USE ZONINGS

9.1 “Village Type Development” (“V”): Total Area 0.29 ha

- 9.1.1 The planning intention of this zone is primarily for the provision of land for the retention of existing village. 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.
- 9.1.2 There is no recognised village within the Area. The “V” zone reflects the existing village cluster in Pui O Lo Wai Tsuen (Pui O Au) at the south-western part of the Area. Demarcation of the “V” zone has taken into account the building entitlement, topography and the existing settlement. Areas with steep terrain, potential natural terrain hazards, dense vegetation, conservation and ecological value are excluded.
- 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.

9.2 “Government, Institution or Community” (“G/IC”): Total Area 0.48 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 “G/IC” zones mainly cover the electricity substation, the public vehicle park and a vacant land to its west for possible extension and a refuse collection point to the east of Pui O Lo Wai Tsuen (Pui O Au).
- 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 “Other Specified Use” (“OU”): Total Area 0.62 ha

- 9.3.1 A site at the north-eastern part of the Area is zoned “OU” annotated ‘Recreation Centre and Hostel’. This zone is intended to designate land for recreation centre with ancillary hostel development. It covers the existing private recreation centre with ancillary hostel development namely the Swire Leadership Centre. 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 gross floor area of 879m² and a maximum building height of 2 storeys (7.62m) or the gross floor area and 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. However, to provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the gross floor area and building height restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.
- 9.3.2 The “OU” annotated ‘Waterworks Portal’ is located at the north-eastern part of the Area covering the existing Pui O Au Portal sited along South Lantau Road. This zone is intended to designate land for waterworks portal by the Water Supplies Department.

9.4 “Green Belt” (“GB”): Total Area 7.50 ha

- 9.4.1 The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.
- 9.4.2 The “GB” zone mainly covers the woodlands, shrublands, grasslands, streams, some existing houses, graves and temporary structures in the Area. There is a permitted burial ground, which is intended for burial places of deceased villagers of Pui O Lo Wai in the Area. To respect the local ritual and tradition, burial activities in the permitted burial ground 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 ground. Burial activities within permitted burial ground are also governed by separate conditions stipulated by Lands Department, 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.

- 9.4.3 There is a general presumption against development within this zone. Development within 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 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.

10 COMMUNICATIONS

10.1 Road Network and Footpath

The Area is served by South Lantau Road, which extends from Mui Wo Ferry Pier to Shek Pik Reservoir. Residential developments are accessible by local tracks branching off from South Lantau Road. Most parts of the area are accessible by footpaths. South Lantau Road is the main access road to the Area, which is closed to all motor vehicles, except those with Lantau Closed Road Permits.

10.2 Public Transport

The Area is served by franchised buses running along South Lantau Road, with various destinations in South Lantau (i.e. Mui Wo, Tong Fuk, Ngong Ping and Tai O) and Tung Chung (including the Hong Kong Port of the Hong Kong-Zhuhai-Macao Bridge). The Area is also accessible by Lantau taxis.

11. UTILITY SERVICES

11.1 Drainage

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 Sewerage

- (a) There is no existing public sewer for the Area and at present, the Area is mainly served by 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 stream flowing through the Area.
- (b) The Government has planned to implement a sewerage work covering the villages in South Lantau Coast Area including the Area. The works proposed comprise village and trunk sewerage system, which includes sewage pumping stations, gravity sewers and rising mains, conveying sewage to a new Sewage Treatment Works at Pui O San Shek Wan in South Lantau (located outside the Area). If any development or redevelopment within the Area would connect to the future public sewerage system, detailed sewerage impact assessment would be required and suitable mitigation measures should be provided, if necessary, as part of the development or redevelopment.

11.3 Water Supply

Raw water for the Area is collected at Shek Pik Reservoir. It is then delivered to and treated at Cheung Sha Water Treatment Works (located outside the Area) for supply to the Area. The existing water supply system in South Lantau is small with limited capacity which may not be able to accommodate any additional water demand. As there is no salt water supply to the Area, temporarily mains water is used for flushing purpose.

11.4 Others

Telephone network and electricity supply are available in the Area. Pui O substation is located in the Area. There is no gas supply to the Area.

12 IMPLEMENTATION

- 12.1 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 planning and private developments.
- 12.2 At present, there is no overall programme for the improvement or 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.
- 12.3 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 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 Plan, provided that their proposals meet Government requirements.

13 PLANNING CONTROL

- 13.1 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.
- 13.2 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.
- 13.3 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 guidelines published by the Board. Guidelines published by the Board are available from the Board's website, the Secretariat of the Board and the Technical Services Division of the Planning Department. 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 Planning Department. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.
- 13.4 Any development, other than those referred to in paragraph 13.1 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 Pui O Au DPA Plan may be subject to enforcement proceedings under the Ordinance. Any diversion of stream, 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 PUI O AU

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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 Pui O Au area (the Area). It also aims at providing a basis for the preparation of the Pui O Au Outline Zoning Plan (OZP) to replace the draft Pui O Au 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 and 1b**), covering about 8.89 ha, is located on the southern part of Lantau Island and sandwiched between Lantau South Country Park and South Lantau Road. The Area is characterised by a rural and countryside ambience, consists of natural landscape in the central part with village settlements mainly in the south-western part. The natural landscape of the Area mainly consists of woodlands, shrublands, grasslands and streams (including the natural upstream section of Pui O

Ecologically Important Stream (EIS) to the south outside the Area). Any uncontrolled development may affect the natural landscape and environment of the Area.

1.2.2 The Area forms an integral part of the natural woodlands in the adjoining Lantau South Country Park. The Pui O Stream flows through the Area with the lower course designated as the EIS. There is a need to better protect the natural and landscape character of the Area to avoid disturbance to the natural environment.

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, and 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 Pui O Au DPA Plan No. DPA/I-POA/1 was exhibited for public inspection on 8.1.2021

(Figure 2).

1.2.5 Pursuant to section 20(5) of the Town Planning Ordinance (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 Board to prepare an OZP for the Area.

2 THE STUDY AREA

2.1 Location (Figures 1a and 1b)

2.1.1 The Area is located on the southern part of Lantau Island and sandwiched between Lantau South Country Park and South Lantau Road. The Area is in close proximity to rural village clusters in Pui O to its southwest and Ham Tin to its further south across South Lantau Road. It is accessible by South Lantau Road and is well connected to Mui Wo, Tung Chung via Tung Chung Road, and Tai O via Keung Shan Road and Tai O Road.

2.2 Physical Setting and Topography (Figures 3 and 4)

2.2.1 The natural landscape of the Area mainly consists of woodlands, shrublands, grasslands and streams. A natural stream that flows from the uphill area within the Lantau South Country Park, across the central part of the Area, to its lower course outside the Area which is the Pui O EIS discharging to Pui O Wan. The Area is characterised by a rural and countryside ambience, and consists of natural landscape in the central part with village settlements mainly in its south-western part. There is no active agricultural

land within the Area.

2.3 Natural Habitats (Figures 4 and 5)

2.3.1 The myriad of natural habitats offer desirable homes for animals of different kinds, including species of conservation interest such as Predaceous Chub (*Parazacco spilurus* 異鱗). Details of the natural habitats are listed below:

(a) Woodlands

Continuous stretches of secondary woodlands are found throughout the Area, in particular in its central part. The woodlands are dominated by native tree species such as *Sterculia lanceolata* 假蘋婆, *Aporosa dioica* 銀柴, *Schefflera heptaphylla* 鴨腳木, *Celtis sinensis* 朴樹, *Alangium chinense* 八角楓 and *Cratoxylum cochinchinense* 黃牛木. Fruit trees like *Dimocarpus longan* 龍眼 are observed around village settlements. A mixture of exotic plantation tree species *Acacia confusa* 台灣相思 and common native species including *Microcos nervosa* 破布葉 and *Mallotus*

paniculatus 白楸 are found in the roadside wooded areas. *Aquilaria sinensis* 土沉香, a floral species of conservation importance, was recorded in the Area.

(b) Shrublands and grasslands

Patches of shrublands and grasslands are found scattered in between the woodland throughout the Area.

(c) Streams

Natural streams could be found within the Area.

A major natural stream flows from the uphill area within the Lantau South Country Park, across the central part of the Area, to its lower course outside the Area which is the Pui O EIS discharging to Pui O Wan, with records of species of conservation interest such as *Parazacco spilurus* (Predaceous Chub, 異鱗) and *Zygonyx iris insignis* (Emerald Cascader, 彩虹蜻). Other species such as *Fejervarya limnocharis* (Paddy Frog, 澤蛙), *Euphaea decorata* (Black-banded Gossamerwing, 方帶

溪螳) could also be found within the Area.

2.4 Population and Employment

2.4.1 Based on the 2016 Population By-census, the population of the Area as estimated by the Planning Department is about 50 and most of them are living in the village houses. There are basically no significant economic activities in the Area. Major commercial activities include small scale workshops.

2.5 Existing Land Uses

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

Village Houses

2.5.1 There is no recognised village within the Area. The main cluster of village houses is in Pui O Lo Wai Tsuen (Pui O Au) in south-western part of the Area and a few village houses are located at the central and north-eastern parts of the Area. They are mainly two to three-storey in height. Most of them are

being used for habitation.

