

**RURAL AND NEW TOWN PLANNING COMMITTEE
OF THE TOWN PLANNING BOARD**

RNTPC Paper No. 9/13

**for Consideration by
the Town Planning Board on 27.9.2013**

**PROPOSED AMENDMENTS TO
THE APPROVED MUI WO FRINGE
OUTLINE ZONING PLAN NO. S/I-MWF/8**

**PROPOSED AMENDMENTS TO THE
APPROVED MUI WO FRINGE OUTLINE ZONING PLAN No. S/I-MWF/8**

1. Introduction

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

- (a) the proposed amendments to the approved Mui Wo Fringe Outline Zoning Plan (OZP) No. S/I-MWF/8 (**Appendix II**) and its Notes (**Appendix III**) are suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) the revised Explanatory Statement (ES) of the OZP (**Appendix IV**) is an expression of the Town Planning Board (the Board)'s planning intentions and objectives for various land uses of the OZP.

2. Status of the current Approved Mui Wo Fringe Outline Zoning Plan No. S/I-MWF/8

- 2.1 The OZP was last approved by the Chief Executive in Council (CE in C) under section 9(1)(a) of the Ordinance on 17.10.2006 and exhibited for public inspection under section 9(5) of the Ordinance on 27.10.2006. A copy of the approved OZP is attached at **Appendix I** for Members' reference.
- 2.2 On 3.9.2013, the CE in C referred the approved Mui Wo Fringe OZP to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference of the OZP was notified in the Gazette on 13.9.2013.

3. Background

- 3.1 The Government is committed to expanding land resources for Hong Kong through a multi-pronged approach to build up land reserve with a view to meeting housing, social and economic development needs. The 2013 Policy Address has announced various measures to increase the housing land supply in the short, medium and long terms. One of the measures is to convert land, where the originally intended use is not required, for housing development or other uses that meet the more pressing needs in the community as soon as possible.

- 3.2 Against the above initiative, a site zoned “Government, Institution, or Community” (“G/IC”) to the northeast of Luk Tei Tong Village (about 2.44 ha) (the “G/IC” site) is identified for potential residential development (**Plan 1**). The site is originally reserved for a possible sports ground use. The Director of Leisure and Cultural Services (DLCS) has advised that there is no programme for the sports ground development and has no objection to releasing the “G/IC” site subject to the reservation of a suitable replacement site for a sports ground development in Tung Chung. It is noted that in the “Stage 2 Public Engagement Digest for Tung Chung New Town Extension Study” published on 21.5.2013, a site is reserved for the proposed sports ground use in Tung Chung East in both development themes, i.e. Livable Town and Economic Vibrancy. Concerned Government departments have also confirmed that no alternative GIC facilities are required for the site.
- 3.3 Housing Department (HD) has undertaken a preliminary assessment of the feasibility of housing development in the “G/IC” site and considered that the northern portion of the “G/IC” site (about 0.77ha), which is a piece of Government land readily available for development, could be developed for Home Ownership Scheme (HOS) while the long-term uses of the southern portion of the “G/IC” site (about 1.67ha) will be subject to further studies and resolution of infrastructure constraints. The Islands District Council (IsDC) was consulted on the proposed HOS development on 24.6.2013 (**Appendix V**). Members generally supported the proposed HOS development. Detailed characteristics of the “G/IC” site and its surroundings, the rezoning proposal and planning assessments are described in the following paragraphs.

4. **The site and its surrounding areas**

- 4.1 The “G/IC” site is situated on the flatland area to the south of the upper course of River Silver. The northern portion of the “G/IC” site proposed for HOS development is a piece of formed and vacant Government land while the southern portion comprises formed land and abandoned farmland/fishponds under private ownership (**Plans 2, 3 and 4a**). The entire “G/IC” site falls within the 1,000m Consultation Zone (CZ) of a Potentially Hazardous Installation (PHI), i.e. the Silver Mine Bay Water Treatment Works (**Plan 2**).
- 4.2 Existing developments in the vicinity of the “G/IC” site mainly comprise a public rental housing estate in Mui Wo, i.e. Ngan Wan Estate (with a maximum plot ratio (PR) of 2.2 and a maximum building height (BH) of 47.5mPD), and the Mui Wo Fire Station to the immediate east. There are fish ponds, active and fallow agricultural land in the “Recreation” (“REC”) zone to its immediate south, as well as Yuen’s Mansion East Watch Tower (Grade 2 historic building) in an “Open Space” (“O”) zone to its immediate west (**Plan 4b**). Temporary domestic structures in “Residential (Group D)” (“R(D)”) zone are found to the further west of the “G/IC” site (**Plan 1**).
- 4.3 To the further east of the “G/IC” site are low-rise residential developments with PR ranging from about 0.4 to 0.6 and BH ranging from 2 storeys/about 7m to 3

storeys/about 8m. A proposed commercial / residential development with PR of 2 and BH of 3 storeys/about 10m is located to the immediate east of Silver View Centre which is a village type development of 3-storey high. Several medium-rise buildings accommodating GIC facilities in Mui Wo are found in the surroundings, including Mui Wo Government Offices Building to the further east of the site and Mui Wo Municipal Services Building to the further north of the site across River Silver (**Plan 4b**).

5. **The Rezoning Proposal**

- 5.1 The northern portion of the “G/IC” site (the HOS site) is proposed to be rezoned to “Residential (Group A)” (“R(A)”) on the OZP (**Plan 1**) to facilitate the HOS development, while the southern portion of the “G/IC” site (the southern portion) is proposed to be rezoned to “Undetermined” (“U”). The proposed zonings and development restrictions have made reference to the following factors:

5.1.1 Rezoning of the northern portion from “G/IC” to “R(A)”

Planning Intention / Land Use Compatibility

- (a) The planning intention of the “R(A)” zone is primarily for medium-density residential developments. Commercial uses are always permitted on the ground floor of a building or in the purpose-designed non-residential portion of an existing building.
- (b) The HOS site is situated on the flatland area to the south of the upper course of River Silver, adjoining Ngan Wan Estate which is the only public rental housing in Mui Wo. To the immediate east of Ngan Wan Estate is another site being proposed for HOS development (**Plan 4b**). Residential use at the HOS site is considered compatible with the land use character of the surrounding area.

Proposed Development Parameters

- (c) A maximum PR of 3.6 is proposed for the HOS development at the site. Such development intensity is in line with that recommended for rural township (including Mui Wo) in the Hong Kong Planning Standards and Guidelines (HKPSG). A maximum PR restriction of 3.6 and a maximum BH restriction of 55mPD, which is generally compatible with that of Ngan Wan Estate (with maximum PR of about 2.2 and BH of 47.5mPD) to the immediate east of the “G/IC” site and that of another proposed HOS development to the east of Ngan Wan Estate (with maximum PR of 3.6 and BH of 49mPD), is proposed for the “R(A)” zone. The future development of the HOS site would be guided by a planning brief.

- (d) Based on the proposed development parameters, HD has prepared a notional development scheme for the HOS site. It is estimated that the proposed HOS development could provide about 500 flats with an estimated population of about 1,540. The development is scheduled for completion in 2017/18.

Visual and Air Ventilation Aspects

- (e) The HOS site is surrounded by low-rise developments with BH from about 16mPD to about 23mPD which can provide sufficient visual relief in the locality. The nearest medium-rise development is Ngan Wan Estate (with a maximum BH of 47.5mPD) to the immediate east of the site_(**Plan 4b**). The proposed BH of about 55mPD is similar to that of Ngan Wan Estate.
- (f) Photomontages have been prepared to illustrate the possible visual impact of the proposed HOS development on the surrounding areas. Two view points at River Silver Rest Garden and Mui Wo River Silver Garden are selected as they represent the public views, i.e. users of the public open space, in Mui Wo. A view point located at the Hong Kong Olympic Trail near Wo Tin, Mui Wo is also selected as it could represent the views of the public/hikers at this popular hiking trail (**Plan 3**). The photomontages shown in **Plans 4c to 4e** indicate that in broad terms, the future development at the HOS site would generally not be incompatible in scale with the existing development in the surrounding areas.
- (g) In general, the prevailing wind directions of the area are from south-southwest, north and east for summer, winter and annual respectively. Separation between building blocks is provided to maximise air ventilation through the proposed HOS development and into the surrounding areas. The proposed HOS development would also comply with the Sustainable Building Design guidelines as appropriate.
- (h) Besides, the proposed HOS development has incorporated several design features including set back from the riverfront area to help mitigate the visual bulk from the riverside, descending building height to create a more interesting skyline, as well as maximising the building separation for better air ventilation. Given the need to meet the pressing demand for housing, the design of the proposed medium-rise HOS development has taken into account the required development intensity and is considered not incompatible with the surrounding environment. The Chief Town Planner/Urban Design and Landscape (CTP/UD&L, PlanD) has no in-principle objection to the rezoning proposal and the development restrictions for the HOS site from urban design and visual impact perspectives.

Landscape Aspect

- (i) The HOS site is located in the rural fringe area at the upper course of River Silver. It is formed with limited vegetation along the southern boundary. There is no old and valuable tree at the site (**Plans 2, 3 and 4a**). Subject to detailed tree survey, all trees affected by the proposed HOS development will be transplanted or felled upon formal approval by relevant authorities. Existing trees removed will be adequately compensated. Tree preservation clause will also be stipulated in the land grant to HD. DLCS, Director of Agriculture, Fisheries and Conservation (DAFC) and CTP/UD&L have no objection to/no comment on the rezoning proposal.

Risk Hazard

- (j) The HOS site falls within the 1,000m CZ of a PHI, i.e. Silver Mine Bay Water Treatment Works (**Plan 2**). Any development that will result in an increase in the number of persons living or working in the CZ requires submission of a Quantitative Risk Assessment (QRA) to the Coordinating Committee on Land-use Planning and Control relating to Potentially Hazardous Installations (CCPHI) for consideration in accordance with the HKPSG. Director of Environmental Protection has confirmed that no insurmountable problem for the proposed HOS development from the risk perspective is anticipated. HD has also submitted a QRA report for the proposed HOS development at the HOS site to CCPHI for endorsement. A copy of the QRA Report is deposited at the meeting for Members' inspection and reference.

Environment and Infrastructure

- (k) The existing infrastructural capacities in Mui Wo are limited. HD has conducted preliminary broad technical assessments for the proposed HOS development on environmental (air and noise), sewerage, drainage and water supplies, etc. aspects. No insurmountable problems are anticipated as confirmed by Government departments concerned including Drainage Services Department, EPD and WSD, taking into consideration that the existing/planned sewage and water supply capacities by means of appropriate improvement works would be stretched to their maximum with the proposed HOS development.

GIC Facilities and Open Space Provision

- (l) The proposed rezoning would not have any adverse impact on the GIC facilities and open space provision in Mui Wo. As demonstrated in the table regarding the provision of major community facilities in Mui Wo (**Appendix VI**), the planned provision of GIC facilities and open space could generally meet the demand of the planned population of about

4,250 in Mui Wo Fringe (including the proposed HOS development). The shortfall of hospital beds (-23 beds) could be met by the provision of hospital beds in Hong Kong East Cluster within which Mui Wo is located and also by the North Lantau Hospital in Tung Chung. Although there is shortfall on the provision of secondary school classrooms (-6 classrooms), the Secretary for Education advises that the supply and demand of secondary school places are considered on a territory basis and there is no shortfall of secondary school places over the territory (including the Islands District) from now up to 2023/24. The shortfall of secondary school classrooms in Mui Wo could also be met by the provision of secondary school classrooms in the Islands District.

Traffic and Accessibility

- (m) The HOS site is currently accessible via Ngan Kwong Wan Road at the eastern boundary of the site. Currently, franchised bus services connecting Mui Wo with Tung Chung and other parts of Lantau and public ferry services providing external connection to urban area and other outlying islands are provided. Residents in Mui Wo can also travel to urban area by MTR at Tung Chung. Besides, cycling is a common means of transport for local residents travelling to Mui Wo Town Centre for shops and services. Though the proposed HOS development will increase the population in Mui Wo, Commissioner for Transport has confirmed that no insurmountable problem for the proposed HOS development on the traffic aspect is anticipated. Besides, Traffic Impact Assessment (TIA) is being conducted by HD to assess the traffic impact generated from the proposed HOS development on the existing traffic network, and to identify mitigating measures, if necessary.

Improvement to the Area

- (n) The rezoning proposal for the HOS site will better utilise the vacant land to meet the pressing housing need. It would also improve the local environment by converting vacant Government land to residential buildings with landscape provision and supporting facilities including recreational facilities, vehicle and cycle parking spaces.

5.1.2 Rezoning of the southern portion from “G/IC” to “U”

Development Potential, Risk Hazard and Infrastructure

- (a) The development potential of the southern portion of the “G/IC” site is constrained by the limited infrastructural capacities in Mui Wo, the potential risk hazard arising from the development that increases population in the area and the scattered land ownership of the site. HD has advised that if Government departments concerned could resolve the infrastructural constraints, carry out land resumption and minimise the

risk hazard, the southern portion could be considered for public housing development at a later stage. In view of the absence of supporting technical assessments at this stage, the site is proposed to be rezoned to “U”. Under the “U” zone, all uses or developments (except those permitted under the covering Notes of the OZP) require planning permission from the Board. Any filling of land/pond, including that to effect a change of use permitted under the OZP (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), also requires planning permission from the Board. Concerned Government departments have no objection to / no comment on the proposal to rezone the southern portion to “U”. Separately, a comprehensive land use review of the “U” zone and the adjoining “REC” and “O” zones will be conducted to establish the long-term uses of the wider area taking into account the infrastructure constraints.

Landscape, Environment and Ecological Aspects

- (b) The southern portion comprises formed land, abandoned farmland/fishponds which has similar landscape character with the large piece of grassland to the south of the “G/IC” site. DAFC advised that the farmland/fishponds are disturbed to certain extent by human activities (such as dumping). The ecological value of the site is generally not considered to be high. The Environmental Impact Assessment (EIA) study of the project “Drainage Improvement in Southern Lantau” in 2005 also considered that the fishponds are of low-moderate ecological value in view of their size, degree of disturbance by human activities and record of two ardeid species of conservation interest (the Chinese Pond Heron and Cattle Egret). DAFC has no objection to / no comment on the rezoning proposal.

6. Proposed Amendments to Matters shown on the OZP (Plan 1)

- 6.1 **Amendment Item A: Rezoning of the northern portion of a site at the western end of Ngan Kwong Wan Road from “Government, Institution or Community” (“G/IC”) to “Residential (Group A)” (“R(A)”) (About 0.77ha)**

The northern portion of the “G/IC” site, which is a vacant and formed Government land, is proposed to be rezoned from “G/IC” to “R(A)” with a maximum PR of 3.6 and BH of 55mPD.

- 6.2 **Amendment Item B: Rezoning of the southern portion of the site to the west of Ngan Wan Estate from “G/IC” to “Undetermined” (“U”) (Amendments associated with Amendment Items A) (About 1.67ha)**

The southern portion of the “G/IC” site comprising formed land, abandoned farmland/fishponds is proposed to be rezoned to “U” as there are no supporting technical

assessments at this stage to ascertain the feasibility of housing development in this portion. Under the “U” zone, all uses or developments (except those permitted under the covering Notes of the OZP) require planning permission from the Board. The long-term uses of the “U” zone will be subject to further studies and resolution of infrastructure constraints.

