TOWN PLANNING BOARD

TPB Paper No. 10205

For Consideration by the Town Planning Board on 18.11.2016

DRAFT CHUEN LUNG AND HA FA SHAN OUTLINE ZONING PLAN NO. S/TW-CLHFS/C FURTHER CONSIDERATION OF A NEW PLAN

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1. <u>Purpose</u>

The purpose of this paper is to:

- (a) report on the results of the consultation with the Tsuen Wan District Council (TWDC) and Tsuen Wan Rural Committee (TWRC), and other public views received on the draft Chuen Lung and Ha Fa Shan Outline Zoning Plan (OZP) No. S/TW-CLHFS/B; and
- (b) seek Members' agreement that the draft Chuen Lung and Ha Fa Shan OZP No.
 S/TW-CLHFS/C, its Notes and Explanatory Statement (ES) (Appendices I to III) are suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance (the Ordinance).

2. <u>Background</u>

- 2.1 On 8.7.2016, the Town Planning Board (the Board) gave preliminary consideration to the draft Chuen Lung and Ha Fa Shan OZP No. S/TW-CLHFS/B and agreed that the draft OZP was suitable for submission to the TWDC and TWRC for consultation. An extract of the minutes of the Board's meeting and the TPB Paper No. 10133 are at Appendices IVa and IVb. The OZP is to replace the approved Chuen Lung and Ha Fa Shan Development Permission Area (DPA) Plan No. DPA/TW-CLHFS/2, which is effective until 20.12.2016 to maintain statutory planning control upon expiry of the DPA Plan.
- 2.2 Major land use proposals of the draft Chuen Lung and Ha Fa Shan OZP No. S/TW-CLHFS/B (**Plan 1**) as highlighted in the TPB Paper No. 10133 are recapitulated below:

"Village Type Development" ("V"): Total Area 3.13 ha (1.49%)

(a) Chuen Lung is the only recognized village in the Chuen Lung and Ha Fa Shan area (the Area). Taking account of the natural environment, the conservation and landscape value, infrastructure and site constraints as well as the potential natural terrain landslide hazard and the need to protection of water gathering ground (WGG), an incremental, practical and balanced approach for designation of "V" zone for Small House development has been adopted, with an aim to confining Small House development at suitable location to avoid undesirable disturbances to the natural environment.

(b) The "V" zone comprises the existing village clusters and land suitable for new Small House development within the village 'environ' ('VE'), as well as the proposed Chuen Lung Village Expansion Area (VEA). The boundaries of the "V" zones are drawn up having regard to the 'VE', the local topography, the existing settlement pattern, site characteristics and constraints, the estimated Small House demand and the boundary of the proposed VEA shown on the adopted Layout Plan (LP). Areas of difficult terrain, dense vegetation, active agricultural land and stream courses have been avoided where appropriate.

"Government, Institution or Community" ("G/IC"): Total Area 1.21 ha (0.58%)

- (c) Major G/IC facilities including the ex-Koon Man School, Tsang Ancestral Hall, Agriculture, Fisheries and Conservation Department (AFCD)'s Tai Mo Shan Country Park Chuen Lung Management Centre, Chuen Lung West Pigging Station, Ha Fa Shan Residents' Welfare Association and Lit Nui Kung, and Hong Kong Air Cadet Corps Ha Fa Shan Camp are under this zoning to reflect their existing uses.
- (d) Taking into account its natural surroundings and remote location without vehicular access, the Sai Chuk Lam Zen Monastery, which is an existing religious institution, is zoned "G/IC(1)" under which only selected G/IC uses related to the existing religious institution are always permitted to ensure its compatibility with the natural surroundings.

<u>"Open Space" ("O")</u>: Total Area 0.06 ha (0.03%)

(e) Ha Fa Shan Children's Playground and Tsuen Wan Chuen Lung Rest Garden are under this zoning to reflect their existing uses.

<u>"Recreation" ("REC")</u>: Total Area 1.89 ha (0.9%)

(f) Tsuen Wan Town Lot 389 in Ma Tong, proposed for a recreational club and golf driving range development, is currently fenced off with the existing 3-storey building being left vacant. It is zoned "REC" to reflect the permitted uses and development parameters under lease.

<u>"Other Specified Uses" ("OU") annotated "Rural Use" ("OU(RU)")</u>: Total Area 0.79 ha (0.38%)

(g) Two sites in Wang Lung currently occupied by a wine factory and a stone-cutting workshop are zoned "OU(RU)". This zoning, which is primarily for the preservation of the character of the rural area, could help to phase out those non-conforming uses not compatible with the rural and natural setting of the Area in the long term.

"OU(Sports and Recreation Club)": Total Area 3.47 ha (1.65%)

(h) The eastern part of the Hong Kong Gun Club at Route Twisk, which has

a rifle, handgun and clay target shooting range with a 2-storey clubhouse building is zoned "OU(Sports and Recreation Club)" to reflect the as-built condition.

"Agriculture" ("AGR"): Total Area 8.69 ha (4.14%)

(i) Major clusters of active agricultural land and adjoining fallow agricultural land with good potential for rehabilitation in Chuen Lung, Chuen Lung Chun Ha, Wang Lung, Ngon Tong, Ma Tong and Kiu Tau are under this zoning.

<u>"Green Belt" ("GB")</u>: Total Area 187.5 ha (89.31%)

(j) The natural vegetated areas including woodland, shrubland, knolls, streams and some land occupied by agricultural use are zoned "GB". Most of the woodland and areas adjoining the Country Park are within this zone. The "GB" zone also covers some houses, squatters, temporary domestic structures and rural industrial uses scattered amongst the rural area.

3. <u>Consultation on the Draft OZP</u>

- 3.1 The draft OZP was submitted to the TWDC and TWRC for consultation. At its meeting on 26.7.2016, the TWDC requested the Planning Department (PlanD) to provide additional information and decided to defer the case to its Community Building, Planning and Development Committee (CBPDC) for further consideration. At its meeting on 13.9.2016, the CBPDC raised objection to the draft OZP mainly due to the imposition of additional control over private land without compensation, which would adversely affect the right of landowners/residents. The minutes of the TWDC and CBPDC meetings are at **Appendices Va and Vb** for Members' reference.
- 3.2 At its meeting on 8.8.2016, the TWRC objected the draft OZP mainly on the ground that insufficient land has been reserved for Small House development. Besides, they also raised concerns on zoning private land as "GB" without compensation. The TWRC's written submission dated 17.8.2016 is at **Appendix VI** for Members' reference.
- 3.3 Meetings were also held with some TWDC members, village representatives (VRs), locals and Green/Concern Groups to discuss the zoning proposals of the OZP. A meeting was held on 26.8.2016 with a TWDC member and the Indigenous Inhabitant Representatives (IIRs) and Resident Representatives (RRs) of Chuen Lung and Ha Fa Shan; whereas another meeting was held on 30.9.2016 with the TWDC Vice-chairman, the IIR and RR of Ha Fa Shan, the representatives of Sai Chuk Lam Zen Monastery and locals. Further, a meeting was held on 6.10.2016 with the Green/Concern Groups including the Green Power, Hong Kong Bird Watching Society, World Wide Fund for Nature Hong Kong and Kadoorie Farm and Botanic Garden Corporation. Written submissions by VRs, locals and Green/Concern Groups are at **Appendices VIIIa to VIIIk, VIIIa and VIIIb** for Members' reference.

3.4 Major concerns raised by TWDC, TWRC, VRs and locals on the draft OZP are summarized below. Their proposals are also shown in **Plan 7** for Members' reference:

Insufficient "V" Zone

- (a) The land reserved for Small House development within the "V" zone has been greatly reduced, which cannot fulfill the demand. While the Small House sites within the VEA was committed 30 years ago and without implementation programme, and the rest are on private land, there is in fact no new land reserved for Small House development. The "V" zone should be suitably expanded to meet the Small House demand.
- (b) The proposed "GB" zone for Ha Fa Shan will deprive their right of Small House development. A "V" zone should be designated for Ha Fa Shan.

Inappropriate "GB" and "AGR" Zones

- (c) All private and Government licenced land should not be zoned "GB". Their right of development should be respected. The zoning of them as "GB" without compensation is unreasonable and contravenes the Basic Law. Besides, the maintenance and repair of licenced and on-farm structures is always permitted without the need for planning permission.
- (d) The restrictions on land and pond filling, land excavation and diversion of stream under the "GB" zone will adversely affect the existing farming activity within the Area.
- (e) The areas zoned "GB" or "AGR" within Chuen Lung Chun Ha, Ma Tong, Ngong Tong, Sun Hoi Tin and Ngon Tei should be zoned "Comprehensive Development Area" ("CDA") for comprehensive development with provision of community facilities.