2.6 Transportation

GIC Facilities and Public Utility Installation

2.5.2 The Pui O Au Portal (waterworks facility of Water Supplies Department) is located at the north-eastern the Area.

2.5.3 An electricity substation and a refuse collection point (RCP) to the east of Pui O Lo Wai Tsuen (Pui O Au).

Other Uses

2.5.4 A private recreation centre with ancillary hostel development namely the Swire Leadership Centre is located at the north-eastern part of the Area. A public car park and a vacant land to its west for possible extension, vehicle repair workshop and storage under temporary structures and graves / burial ground (for villagers of Pui O Lo Wai) are located at the south-western part of the Area.

2.6.1 The Area is served by South Lantau Road, which extends from Mui Wo Ferry Pier to Shek Pik Reservoir. Residential developments are accessible by local tracks branching off from South Lantau Road. Most parts of the area are accessible by footpaths.

2.6.2 South Lantau Road is the main access road to the Area, which is closed to all motor vehicles, except those with Lantau Closed Road Permits.

2.6.3 The Area is served by franchised buses running along South Lantau Road, with various destinations in South Lantau (i.e. Mui Wo, Tong Fuk, Ngong Ping and Tai O) and Tung Chung (including the Hong Kong Port of the Hong Kong-Zhuhai-Macao Bridge). The Area is also accessible by Lantau taxis.

2.7 Land Ownership (Figure 7)

2.7.1 Land tenure within the Area comprises private land and government land, some covered by Government Land Licenses and other permits. Majority of the

Area is government land (about 71%) which comprises natural landscape including woodlands, shrublands, grasslands and streams, government uses and public utility installation. About 29% of the Area is privately owned which have been developed as village houses and private recreation centre with ancillary hostel development or is covered by vegetation.

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.

Sewerage and Sewage Treatment

2.8 Infrastructure and Utility Services

Drainage

2.8.1 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

2.8.2 There is no existing public sewer for the Area and at present, the Area is mainly served by 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 (EPD) for the protection of the water quality and the stream flowing through the Area.

2.8.3 The Government has planned to implement sewerage works covering the villages in South Lantau Coast Area and the Area. The works

proposed comprise village and trunk sewerage system, which include sewage pumping stations, gravity sewers and rising mains, conveying sewage to a new Sewage Treatment Works at Pui O San Shek Wan in South Lantau (located outside the Area). If any development or redevelopment within the Area would connect to the future public sewerage system, detailed sewerage impact assessment would be required and suitable mitigation measures should be provided, if necessary, as part of the development or redevelopment.

Water Supply

2.8.4 Raw water is collected at Shek Pik Reservoir. It is then delivered to and treated at Cheung Sha Water Treatment Works (located outside the Area) for supply to the Area. The existing water supply system in South Lantau is a small system with limited capacity which may not be able to accommodate any additional water demand. As there is no salt water supply to the Area, temporarily mains water is used for flushing purpose.

Telephone, Electricity and Gas

2.8.5 Telephone network and electricity supply are available in the Area. Pui O substation is located in 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, while 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, covering a total area of about 8.89 ha, is located on the southern part of Lantau Island and sandwiched between Lantau South Country Park and South Lantau Road. The Area is in close proximity to rural village clusters in Pui O to its southwest and Ham Tin to its further south across South Lantau Road. It is accessible by South Lantau Road and is well connected to Mui Wo, Tung Chung

via Tung Chung Road, and Tai O via Keung Shan Road and Tai O Road.

3.2.2 The Area is characterised by a rural and countryside ambience, and consists of natural landscape including woodlands, shrublands, grasslands and streams in the central part with village settlements mainly in its south-western part.

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.

3.3 Development Opportunities

Nature Conservation

3.3.1 The natural landscape of the Area mainly consists of woodlands, shrublands, grasslands and natural streams, which are connected with the habitats in Lantau South Country Park adjoining the Area to its north. Continuous stretches of secondary woodlands are found throughout the Area, in particular in its central part. The woodlands are dominated by native

tree species. The major natural stream flows from the uphill area within the Lantau South Country Park across the central part of the Area. The lower course of the stream is the Pui O EIS with records of species of conservation interest, which falls outside the Area and discharges to Pui O Wan. The natural landscape and environment is worth preservation.

Accessibility

3.3.2 The Area is served by South Lantau Road and connected to Mui Wo, Tung Chung via Tung Chung Road, and Tai O via Keung Shan Road and Tai O Road. Residential developments are accessible by local tracks branching off from South Lantau Road. Most parts of the area is accessible by footpaths.

3.4 Development Constraints (Figure 8)

Limited Infrastructure

3.4.1 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 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.

3.4.2 Currently, there are no sewage treatment facilities in the Area except soakaway pits and septic tanks for most of the village houses. The Government has planned to implement a sewerage work covering the villages in South Lantau Coast Area including the Area. The works proposed comprise village and

trunk sewerage system, which includes sewage pumping stations, gravity sewers and rising mains, conveying sewage to a new Sewage Treatment Works at Pui O San Shek Wan (located outside the Area). If any development or redevelopment within the Area would connect to the future public sewerage system, detailed sewerage impact assessment would be required and suitable mitigation measures should be provided, if necessary, as part of the development or redevelopment.

3.4.3 Raw water is collected at Shek Pik Reservoir. It is then delivered to and treated at Cheung Sha Water Treatment Works (located outside the Area) for supply to the Area. The existing water supply system in South Lantau is a small system with limited capacity which may not be able to accommodate any additional water demand. As there is no salt water supply to the Area, temporarily mains water is used for flushing purpose.

Geotechnical Constraints

3.4.4 The Area and its vicinity comprise hilly natural

terrain with past natural terrain landslide records. There are about 19 registered man-made slopes and retaining walls located 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 within these areas, a natural terrain hazard study (NTHS) would be required and suitable mitigation measures, if found necessary, should be provided as part of the development or redevelopment.

Airport Height Restrictions

3.4.5 The building height for the developments within the Area is subject to the gazetted Airport Height

Restriction Plan (AHRP) and any potential amendments to the gazetted AHRP related to the Expansion of the Hong Kong International Airport (HKIA) into a Three Runway System Project (3RS). No part of building(s) or other structure(s) or equipment erected or to be erected within the Area (or any addition or fitting to such building(s), structure(s) 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.

Aircraft Noise

3.4.6 Although the Area falls outside the coverage of Noise Exposure Forecast (NEF) 25 contour under the HKIA 3RS, the Area will be subject to potential helicopter noise impacts as it is located in close proximity to the helicopter entry exit routes of 'Silvermine' and 'Tung Chung Pass'. Any project proponent(s) / developer(s) of infrastructures or facilities within the Area should review the building design features and consider the use of acoustic

insulation to enhance the indoor noise environment.

Urban Design

3.4.7 The Area is characterised 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

3.4.8 There is a permitted burial ground in the Area for qualified villagers in Pui O Lo Wai Tsuen. It is located to the northeast of the Pui O Substation.

3.5 Development Pressure

3.5.1 The replacement OZP will reflect, amongst others, the existing village cluster and surrounding area considered suitable for house development. There is no recognised village in the Area. The main cluster of village houses is in Pui O Lo Wai Tsuen (Pui O Au) in the south-western part of the Area and there are also a few village houses located at the central and north-eastern parts of the Area.

3.5.2 District Lands Officer/Islands of Lands Department (DLO/Is, LandsD) advises that there is no outstanding and approved rebuilding application in the past two years.

3.5.3 There are no farming activity, tree felling, massive clearance of vegetation and excavation and filling of land detected within the Area. However, it should be noted that public complaints and reports regarding filling and/or excavation of land and storage of construction waste/materials along South Lantau Road and areas with high ecological values within the boundary of the South Lantau Coast OZP (adjacent to the Area) have been received in recent years. Besides, some temporary workshop and storage could be found at the south-western of the Area. Statutory planning control is required to prohibit environmental vandalism over-spilling to the Area.

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 Pui O Au 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 Pui O Au DPA Plan No. DPA/I-POA/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 habitat;

- to maintain the unique natural and rural character of the Area; and
- land is also designated for village development.

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 forms an integral part of the natural woodlands in the adjoining Lantau South Country Park. A major natural stream flows through the Area with the lower course which is the EIS outside the Area. There is a need to better protect the natural and landscape character of the Area to avoid disturbance to the natural environment; and
- (b) built pattern and height profile of not more than 3 storeys of the existing village houses should be kept to preserve the rural character.

4.4 Land Use Proposals (Figure 9)

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 and availability of infrastructure. It also takes into account the relevant recommendations of the Sustainable Lantau Blueprint 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 primarily for the provision of land for the retention of existing village. 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.

(b) There is no recognised village within the Area. The “V” zone reflects the existing village cluster in Pui O Lo Wai Tsuen (Pui O Au) at the south-western part of the Area. Demarcation of the “V” zone has taken into account the building entitlement, local topography and the existing settlement. Areas with steep terrain, potential natural terrain hazards, dense vegetation, conservation and ecological value are excluded.

(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.