7. Proposed Amendments to the Notes of the OZP

- 7.1 In relation to the **Amendment Item A**, a schedule of uses for the “R(A)” zone with stipulation of a maximum plot ratio of 3.6 and a maximum building height of 55mPD in the Remarks for the “R(A)” zone to reflect the development parameters in paragraph 6.1 above. In preparing the user schedule for the “R(A)” zone, reference has been made to the Master Schedule with adjustments made on the planning intention and uses always permitted/may be permitted taken into account the general planning intention of Mui Wo Fringe area and the proposed notional scheme prepared by HD.
- 7.2 To accord with the **Amendment Item B**, a clause for “U” zone is incorporated in the covering Notes of the OZP.
- 7.3 The above proposed amendments have been incorporated in the draft Notes at **Appendix III** with addition in *bold and italic* and deletion in ~~double crossed out~~ for Members’ consideration.

8. Revision to the Explanatory Statement (ES) of the OZP

- 8.1 The ES of the Mui Wo Fringe OZP has been revised to reflect the above amendments and to update the general information of various land use zones where appropriate.
- 8.2 The updated ES (with additions in *bold and italics* and deletion in ~~double crossed out~~) is attached at **Appendix IV** for Members’ consideration.

9. Plan Number

- 9.1 Upon gazette, the OZP will be renumbered as S/I-MWF/9.

10. Consultation

- 10.1 The rezoning proposal has been circulated to the following Government departments and their comments (if any) have been incorporated into the proposed amendments to the OZP as appropriate:
 - (a) Secretary for Education;

- (b) Chief Architect/Central Management Division 2, Architectural Services Department;
- (c) Chief Building Surveyor/New Territories East 1 & Licence, Buildings Department;
- (d) Chief Engineer/Development(2), Water Supplies Department;
- (e) Chief Engineer/Consultant Management, Drainage Services Department;
- (f) Chief Engineer/Hong Kong Island & Islands, Drainage Services Department;
- (g) Chief Highway Engineer/New Territories East, Highways Department;
- (h) Chief Town Planner/Urban Design and Landscape, Planning Department
- (i) Commissioner for Transport;
- (j) Commissioner of Police;
- (k) Director of Agriculture, Fisheries and Conservation;
- (l) Director of Electrical and Mechanical Services;
- (m) Director of Environmental Protection;
- (n) Director of Food and Environmental Hygiene;
- (o) Director of Fire Services;
- (p) Director of Housing;
- (q) Director of Leisure and Cultural Services;
- (r) Director of Social Welfare;
- (s) District Lands Officer/Islands, Lands Department;
- (t) District Officer/Islands, Home Affairs Department;
- (u) Government Property Administrator;
- (v) Head of Geotechnical Engineering Office, Civil Engineering and Development Department; and
- (w) Project Manager/Hong Kong Island & Islands, Civil Engineering and Development Department.

10.2 The IsDC and Mui Wo Rural Committee will be consulted during the exhibition period of the draft Mui Wo Fringe OZP No. S/I-MWF/9 for public inspection under section 5 of the Ordinance.

11. **Decision Sought**

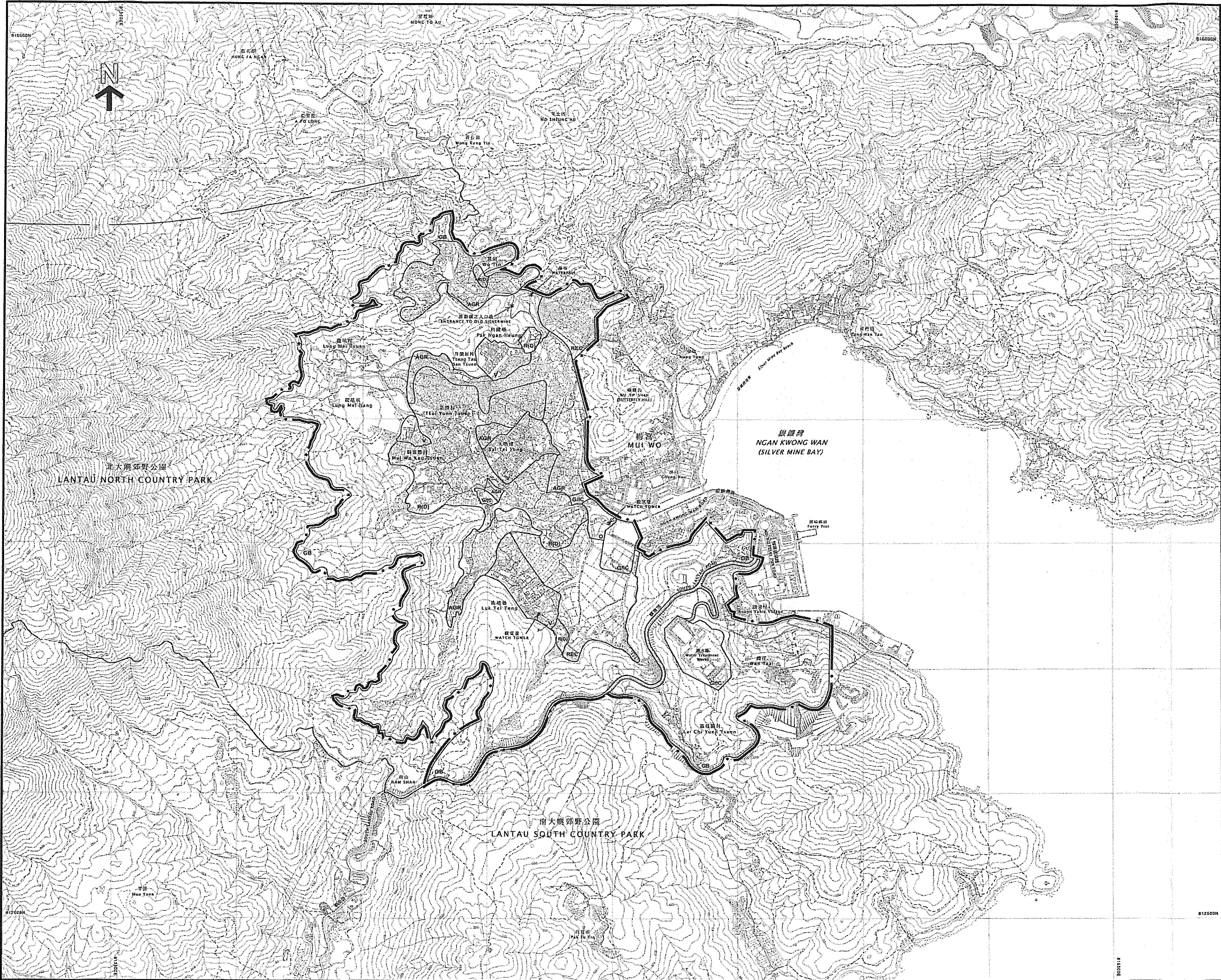
Members are invited to:

- (a) agree that the proposed amendments to the approved Mui Wo Fringe OZP No. S/I-MWF/8 as shown on the draft Mui Wo Fringe OZP No. S/I-MWF/8C (to be renumbered as S/I-MWF/9) at **Appendix II** and the draft Notes at **Appendix III** are suitable for exhibition for public inspection under section 5 of the Ordinance; and
- (b) adopt the revised ES at **Appendix IV** for the draft Mui Wo Fringe OZP No. S/I-MWF/8C (to be renumbered as S/I-MWF/9) as an expression of the planning intention and objectives of the Board for various land use zonings on the OZP and the revised ES will be published together with the draft OZP.

12. Attachments

Appendix I	Approved Mui Wo Fringe OZP No. S/I-MWF/8 (reduced scale)
Appendix II	Draft Mui Wo Fringe OZP No. S/I-MWF/8C
Appendix III	Schedule of Amendments and revised Notes of Draft Mui Wo Fringe OZP No. S/I-MWF/8C
Appendix IV	Revised Explanatory Statement of Draft Mui Wo Fringe OZP No. S/I-MWF/8C
Appendix V	Extract of Minutes of Islands District Council Meeting on 24.6.2013 (Chinese version)
Appendix VI	Provision of major community facilities in Mui Wo Fringe
Plan 1	Proposed Amendments to the approved Mui Wo Fringe OZP No. S/I-MWF/8
Plan 2	Aerial Photo
Plan 3	Site Plan
Plan 4a	Site Photos of Amendment Items A and B
Plan 4b	Development parameters of the surroundings
Plan 4c to 4e	Photomontages of Amendment Item A

**PLANNING DEPARTMENT
SEPTEMBER 2013**



圖例
NOTATION

ZONES		地帶
RESIDENTIAL (GROUP D)	R(D)	住宅 (丁類)
VILLAGE TYPE DEVELOPMENT	V	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC	政府、機構或社區
OPEN SPACE	O	休憩用地
RECREATION	REC	康樂
AGRICULTURE	AGR	農業
GREEN BELT	GB	綠化地帶
COMMUNICATIONS		交通
MAJOR ROAD AND JUNCTION		主要道路及路口
MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
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

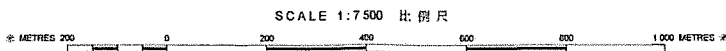
USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分比	
RESIDENTIAL (GROUP D)	26.95	11.17	住宅 (丁類)
VILLAGE TYPE DEVELOPMENT	12.73	5.28	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	6.11	3.36	政府、機構或社區
OPEN SPACE	1.22	0.51	休憩用地
RECREATION	18.39	7.62	康樂
AGRICULTURE	28.06	11.63	農業
GREEN BELT	143.95	59.69	綠化地帶
MAJOR ROAD ETC.	1.80	0.75	主要道路等
TOTAL PLANNING SCHEME AREA	241.21	100.00	規劃範圍總面積

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

行政長官會同行政會議於2006年10月17日根據城市規劃條例第9(1)(a)條核准的圖則
APPROVED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER SECTION 9(1)(a) OF THE TOWN PLANNING ORDINANCE ON 17 OCTOBER 2006

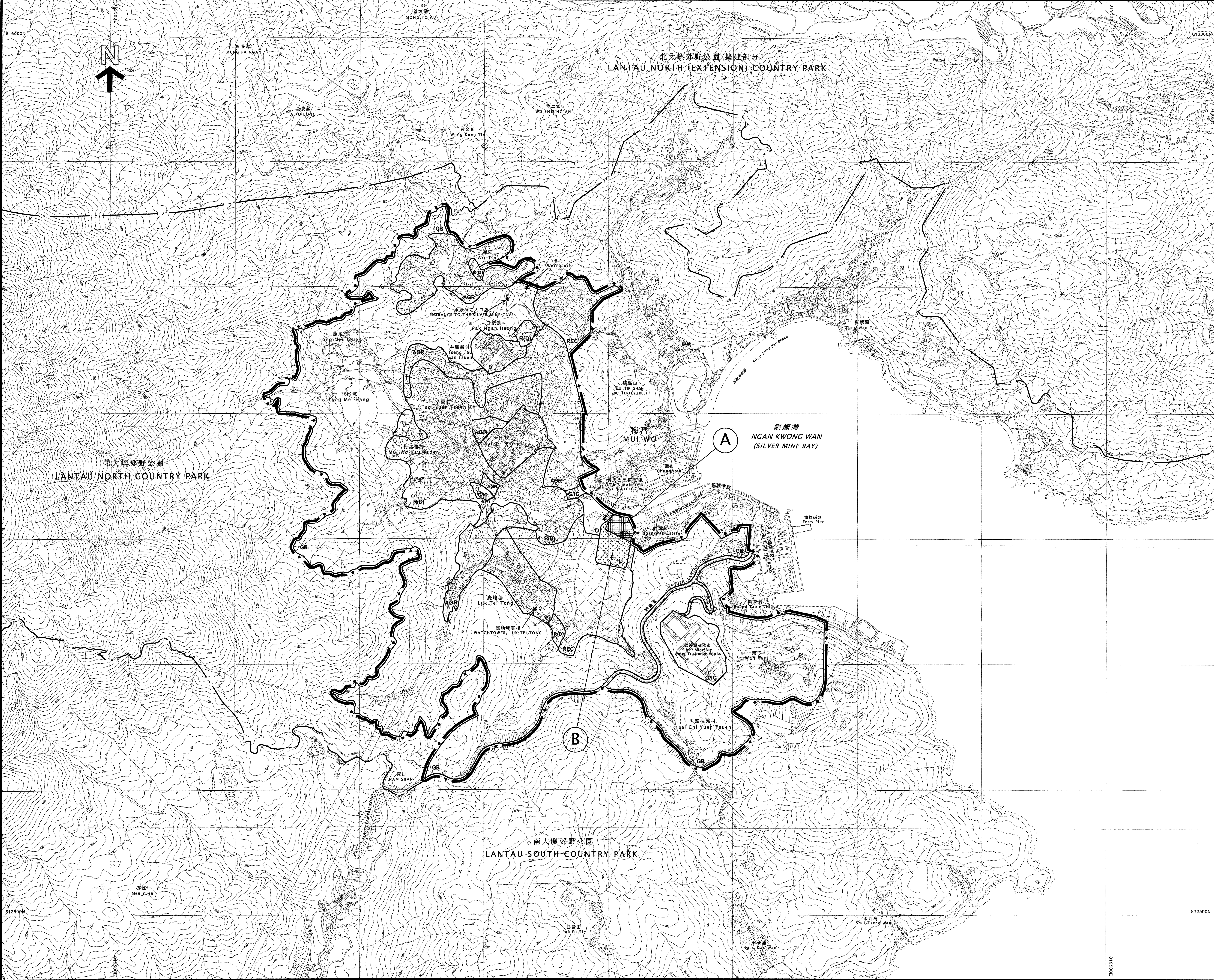
LAM Chik-ting, Tony 林植廷
CLERK TO THE EXECUTIVE COUNCIL 行政會議秘書

香港城市規劃委員會依據城市規劃條例擬備的梅窩邊緣分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
MUI WO FRINGE - 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-MWF/8



圖例
NOTATION

ZONES		地帶
RESIDENTIAL (GROUP A)	R(A)	住宅 (甲類)
RESIDENTIAL (GROUP D)	R(D)	住宅 (丁類)
VILLAGE TYPE DEVELOPMENT	V	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	G/I/C	政府、機構或社區
OPEN SPACE	O	休憩用地
RECREATION	REC	康樂
UNDETERMINED	U	未決定用途
AGRICULTURE	AGR	農業
GREEN BELT	GB	綠化地帶
COMMUNICATIONS		交通
MAJOR ROAD AND JUNCTION		主要道路及路口
MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
BOUNDARY OF COUNTRY PARK / SPECIAL AREA		郊野公園 / 特別地區界線

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	
RESIDENTIAL (GROUP A)	0.77	0.32	住宅 (甲類)
RESIDENTIAL (GROUP D)	26.95	11.17	住宅 (丁類)
VILLAGE TYPE DEVELOPMENT	12.73	5.28	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	5.67	2.35	政府、機構或社區
OPEN SPACE	1.22	0.51	休憩用地
RECREATION	18.39	7.62	康樂
UNDETERMINED	1.67	0.69	未決定用途
AGRICULTURE	28.06	11.63	農業
GREEN BELT	143.95	59.68	綠化地帶
MAJOR ROAD ETC.	1.80	0.75	主要道路等
TOTAL PLANNING SCHEME AREA	241.21	100.00	規劃範圍總面積

夾附的《註釋》屬這份圖則的一部分，
現經修訂並按照城市規劃條例第 5 條展示。
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN
AND HAVE BEEN AMENDED FOR EXHIBITION UNDER
SECTION 5 OF THE TOWN PLANNING ORDINANCE