Inappropriate Zoning for the Existing Religious Institution

- (f) The "G/IC(1)" zone only covers major part of Sai Chuk Lam Zen Monastery (**Plan 12a**), which would affect their daily operation and future plan for development. Their dormitories, farmland and pagoda nearby (**Plan 12d**) should be included into the "G/IC(1)" zone. The existing columbarium within the monastery (Photo 3 in **Plan 12c**) is mainly for the use of their monks and nuns. The "G/IC(1)" zoning with columbarium as a Column 2 use requiring planning permission would restrict the further development of the columbarium.
- (g) Kai Yuen in Ha Fa Shan (**Plan 13a**) was formerly a monastery and should be zoned "G/IC(1)" to allow its restoration back to monastery use in future.
- 3.5 Major points of the comments of the Green/Concern Groups are summarized below. Their proposals are also shown in **Plan 7** for Members' reference:

Protection and Conservation of the Natural Environment

- (a) In addition to the species with conservation value identified by AFCD, there are other species of butterfly, owl and bird with high conservation value found in a wider area¹. In order to have a better protection of the natural environment, all areas with high conservation value should be designated as Country Park, "Site of Special Scientific Interest" ("SSSI") or "Conservation Area" ("CA").
- (b) The discovery of wild big-headed turtle at the upper stream proves that the existing stream within the Area is of high conservation value. The stream and its 20m-wide riparian zone should thus be zoned "CA" or "GB(1)²" for better protection.
- (c) Area within 'VE' and riparian zone of the stream should not be zoned "AGR" given its high approval rate of the planning application of Small House. The use of septic tank for Small House would pollute the stream.

Inappropriate "V" and "REC" Zones

- (d) The Chuen Lung VEA, which is outside the 'VE', should not be zoned "V". As yellow costers are found in the village area of Chuen Lung, a suitable zoning should be designated to avoid human disturbance to the butterflies.
- (e) The location of the proposed "REC" zone is too close to the area containing many species with high conservation value. It is highly likely that there would be leakage of pesticides and fertilizers from the golf driving range.

4. <u>Planning Department's Responses</u>

- 4.1 In consultation with relevant Government bureaux and departments, PlanD's responses to the above comments/proposals are elaborated below.
- 4.2 The responses to the major concerns/proposals received from the TWDC, TWRC, VRs and locals are as follows:

Insufficient "V" Zone

(a) Taking account of the natural environment, the conservation and landscape value, infrastructure and site constraints as well as the potential natural terrain landslide hazard and need to protection of WGG, an incremental, practical and balanced approach for designation of "V" zone

¹ For the list of species with high conservation value and the location found by the Green/Concern group, please refer to **Appendices VIIIa and VIIIb**.

The "GB(1)" zone on the OZPs for some Country Park Enclaves has a more stringent planning control over the "GB" zone. Only redevelopment of house is permitted upon obtaining approval from the Board and no new Small House is permitted under the "GB(1)" zone.

has been adopted. The intention is to confine the Small House development at suitable location to avoid undesirable disturbances to the natural environment.

- (b) As updated by the District Lands Officer/Tsuen Wan and Kwai Tsing, Lands Department (LandsD), the 10-year forecast for Small House demand for Chuen Lung remains unchanged as 169 while there is no outstanding Small House application at this juncture. Taking into account the Small House demand forecast, the site conditions of the land within 'VE' and the proposed VEA, local topography, existing settlement pattern, site characteristics and constraints and the proposal of the VEA, a total area of 3.13 ha sites is zoned "V". Areas of difficult terrain, dense vegetation, active agricultural land and stream courses have been avoided where appropriate (**Plan 11**).
- (c) The available land of 1.91 ha in the "V" zone will allow 73 Small House sites, which can satisfy about 43% of the forecast Small House demand in terms of Small House sites (see **Table 1**).

Small House Demand Figure in 2013		Small House Demand Figure in 2016		'VE' Area (ha)	on Draft	-	Land to	age of the
Outstand- ing Demand	10-year forecast (2013 – 2023)	Outstand- ing Demand	10-year forecast (2016 – 2026)			Demand (ha)	Demand (ha)	Demand Met by Available Land (%)
0	171	0	169	4.95	3.13 ^a	4.23	1.91 ^b	45.2% ^c

 Table 1: Small House Demand for Chuen Lung in 2013 and 2016

<u>Notes</u>

a Including 1.46 ha within the Chuen Lung VEA outside 'VE'.

- b Including 0.57 ha within the "V" zone within 'VE" and 1.34 ha within the Chuen Lung VEA, which are equivalent to about 50 and 23 Small House sites respectively.
- c While the percentage in terms of land is 45.2%, the percentage in terms of Small House site is about 43% as mentioned in paragraph 4.2(c) above.
 - (d) Notwithstanding, application for Small House development within the "GB" and "AGR" zones could be submitted for the Board's consideration based on individual merit.
 - (e) As Ha Fa Shan is not included in the List of New Territories Small House Policy Recognized Village adopted by the LandsD, "V" zone is only designated for Chuen Lung, which is a recognized village in the Area.

Inappropriate "GB" and "AGR" Zones

(f) The private land within the "GB" zone in the Area is primarily demised for agricultural purpose under the Block Government Lease, and agricultural use is always permitted within "GB" zone. For the scattered and isolated building lots, in order to protect the nature environment, flexibility is provided through the planning application system to allow building development. The draft OZP would unlikely constitute deprivation of property as it would not affect any landowner's right to transfer or assign his/her interest of land, nor would it leave the land concerned without any meaningful use or economically viable use. The use on the Government licenced land is also restricted under the licence.

- (g) Maintenance and repair of a building are always permitted in all zones. The restrictions on land and pond filling, land excavation and diversion of stream are to avoid adverse impacts on drainage and natural environment.
- (h) On the proposal to rezone the rural areas to "CDA" for comprehensive development with provision of community facilities (**Plan 7**), the Director of Agriculture, Fisheries and Conservation does not support from agriculture and conservation perspectives as the suggested areas are largely rural in character with active farmland and fallow agricultural land with rehabilitation potential scattered in between. Some areas also adjoin natural streams which support a variety of wildlife including some species of conservation interest. Besides, concerned Government departments consulted expressed that there is no plan to provide the proposed community facilities within the area.

Inappropriate Zoning for the Existing Religious Institution

- (i) The "G/IC(1)" zone covers the major part of Sai Chuk Lam Zen Monastery. The zoning boundary is drawn up having regard to the existing conditions and natural surroundings of the monastery (Plans 12a to 12d). Columbarium and religious institution uses in existence immediately before the date of first publication in the Gazette of the notice of the draft DPA Plan would be tolerated; whereas any extension or intensification to the uses not always permitted under the respective zoning would require planning permission from the Board.
- (j) According to the site inspections, Kai Yuen mainly comprises a 2-storey building, with an altar for worship on the G/F (Plans 13a to 13c). According to the Home Affairs Bureau, Kai Yuen is not a registered temple under Chinese Temples Ordinance. There is no strong reason to rezone the site as "G/IC(1)" zone. The existing "GB" zoning is considered appropriate taking into account the existing conditions and natural surroundings.
- 4.3 The responses to the major comments/proposals received from Green/Concern Groups are as follows:

Protection of Natural Environment

(a) Conservation zoning has been proposed for the woodlands, natural vegetated areas as well as streams and their riparian zones within the Area in consultation with AFCD. Considering that the secondary woodlands are largely dominated with trees of common species, and the

natural streams are relatively natural and undisturbed, it is considered appropriate to zone them "GB" to protect their natural characteristics. According to the Hong Kong Planning Standards and Guidelines, "GB" is a conservation zoning intended to primarily conserve the existing natural environment amid the built-up areas/at the urban fringe, to safeguard it from encroachment by urban type development, to define the limits of urban and sub-urban development areas by natural features, to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within the "GB" zone.

- (b) Major clusters of active farmland and adjoining fallow agricultural land with good potential for rehabilitation, including those within the 'VE' and near the stream has been zoned "AGR". According to AFCD, the land near the stream should generally possess higher potential for agricultural rehabilitation as stream can be an irrigation source. Moreover, agricultural activities may contribute to the conservation value in the areas. It is appropriate to zone the land as "AGR".
- (c) Small House development in "AGR" zone would require planning permission from the Board. For Small House development in WGG, there should be demonstrably effective means to ensure that the effluent water quality is acceptable to concerned Government departments. In general, the use of septic tank and soakaway systems for Small House development is considered unacceptable in WGG.