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 “G/IC” zones mainly cover the electricity substation, the public vehicle park and a vacant land to its west for possible extension, and the RCP to the east of Pui O Lo Wai Tsuen (Pui O Au).

(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.

(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.

4.4.4 “Other Specified Use” annotated ‘Recreation Centre and Hostel’ (“OU(RCH)”)

(a) This zone is intended to designate land for recreation centre with ancillary hostel development.

(b) It covers the existing recreation centre with ancillary hostel development namely the Swire Leadership Centre at the north-eastern part of the Area.

- (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 gross floor area (GFA) of 879m² and a maximum building height of 2 storeys (7.62m) or the GFA and 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 GFA and building height restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

4.4.5 “Other Specified Use” annotated ‘Waterworks Portal’ (“OU (Waterworks Portal)”)

- (a) This zone is intended to designate land for waterworks portal by the Water Supplies Department.

- (b) It covers the existing Pui O Au Portal sited along South Lantau Road.

4.4.6 “Green Belt” (“GB”)

- (a) The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.
- (b) The “GB” zone mainly covers the woodlands, shrublands, grasslands, streams, some existing houses, graves and temporary structures in the Area.
- (c) There is a permitted burial ground, which is intended for burial places of deceased villagers of Pui O Lo Wai in the Area. To respect the local ritual and tradition, burial activities in the permitted burial ground 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 ground. Burial activities within permitted burial ground 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.

co-ordinated or implemented by the Government, and maintenance, repair or rebuilding works.

- (d) There is a general presumption against development within this zone. Development within 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

5 IMPLEMENTATION

5.1 Infrastructural Provisions

5.1.1 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 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.

5.1.2 There is no existing 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 the ProPECC PN

5/93 issued by EPD for the protection of the water quality and the stream flowing through the Area. The Government has planned to implement a sewerage work covering the villages in South Lantau Coast Area including the Area. The works proposed comprise village and trunk sewerage system, which includes sewage pumping stations, gravity sewers and rising mains, conveying sewage to a new Sewage Treatment Works at Pui O San Shek Wan (located outside the Area). If any development or redevelopment within the Area would connect to the future public sewerage system, detailed sewerage impact assessment would be required and suitable mitigation measures should be provided, if necessary, as part of the development or redevelopment.

5.1.3 Raw water is collected at Shek Pik Reservoir. It is then delivered to and treated at Cheung Sha Water Treatment Works (located outside the Area) for supply to the Area. The existing water supply system in South Lantau is a small system with limited capacity which may not be able to accommodate any additional water demand. As there is no salt water supply to the Area, temporarily

mains water is used for flushing purpose.

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 types of permitted developments and uses on land within the Area are listed in the Notes of the Plan. Unless otherwise specified, all uses directly related and ancillary to the permitted developments and uses are also permitted.

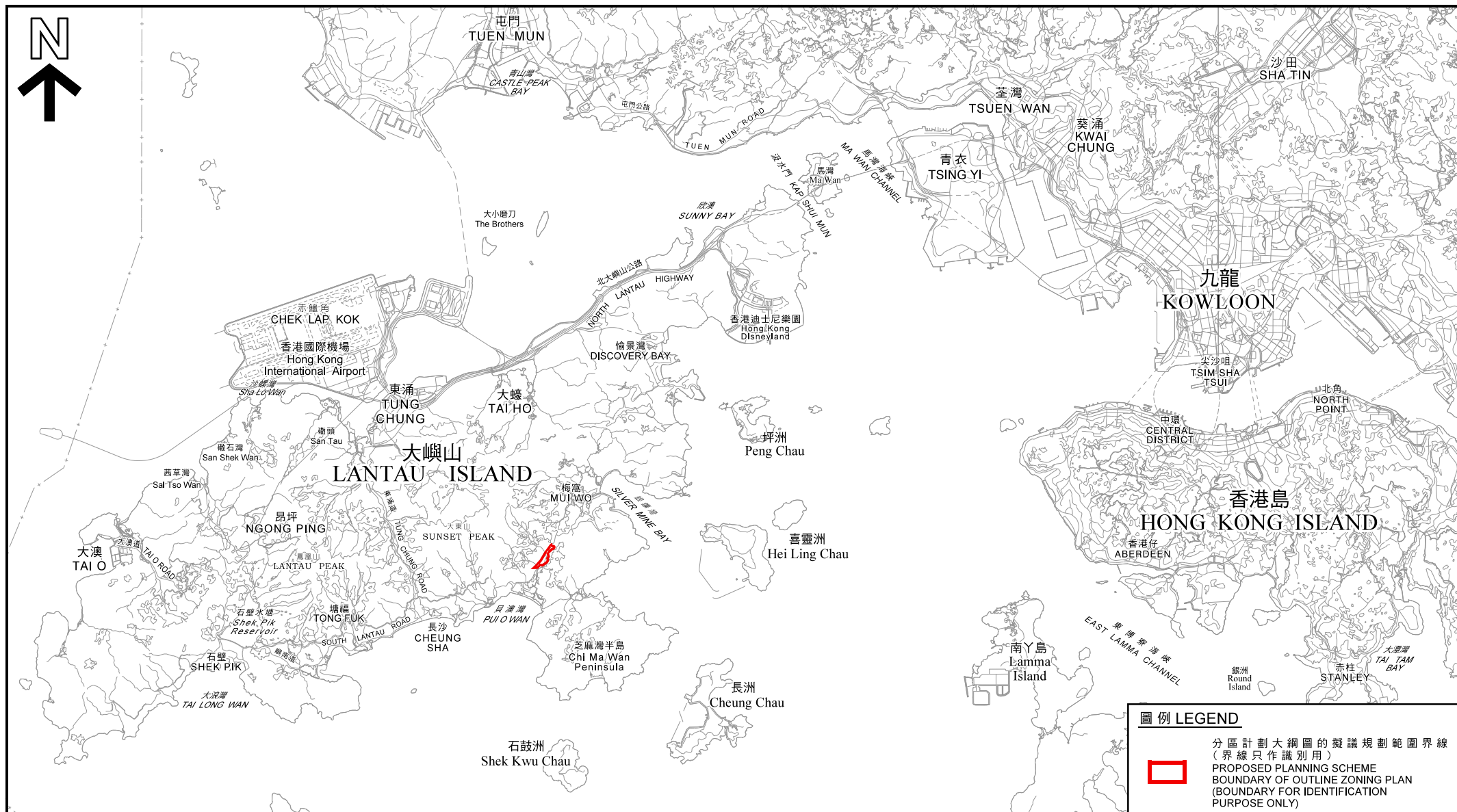
5.2.2 At present, there is no overall programme for the provision of infrastructure within the Area. The implementation process will be gradual and may stretch over a long period of time depending on the availability of resources. It will be undertaken through the participation of both public and private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

5.2.3 Access improvements, utility service installation and public works projects will be implemented


through the Public Works Programme and 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 permission of the Board, undertaken or continued on or after 8.1.2021 on land included in a plan of the draft Pui O Au 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