核准圖編號 S/I-MWF/8 的修訂
AMENDMENTS TO APPROVED PLAN No. S/I-MWF/8

AMENDMENTS EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE	按照城市規劃條例第 5 條 展示的修訂
AMENDMENT ITEM A	修訂項目 A 項
AMENDMENT ITEM B	修訂項目 B 項

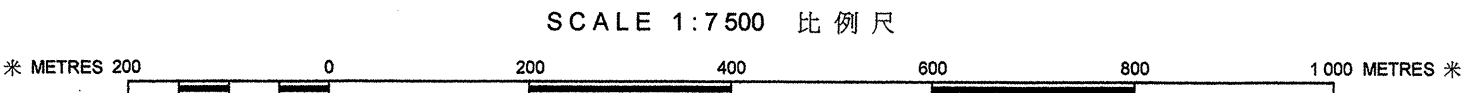
(參看附表)
(SEE ATTACHED SCHEDULE)

按照城市規劃條例第 5 條展示的
核准圖編號 S/I-MWF/8 的修訂
AMENDMENTS TO APPROVED PLAN No. S/I-MWF/8 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梅窩邊緣分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
MUI WO FRINGE - 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-MWF/8C

**SCHEDULE OF AMENDMENTS TO
THE APPROVED MUI WO FRINGE OUTLINE ZONING PLAN NO. S/I-MWF/8
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendments to Matters shown on the Plan

- Item A – Rezoning of the northern portion of a site at the western end of Ngan Kwong Wan Road from “Government, Institution or Community” (“G/IC”) to “Residential (Group A)” (“R(A)”).*
- Item B – Rezoning of the southern portion of the site to the west of Ngan Wan Estate from “G/IC” to “Undetermined” (“U”).*

II. Amendment to the Notes of the Plan

- (a) Incorporation of a clause for the “U” zone in the covering Notes.*
- (b) Incorporation of a schedule of uses for the “R(A)” zone with the stipulation of a maximum plot ratio of 3.6 and a maximum building height of 55 metres above Principal Datum (mPD) in the Remarks for the zone.*

Approved Draft Mui Wo Fringe Outline Zoning Plan No. S/I-MWF/8C

(Being an ~~Approved~~ **Draft** Plan for the Purposes of the Town Planning Ordinance)

NOTES

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

- (1) These Notes show the uses or developments on land falling within the boundaries of the Plan which are always permitted and which may be permitted by the Town Planning Board, with or without conditions, on application. Where permission from the Town Planning Board for a use or development is required, the application for such permission should be made in a prescribed form. The application shall be addressed to the Secretary of the Town Planning Board, from whom the prescribed application form may be obtained.
- (2) Any use or development which is always permitted or may be permitted in accordance with these Notes must also conform to any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, as may be applicable.
- (3) No action is required to make the use of any land or building which was in existence immediately before the first publication in the Gazette of the notice of the draft development permission area plan conform to this Plan, provided such use has continued since it came into existence. Any material change of such use or any other development (except minor alteration and/or modification to the development of the land or building in respect of such use which is always permitted) must be always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board.
- (4) A use or development of any land or building permitted under an earlier draft or approved plan including development permission area plan for the area and effected or undertaken during the effective period of that plan is always permitted under this Plan. Any material change of such use or any other development (except minor alteration and/or modification to the completed development of the land or building which is always permitted) must be always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board.
- (5) Except to the extent that paragraph (3) or (4) applies, any use or development falling within the boundaries of the Plan and also within the boundaries of the draft development permission area plan, unless always permitted in terms of the Plan, shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft development permission area plan without permission from the Town Planning Board.
- (6) Except as otherwise specified by the Town Planning Board, when a use or material change of use is effected or a development or redevelopment is undertaken, as always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board, all permissions granted by the Town Planning Board in respect of the site of the use or material change of use or development or redevelopment shall lapse.

- (7) Road junctions, alignment of roads and 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 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 first publication in the Gazette of the notice of the draft development permission area plan, by a New Territories Exempted House; and
 - (g) provision, maintenance or repair of a grave of an indigenous New Territories villager or a locally based fisherman and his family members for which permission has been obtained from Government.
- (9) In any area shown as 'Road', all uses or developments except those specified in paragraphs (8)(a) to (8)(d) and (8)(g) above and those specified below require permission from the Town Planning Board:
- road and on-street vehicle park.
- (10) (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 (10)(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.

(11) *In the “Undetermined” zone, all uses or developments except those specified in paragraphs (8) and (10)(a) above require permission from the Town Planning Board. Any filling of land/pond, including that to effect a change of use to any of those specified in paragraphs (8) and (10)(a) above (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), also requires permission from the Town Planning Board.*

(12~~4~~) 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.

(13~~2~~) 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).

~~Approved~~***Draft*** Mui Wo Fringe Outline Zoning Plan No. S/I-MWF/8C

Schedule of Uses

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RESIDENTIAL (GROUP A)

<i>Column 1</i> <i>Uses always permitted</i>	<i>Column 2</i> <i>Uses that may be permitted with or without conditions on application to the Town Planning Board</i>
<i>Flat</i> <i>Government Use (not elsewhere specified)</i> <i>House</i> <i>Library</i> <i>Market</i> <i>Place of Recreation, Sports or Culture</i> <i>Public Vehicle Park (for cycles only)</i> <i>Residential Institution</i> <i>Social Welfare Facility</i> <i>Utility Installation for Private Project</i>	<i>Eating Place</i> <i>Educational Institution</i> <i>Exhibition or Convention Hall</i> <i>Government Refuse Collection Point</i> <i>Hotel</i> <i>Institutional Use (not elsewhere specified)</i> <i>Office</i> <i>Place of Entertainment</i> <i>Private Club</i> <i>Public Convenience</i> <i>Public Utility Installation</i> <i>Public Vehicle Park (not elsewhere specified)</i> <i>Religious Institution</i> <i>School</i> <i>Shop and Services</i> <i>Training Centre</i>

In addition, the following uses are always permitted (a) on the ground floor of a building; or (b) in the purpose-designed non-residential portion of an existing building:

Eating Place
Educational Institution
Institutional Use (not elsewhere specified)
Off-course Betting Centre
Office
Place of Entertainment
Private Club
Public Convenience
Recyclable Collection Centre
School (other than in free-standing, purpose-designed school building)
Shop and Services
Training Centre

Planning Intention

This zone is intended primarily for medium-density residential developments. Commercial uses are always permitted on the ground floor of a building or in the purpose-designed non-residential portion of an existing building.

(Please see next page)

RESIDENTIAL (GROUP A) (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 plot ratio of 3.6 and a maximum building height of 55 metres above Principal Datum (mPD), or the plot ratio and height of the existing building, whichever is the greater.*
- (b) *Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio 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.*
- (c) *In determining the maximum plot ratio for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.*

RESIDENTIAL (GROUP D)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Government Use (Police Reporting Centre, Post Office only) House (Redevelopment; Addition, Alteration and/or Modification to existing house only) On-Farm Domestic Structure Public Vehicle Park (for cycles only) Rural Committee/Village Office	Eating Place Government Refuse Collection Point Government Use (not elsewhere specified) # House (not elsewhere specified) Institutional Use (not elsewhere specified) # Library Market Place of Recreation, Sports or Culture Public Clinic Public Convenience Public Utility Installation # Recyclable Collection Centre Religious Institution # 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

This zone is intended primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings.

(Please see next page)

RESIDENTIAL (GROUP D) (Cont'd)Remarks

- (a) No addition, alteration and/or modification to or in-situ redevelopment of an existing temporary structure or an existing building (except to 'New Territories Exempted House' or to those annotated with #) shall result in a total development and/or redevelopment in excess of a maximum building area of 37.2m² and a maximum building height of 2 storeys (6m), or the building area and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft Mui Wo Fringe Outline Zoning Plan No. S/I-MWF/1, whichever is the greater.
- (b) No development including redevelopment for 'House' (except 'New Territories Exempted House') uses, other than those to which paragraph (a) above shall apply, shall result in a development and/or redevelopment in excess of a maximum plot ratio of 0.2, a maximum site coverage of 20% and a maximum building height of 2 storeys (6m).
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio, site coverage and building height restrictions stated in paragraph (b) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (d) In determining the maximum plot ratio and site coverage for the purposes of paragraph (b) above, any floor space that is constructed or intended for use solely as recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building shall be included for calculation, while plant room and caretaker's office and caretaker's quarters ancillary and directly related to the development or redevelopment may be disregarded.
- (e) Any filling of pond, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Mui Wo Fringe Outline Zoning Plan No. S/I-MWF/1 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.
- (f) Any filling of land or diversion of stream, 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 Mui Wo Fringe Outline Zoning Plan No. S/I-MWF/4 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

VILLAGE TYPE DEVELOPMENT

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Government Use (Police Reporting Centre, Post Office only) House (New Territories Exempted House only) On-Farm Domestic Structure Public Vehicle Park (for cycles only) Religious Institution (Ancestral Hall only) Rural Committee/Village Office	Eating Place Government Refuse Collection Point Government Use (not elsewhere specified) # House (not elsewhere specified) Institutional Use (not elsewhere specified) # Place of Recreation, Sports or Culture Public Clinic Public Convenience Public Utility Installation # Religious Institution (not elsewhere specified) # Residential Institution School # Shop and Services Social Welfare Facility # Utility Installation for Private Project

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

Eating Place
Library
School
Shop and Services

Planning Intention

This zone is intended to designate both existing recognized villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board.

(Please see next page)

VILLAGE TYPE DEVELOPMENT (Cont'd)

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (except development or redevelopment to those annotated with #) shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23m) or the height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, whichever is the greater.
 - (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- .

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 Broadcasting, Television and/or Film Studio Eating Place (Canteen, Cooked Food Centre only) Educational Institution Exhibition or Convention Hall Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) Institutional Use (not elsewhere specified) Library Market Place of Recreation, Sports or Culture Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Research, Design and Development Centre Rural Committee/Village Office School Service Reservoir Social Welfare Facility Training Centre Wholesale Trade	Columbarium Correctional Institution Crematorium Eating Place (not elsewhere specified) Funeral Facility Helicopter Landing Pad Holiday Camp House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) Off-course Betting Centre Office Place of Entertainment Private Club Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Residential Institution Sewage Treatment/Screening Plant Shop and Services Utility Installation for Private Project

Planning Intention

This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and a wider district. 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

Any filling of land/pond, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

OPEN SPACE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Barbecue Spot Field Study/Education/Visitor Centre Park and Garden Pavilion Pedestrian Area Picnic Area Playground/Playing Field Public Convenience Public Vehicle Park (for cycles only) Sitting Out Area	Eating Place Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Utility Installation Religious Institution Service Reservoir Shop and Services Tent Camping Ground Utility Installation for Private Project

Planning Intention

This zone is intended primarily for the provision of outdoor open-air space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

Remarks

Any filling of land/pond, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

RECREATION

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Barbecue Spot Field Study/Education/Visitor Centre Government Use (Police Reporting Centre only) Holiday Camp On-Farm Domestic Structure Picnic Area Place of Recreation, Sports or Culture Public Convenience Public Vehicle Park (for cycles only) Rural Committee/Village Office Tent Camping Ground	Animal Boarding Establishment Broadcasting, Television and/or Film Studio Eating Place Golf Course Government Refuse Collection Point Government Use (not elsewhere specified) Hotel House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) Place of Entertainment Private Club Public Utility Installation Religious Institution Residential Institution Shop and Services Theme Park Utility Installation for Private Project Zoo

Planning Intention

This zone is intended primarily for recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the recreational developments may be permitted subject to planning permission.

(Please see next page)

RECREATION (Cont'd)Remarks

- (a) No residential development (except 'New Territories Exempted House') shall result in a total development in excess of a maximum plot ratio of 0.2, a maximum site coverage of 20% and a maximum building height of 2 storeys (6m).
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio, site coverage 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.
- (c) In determining the maximum plot ratio and site coverage for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building shall be included for calculation, while plant room and caretaker's office and caretaker's quarters ancillary and directly related to the development or redevelopment may be disregarded.
- (d) Any filling of pond, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Mui Wo Fringe Outline Zoning Plan No. S/I-MWF/1 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.
- (e) Any filling of land or diversion of stream, 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 Mui Wo Fringe Outline Zoning Plan No. S/I-MWF/4 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

AGRICULTURE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Government Use (Police Reporting Centre only) On-Farm Domestic Structure Public Convenience Religious Institution (Ancestral Hall only) Rural Committee/Village Office	Animal Boarding Establishment Barbecue Spot Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) House (New Territories Exempted House only, other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) Picnic Area Place of Recreation, Sports or Culture (Horse Riding School, Hobby Farm, Fishing Ground only) Public Utility Installation Religious Institution (not elsewhere specified) School Utility Installation for Private Project

Planning Intention

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

(Please see next page)

AGRICULTURE (Cont'd)Remarks

- (a) Any filling of pond, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Mui Wo Fringe Outline Zoning Plan No. S/I-MWF/1 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.
- (b) Any filling of land or diversion of stream, 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 Mui Wo Fringe Outline Zoning Plan No. S/I-MWF/4 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance. This restriction does not apply to filling of land specifically required under prior written instructions of Government department(s) or for the purposes specified below:
 - (i) laying of soil not exceeding 1.2m in thickness for cultivation; or
 - (ii) construction of any agricultural structure with prior written approval issued by the Lands Department.

GREEN BELT

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

(Please see next page)

GREEN BELT (Cont'd)Planning Intention

This zone is intended primarily to define the limits of urban and sub-urban development areas by natural features and to protect natural landscape as well as to provide passive recreational outlets for local population and visitors. There is a general presumption against development within this zone.

Remarks

Any filling of land/pond or diversion of stream, 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.

~~APPROVED~~ DRAFT MUI WO FRINGE OUTLINE ZONING PLAN

NO. S/I-MWF/8C

EXPLANATORY STATEMENT

Explanatory Statement

Approved-Draft Mui Wo Fringe Outline Zoning Plan No. S/I-MWF/8C

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APPROVED DRAFT MUI WO FRINGE OUTLINE ZONING PLAN NO. S/I-MWF/8C

(Being an ~~Approved~~ **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 Mui Wo Fringe Outline Zoning Plan (OZP) No. S/I-MWF/8AC. It reflects the planning intentions and objectives of the Town Planning Board (the Board) for various land use zonings of the Plan.

2. AUTHORITY FOR THE PLAN AND PROCEDURE

- 2.1 The land within the approved Mui Wo Fringe OZP was previously included in the draft Mui Wo Fringe Development Permission Area (DPA) Plan No. DPA/LI-MWF/1 which was prepared by the Board and published in the Gazette on 12 June 1992.
- 2.2 On 13 December 1994, the then Governor in Council approved the draft DPA Plan under section 9(1)(a) of Town Planning Ordinance (the Ordinance). The approval of the DPA Plan was notified in the Gazette on 23 December 1994. The approved Mui Wo Fringe DPA Plan was re-numbered to DPA/LI-MWF/2 upon approval.
- 2.3 On 13 March 1995, under the power delegated by the then Governor, the then Secretary for Planning, Environment and Lands directed the Board under section 3(1)(a) of the Ordinance to prepare an OZP for the Mui Wo fringe area.
- 2.4 On 1 June 1995, the draft Mui Wo Fringe OZP No. S/I-MWF/1 was exhibited for public inspection under section 5 of the Ordinance. Since then, the OZP has been amended once to reflect the changing circumstances.
- 2.5 On 22 February 2000, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Mui Wo Fringe OZP, which was subsequently renumbered as S/I-MWF/3. On 8 July 2003, the CE in C referred the approved OZP No. S/I-MWF/3 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance.
- 2.6 On 24 December 2003, the draft OZP No. S/I-MWF/4, incorporating amendments to the Notes to reflect the revised Master Schedule of Notes to Statutory Plans endorsed by the Board, was exhibited under section 5 of the Ordinance. During the exhibition period, no objection was received.
- 2.7 On 2 November 2004, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft OZP, which was subsequently renumbered as S/I-MWF/5. On 12 November 2004, the approved Mui Wo Fringe OZP No. S/I-MWF/5 was

exhibited for public inspection under section 9(5) of the Ordinance. On 12 April 2005, the CE in C referred the approved OZP to the Board for amendment under section 12(1)(b)(ii) of the Ordinance.