Inappropriate "V" and "REC" Zones

- (d) The "V" zones are mainly to reflect the Chuen Lung VEA covered by the adopted LP and the existing village cluster in Chuen Lung with some land in suitable location reserved for Small House development after balancing the needs of development and relevant planning considerations.
- (e) The "REC" zone is mainly to reflect the recreational club building and a golf driving range with occupation permit. Suitable development restrictions have been imposed in accordance with the lease. For new development not permitted under the "REC" zone, planning permission from the Board is required.

Proposed Amendments to the OZP

- 4.4 Notwithstanding the above, with a view to strike a balance between the local concerns and relevant planning considerations, a review has been undertaken on the zoning boundary of the Area. It is considered that a piece of land mostly zoned "GB" zone with a minor portion zoned "AGR" in Chuen Lung could be rezoned for other uses (**Plan 8**).
- 4.5 Located to the immediate north of the village area of Chuen Lung and easily accessible through Route Twisk, the piece of land (about 0.76 ha) (Plans 9a to 9c) currently occupied by a vehicle repair workshop and vehicle parks are

proposed to be rezoned from "GB" and "AGR" to "OU(RU)". In view of its existing site condition, the intention is to phasing out the non-conforming uses not compatible with the rural and natural setting with compatible rural use. Restrictions on land filling and excavation, and diversion of streams are proposed for the "OU(RU)" zone. Relevant Government bureaux/departments consulted have no adverse comment/objection on the proposal. In response to the Director of Environmental Protection's concern on the possible wastewater and pollution generated by the recreation uses, 'Place of Recreation, Sports or Culture (Horse Riding School, Hobby Farm and Fishing Ground only)' is proposed to move to Column 2 of the Notes under the "OU(RU)" zone for a better planning control. Opportunities are also taken to make minor boundary adjustment of the "AGR" zone in Chuen Lung Chun Ha to reflect the existing site condition.

4.6 The draft Chuen Lung and Ha Fa Shan OZP No. S/TW-CLHFS/C incorporating the above rezoning proposal is at **Appendix I**. A table comparing the land use zonings covered by the previous draft OZP No. S/TW-CLHFS/B and the current draft OZP No. S/TW-CLHFS/C is at below **Table 2**:

Land use zoning	Draft OZP No. S/TW-CLHFS/B		Draft O S/TW-C		<u>Difference</u>	
	Site area	%	Site area	%	Site area	%
	(ha)		(ha)		(ha)	
"V"	3.13	1.49	3.13	1.49	No ch	nange
"G/IC"	1.21	0.58	1.21	0.58	No ch	nange
"O"	0.06	0.03	0.06	0.03	No change	
"REC"	1.89	0.9	1.89	0.9	No ch	nange
"OU(RU)"	0.79	0.38	1.55	0.74	+0.76	+96.2
"OU(Sports and	3.47	1.65	3.47	1.65	No ch	nange
Recreation Club)"						
"AGR"	8.69	4.14	8.69	4.14	-<0.1	-<0.1
"GB"	187.5	89.31	186.75	88.95	-0.76	-0.4
'Road'	3.21	1.52	3.21	1.52	No ch	nange
Total	209.95	100	209.95	100	No cł	nange

Table 2: Comparison of Land Use Zonings in OZPs

- 4.7 The Notes and ES are also updated to reflect the latest planning situation of the Area. The corresponding amendments are highlighted (*bold and italics* for addition and cross out for deletion) at **Appendices II and III** for Members' reference.
- 4.8 The draft Chuen Lung and Ha Fa Shan OZP No. S/TW-CLHFS/C together with its Notes and ES have been circulated to relevant Government bureaux and departments for comments. No objection/adverse comment was received from the consulted Government bureaux and departments. Comments received have been incorporated into the draft OZP, its Notes and ES as appropriate.

5. <u>Consultation</u>

After the Board's agreement to the publication of the draft Chuen Lung and Ha Fa Shan OZP No. S/TW-CLHFS/C under section 5 of the Ordinance, the TWDC and TWRC will be consulted during the exhibition period of the OZP.

6. <u>Decision Sought</u>

Members are invited to:

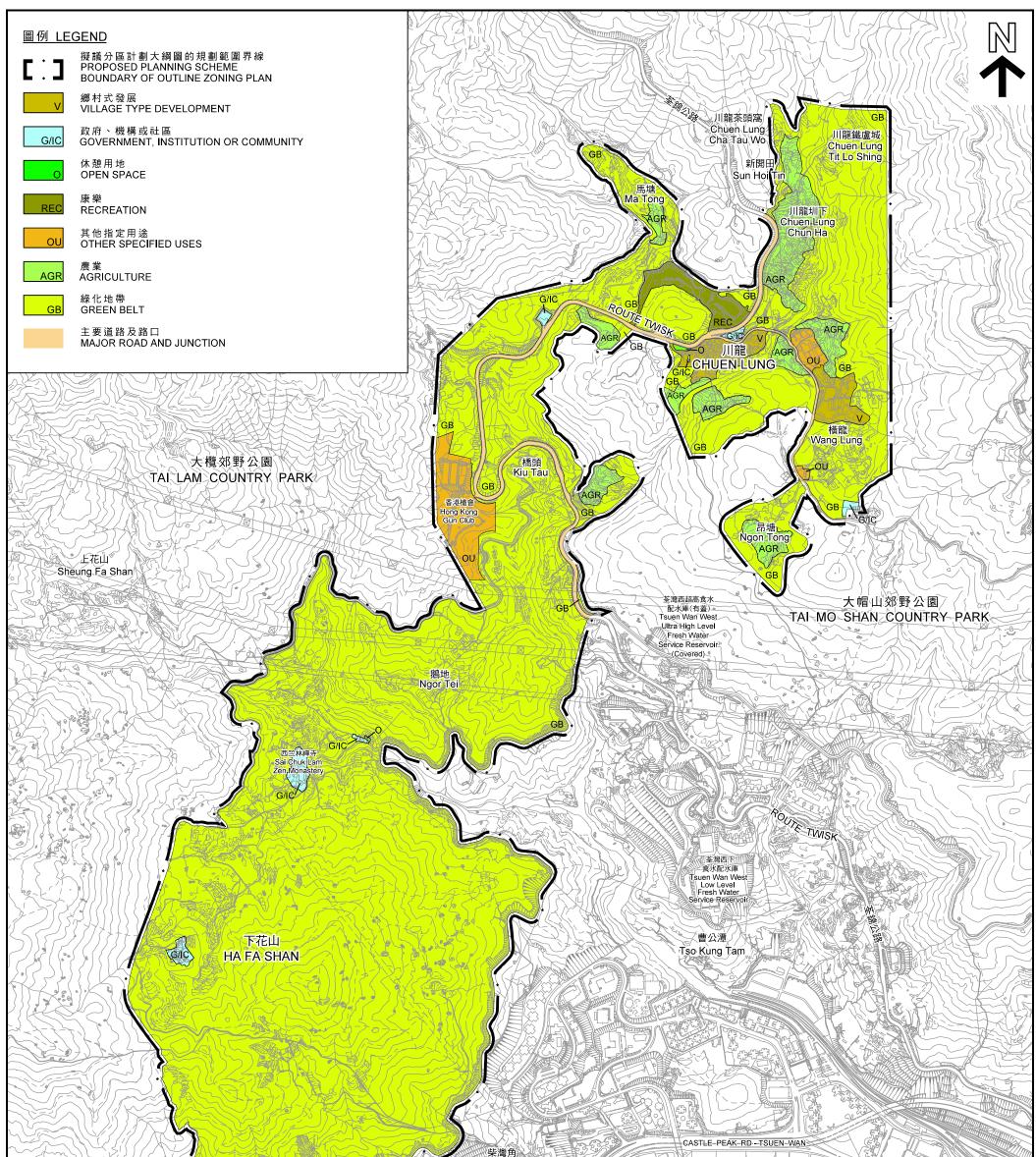
- (a) note the comments from and responses to the TWDC, TWRC, and others on the draft Chuen Lung and Ha Fa Shan OZP No. S/TW-CLHFS/B;
- (b) agree that the draft Chuen Lung and Ha Fa Shan OZP No. S/TW-CLHFS/C (to be renumbered as S/TW-CLHFS/1 upon gazetting) at Appendix I and its Notes at Anenx II are suitable for exhibition for public inspection under section 5 of the Ordinance;
- (c) adopt the ES at **Appendix III** as an expression of the planning intentions and objectives of the Board for various land use zonings of the draft Chuen Lung and Ha Fa Shan OZP No. S/TW-CLHFS/C; and
- (d) agree that the ES is suitable for exhibition for public inspection together with the draft OZP and issued under the name of the Board.