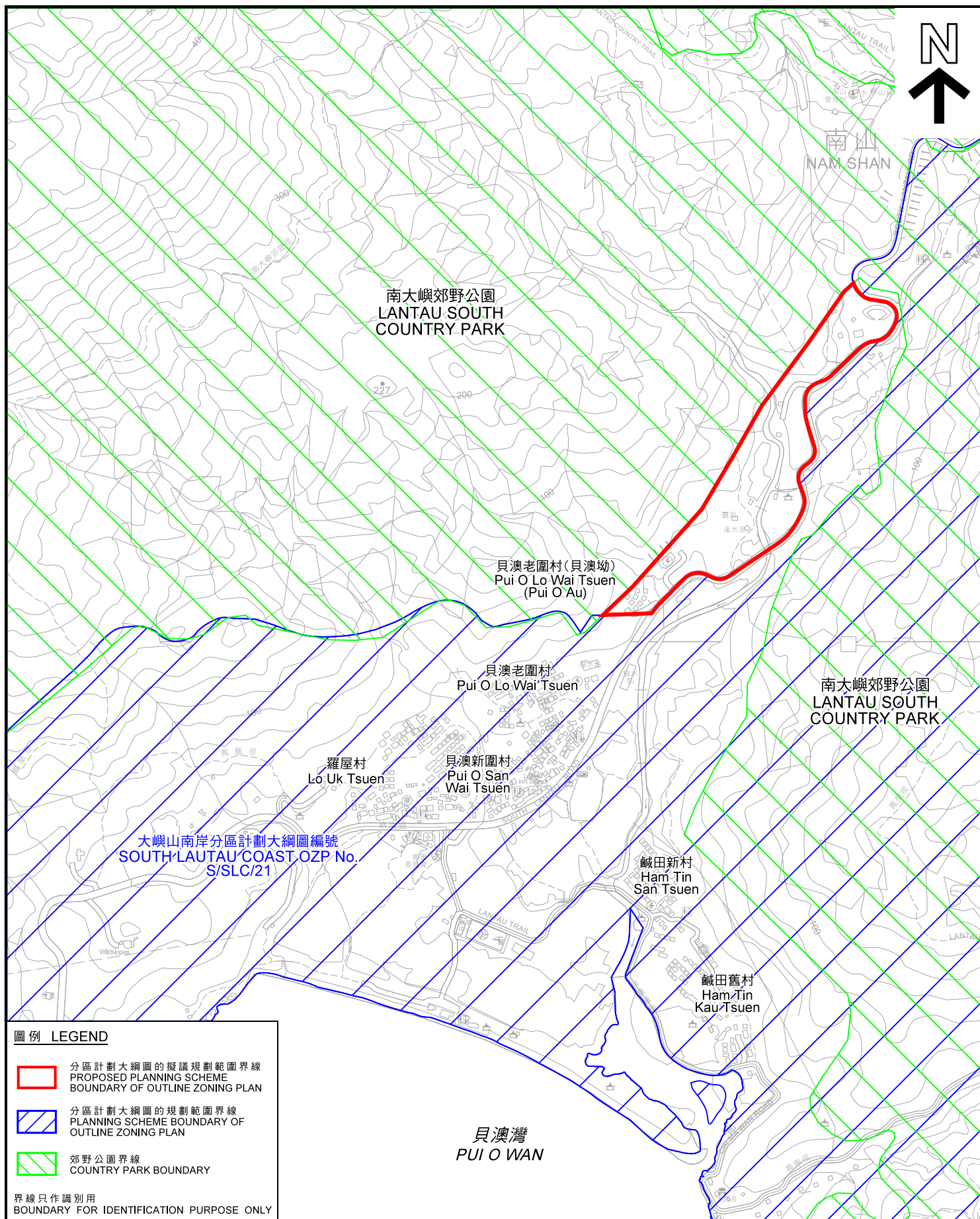
貝澳坳分區計劃大綱圖
PUI O AU OUTLINE ZONING PLAN

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/20/138	圖 FIGURE 1a
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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
- 分區計劃大綱圖的規劃範圍界線
PLANNING SCHEME BOUNDARY OF
OUTLINE ZONING 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11月26日擬備，
所根據的資料為iB10000數碼地形圖

EXTRACT PLAN PREPARED ON 26.11.2020
BASED ON iB10000 DIGITAL
TOPOGRAPHICAL MAP

位置圖 LOCATION PLAN

貝澳坳分區計劃大綱圖
PUI O AU OUTLINE ZONING PLAN

SCALE 1: 10 000 比例尺
米 100 0 100 200 300 400 500 米
METRES

規劃署
PLANNING
DEPARTMENT

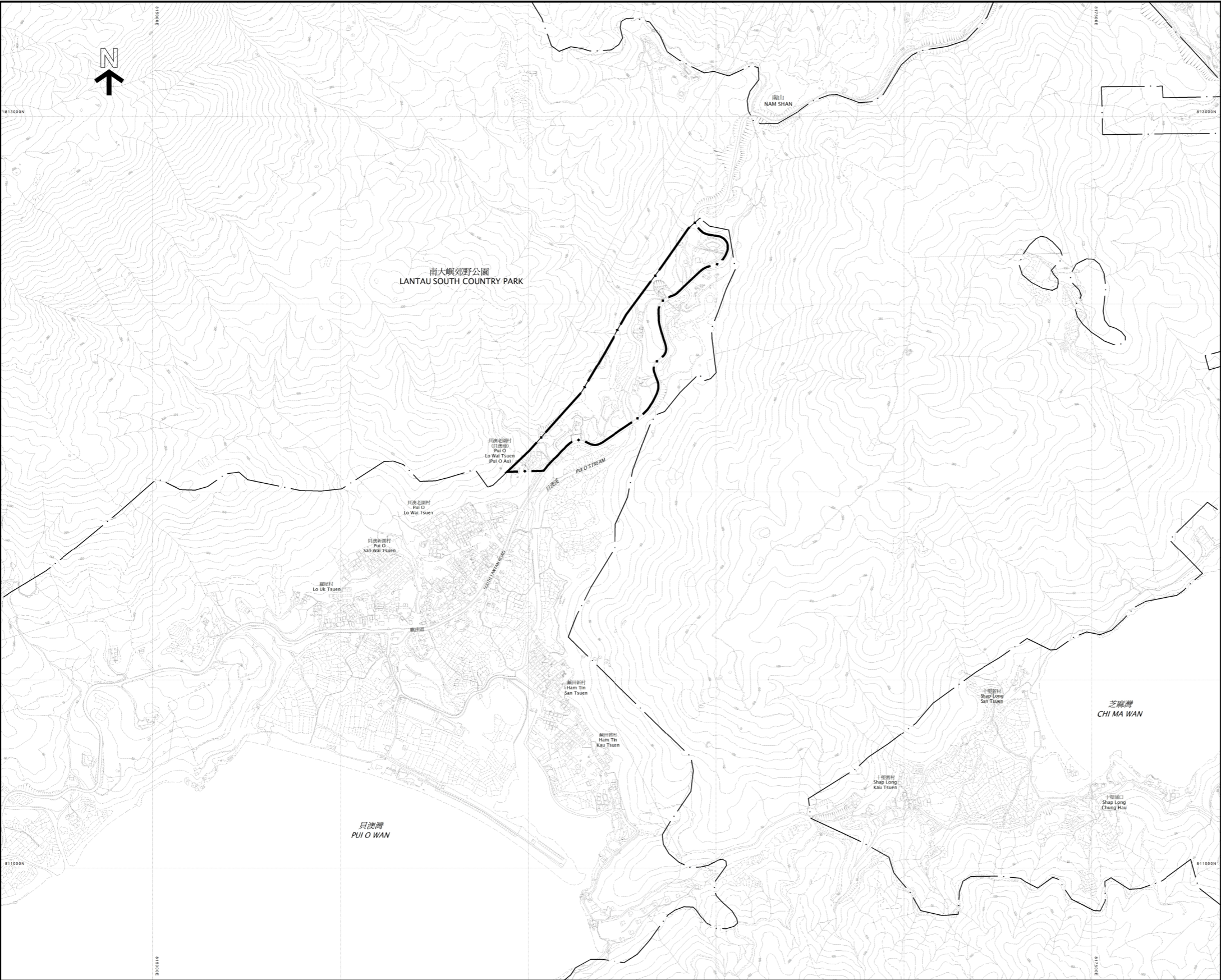


參考編號
REFERENCE No.

M/LI/20/138

圖 FIGURE

1b



圖例
NOTATION

MISCELLANEOUS

BOUNDARY OF DEVELOPMENT
PERMISSION AREA
BOUNDARY OF COUNTRY PARK



其他

發展審批地區界線
郊野公園界線

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分率 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分率	
UNSPECIFIED USE	8.89	100.00	非指定用途
TOTAL AREA OF DEVELOPMENT PERMISSION AREA	8.89	100.00	發展審批地區總面積

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

2021年1月8日 按照城市規劃條例第5條展示的
發展審批地區草圖
DRAFT DEVELOPMENT PERMISSION AREA PLAN EXHIBITED
UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON
8 JANUARY 2021

Signed Fiona LUNG 龍小玉 簽署
SECRETARY 城市規劃委員會秘書
TOWN PLANNING BOARD

貝澳坳發展審批地區圖
PUI O AU DEVELOPMENT PERMISSION AREA PLAN

SCALE 1:5,000 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. DPA/I-POA/1

參考編號
REFERENCE No.
M/LI/20/138

圖 FIGURE
2



南大嶼郊野公園
LANTAU SOUTH
COUNTRY PARK

貝澳老圍村(貝澳坳)
Pui O Lo Wai Tsuen
(Pui O Au)

貝澳老圍村
Pui O Lo Wai Tsuen

南大嶼郊野公園
LANTAU SOUTH
COUNTRY PARK

羅屋村
Lo Uk Tsuen

貝澳新圍村
Pui O San
Wai Tsuen

鹹田新村
Ham Tin
San Tsuen

鹹田舊村
Ham Tin
Kau Tsuen

貝澳灣
PUI O WAN

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



郊野公園界線
COUNTRY PARK BOUNDARY

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

航攝照片 AERIAL PHOTO

貝澳坳分區計劃大綱圖
PUI O AU OUTLINE ZONING PLAN

規劃署
PLANNING
DEPARTMENT



本摘要圖於2020年11月26日擬備，
所根據的資料為正射影像圖
DOP5000(2019年)