- 2.8 On 29 April 2005, the draft Mui Wo Fringe OZP No. S/I-MWF/6, incorporating mainly amendment to the Notes for the “Agriculture” zone to include control on filling of land, was exhibited for public inspection under section 5 of the Ordinance. During the exhibition period, two objections were received. On 21 April 2006, the Board gave further consideration to the objections and decided to propose an amendment to partially meet the objections by amending the Remarks in the Notes for the “Agriculture” zone to exempt filling of land specifically required under the written instructions of Government departments from the planning control. On 19 May 2006, the proposed amendment to the OZP was notified in the Gazette under section 6(7) of the Ordinance. No valid further objection was received during the notification period. On 14 July 2006, the Board agreed that the proposed amendment was a decision under section 6(9) of the Ordinance and the amendment should form part of the OZP.
- 2.9 On 24 February 2006, the draft Mui Wo Fringe OZP No. S/I-MWF/7, incorporating amendment to the definition of “existing building” in the covering Notes, was exhibited for public inspection under section 7 of the Ordinance. No objection was received during the plan exhibition period.
- 2.10 On 17 October 2006, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Mui Wo Fringe OZP, which was subsequently renumbered as S/I-MWF/8 (~~the Plan~~). On 27 October 2006, the approved Mui Wo Fringe OZP No. S/I-MWF/8 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.11 *On 3 September 2013, the CE in C referred the approved OZP to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference of the OZP was notified in the Gazette on 13 September 2013.*
- 2.12 *On XX XXXXXX 2013, the draft Mui Wo Fringe OZP No. S/I-MWF/9 (the Plan), incorporating amendments to rezone a site at the western end of Ngan Kwong Wan Road from “Government, Institution or Community” to “Residential (Group A)” and “Undetermined” to facilitate a proposed Home Ownership Scheme (HOS) development was exhibited for public inspection under section 5 of the Ordinance.*

3. OBJECT OF THE PLAN

- 3.1 The object of the Plan is to indicate the broad land use zonings and major transport network for the Mui Wo fringe 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 allocation of sites for various uses.
- 3.2 The Plan is to illustrate the broad principles of development and control only. It is a small-scale plan and the road alignments and boundaries between the land use zones may be subject to minor adjustments 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 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 better control of development to meet changing needs. To provide flexibility for development with design adapted to the characteristics of particular sites, minor relaxation of the specific development restriction(s) stated in the Notes for particular zones may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.
- 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 Planning Scheme Area (the Area) is about 241 ha in size. It is bounded by Butterfly Hill and Mui Wo proper in the east, foothills of Wo Sheung Au in the north, Lantau North Country Park in the west, and South Lantau Road and Lantau South Country Park in the south.
- 5.2 The central and eastern parts of the Area, in close proximity to Mui Wo proper, are relatively flat. The Area is rural in character and largely comprises agricultural land which is classified by the Agriculture, Fisheries and Conservation Department (AFCD) as agricultural land in good condition and should be preserved for agricultural purposes. A few fish ponds exist in the eastern part near Luk Tei Tong Village. Some areas of disused fish ponds and agricultural land, particularly those located near Ngan Kwong Wan Road, have been filled by dumping and used for open storage and temporary workshops.
- 5.3 There are a number of village settlements in the Area, namely Pak Ngan Heung, Tai Tei Tong, Luk Tei Tong, Mui Wo Kau Tsuen, Tseng Tau San Tsuen, Wo Tin, Lung Mei Hang, Lung Mei Tsuen, Lai Chi Yuen Tsuen and Wan Tsai. Of these, Pak Ngan Heung, Tai Tei Tong, Luk Tei Tong and Mui Wo Kau Tsuen are recognised villages.
- 5.4 The Area is endowed with rich landscape and ecological resources as well as cultural heritage. The extensive agricultural land, fish ponds, village clusters and natural streamcourses in the low-lying valley with green backdrop of the surrounding densely wooded slopes contribute to the tranquil scenic setting of the Area. The low-lying valley comprises extensive wetland which is of ecological significance. In order to conserve the rural character and to preserve the natural landscape and habitats of the Area, filling of land/pond, diversion of stream, open storage, informal workshops and large-scale residential developments should be discouraged.
- 5.5 Except South Lantau Road and a short section of Ngan Kwong Wan Road, no

proper vehicular access is provided within the Area. A network of Emergency Vehicular Accesses (EVAs) connecting to major village settlements **has been completed.** ~~is being implemented by phases under the Rural Planning and Improvement Strategy (RPIS).~~ These EVAs are restricted to emergency vehicles only, but they are also used as footpaths and cycle tracks.

5.6 Septic tanks and soakaway pits are utilised in traditional village cores to treat sewage. Improvement of the sewerage provision in the Area is required to serve existing and future developments. Due to the low-lying nature of the Area, improvement to stormwater drainage system is also required to alleviate the flooding problem.

5.7 The south-eastern part of the Area falls within the Consultation Zone of the ~~Silvermine~~ **Silver Mine** Bay Water Treatment Works. The operation of the Water Treatment Works complies with the requirements of the Governments' risk guidelines for both the existing and planned population of the Area. Nevertheless, any development proposal which would result in a significant increase in population should be submitted to the Co-ordinating Committee on Land-use Planning and Development Control relating to Potentially Hazardous Installations for approval, subject to advice from the Environmental Protection Department.

6. POPULATION

According to the ~~2011~~ **2001** Census, the total population of the Area was about **2,000** ~~1,600~~ persons. It is estimated that the planned population in the Area will be about **3,300** ~~3,300~~ **4,250** persons.

7. GENERAL PLANNING INTENTION

7.1 In accordance with the Recommended Development Strategy of the South West New Territories (SWNT) Development Strategy Review (DSR) completed in June 2001, South Lantau including the Area has been identified for conservation and sustainable recreation. Any future development should be in harmony with the natural landscape and village setting with due regard to the local planning context and in line with the conservation and landscape protection objectives.

7.2 In view of the high scenic value, the tranquil environment and ecological resources of the Area, the planning intention is to retain the rural character by limiting development and promoting agricultural activities, and to allow for village expansion in areas where development is considered appropriate. However, certain low-intensity recreational uses compatible with the rural setting will be encouraged. **Moreover, a piece of vacant Government land at the western end of Ngan Kwong Wan Road is planned for Home Ownership Scheme (HOS) development in view of its proximity to the existing Ngan Wan Estate and the Mui Wo Town Centre.**

7.3 In the designation of various zones on the Plan, consideration has been given to factors such as the natural environment, physical landform, existing settlements, availability of infrastructure, local development requirements and relevant strategic planning studies.

8. LAND USE ZONINGS

8.1 Residential (Group A) (“R(A)”): Total Area 0.77 ha

- 8.1.1 *This zone is intended primarily for medium-density residential development. Commercial uses are always permitted on the ground floor of a building or in the purpose-designed non-residential portion of an existing building. However, commercial uses above the ground floor will require planning permission from the Board.*
- 8.1.2 *This zone covers a piece of vacant Government land at the western end of Ngan Kwong Wan Road for HOS development. The development of this zone is subject to a maximum plot ratio of 3.6 and a maximum building height of 55 metres above Principal Datum (mPD), or the plot ratio and height of the existing building, whichever is the greater.*
- 8.1.3 *The development restrictions are intended to ensure that the development or redevelopment would blend in with the surrounding character as well as to avoid overloading the planned infrastructure.*
- 8.1.4 *To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the plot ratio and building height restrictions may be considered by the Board through planning permission system. Each proposal will be considered on its individual merits.*

8.2~~4~~ Residential (Group D) (“R(D)”): Total Area 26.95 ha

- 8.2~~4~~.1 The intention of this zone is primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. Within the zoned area, replacement or new houses are encouraged to be constructed in permanent materials. However, replacement housing for temporary structures or existing buildings other than New Territories Exempted House (NTEH) shall not result in a total redevelopment in excess of a maximum building area of 37.2m² and a maximum building height of 2 storeys (6m).
- 8.2~~4~~.2 No development including redevelopment for ‘House’ (except NTEH) uses which may be permitted on application to the Board, shall result in a development and/or redevelopment in excess of a maximum plot ratio of 0.2, a maximum site coverage of 20% and a maximum building height of 2 storeys (6m). This is to tally with the redevelopment intensity of existing temporary structures and to ensure that the infrastructure would not be overtaxed. Recreational facilities ancillary to or directly related to the residential development shall be included for the plot ratio and site coverage calculation to prevent excessive development bulk and to maintain the rural character of the Area. Generally, the applicant has to prove to the Board that the proposed development would only have minimal adverse impacts on the environment and infrastructural facilities.
- 8.2~~4~~.3 There are four “R(D)” sites within the Area. They include the temporary domestic structures at Wo Tin, Pak Ngan Heung, Tsoi Yuen Tsuen, near Mui Wo Kau Tsuen, to the south of Tai Tei Tong and south-east of Luk Tei

Tong villages. These areas are rural in character.

8.24.4 The “R(D)” designation could provide opportunity to improve and upgrade the area. Besides, it provides planning control on redevelopment so that they would blend in with the rural character and ensure the provision of necessary facilities.

8.24.5 As filling of land/pond and diversion of stream may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activities.

8.32 Village Type Development (“V”) : Total Area 12.73 ha

8.32.1 The intention of this zone is to demarcate existing recognized villages and areas of land suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. Selected commercial and community uses serving the needs of the villages 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 Board on the basis that these uses would meet the needs of villagers and would not adversely affect the character of these villages.

8.32.2 The boundaries of the “V” zones are drawn up having regard to the existing village environs, demand for Small Houses, topography and site constraints. The planning intention is to concentrate village type development within the “V” zone for a more orderly development pattern, efficient use of land and more economic provision of infrastructures and services. Areas of difficult terrain, dense vegetation, streamcourses and burial grounds have been avoided. The village expansion areas and other infrastructural improvements will be guided by detailed village layout plans.

8.32.3 The four recognised villages in the Area, namely Pak Ngan Heung, Mui Wo Kau Tsuen, Tai Tei Tong and Luk Tei Tong, are zoned “V”. These villages are located on flat land and are surrounded by active/fallow agricultural land and hilly areas. The population of these four recognized villages was about ~~4,100~~ **1,300** in ~~2001~~ **2011** and the planned population in the “V” zones will be about ~~2,000~~ **2,100**.

8.43 Government, Institution or Community (“G/IC”) : Total Area ~~8.44~~ **5.67** ha

8.43.1 The intention of this zone is primarily for the provision of Government, institution or community (GIC) facilities serving the needs of the local residents and a wider district.

8.43.2 Mui Wo School, the ~~Silvermine~~ **Silver Mine** Bay Water Treatment Works are two existing GIC facilities in the Area. A site to the northeast of Luk Tei Tong Village is also within this zone, which is reserved for a proposed lowland ~~sewage water~~ pumping station.

8.43.3 As filling of land/pond may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activities.

8.54 Open Space (“O”) : Total Area 1.22 ha

- 8.54.1 The intention of this zone is primarily for the provision of outdoor open-air space for active and passive recreational uses serving the needs of local population as well as the visitors.
- 8.54.2 One site to the further north-east of Luk Tei Tong near Ngan Kwong Wan Road is zoned for this purpose. It is intended for a sitting out area for the local villagers, the design theme of which will centre around the existing Watch Tower. Being in close proximity to the “Recreation” zone, the proposed open space would also serve holiday makers.
- 8.54.3 On the detailed layout plans for the village areas, additional local open space will be provided to serve the local people. These are however not shown on the Plan.
- 8.54.4 As filling of land/pond may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activities.

8.65 Recreation (“REC”) : Total Area 18.39 ha

- 8.65.1 The intention of this zone is primarily to designate areas for recreational developments for the use of the general public. It encourages the development of active and passive recreation and tourism/eco-tourism. Uses in support of the recreational developments may be permitted subject to planning permission from the Board.
- 8.65.2 There are two sites zoned “REC”. The “REC” site located at the south-eastern part of the Area could be used for relatively active recreational facilities, such as horse riding school, barbecue spots or holiday camps, to provide back up/alternative facilities for holiday makers to ~~Silvermine~~ **Silver Mine** Bay.
- 8.65.3 The other “REC” site is located to the north-east of Pak Ngan Heung. Its tranquil environment offers opportunities for development of recreational uses like camping sites and holiday resort with recreational facilities.
- 8.65.4 Both sites are accessible by existing footpaths from Mui Wo proper. The recreational uses should be of relatively low intensity, in particular for the site located at the north-eastern part of the Area.
- 8.65.5 Within this zone, residential development will generally not be allowed except where it can be established that, such use, in the form of holiday accommodation, is ancillary and in support of the recreational uses. The development intensity should be in line with the rural setting and is restricted to a maximum plot ratio of 0.2, a maximum site coverage of 20% and a maximum building height of 2 storeys (6m). Recreational facilities ancillary to or directly related to the residential development shall be included for the plot ratio and site coverage calculation to prevent excessive development bulk and to maintain the rural character of the Area. Generally, the applicant has to prove to the Board that the proposed development would have no or minimal adverse impacts on the

environment and infrastructural facilities.

- ~~8.65.6~~ As filling of land/pond and diversion of stream may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activities.

~~8.76~~ Agriculture (“AGR”) : Total Area 28.06 ha

- ~~8.76.1~~ The intention of this zone is primarily to retain and safeguard good quality agricultural land, farm and fish ponds for agricultural purposes. The zoned areas are well served by streamcourses providing water for irrigation. According to the AFCD, all the actively cultivated land in the Area are worthy of preservation, particularly that located at Wo Tin and the strips of land to the east of Tai Tei Tong and south of Pak Ngan Heung. There are also patches of actively cultivated land to the north of Luk Tei Tong.
- ~~8.76.2~~ This zone is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. Extensive fallow agricultural land is found in the vicinity of the actively cultivated land. The AFCD has advised that the land could be revitalised and utilised for agricultural uses, e.g. cash crop growing, orchards and nurseries, etc. The land within this zone is mainly concentrated in the northern and eastern parts of the Area.
- ~~8.76.3~~ As filling of land/pond and diversion of stream may cause adverse drainage and environmental impacts on the adjacent areas, permission from the Board is required for such activities. However, filling of land specifically required under prior written instructions of Government department(s), or for the purposes of genuine agricultural practice including laying of soil not exceeding 1.2m in thickness for cultivation, and construction of agricultural structure with prior written approval from the Lands Department is exempted from the control.