7. <u>Attachments</u>

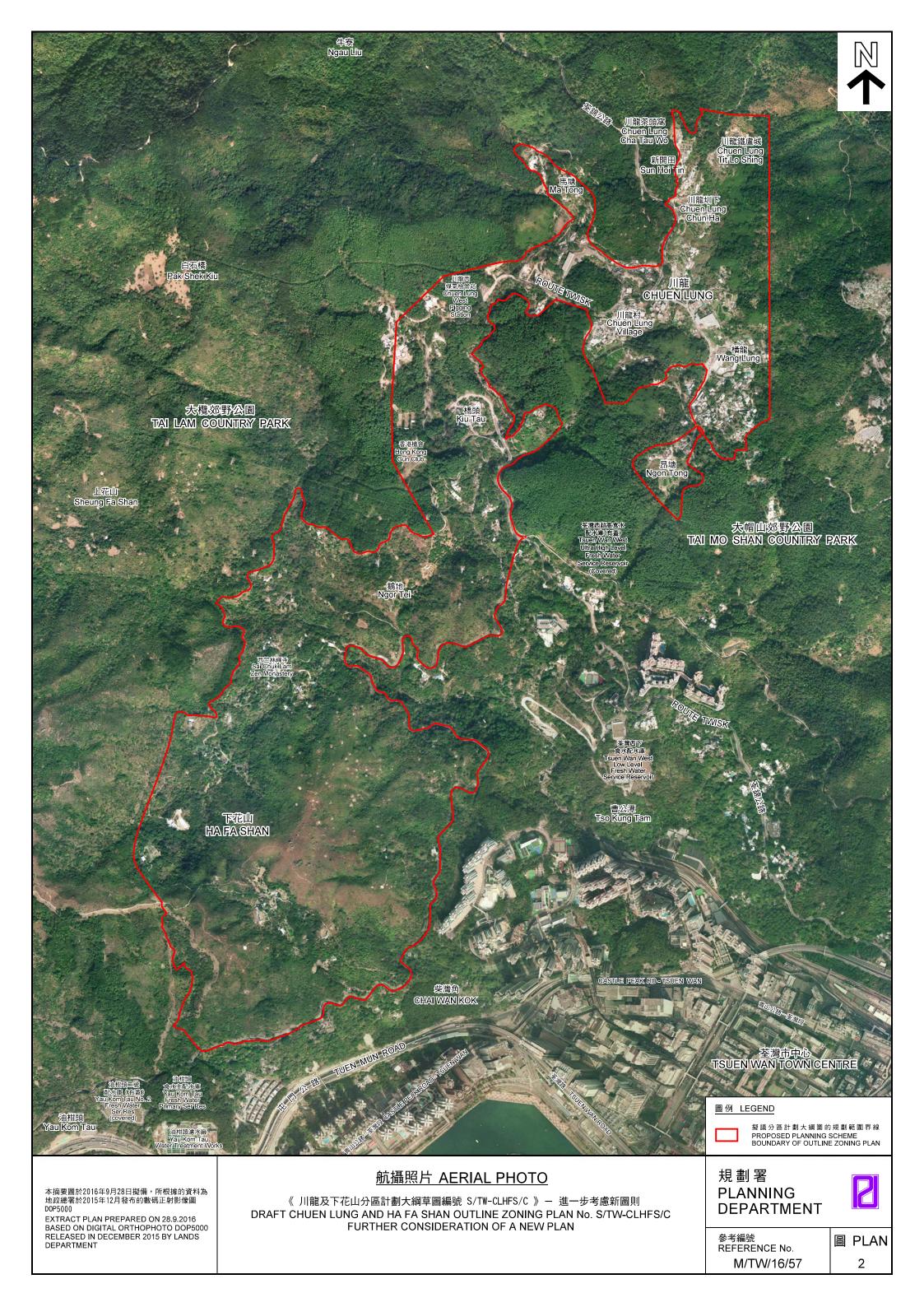
Plan 1	Proposed Land Uses of the Draft Chuen Lung and Ha Fa Shan OZP No. S/TW-CLHFS/B
Plan 2	Aerial photo
Plan 3	Existing physical features
Plan 4	Existing land uses
Plan 5	Land status
Plan 6	Development constraints
Plan 7	Proposals received by the public during consultation
Plan 8	Preliminary rezoning proposals
Plans 9a to 9c	Site plan, aerial photo and site photographs of the proposed "OU(RU)" zones
Plan 10	Proposed Land Uses of the Draft Chuen Lung and Ha Fa Shan OZP No. S/TW-CLHFS/C
Plan 11	Existing land use within the 'VE' of Chuen Lung
Plans 12a to 12d	Site plan, aerial photo and site photographs of Sai Chuk Lam Zen Monastery
Plans 13a to 13c	Site plan, aerial photo and site photographs of Kai Yuen
Appendix I Appendix II Appendix III Appendix IVa	Draft Chuen Lung and Ha Fa Shan OZP No. S/TW-CLHFS/C Notes of the OZP ES of the OZP TPB Paper No. 10133