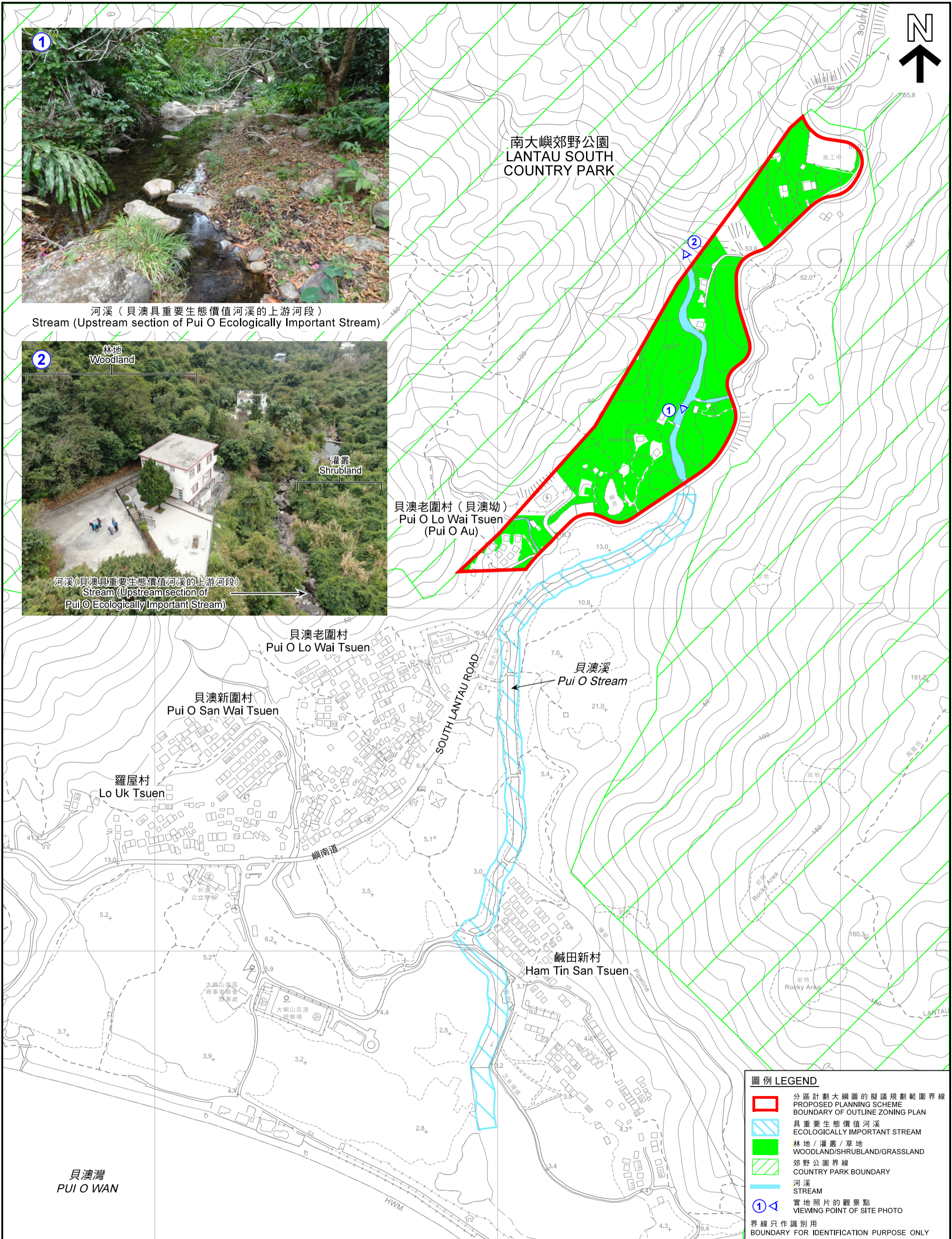
EXTRACT PLAN PREPARED ON 26.11.2020
BASED ON ORTHOPHOTO
DOP5000 (YEAR 2019)

參考編號
REFERENCE No.

M/LI/20/138

圖 FIGURE

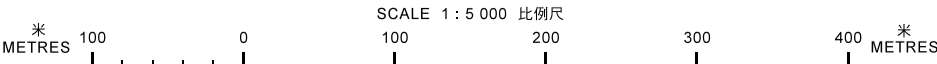
3



現時景觀特徵 EXISTING LANDSCAPE FEATURES

貝澳坳分區計劃大綱圖
PUI O AU OUTLINE ZONING PLAN

本摘要圖於2020年12月23日擬備，
所根據的資料為攝於2020年1月的實地照片
EXTRACT PLAN PREPARED ON 23.12.2020
BASED ON SITE PHOTOS TAKEN IN JAN 2020



規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/LI/20/138

圖 FIGURE
4



澤蛙
Fejervarya limnocharis
(Paddy Frog)



方帶溪蟳
Euphaea decorata
(Black-banded Gossamerwing)



彩虹蜻
Zygonyx iris insignis
(Emerald Cascader)



異鱗
Parazacco spilurus
(Predaceous Chub)

本圖於2020年11月26日擬備
資料來源：漁農自然護理署
PLAN PREPARED ON 26.11.2020
SOURCE : AGRICULTURE, FISHERIES AND
CONSERVATION DEPARTMENT

動物的照片
PHOTOS OF FAUNA SPECIES

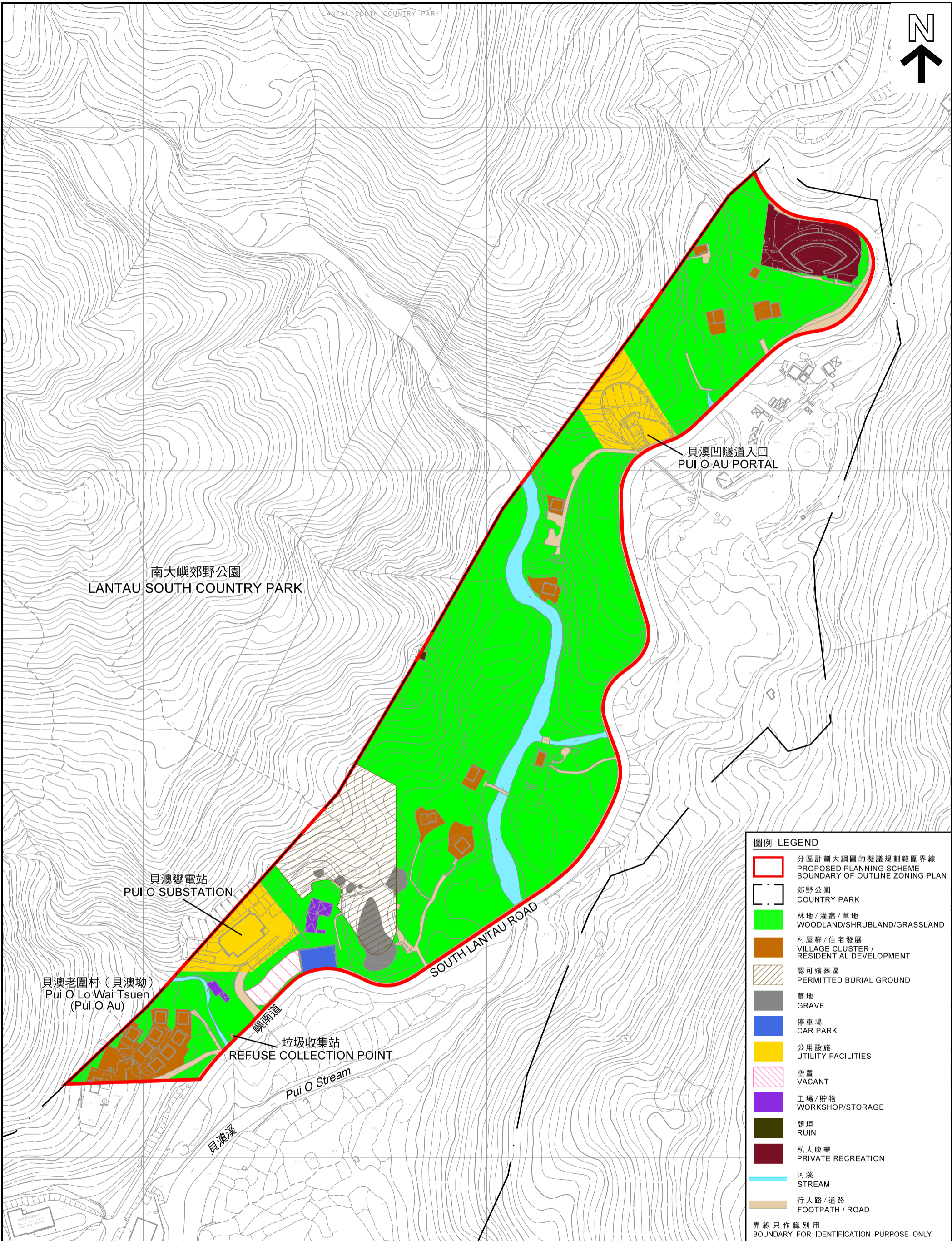
貝澳坳分區計劃大綱圖
PUI O AU OUTLINE ZONING PLAN

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/LI/20/138

圖 FIGURE
5



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

林地 / 灌叢 / 草地

WOODLAND / SHRUBLAND / GRASSLAND

村屋群 / 住宅發展

VILLAGE CLUSTER / RESIDENTIAL DEVELOPMENT

認可殯葬區

PERMITTED BURIAL GROUND

墓地

GRAVE

停車場

CAR PARK

公用設施

UTILITY FACILITIES

空置

VACANT

工場 / 貯物

WORKSHOP / STORAGE

頽垣

RUIN

私人康樂

PRIVATE RECREATION

河溪

STREAM

行人路 / 道路

FOOTPATH / ROAD

界線只作識別用

BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2020年12月21日擬備，
所根據的資料為測量圖編號
10-SW-21B, 21D, 22A, 22C,
14-NW-1B及2A
EXTRACT PLAN PREPARED ON 21.12.2020
BASED ON SURVEY SHEET No.
10-SW-21B, 21D, 22A, 22C,
14-NW-1B AND 2A