~~8.87~~ Green Belt (“GB”) : Total Area 143.95 ha

- ~~8.87.1~~ The intention of this zone is primarily to define the limits of urban and sub-urban development areas, to preserve existing well-wooded hillslopes and natural features as well as to provide passive recreational outlets for local population and visitors. It mainly covers the foothills, lower hillslopes, spurs, isolated knolls, woodland, and vegetated land adjoining the western and southern boundaries of the Area near the Lantau North and Lantau South Country Parks. The hillslopes also embrace several natural streamcourses irrigating the agricultural land and wetland in the valley. The stream at Lung Mei Hang with rich freshwater species is in a natural state while the waterfall at Pak Ngan Heung River is a tourist and recreation attraction in the Area. These streams should be preserved and protected from filling and diversion.
- ~~8.87.2~~ There is a general presumption against development within this zone. Development within this zone will be strictly controlled. Any building development will require permission from the Board and development proposals will be considered on their individual merits, taking into account the relevant Town Planning Board Guidelines.

8.87.3 As filling of land/pond and diversion of stream may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activities.

8.9 Undetermined (“U”) : Total Area 1.67 ha

8.9.1 *This zone covers an area to the west of Ngan Wan Estate comprising formed land and abandoned farmland/fishponds. Under the “U” zone, all uses or developments (except those permitted under the covering Notes of the OZP) require planning permission from the Board. Any filling of land/pond, including that to effect a change of use permitted under the OZP (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), also requires planning permission from the Board.*

8.9.2 *The development potential of this zone is constrained by the limited infrastructural capacities in Mui Wo, the potential hazard associated with the Silver Mine Bay Water Treatment Works which is a Potentially Hazardous Installation and the scattered land ownership of the site. In view of the infrastructural constraints and in the absence of supporting technical assessments at this stage, the area is zoned as “U”. The long-term use of the site will be subject to further study and resolution of the infrastructural constraints.*

9. COMMUNICATIONS

9.1 The Area is accessible via Mui Wo proper which is served by ferry and bus services.

9.2 The Area is presently not served by any proper vehicular access except South Lantau Road, which runs along the south-eastern part. In the past, it has been accessible by a network of footpaths/cycle tracks of about 1.2m wide linking various village settlements. A network of EVA connecting to major village settlement ***has been completed.*** ~~is being implemented by phases under the RPIS projects. The EVA to Pak Ngan Heung and Tai Tei Tong were completed while the construction of the EVA to Luk Tei Tong has completed in December 2004.~~

10. UTILITY SERVICES

10.1 Water Supply

10.1.1 Fresh water for the Area is supplied from ~~Shek Pik Reservoir in South Lantau and treated at the Silvermine~~**Silver Mine** Bay Water Treatment Works. ***There is no salt water supply to the Area and temporary mains water for flushing is being used. Upgrading of water distribution network will be required for new developments. in the Area. There is adequate water supply to serve the existing and currently planned developments.***

10.2 Sewerage System

10.2.1 At present, the Area is mainly served by septic tank system.

~~Improvement to village sewerage network is carried out under the RPIS projects. The main branch sewers to Tai Tei Tong and Pak Ngan Heung have been constructed along with the EVAs under the RPIS programme. The main branch sewer to Luk Tei Tong, also under RPIS, is at the planning stage.~~

- 10.2.2 *A design review of the Mui Wo Sewage Treatment Works is being carried out with a view to increasing the sewage treatment capacity to accommodate the sewage arising from the proposed HOS development at the western end of Ngan Kwong Wan Road. Apart from the aforesaid, the Mui Wo Sewage Treatment Works will not have spare capacity to accommodate any further sewage arising from additional residential developments.*~~The Environmental Protection Department completed a review of the sewerage infrastructure provision of the South Lantau, Outlying Islands and Mui Wo in 2002, with the aim of formulating a revised sewerage master plan for the region. The implementation of the sewerage provision as envisaged in Outlying Island Sewerage Master Plan Stage 2 will likely be available after 2011.~~

10.3 Stormwater Drainage System

The Drainage Services Department completed the Stormwater Drainage Master Plan for the Area in 2003, *and carried out drainage improvement works in Wang Tong River, Tai Tei Tong River, Pak Ngan Heung River and Luk Tei Tong River to reduce the flooding risk in the Area in 2010.* ~~Drainage improvement works are proposed to be implemented in Wang Tong River, Tai Tei Tong River, Pak Ngan Heung River and Luk Tei Tong River to reduce the flooding risk. The constructions work is scheduled to commence tentatively in end 2006 for completion in end 2009 subject to the availability of Government funding. Further drainage improvements in the upper reaches of these rivers and other areas may still be required depending on the pace of development.~~

10.4 Other Services

No problem is envisaged regarding the provision of other services and utilities, including electricity and telephone.

11. CULTURAL HERITAGE

- 11.1 *Within the Area, there are several graded historic buildings/structures, i.e. Main House of Yuen's Mansion (Grade 2), East Watchtower of Yuen's Mansion (Grade 2), Small House attached to East Watchtower of Yuen's Mansion (Grade 2), West Watchtower of Yuen's Mansion (Grade 2), Front House of Yuen's Mansion (Grade 2), Barn of Yuen's Mansion (Grade 2) and Watchtower of Luk Tei Tong (Grade 3). A small part of the Chung Hau Site of Archaeological Interest also falls within the Area.* ~~Buildings of historical interest include a watch tower at Luk Tei Tong, a house complex including a watch tower at Chung Hau, traditional temples and ancestral halls within the traditional villages. The Silver Mine Cave and waterfall at Pak Ngan Heung are of historical and tourism interests. These old watch towers, temples and old village houses however have not been declared monuments or graded historical buildings according to the Antiquities and Monuments Office (AMO) of the Leisure and Cultural Services Department.~~

11.2 *Prior consultation with the Antiquities and Monuments Office (AMO) of the Leisure and Cultural Services Department (LCSD) should be made if any developments, re-developments or rezoning proposals may affect the above graded historic buildings/structures, site of archaeological interest, and their immediate environs. ~~A small part of the Chung Hau Site of Archaeological Interest falls within the Area. Prior consultation with AMO is required for any development, redevelopment or re-zoning proposals affecting this archaeological site.~~*

11.3 *If disturbance of the site of archaeological interest and areas of archaeological potential is unavoidable, a detailed Archaeological Impact Assessment (AIA) conducted by a qualified archaeologist is required. The archaeologist shall apply for a licence to conduct the AIA under the Antiquities and Monuments Ordinance (Cap. 53). A proposal of the AIA shall be submitted to the AMO for agreement prior to applying for a licence.*

12. IMPLEMENTATION

12.1 The Plan provides a broad landuse framework for development control and implementation of planning proposals for the Area. More detailed plans will be prepared as the basis for public works planning and private development.

12.2 Improvement works such as ~~EVA~~, sewerage works, drainage works and laying of utility services have been and will be implemented through the Public Works Programme *and other suitable works programmes* ~~the RPIS Development Programme or the Local Public Works Improvement Programme~~ as and when resources are available. Private development will be effected principally through private sector initiatives to develop or redevelop their properties in accordance with the zones indicated on the plan, provided that their proposals meet Government requirements.

13. PLANNING CONTROL

13.1 The types of permitted developments and uses 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 buildings which were in existence immediately before the first publication in the Gazette of the notice of the DPA Plan and which are not in compliance with the terms of the Plan may have adverse impacts on the environment, drainage and traffic conditions 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 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 planning applications, will take into account all relevant planning considerations which may include the departmental plans, and guidelines published by the Board. The outline development plans and layout plans are available for public inspection at the Planning Department. 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 application can be downloaded from the Board's website and are available from the Secretariat of the Board, and the Technical Services Division and the relevant District Planning Office of the Planning Department. Applications should be supported by such material 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 12 June 1992 on land covered by the draft Mui Wo Fringe DPA Plan, may be subject to enforcement proceedings under the Town Planning Ordinance. Any filling of land/pond and diversion of stream in the relevant zones on or after the exhibition of the specific plan referred to in the Notes of the relevant zones without the permission from the Board may also be subject to enforcement proceedings.

77. 葉承偉先生表示，就容議員提出有關 07 跑道的意見，本港的地勢以高山為多，調整飛機航道的空間有限。現時按 07 跑道起飛的飛機，在飛行至花瓶頂上便需轉彎，轉彎後與愉景灣和坪洲有相當的距離，但仍會有一定的聲響。民航處曾進行實地調查，發現飛機的聲浪約為 60 分貝。晚上升降的主要為貨機，多間航空公司已逐漸採用較環保和噪音較少的新型飛機，以節省燃油成本，因此噪音問題會持續得到改善。

78. 周轉香副主席表示，雖然機管局和民航處已考慮居民的感受，並實施多項消減噪音措施，但飛機噪音問題仍然存在，並會影響機場和航道附近的居民。就發展三跑道系統而言，她促請當局做好環評工作，她支持興建第三跑道，以提升本港的競爭力，但她希望有關方面在經濟發展和居民的生活質素兩者之間取得平衡。她希望設計團隊不要只顧技術的問題，亦要考慮對居民的影響和其損失。她表示，機場附近土地的建築物受高度限制，令沙螺灣等村落無法發展，她建議政府在有關土地上興建設施，例如航空訓練營地等，這樣既可改善當地居民的生活質素，亦可培訓人才，配合將來的就業需求。她表示，三跑道系統的發展和“東涌新市鎮擴展研究”涉及東涌未來的發展，因此她促請政府透過跨部門協作，做好整個區域的整體規劃。她認為機場的交通流量、人流、客流和商貿等各方面，涉及多方面的持分者。因此，各方面應一起研究，以達致協調發展。

79. 林悅議員認為三跑道系統的規劃和研究，應與“東涌新市鎮擴展研究”互相配合。他建議當局跨部門進行整體規劃和協調，並聽取各持分者的意見。

80. 主席請機管局和民航處將議員的意見帶回去研究。

(蔡新榮先生、李仲騰先生、馬耀文先生、鍾漢強先生、葉承偉先生及林智証先生於是項議題討論完畢後離開會場。)

XI. 毗鄰梅窩消防局的政府土地之居屋發展計劃
(文件 IDC 50/2013 號)

81. 主席歡迎出席講解文件的嘉賓：房屋署高級建築師利家輝先生、規劃師潘啟樂先生及建築師梁廷歡女士。

82. 利家輝先生介紹文件內容。

83. 容詠嫦議員表示，現時梅窩人口估計約 4,000 至 6,000 人。根據最新修訂參數，銀灣邨的居屋計劃將會興建約 160 個單位，而在梅窩消防局旁的政府土地，房屋署則擬建約 460 個居屋單位。因此，在兩項居屋計劃完成後，預計梅窩人口會增加約 2,000 人，增幅約 30% 至 50%。她憂慮梅窩各項設施是否足夠應付未來的需求，特別是在學校及交通配套方面。現時區內的小學學額已滿，她擔心將來是否會有足夠學校以應付需求。在交通方面，渡輪服務是梅窩對外的主要交通工具，若渡輪班次不增加，亦難以應付人口增長的需求。此外，在樓宇高度方面，房屋署現時擬建的居屋樓高是 12 至 16 層，較之前銀灣邨居屋計劃的樓宇為高(約 14 層)。她詢問銀灣邨現時的樓宇高度為何，她擔心新建居屋樓宇過高，會影響附近的景觀。因此，她希望房屋署到梅窩諮詢當地居民，包括新居屋計劃對環境、社區配套設施、學校和交通等方面的影響，以收集更多民意。

84. 林悅議員表示，對政府接納議員提出增加地積比率的意見，他感到欣慰。在上次會議討論銀灣邨的居屋計劃時，他提出本港現時樓宇的供應不足，土地價值高，而且銀灣邨依山而建，若不阻擋其景觀，他建議提高擬建居屋樓宇的地積比率，並獲房屋署接納。據他了解，梅窩附近現有的公共設施可供居民使用。此外，他詢問為何兩項居屋計劃需到 2015 年才可動工。他建議盡快動工，以增加樓宇的供應。

85. 王少強議員詢問，擬建的居屋樓高可否由 16 層增至 25 層。

86. 張富議員表示，梅窩現時已有不少設施，例如泳池和球場等，而這些設施現時的使用率普遍不高。因此，他認為現時的設施可配合居屋落成後人口增長的需求。如果人口持續增長，政府亦可加建設施。此外，新界鄉議局南約區中學的校舍仍在，可供使用。

87. 利家輝先生回應表示，當區現時已有足夠的設施，滿足居民的需求。房屋署認為是項居屋發展計劃，可為該區帶來人流及機遇。至於為何到 2015 年才能動工，這是因為毗鄰消防局的政府土地需要進行規劃，以改變土地用途，然後才能作居屋發展，房屋署現正與規劃署跟進有關安排。因此，地基工程最快在 2015 年年初開展。在樓宇高度方面，房屋署必需根據規劃署提供的地積比率或高度要求，發展有關土地，而規劃署在訂定地積比率或樓宇高度時，已經考慮多項因素。

88. 黃福根議員感謝房屋署迅速決定在梅窩加建公營房屋。他表示，梅窩區現時人口凋零，他曾與梅窩鄉事委員會主席和各村長開會，大家都支持房屋署在該區加建公營房屋，以增加該區人口。作為

當區區議員，他最明白梅窩區的需要和區情，不明白為何其他區的議員對該區“指手劃腳”。若增加梅窩的人口，新界鄉議局南約區中學或可重新啟用。他認為各區有各區的事務，其他區的區議員不應諸多意見。在交通方面，梅窩的水陸交通配套齊全，有3間公司提供巴士服務，巴士約每15分鐘一班，而渡輪則半小時一班。梅窩渡輪每程約28元，假日則需40多元，比其他區貴。而每區都有每區的區情，梅窩居民支持興建居屋。至於是否影響環境和景觀，則屬個別人士的主觀感覺。此外，當區居民希望在禮智園擴建骨灰龕場，目的都是希望增加人流，從而減少交通費的負擔，並可降低該區的樓價。他強調，爭取發展梅窩成為一個怡情小鎮，是議員的責任，亦是居民的期望。他重申，各區的事務應由當區的議員及鄉事委員會處理，不希望其他區的議員“指指點點”，大家“河水不犯井水”。最後，他支持房屋署的建議，希望有關居住計劃盡快發展，以增加該區的人流。

89. 容詠嫦議員表示，她知道房屋署曾諮詢鄉事委員會，並詢問該署有否諮詢其他地區人士的意見。就黃福根議員有關“河水不犯井水”的言論，她記得在過往會議中，其他區的議員曾激烈討論愉景灣的交通問題，反對她提出的意見。她不明白為何議員與發展商的意見相同，但卻與當地居民的意見完全相反。她不認同區議員不應對別區事務提出意見的說法，因為作為離島區議員，她只是協助反映某些未被諮詢的居民的意見。她認為政府部門應聆聽不同居民的意見，而同樣是梅窩居民，他們應該有渠道表達意見。她感謝各議員關心愉景灣，但眾議員對愉景灣的了解非常有限，在以往批評她的會議中，完全沒有反映居民的意見，情況就如黃福根議員對她的上述批評相似。她表示，從錄音記錄或會議記錄，便可得知她今日表現斯文淡定，與議員在以往會議中批評她時，情況截然不同。