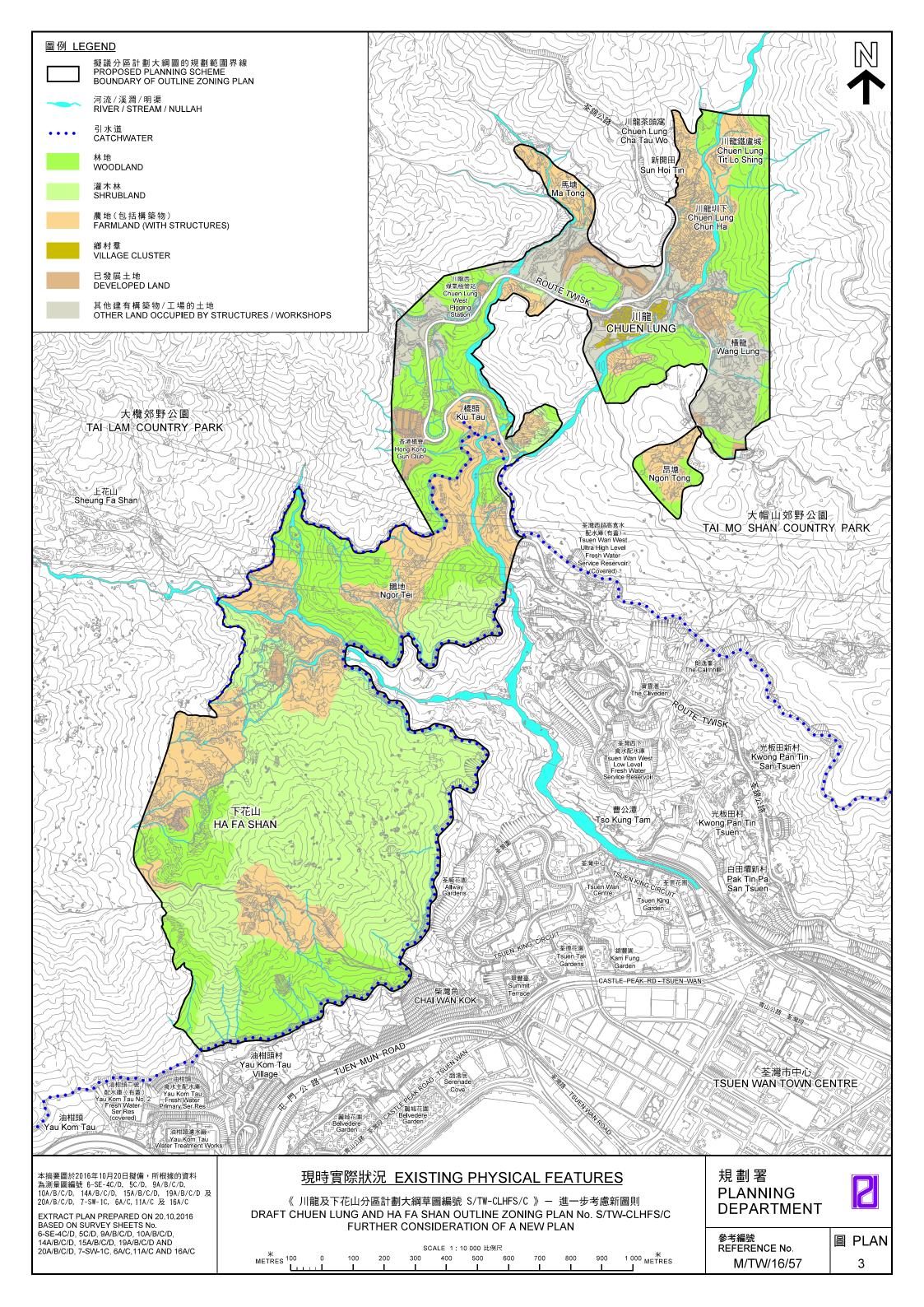
Appendix IVb	Extract of minutes of the Board meeting on 8.7.2016							
Appendices Va and Vb	Extract of minutes of the meetings of TWDC on 26.7.2016							
	and CB	PDC of	n 13.9	.2016	1			
Appendix VI	Letter f	rom the	e TWF	RC				
Appendices VIIa to VII	Letters	and en	nails f	rom t	he Chue	n Lung V	Village Office	e, IIR
	and RR	of Ha	Fa Sl	nan, l	ocals an	d the resp	ponsible pers	on of
	Sai Chu	ık Lam	Zen N	Aonas	stery			
Appendix VIIIa	E-mail	from K	FBG					
Appendix VIIIb	Email	from	the	Ho	Koon	Nature	Education	cum
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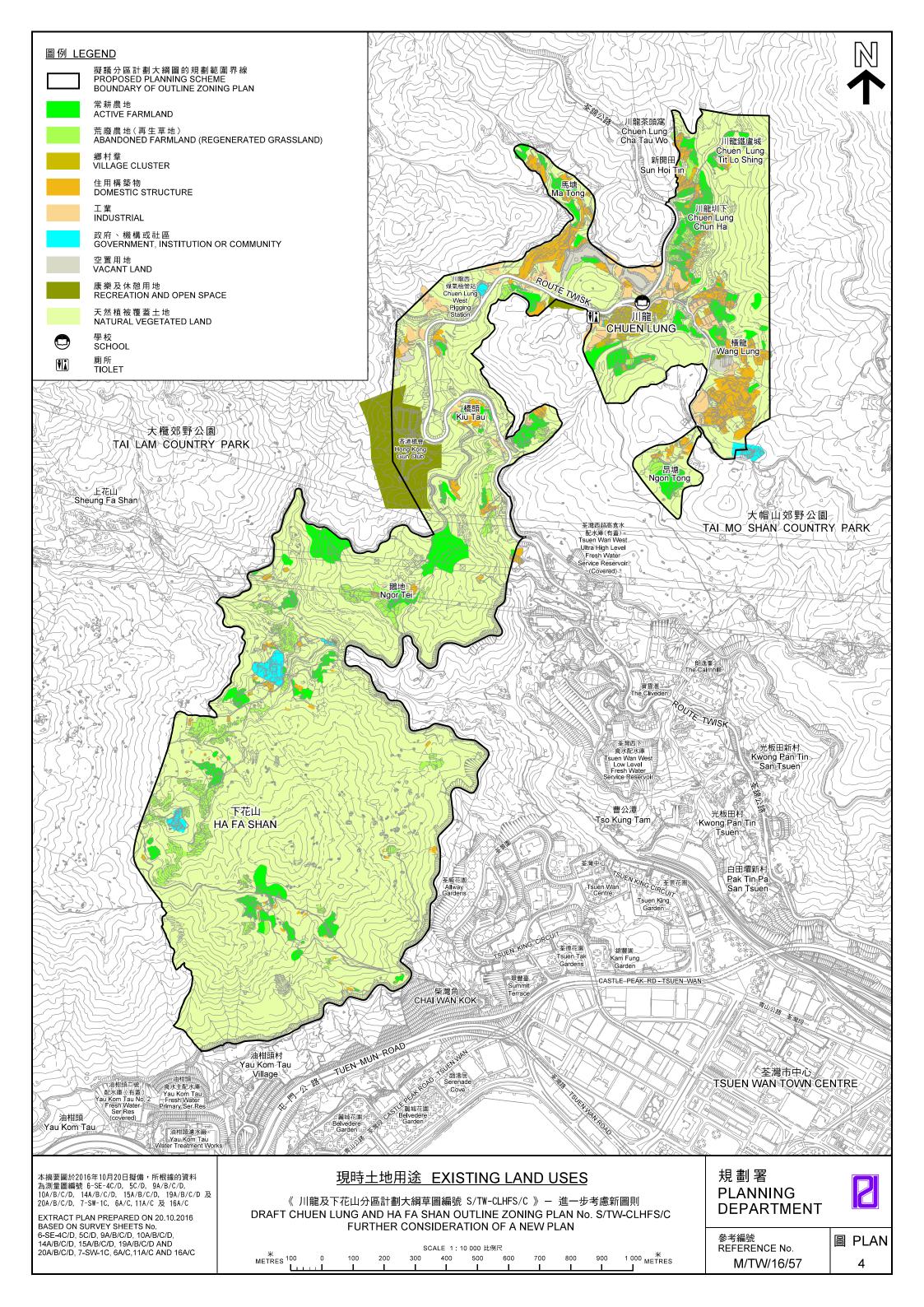
PLANNING DEPARTMENT NOVEMBER 2016