現時土地用途

EXISTING LAND USES

貝澳坳分區計劃大綱圖

PUI O AU OUTLINE ZONING PLAN

SCALE 1 : 2 500 比例尺

米 50 0 50 100 150 200 米

METRES

規劃署

PLANNING

DEPARTMENT

參考編號

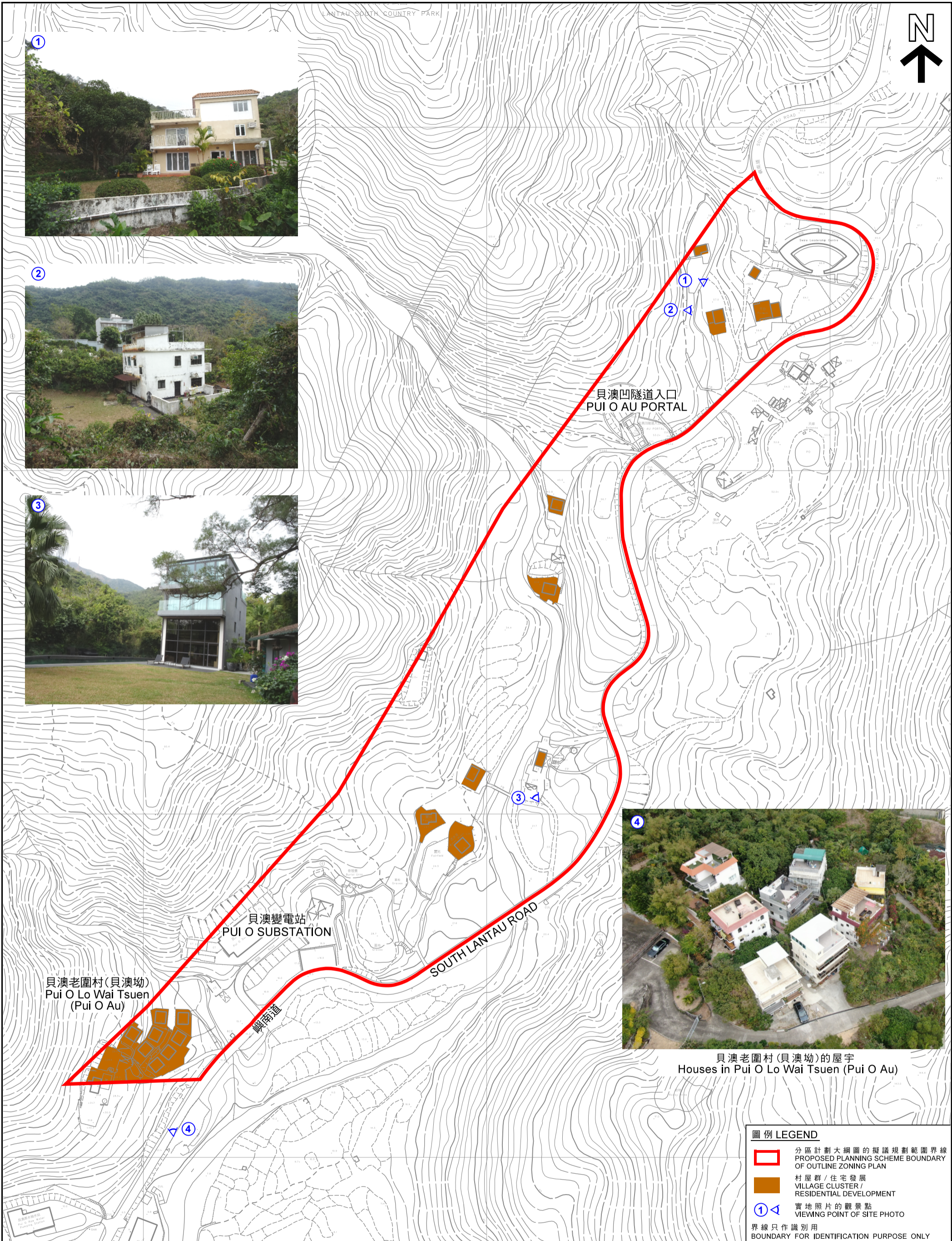
REFERENCE No.

M/LI/20/138

圖

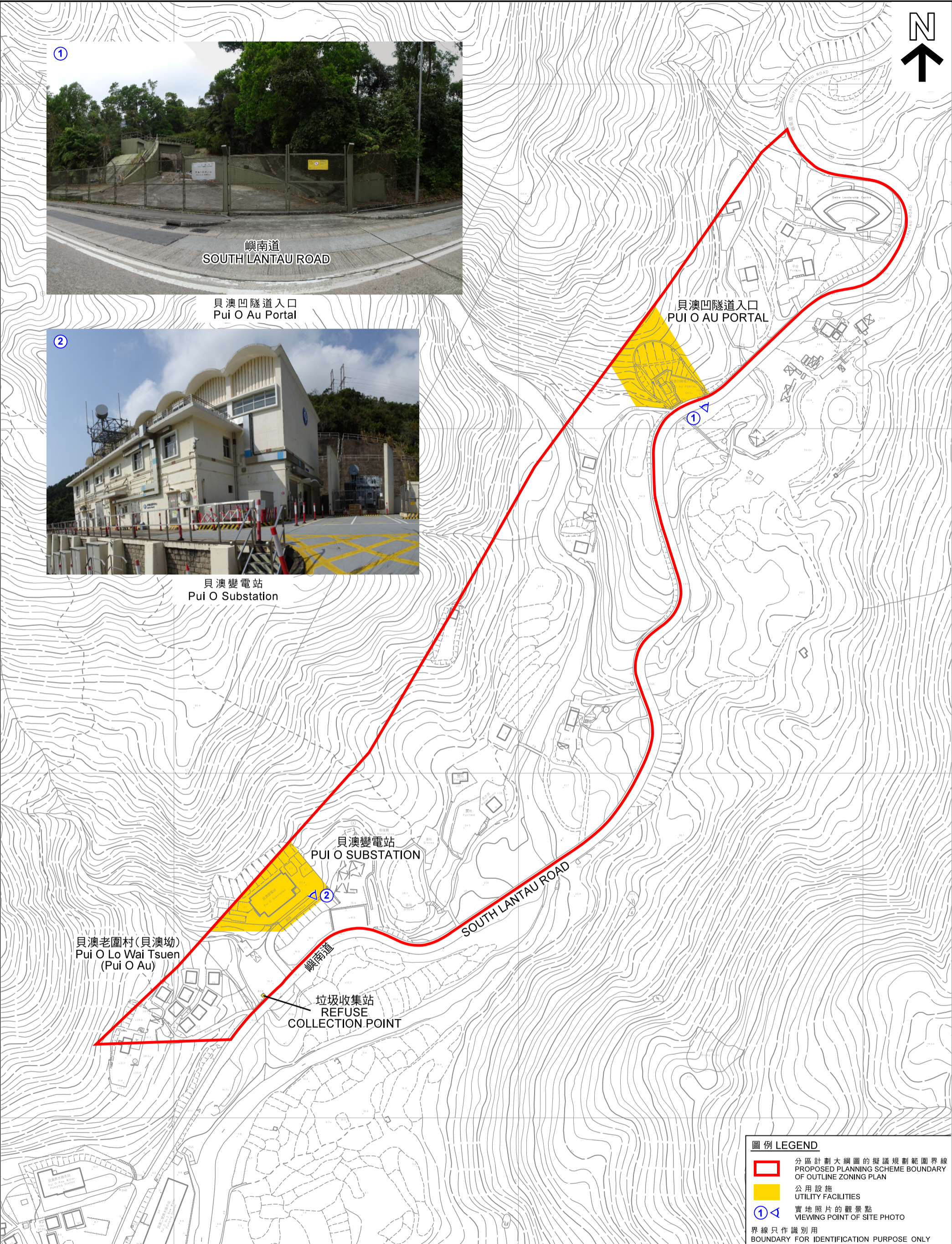
FIGURE

6



貝澳老圍村(貝澳坳)的屋宇
Houses in Pui O Lo Wai Tsuen (Pui O Au)

本摘要圖於2020年12月22日擬備，
所根據的資料為攝於2020年1月的實地照片
EXTRACT PLAN PREPARED ON 22.12.2020
BASED ON SITE PHOTOS TAKEN IN JAN 2020



本摘要圖於2020年12月22日擬備，
所根據的資料為攝於2020年1月的實地照片
EXTRACT PLAN PREPARED ON 22.12.2020
BASED ON SITE PHOTOS TAKEN IN JAN 2020

實地照片 - 政府用途及公用事業設施裝置
SITE PHOTOS - GOVERNMENT USE AND PUBLIC UTILITY INSTALLATION