90. 李桂珍議員認為房屋署了解地區的需要，有關居屋計劃有助紓緩樓宇短缺的問題，她支持計劃。

91. 張富議員亦支持房屋署提出的居屋發展計劃，並認同應提高地積比率，以興建更多單位，讓更多人入住。

92. 鄺官穩議員表示，大家都有表達意見的自由，個別議員亦無需對號入座。他引述例子說明，每次政府提出建議時，都會受到質疑。例如若政府建議興建樓宇，有人會認為公共空間不足；若建議興建公園，有人會質疑為何不先建樓宇；若提出興建公屋，亦有人會質疑為何不興建居屋等。政府提出增加地積比率時，有人會質疑“屏風樓”會影響景觀和環境；若政府提出減少地積比率，則會有人質疑其成本效益等。他認為大家不應過分爭論，希望各方取得平衡。這項居屋計劃在議會中已討論多次，他希望政府盡快動工，以盡快增加住屋的單位。

93. 周轉香副主席表示，對於房屋署在聽取議員的意見後，迅速進行規劃，並提出這項居屋計劃，她表示欣賞。現時本港需要土地，以增加房屋供應，而梅窩則有土地可以建屋。此外，她認為在梅窩興建新型房屋，可吸引較年青的家庭遷入，增加社區的活力。至於社區設施及配套方面，她認為應隨著人口的增長及時代的發展而增加，包括學額和社區服務等。在樓宇高度方面，由於梅窩是一個鄉郊地方，而現時銀灣邨只有 13 層，因此，她贊成房屋署建議的地積比率，認為興建 12 至 16 層的樓宇是合適的。此外，梅窩尚有很多可供發展的土地，她建議政府考慮發展棄耕的農地和綠化地，以增加房屋供應。

94. 主席希望議員的發言不要有針對性。

95. 黃福根議員明白部分居民有不同的想法，甚至認為當區區議員不能反映其意見，故選擇向其他區的議員反映。早前有愉景灣居民不滿當區區議員的表現，所以要求其他議員協助反映意見，與現時梅窩的情況相若。他會再就有關居屋計劃收集梅窩居民的意見。他表示，這項居屋發展計劃是房屋署因應議員的建議而提出，而他亦是第一次看見有關圖則。他重申，他支持政府興建居屋的計劃。

96. 容詠嫦議員再次詢問房屋署有否到梅窩諮詢當地居民的意見。

97. 利家輝先生表示，就毗鄰梅窩消防局的政府土地的用途，房屋署在二月的區議會聽取了議員的意見後，隨即與其他部門商討，並進行規劃。由於時間緊迫，他希望離島區議會支持方案，讓計劃盡快推行。房屋署相信區議會已代表地區的聲音，如果現時要先再進行當地居民的諮詢，希望區議會正式提出要求。

98. 容詠嫦議員對房屋署未有交代有否計劃諮詢當地居民表示遺憾。除了區議會外，她認為梅窩區內還有其他團體，房屋署不可將諮詢居民的責任推卸給區議會，而應到梅窩正式諮詢居民的意見。

99. 王少強議員表示，他曾諮詢梅窩眾多村落和屋苑的居民，他們均贊成在梅窩興建居屋。他本人贊成房屋署的建議。

100. 張富議員補充，房屋署是首次就有關居屋計劃諮詢議員。若有需要，他建議在梅窩展示有關計劃的圖則。

101. 主席希望房屋署將議員的意見帶回署方研究。

(曹明龍先生、利家輝先生、潘啟榮先生及梁廷歡女士於是項議題討論完畢後離開會場。)

~~XII. 龍田邨天利樓轉作居者有其屋計劃樓宇~~
(文件 IDC 60/2013 號)

102. 主席歡迎出席講解文件的嘉賓：房屋署高級物業服務經理(黃大仙、青衣、荃灣及離島)陳耀強先生及高級房屋事務經理(青衣、荃灣及離島)譚奇光先生。

103. 譚奇光先生介紹文件內容。

104. 李志峰議員表示，大澳鄉事委員會不反對天利樓轉作居屋出售，但擔心受影響居民需要搬遷，但卻難以負擔搬遷及裝修費用。他表示，早前天利樓有一租戶因無力負擔裝修費，而遲遲未為單位鋪設地磚，故希望政府為有經濟困難的租戶提供協助，以應付搬遷及裝修新居所的費用。此外，他建議政府加強區內的交通配套，以吸引更多入遷往大澳居住。

105. 林悅議員贊成增加居屋供應，讓中產階層置業，減少社會兩極化展。他表示，天利樓居屋的供款每月達數千至一萬元，他詢問署方有否考慮其需求和吸引力。

106. 譚奇光先生表示，房屋署一直與天利樓的租戶保持溝通，並了解其需要。對於有經濟困難的租戶，房屋署會盡量安排有現成地磚的單位給他們，以節省裝修費用。此外，參考過往經驗，鄰近龍田邨的居屋龍軒苑在推出後全部售罄，因此署方相信天利樓轉作居屋出售會受歡迎。

(鄧家彪議員、陳耀強先生及黃寶茵女士於是項議題討論完畢後離開會場。)

~~XIII. 2013 至 2014 年度週年地區工作計劃 – 規劃~~
(文件 IDC 53/2013 號)

107. 主席歡迎出席講解文件的嘉賓：規劃署西貢及離島規劃專員鍾文傑先生。

Provision of Major Community Facilities in Mui Wo Fringe Area

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (Planned Population: About 4,250 ⁽¹⁾)	Provision		Surplus/Shortfall (against planned provision)
			Existing	Planned	
Secondary School	1 whole day classroom for 40 persons aged 12-17	6 classrooms	0	0	-6 classrooms ⁽²⁾
Primary School	1 whole day classroom for 25.5 persons aged 6-11	6 classrooms	7	7	+1 classrooms
Kindergarten	26 classrooms for 1,000 children aged 3 to under 6	1 classroom	1	1	0
District Police Station	1 per 200,000 to 500,000 persons	0	0	0	0
Divisional Police Station	1 per 100,000 to 200,000 persons	0	0	0	0
Hospital	5.5 beds per 1,000 persons	23 beds	0	0	-23beds ⁽³⁾
Clinic/ Health Centre	1 per 100,000 persons	0	0	0	0 ⁽⁴⁾
Post Office	1 per 30,000 persons	0	0	0	0 ⁽⁴⁾
Magistracy (with 8 courtrooms)	1 per 660,000 persons	0	0	0	0
Market	No set standard	0	0	0	0 ⁽⁴⁾
Integrated Children and Youth Services Centres	1 for 12,000 persons aged 6-24	0	0	0	0
Integrated Family Services Centres	1 per 100,000 to 150,000 persons	0	0	0	0
Library	1 district library for every 200,000 persons	0	0	0	0 ⁽⁴⁾

⁽¹⁾ Depends on the nature of the community facilities, "Planned Population" may include Usual Residents and/or Mobile Residents and/or Transients.

⁽²⁾ The shortfall of secondary school classrooms in Mui Wo could be met by the provision of secondary school classrooms in the Islands District.

⁽³⁾ The shortfall of hospital beds could be met by the provision of hospital beds in Hong Kong East Cluster and also by the North Lantau Hospital in Tung Chung falling within Kowloon West Cluster, which will be commissioned by phases in the third quarter of 2013.

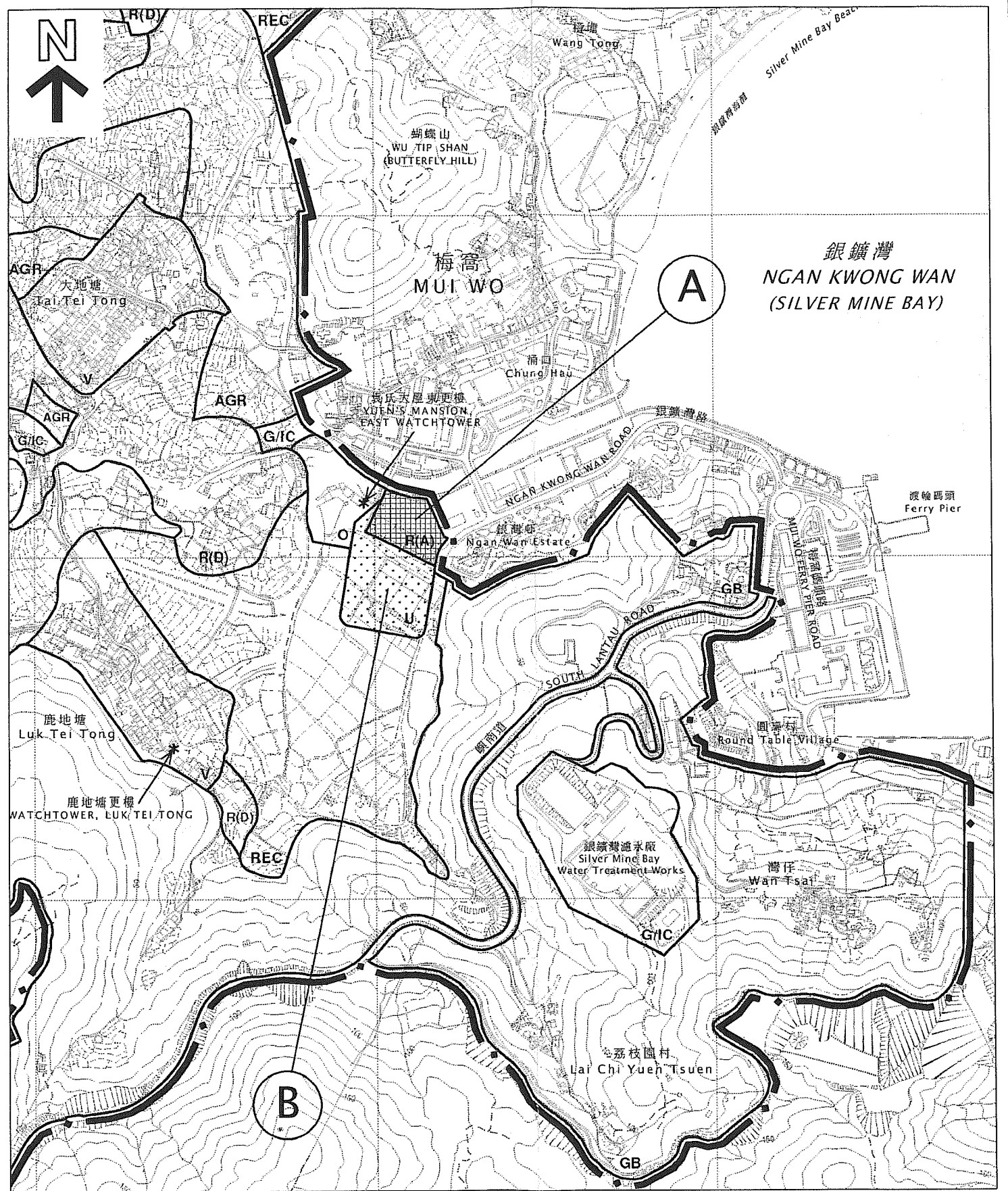
⁽⁴⁾ It is noted that a swimming pool, a government offices building including post office and clinic, as well as a municipal services building including market, indoor stadium, library, etc. are provided at Mui Wo Town Centre outside the OZP.

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (Planned Population: About 4,250 ⁽¹⁾)	Provision		Surplus/Shortfall (against planned provision)
			Existing	Planned	
Sports Centre	1 per 50,000 to 65,000 persons	0	0	0	0 ⁽⁴⁾
Sports Ground/ Sports Complex	1 per 200,000 to 250,000 persons	0	0	0	0 ⁽⁵⁾
Swimming Pool Complex - Standard	1 complex per 287,000 persons	0	0	0	0 ⁽⁴⁾
Local Open Space	10 ha per 100,000 persons	0.36ha	0.73ha	0.73ha	+0.37ha
District Open Space	10 ha per 100,000 persons	0.36ha	0	0.63ha	+0.27ha

⁽⁵⁾ A replacement site for a sports ground will be provided in Tung Chung to serve the population in Islands District.



梅窩邊緣分區計劃大綱核准圖編號 S/I-MWF/8
THE APPROVED MUI WO FRINGE OUTLINE ZONING PLAN No. S/I-MWF/8



梅窩邊緣分區計劃大綱核准圖編號 S/I-MWF/8 的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED MUI WO FRINGE OUTLINE ZONING PLAN No. S/I-MWF/8

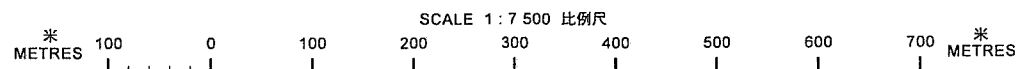
A

擬議修訂項目
PROPOSED AMENDMENT ITEMS
詳細內容參閱圖3
REFER TO PLAN 3 FOR DETAILS

本摘要圖於2013年9月9日擬備，所根據的資料為
於2006年10月17日核准的分區計劃大綱圖編號S/I-MWF/8
EXTRACT PLAN PREPARED ON 9.9.2013 BASED ON
OUTLINE ZONING PLAN No. S/I-MWF/8 APPROVED ON 17.10.2006

位置圖 LOCATION PLAN

梅窩邊緣分區計劃大綱核准圖編號 S/I-MWF/8 的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED MUI WO FRINGE
OUTLINE ZONING PLAN No. S/I-MWF/8



規劃署
PLANNING DEPARTMENT





參考編號
REFERENCE No.
M/LI/13/111

圖 PLAN
1



圖例 LEGEND

-  擬議修訂項目
PROPOSED AMENDMENT ITEMS
-  項目編號
ITEM No.