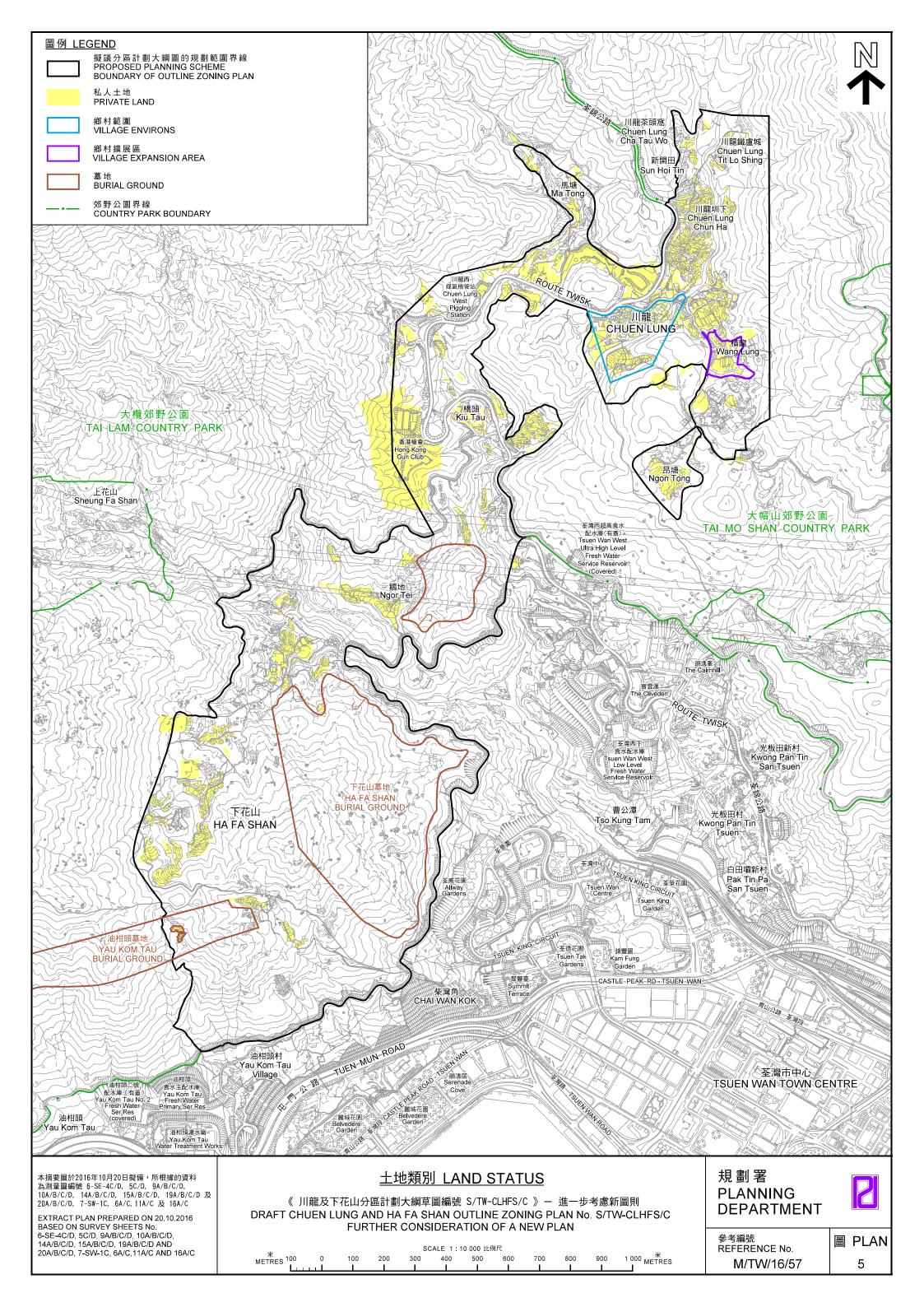


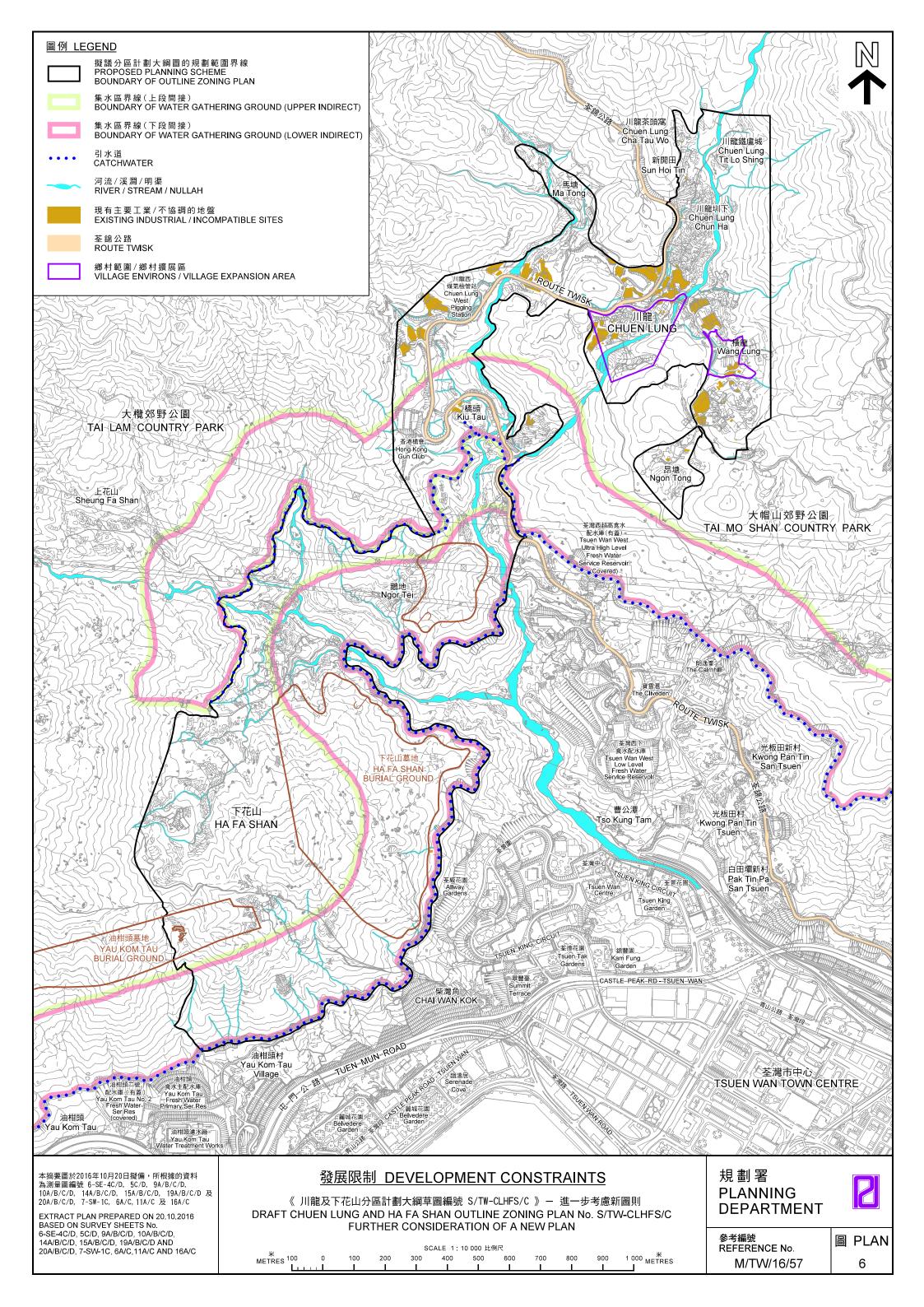
GB (油柑頭二號) (油柑頭二號) (油柑頭二號) (拉柑頭二號) (拉柑頭二號) (拉杜爾 (百蓋)) (Yau Kon Tau Yau Kon Tau Yau Kon Tau Yau Kon Tau Yau Kon Tau Yau Kon Tau	TUEN-NUN-ROAD	荃灣 TSUEN-WAN	
Fresh Water Primary Ser Res Ser Res Yau Kom Tau Yau Kom Tau Water Treatment Work			
本摘要圖於2016年10月20日擬備,所根據的資料 為測量圖編號 6-SE-4C/D, 5C/D, 9A/B/C/D, 10A/B/C/D, 14A/B/C/D, 15A/B/C/D, 19A/B/C/D 及 20A/B/C/D, 7-SW-1C, 6A/C, 11A/C 及 16A/C EXTRACT PLAN PREPARED ON 20.10.2016 BASED ON SURVEY SHEETS No.	《 川龍及下花山分區計劃大綱草圖編號 S/TW-CLHFS/B》的擬議土地用途地帶 PROPOSED LAND USES OF <u>DRAFT CHUEN LUNG AND HA FA SHAN OUTLINE ZONING PLAN No. S/TW-CLHFS/B</u> 《 川龍及下花山分區計劃大綱草圖編號 S/TW-CLHFS/C 》一 進一步考慮新圖則 DRAFT CHUEN LUNG AND HA FA SHAN OUTLINE ZONING PLAN No. S/TW-CLHFS/C	規 劃 署 PLANNING DEPARTMENT	2
6-SE-4C/D, 5C/D, 9A/B/C/D, 10A/B/C/D, 14A/B/C/D, 15A/B/C/D, 19A/B/C/D AND 20A/B/C/D, 7-SW-1C, 6A/C,11A/C AND 16A/C	FURTHER CONSIDERATION OF A NEW PLAN SCALE 1:10 000 比例尺 METRES 100 0 100 200 300 400 500 600 700 800 900 1 000 METRES	參考編號 REFERENCE No. M/TW/16/57	圖 PLAN 1