貝澳坳分區計劃大綱圖
PUI O AU OUTLINE ZONING PLAN

SCALE 1 : 2 500 比例尺

米
METRES

50 0 50 100 150 200

米
METRES

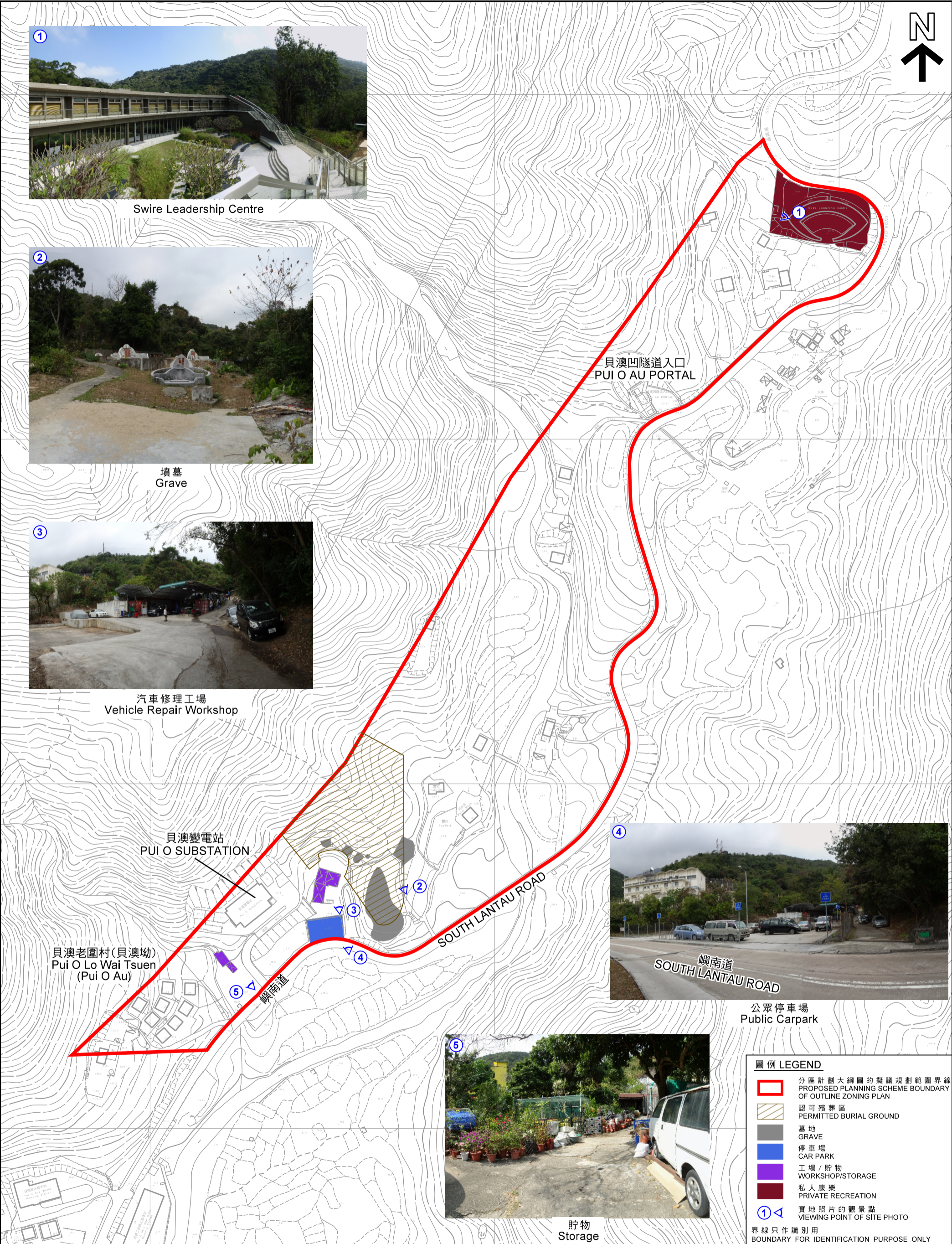
規劃署
PLANNING
DEPARTMENT

參考編號
REFERENCE No.

M/LI/20/138

圖 FIGURE

6b



實地照片 - 其他用途 SITE PHOTOS - OTHER USES

本摘要圖於2021年1月5日擬備，
所根據的資料為攝於2020年1月的實地照片
EXTRACT PLAN PREPARED ON 5.1.2021
BASED ON SITE PHOTOS TAKEN IN JAN 2020

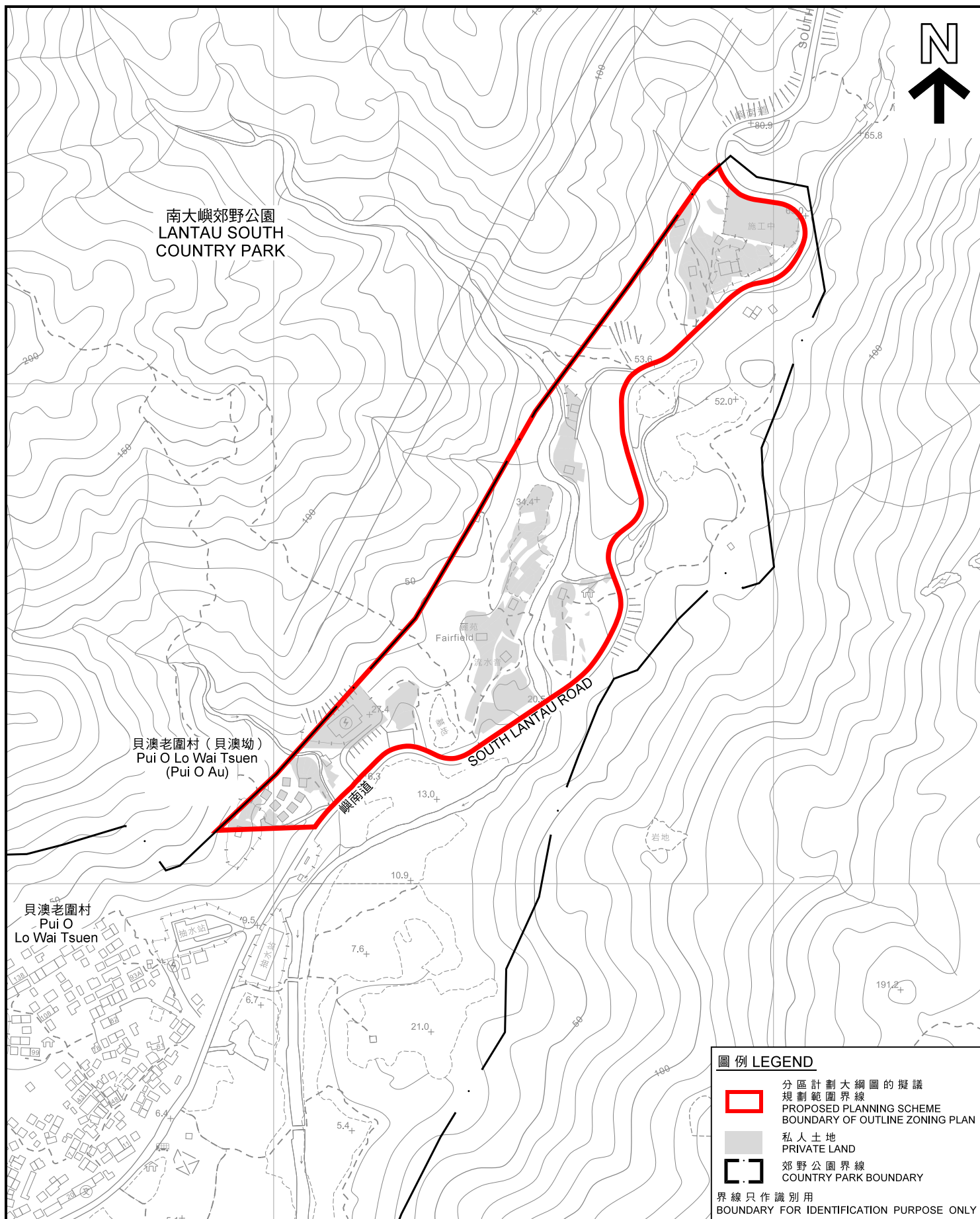
貝澳坳分區計劃大綱圖
PUI O AU OUTLINE ZONING PLAN

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/LI/20/138

圖 FIGURE
6c



圖例 LEGEND

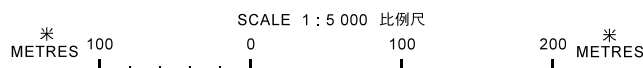
- 分區計劃大綱圖的擬議
規劃範圍界線
PROPOSED PLANNING SCHEME
BOUNDARY OF OUTLINE ZONING PLAN
- 私人土地
PRIVATE LAND
- 郊野公園界線
COUNTRY PARK BOUNDARY

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

土地業權 LAND OWNERSHIPS

貝澳坳分區計劃大綱圖
PUI O AU OUTLINE ZONING PLAN

本摘要圖於2020年12月22日擬備，
所根據的資料為iB5000數碼地形圖
EXTRACT PLAN PREPARED ON 22.12.2020
BASED ON iB5000 DIGITAL
TOPOGRAPHICAL MAP