本摘要圖於2013年9月19日擬備，
所根據的資料為地政總署於2013年1月5日
拍得的航攝照片編號CW100307
EXTRACT PLAN PREPARED ON 19.9.2013
BASED ON AERIAL PHOTO No. CW100307
TAKEN ON 5.1.2013
BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

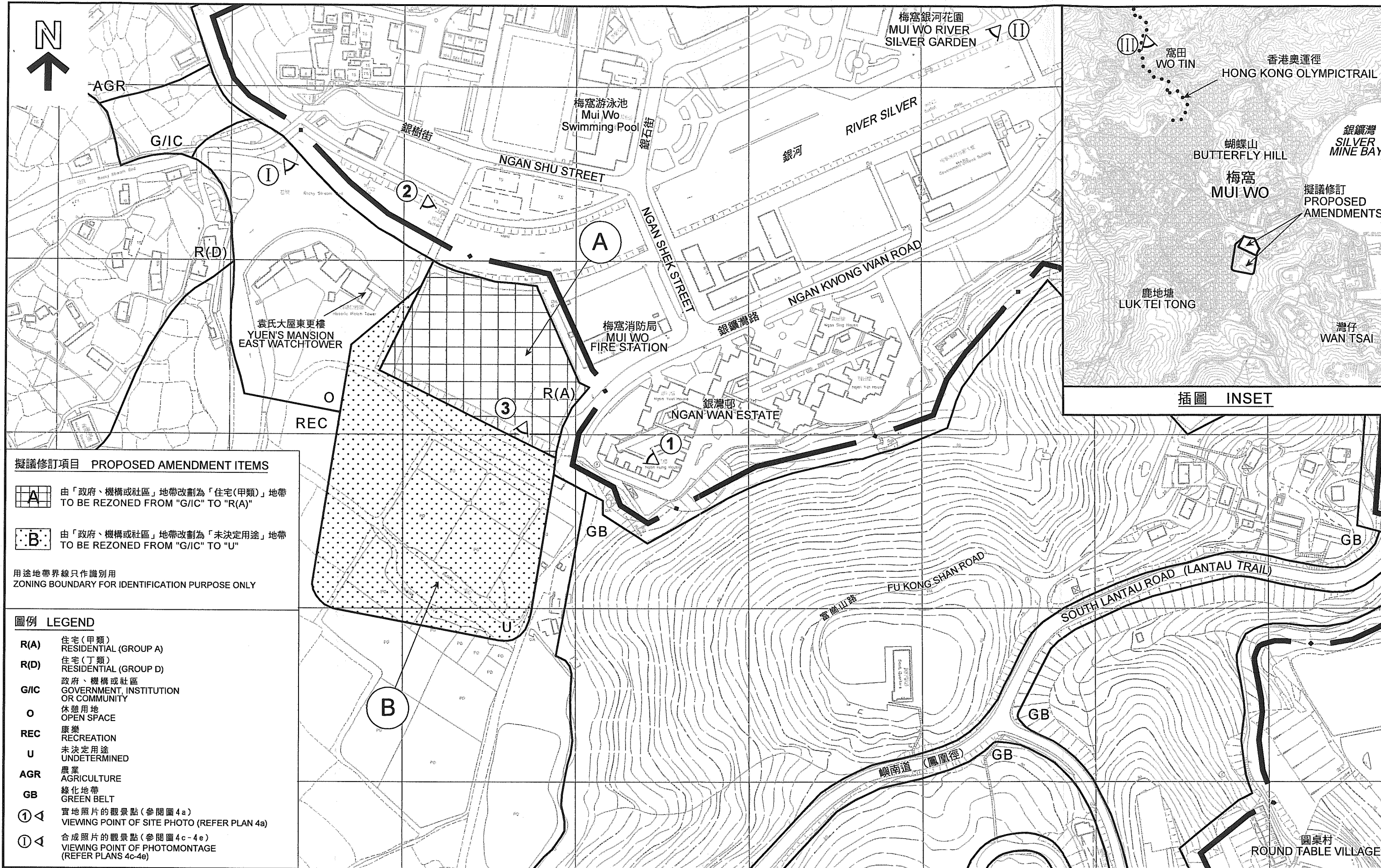
梅窩邊緣分區計劃大綱核准圖
編號 S/I-MWF/8 的擬議修訂
PROPOSED AMENDMENTS TO
THE APPROVED MUI WO FRINGE
OUTLINE ZONING PLAN No. S/I-MWF/8

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/LI/13/111

圖 PLAN
2



擬議修訂項目 PROPOSED AMENDMENT ITEMS

A 由「政府、機構或社區」地帶改劃為「住宅(甲類)」地帶
TO BE REZONED FROM "G/IC" TO "R(A)"

B 由「政府、機構或社區」地帶改劃為「未決定用途」地帶
TO BE REZONED FROM "G/IC" TO "U"

用途地帶界線只作識別用
ZONING BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

圖例 LEGEND

R(A) 住宅(甲類)
RESIDENTIAL (GROUP A)

R(D) 住宅(丁類)
RESIDENTIAL (GROUP D)

G/IC 政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY

O 休憩用地
OPEN SPACE

REC 康樂
RECREATION

U 未決定用途
UNDETERMINED

AGR 農業
AGRICULTURE

GB 綠化地帶
GREEN BELT

① 實地照片的觀景點 (參閱圖 4a)
VIEWING POINT OF SITE PHOTO (REFER PLAN 4a)

① 合成照片的觀景點 (參閱圖 4c-4e)
VIEWING POINT OF PHOTOMONTAGE (REFER PLANS 4c-4e)

本摘要圖於2013年9月5日擬備，所根據的資料為
測量圖編號10-SW-17B、10-SW-17D、10-SW-18A、
10-SW-18C、10-SW-A及10-SW-C
EXTRACT PLAN PREPARED ON 5.9.2013 BASED ON
SURVEY SHEET Nos. 10-SW-17B, 10-SW-17D, 10-SW-18A,
10-SW-18C, 10-SW-A & 10-SW-C

平面圖 SITE PLAN
梅窩邊緣分區計劃大綱核准圖編號 S/I-MWF/8 的擬議修訂
**PROPOSED AMENDMENTS TO THE APPROVED
MUI WO FRINGE OUTLINE ZONING PLAN No. S/I-MWF/8**

米 40 0 40 80 120 160 米
METRES SCALE 1:2 000 比例尺

**規劃署
PLANNING DEPARTMENT**

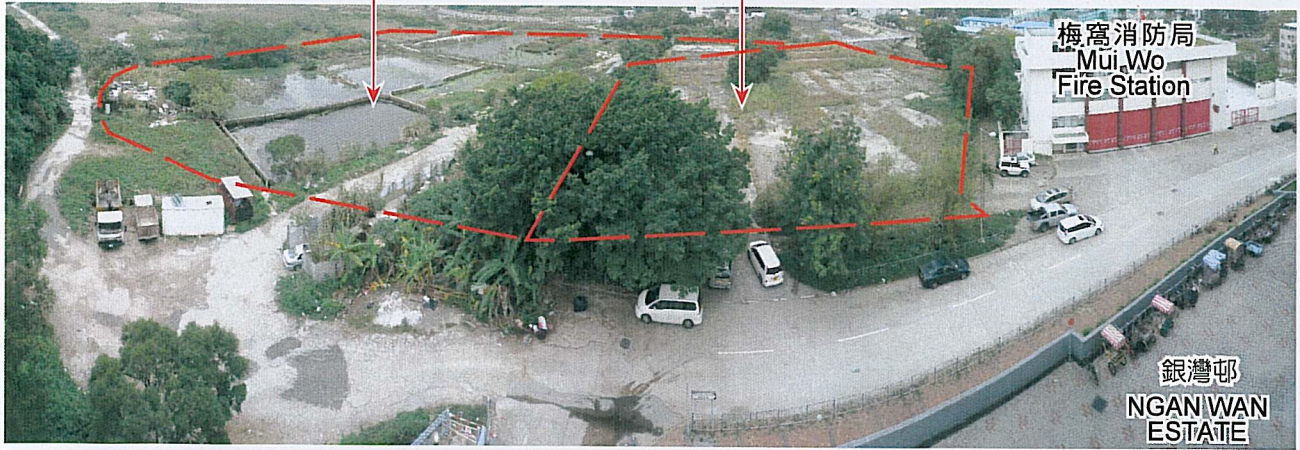
參考編號
REFERENCE No.
M/LI/13/111

圖 PLAN
3

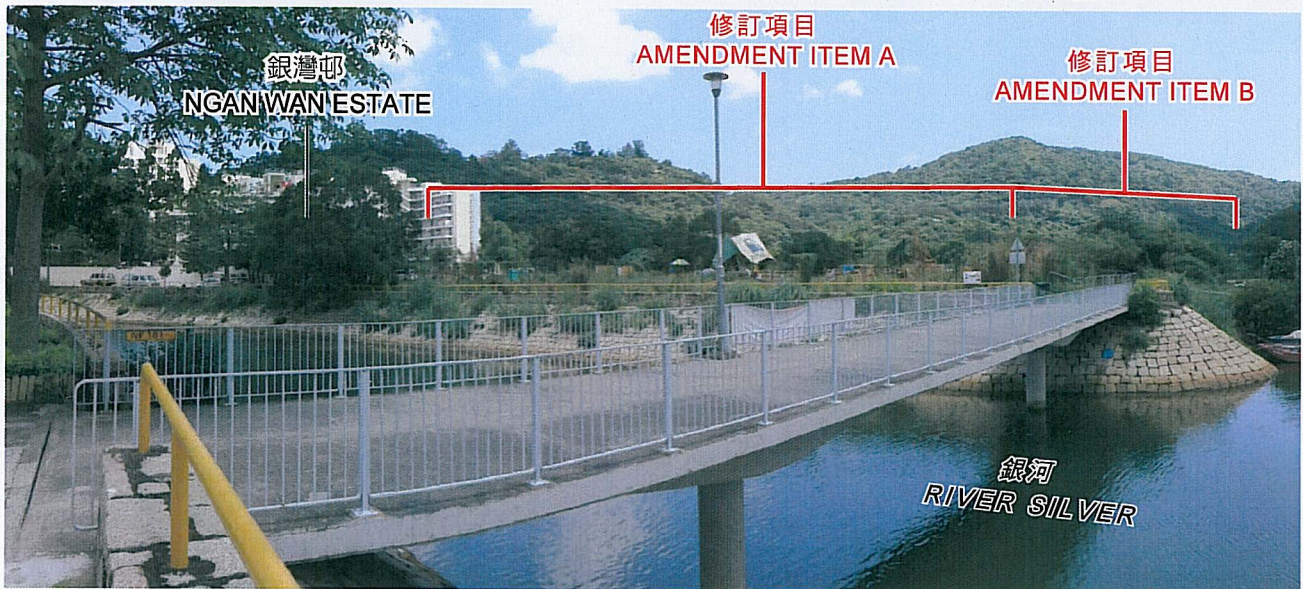
修訂項目
AMENDMENT ITEM B

修訂項目
AMENDMENT ITEM A

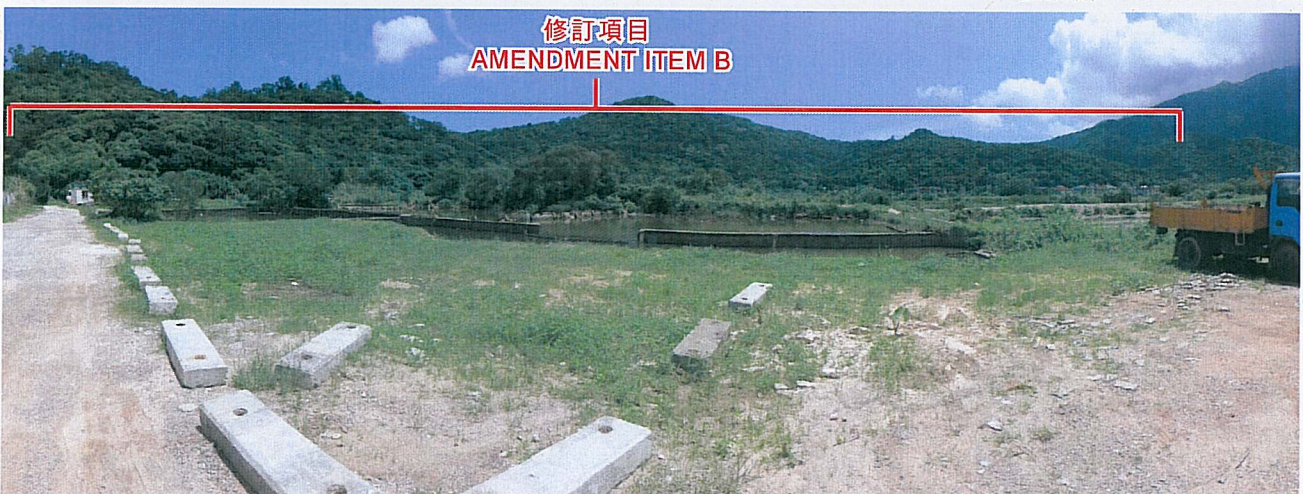
觀景點 VIEWING POINT 1



觀景點 VIEWING POINT 2



觀景點 VIEWING POINT 3



實地照片 SITE PHOTO

梅窩邊緣分區計劃大綱核准圖
編號 S/I-MWF/8 的擬議修訂
PROPOSED AMENDMENTS TO
THE APPROVED MUI WO FRINGE
OUTLINE ZONING PLAN No. S/I-MWF/8

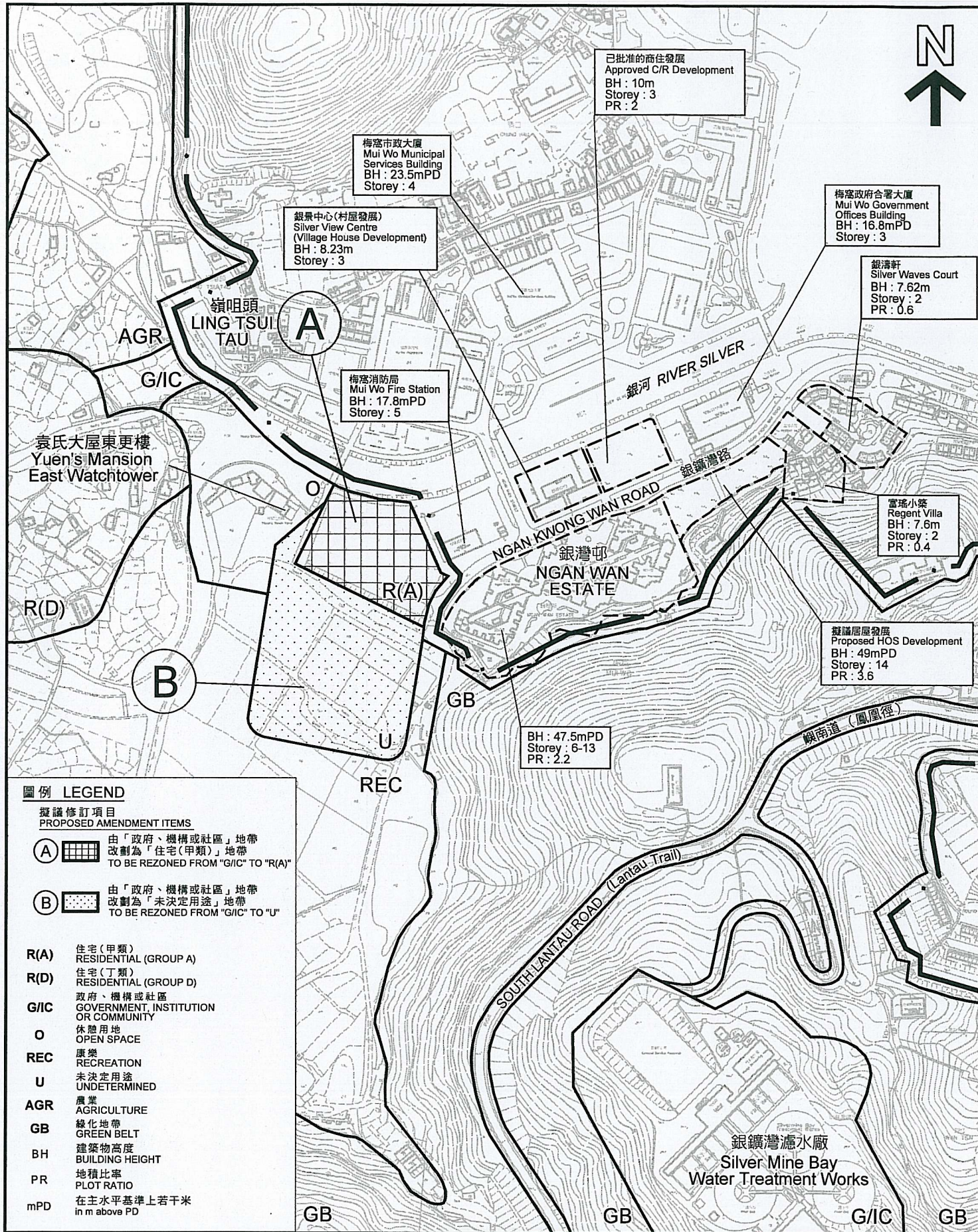
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/LI/13/111

圖 PLAN
4a

本圖於2013年9月5日擬備，所根據的資料
為攝於2013年5月31日的實地照片
PLAN PREPARED ON 5.9.2013
BASED ON SITE PHOTOS
TAKEN ON 31.5.2013



本摘要圖於2013年9月9日擬備，
所根據的資料為測量圖編號
10-SW-12D、13C、17B、17D、18A及18C
EXTRACT PLAN PREPARED ON 9.9.2013
BASED ON SURVEY SHEETS No.
10-SW-12D, 13C, 17B, 17D, 18A & 18C