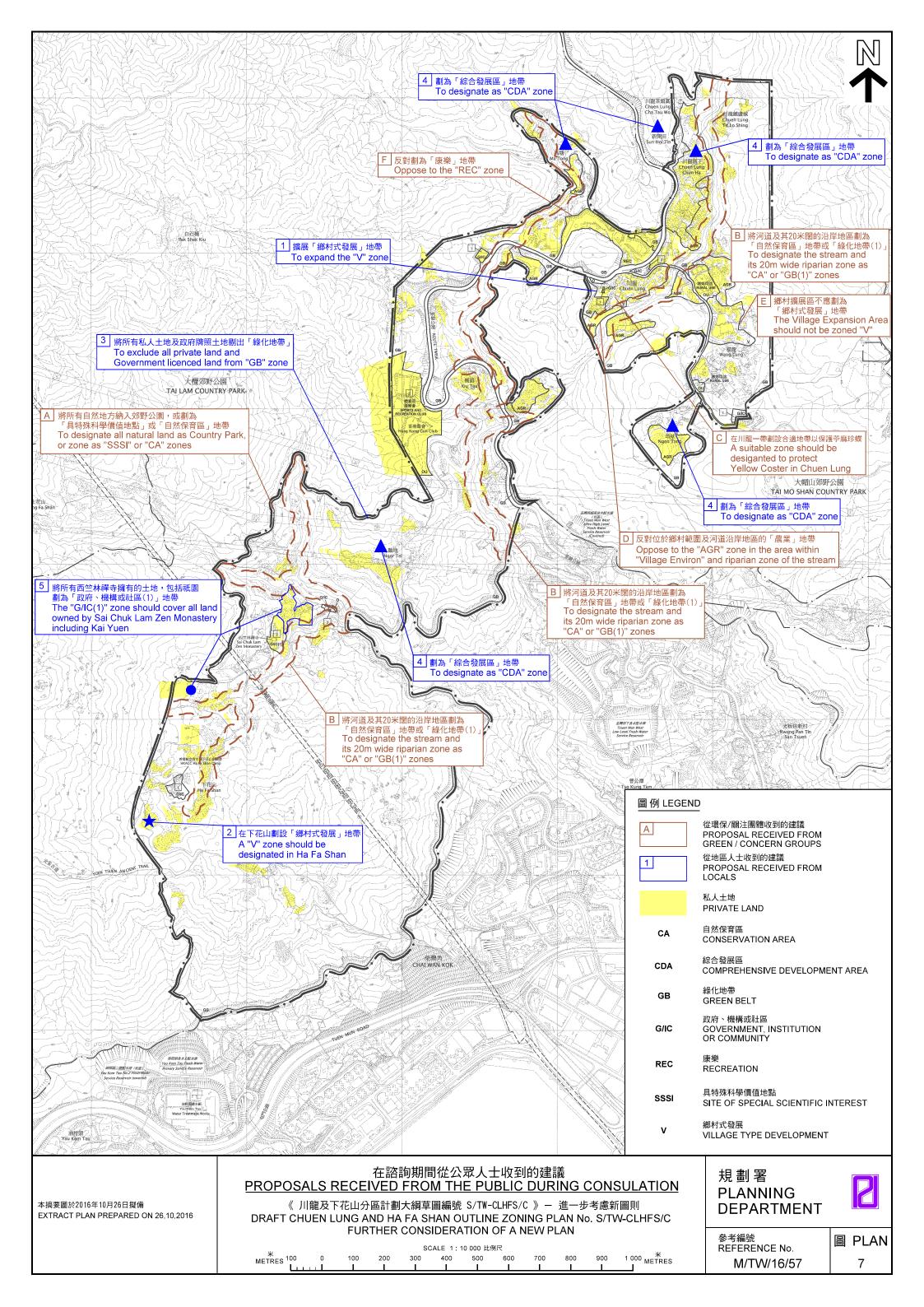


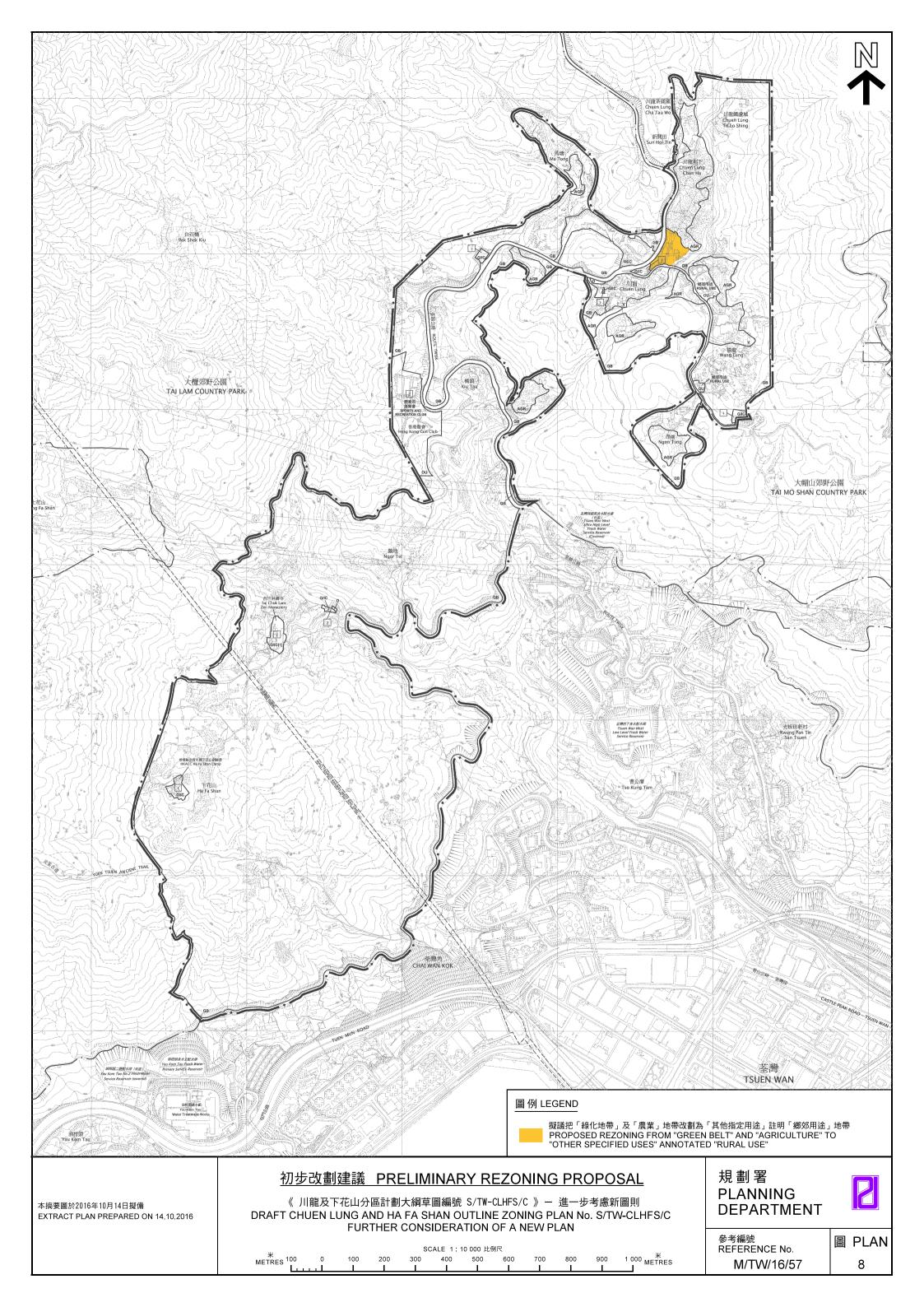


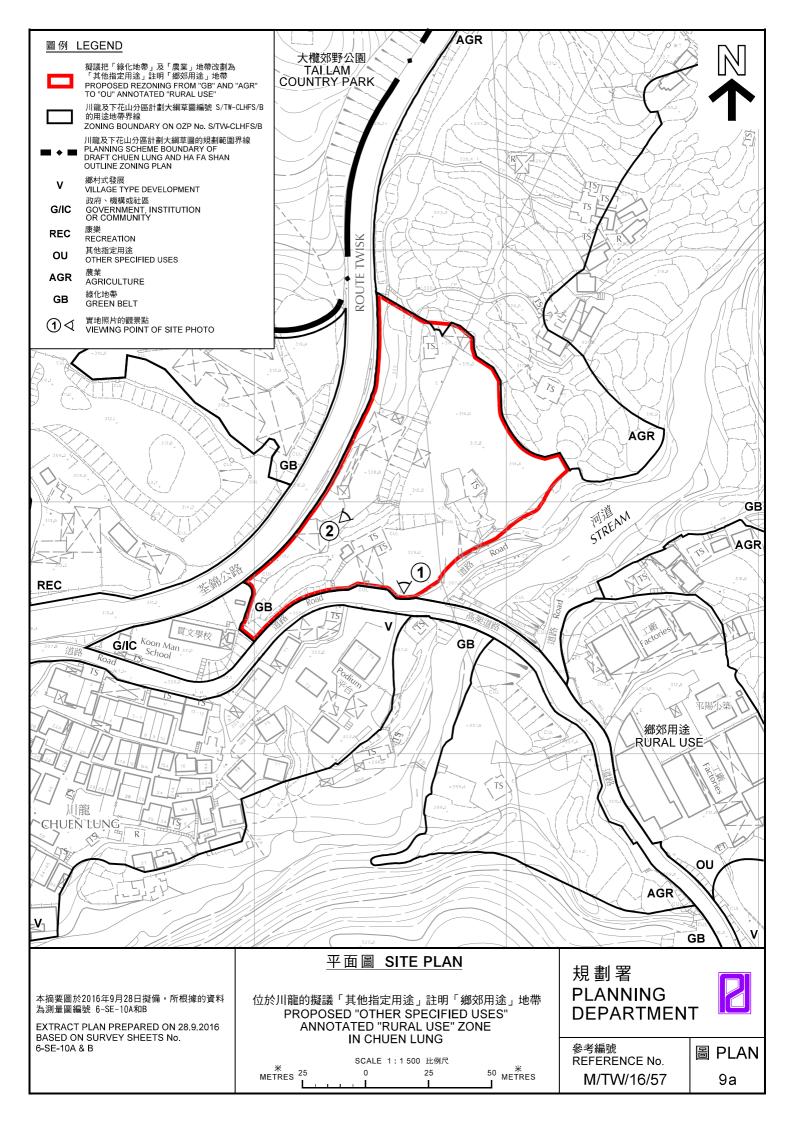


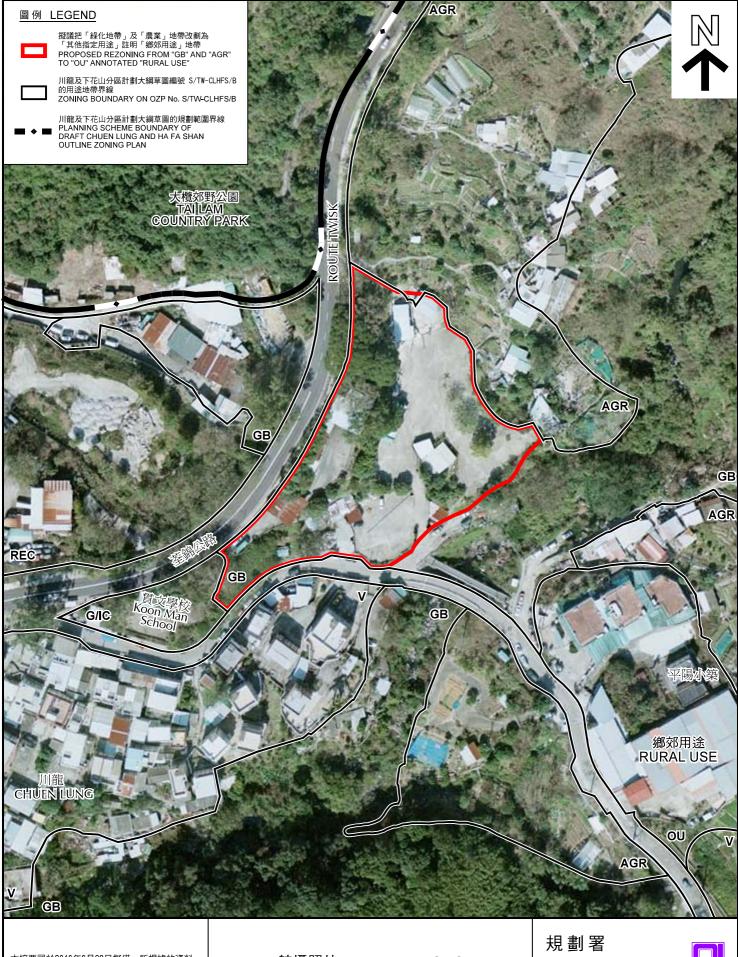












本摘要圖於2016年9月28日擬備,所根據的資料 為地政總署於2016年1月25日拍得的航攝照片 編號 CS63427