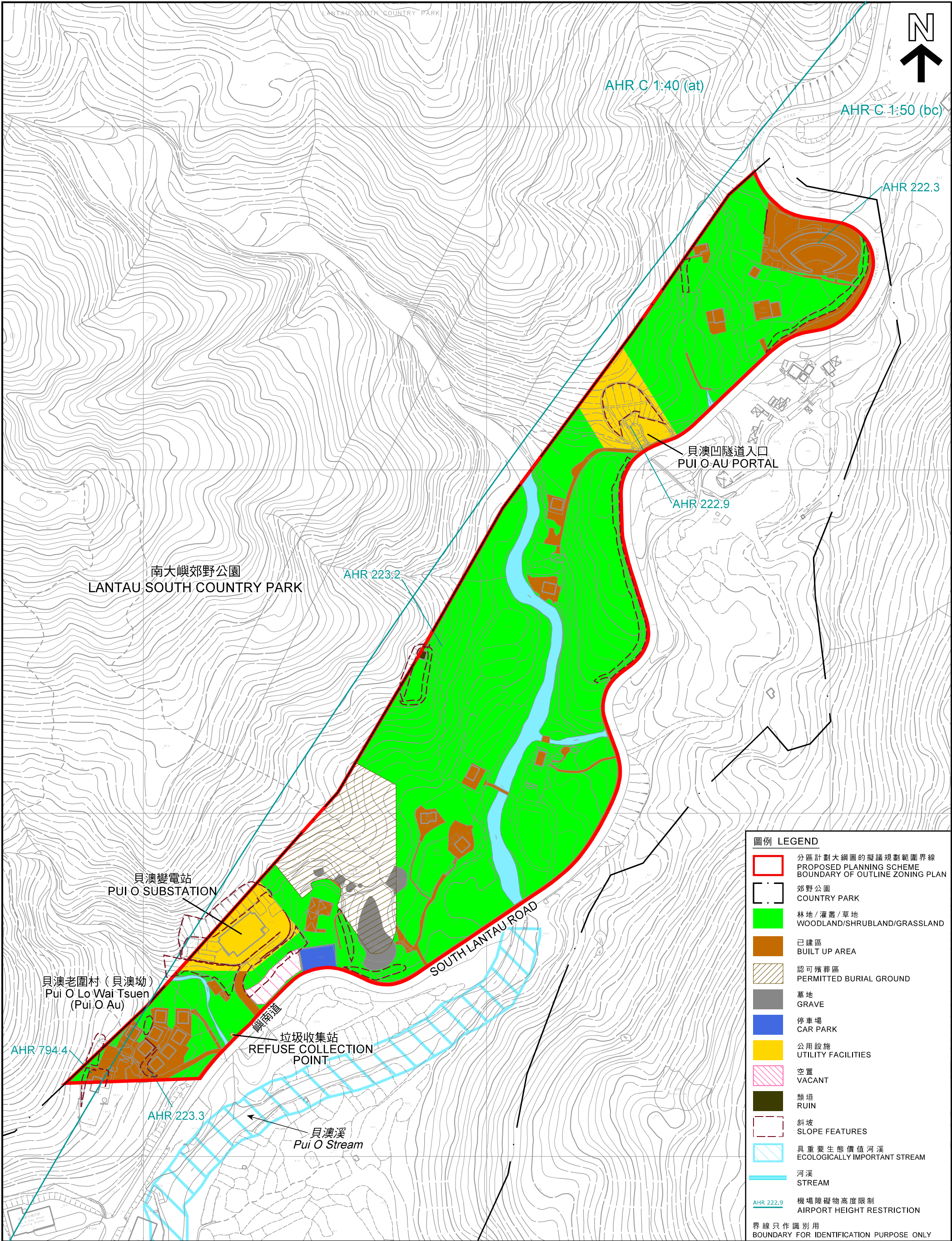


規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/LI/20/138

圖 FIGURE
7



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

林地 / 灌叢 / 草地

WOODLAND / SHRUBLAND / GRASSLAND

已建區

BUILT UP AREA

認可殯葬區

PERMITTED BURIAL GROUND

墓地

GRAVE

停車場

CAR PARK

公用設施

UTILITY FACILITIES

空置

VACANT

廢垣

RUIN

斜坡

SLOPE FEATURES

具重要生態價值河溪

ECOLOGICALLY IMPORTANT STREAM

河溪

STREAM

AHR 222.9

機場障礙物高度限制

AIRPORT HEIGHT RESTRICTION

界線只作識別用

BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2021年1月7日擬備，
所根據的資料為測量圖編號
10-SW-21B, 21D, 22A, 22C,
14-NW-1B及2A
EXTRACT PLAN PREPARED ON 7.1.2021
BASED ON SURVEY SHEET No.
10-SW-21B, 21D, 22A, 22C,
14-NW-1B AND 2A

發展限制

DEVELOPMENT CONSTRAINTS

貝澳坳分區計劃大綱圖

PUI O AU OUTLINE ZONING PLAN

SCALE 1 : 2 500 比例尺

METRES 50 0 50 100 150 200 METRES

規劃署

PLANNING

DEPARTMENT

參考編號

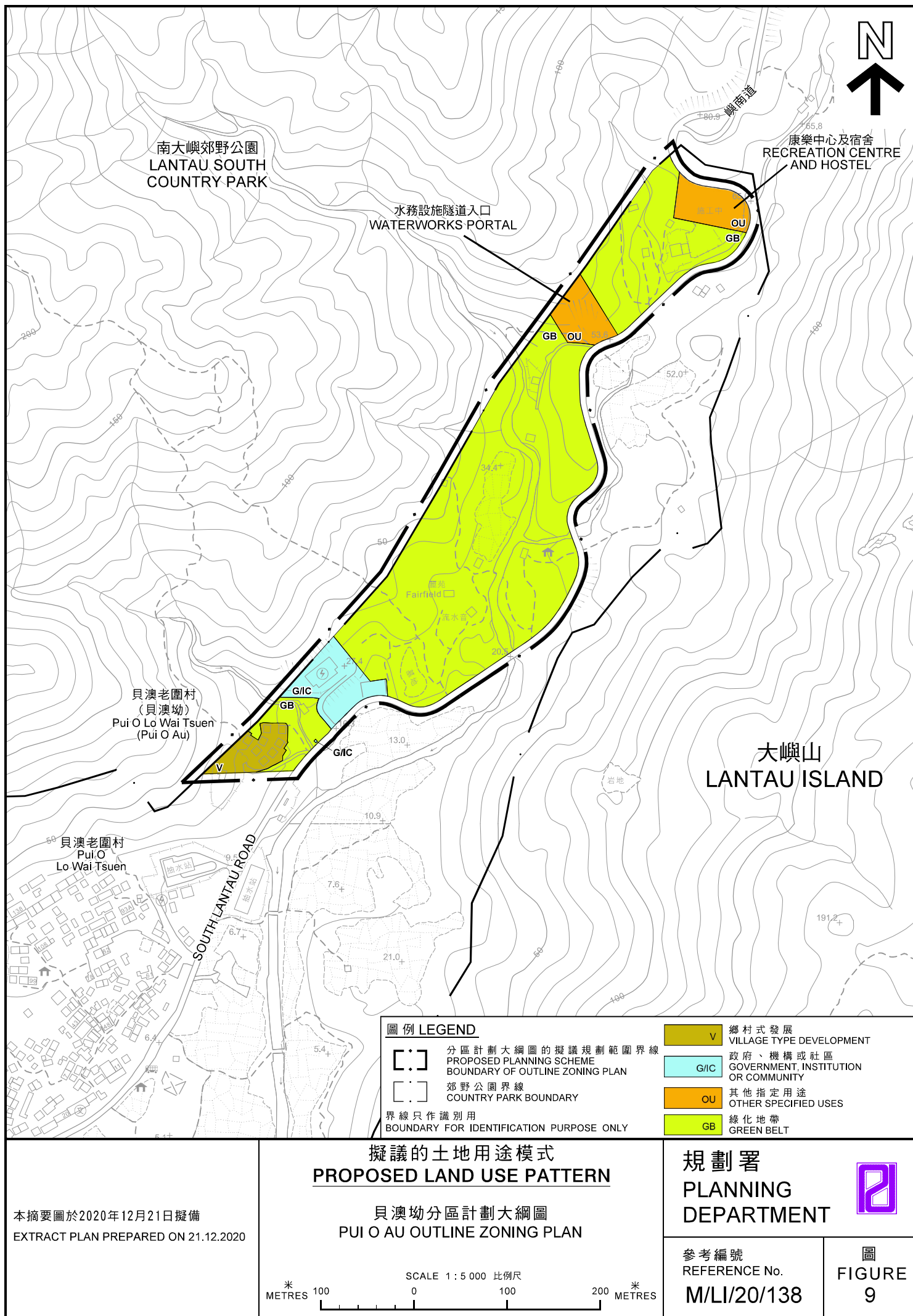
REFERENCE No.

M/LI/20/138

圖

FIGURE

8



Summary of Deviations from the Master Schedule of Notes (MSN)

Covering Notes:

Items	Remarks
<p>(11) <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></p> <p><i>road, toll plaza*, on-street vehicle park, railway station* and railway track*</i></p>	<p>Removed as there is no 'Road' area designated within the Area.</p>

User Schedule:

Zoning	Column 1 Use	Column 2 Use
Government, Institution or Community	-	Remove:- - Zoo