鄰近地區的發展參數
DEVELOPMENT PARAMETERS OF THE SURROUNDINGS

梅窩邊緣分區計劃大綱核准圖
編號 S/I-MWF/8 的擬議修訂
PROPOSED AMENDMENTS TO
THE APPROVED MUI WO FRINGE
OUTLINE ZONING PLAN No. S/I-MWF/8

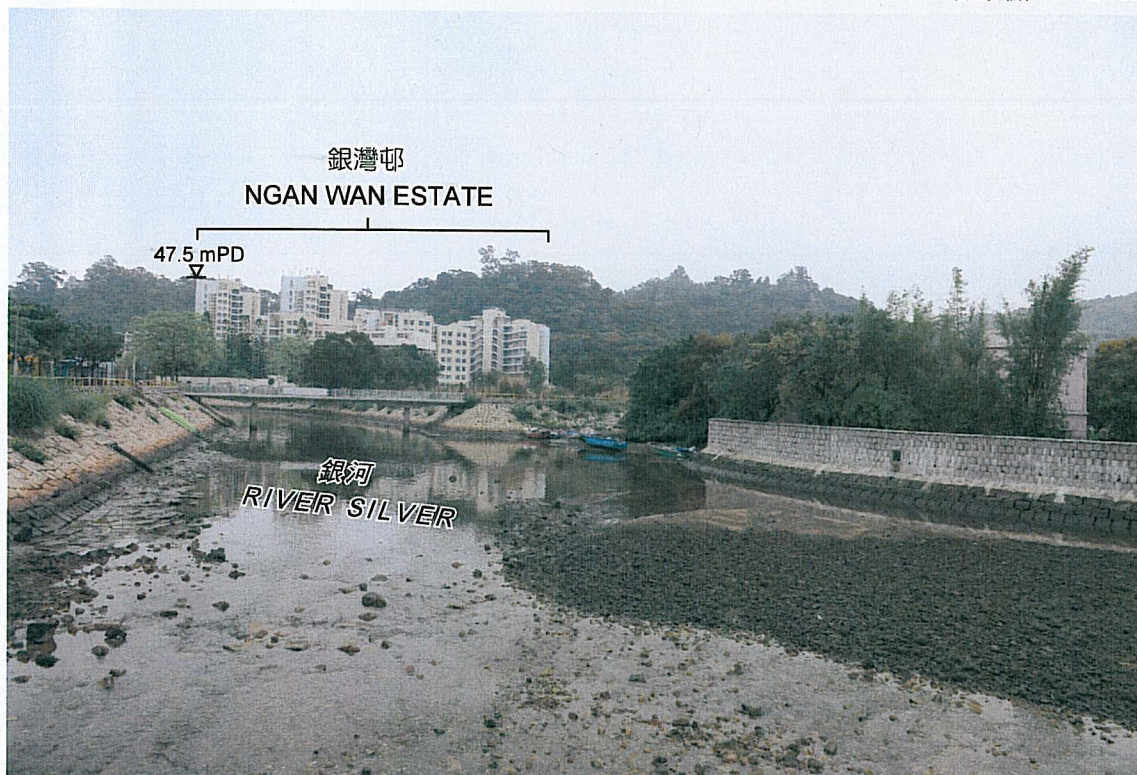
SCALE 1 : 4 000 比例尺
米 METRES 80 0 80 160 米 METRES

規劃署
PLANNING
DEPARTMENT

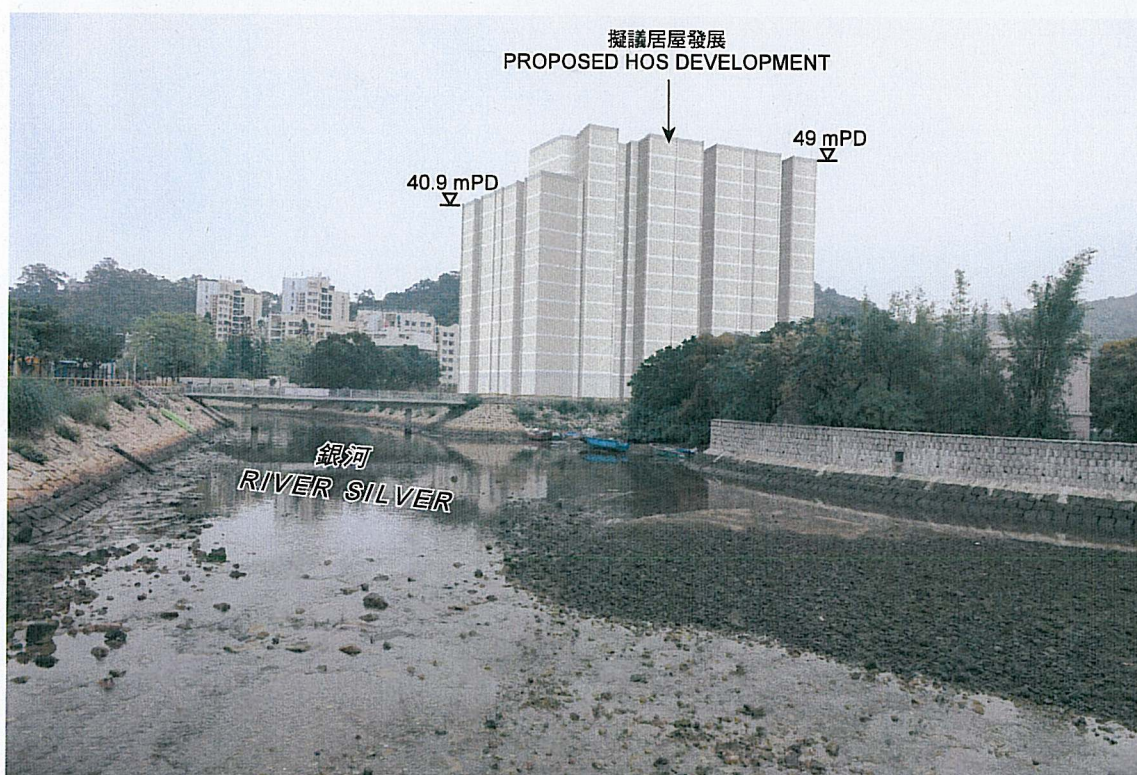


參考編號
REFERENCE No.
M/LI/13/111

圖 PLAN
4b



現存景觀
EXISTING VIEW



由銀河休憩公園眺望
VIEW FROM RIVER SILVER REST GARDEN

合成照片 PHOTOMONTAGE

梅窩邊緣分區計劃大綱核准圖
編號 S/I-MWF/8 的擬議修訂
PROPOSED AMENDMENTS TO
THE APPROVED MUI WO FRINGE
OUTLINE ZONING PLAN No. S/I-MWF/8

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/LI/13/111

圖 PLAN
4c

本圖於2013年9月5日擬備，所根據的資料
為房屋署提供的合成照片
PLAN PREPARED ON 5.9.2013
BASED ON PHOTOMONTAGE
PROPOSED BY HOUSING DEPARTMENT



現存景觀
EXISTING VIEW



由梅窩銀河花園眺望
VIEW FROM MUI WO RIVER SILVER GARDEN

合成照片 PHOTOMONTAGE

梅窩邊緣分區計劃大綱核准圖
編號 S/I-MWF/8 的擬議修訂
PROPOSED AMENDMENTS TO
THE APPROVED MUI WO FRINGE
OUTLINE ZONING PLAN No. S/I-MWF/8

規劃署
PLANNING
DEPARTMENT

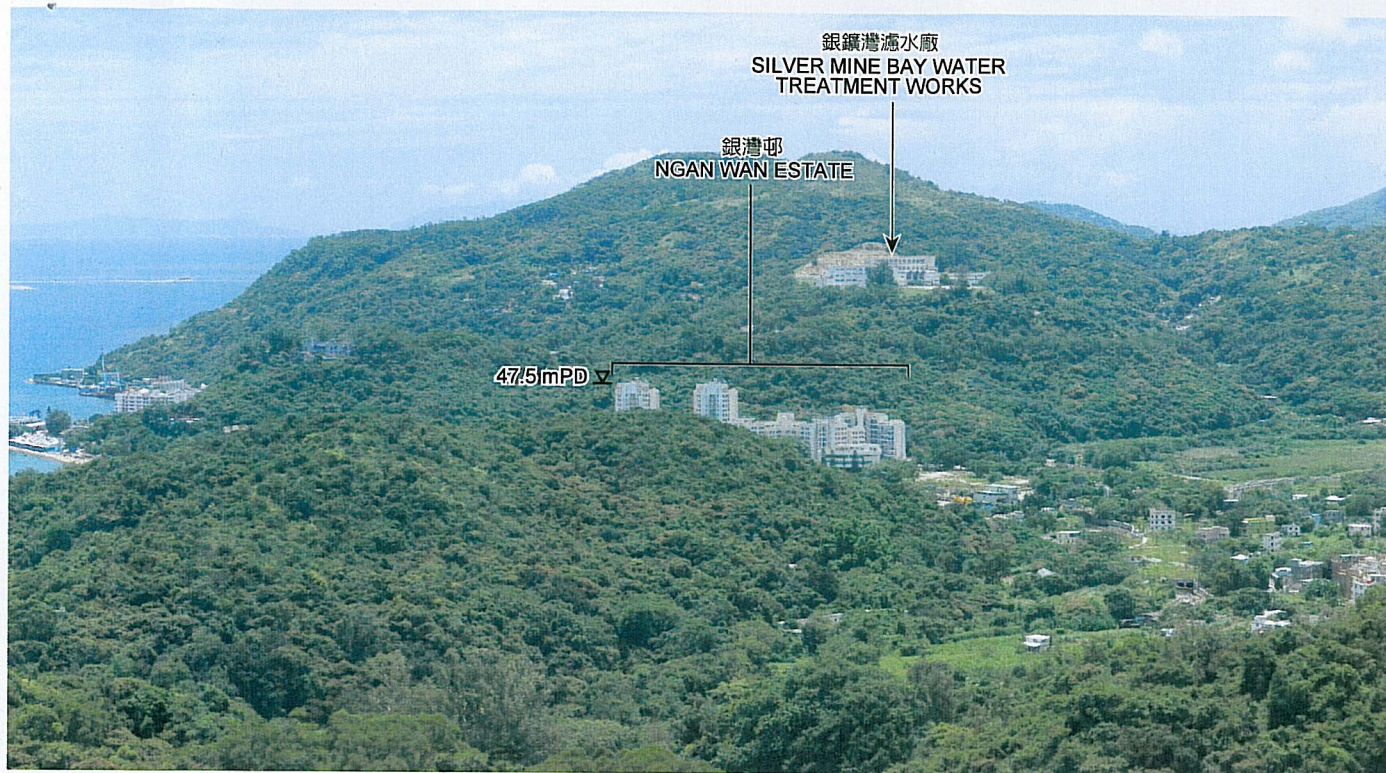


參考編號
REFERENCE No.

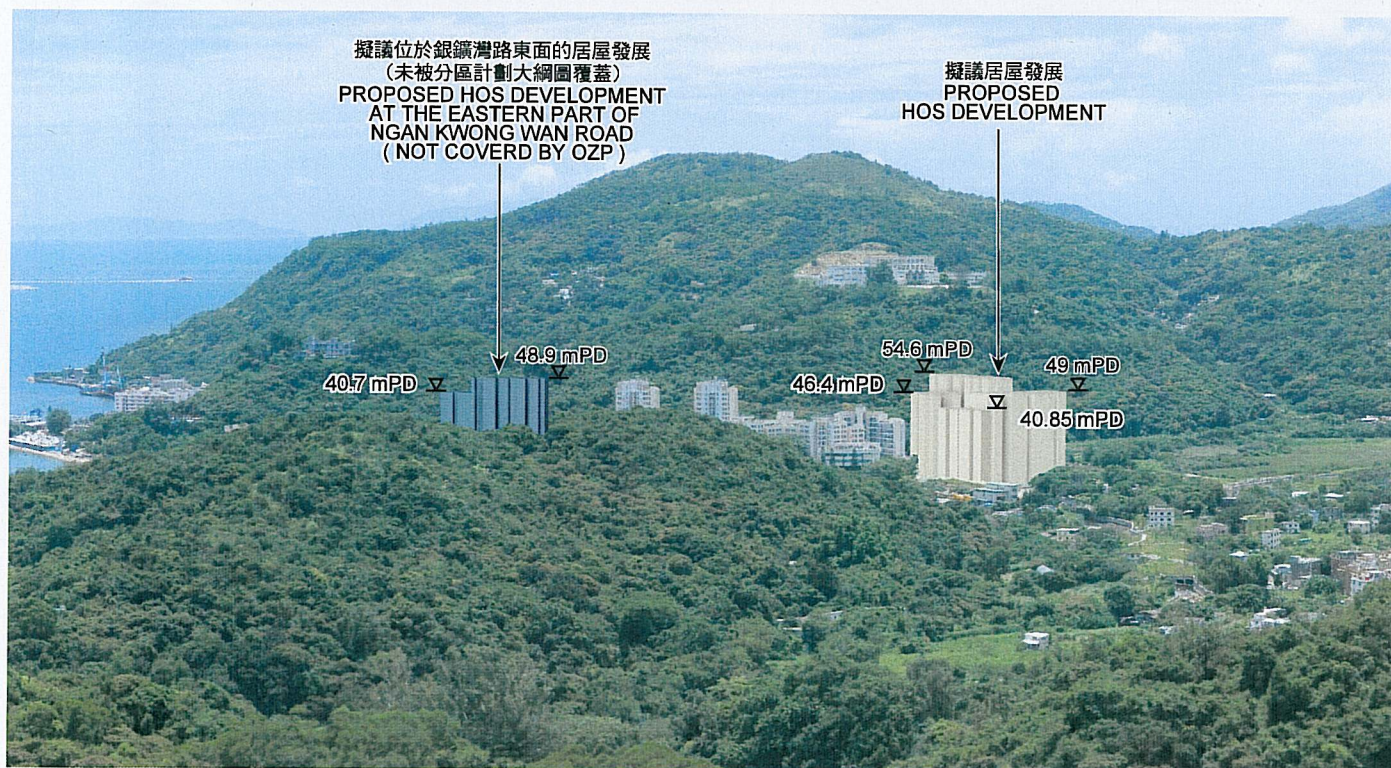
M/LI/13/111

圖 PLAN
4d

本圖於2013年9月5日擬備，所根據的資料
為房屋署提供的合成照片
PLAN PREPARED ON 5.9.2013
BASED ON PHOTOMONTAGE
PROPOSED BY HOUSING DEPARTMENT



現存景觀
EXISTING VIEW



由香港奧運徑眺望
VIEW FROM HONG KONG OLYMPIC TRAIL

合成照片 PHOTOMONTAGE

梅窩邊緣分區計劃大綱核准圖
編號 S/I-MWF/8 的擬議修訂
PROPOSED AMENDMENTS TO
THE APPROVED MUI WO FRINGE
OUTLINE ZONING PLAN No. S/I-MWF/8

規劃署
PLANNING
DEPARTMENT



本圖於2013年9月9日擬備，所根據的資料
為攝於2013年8月7日的實地照片
PLAN PREPARED ON 9.9.2013
BASED ON SITE PHOTO
TAKEN ON 7.8.2013

參考編號
REFERENCE No.
M/LI/13/111

圖 PLAN
4e