EXTRACT PLAN PREPARED ON 28.9.2016 BASED ON AERIAL PHOTO No. CS63427 TAKEN ON 25.1.2016 BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

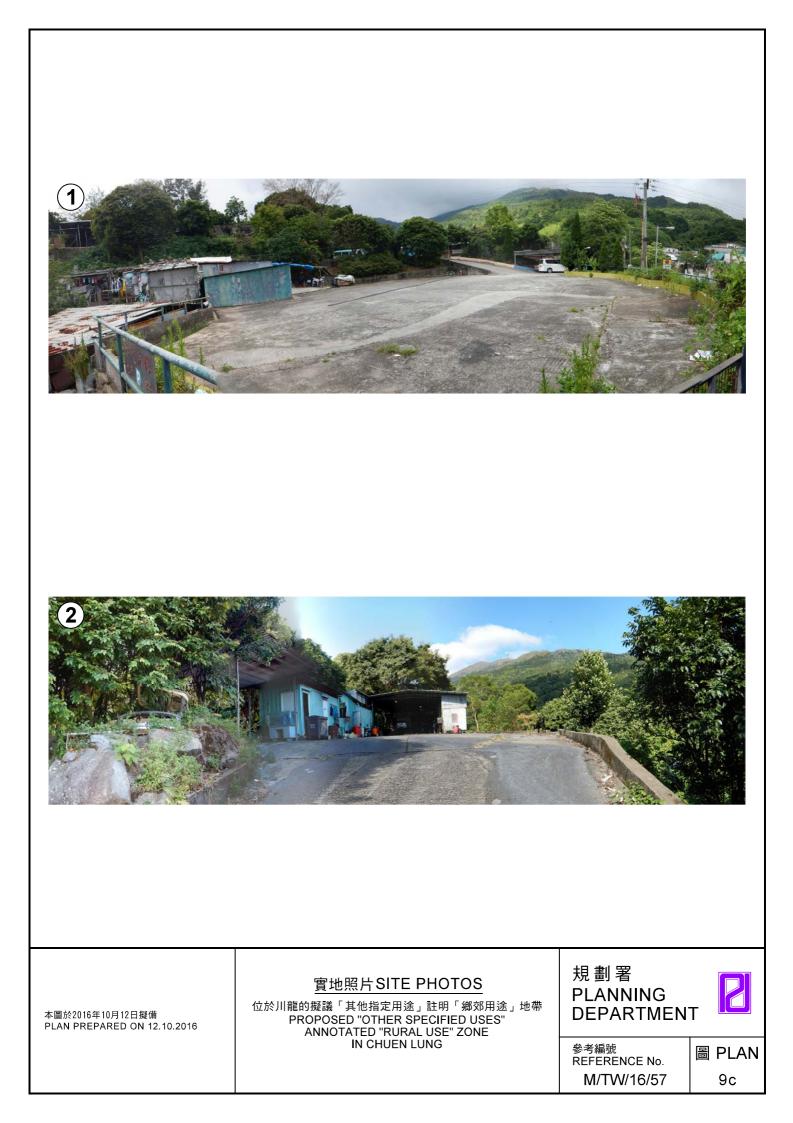
位於川龍的擬議「其他指定用途」註明「鄉郊用途」地帶 PROPOSED "OTHER SPECIFIED USES" ANNOTATED "RURAL USE" ZONE IN CHUEN LUNG

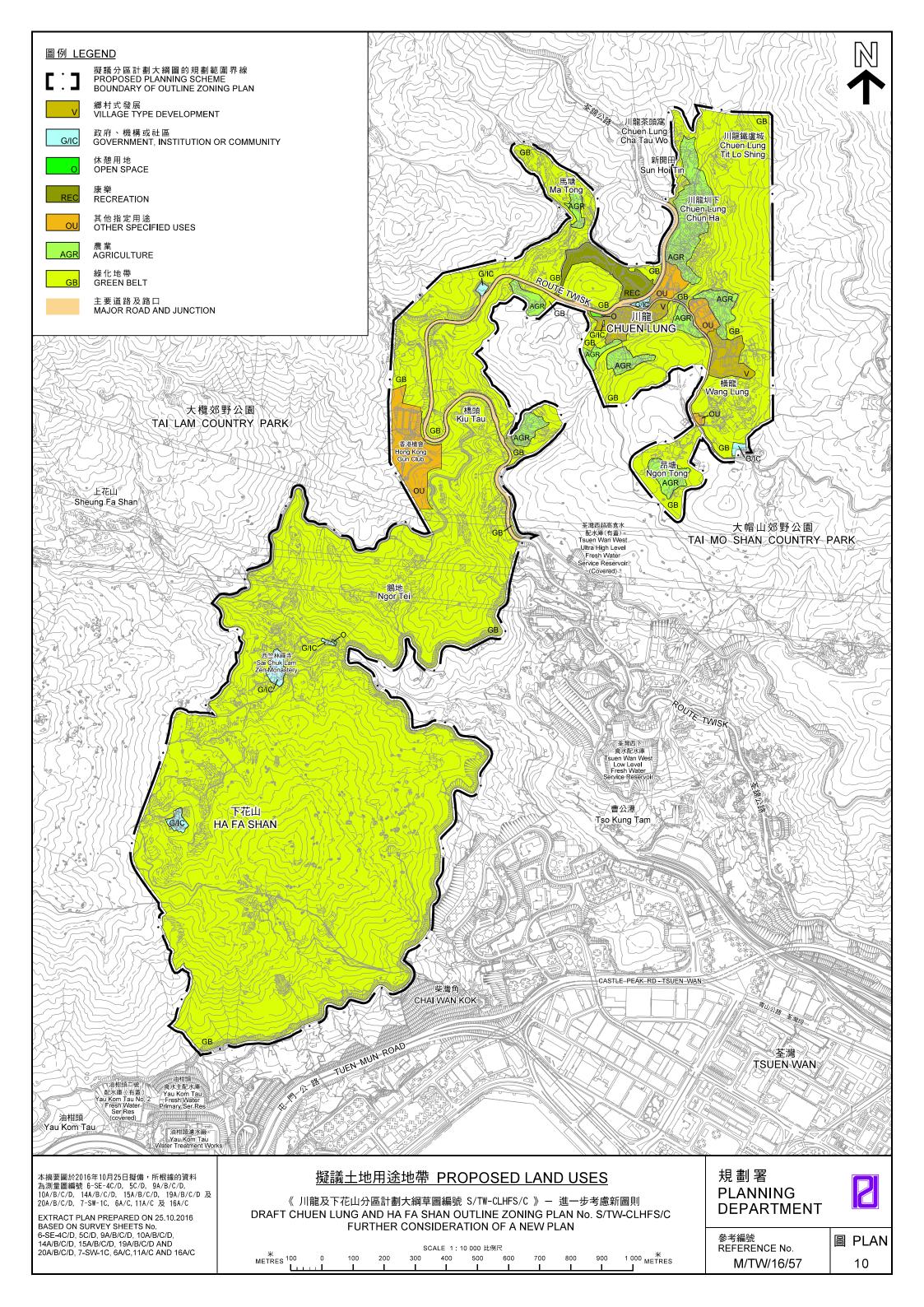


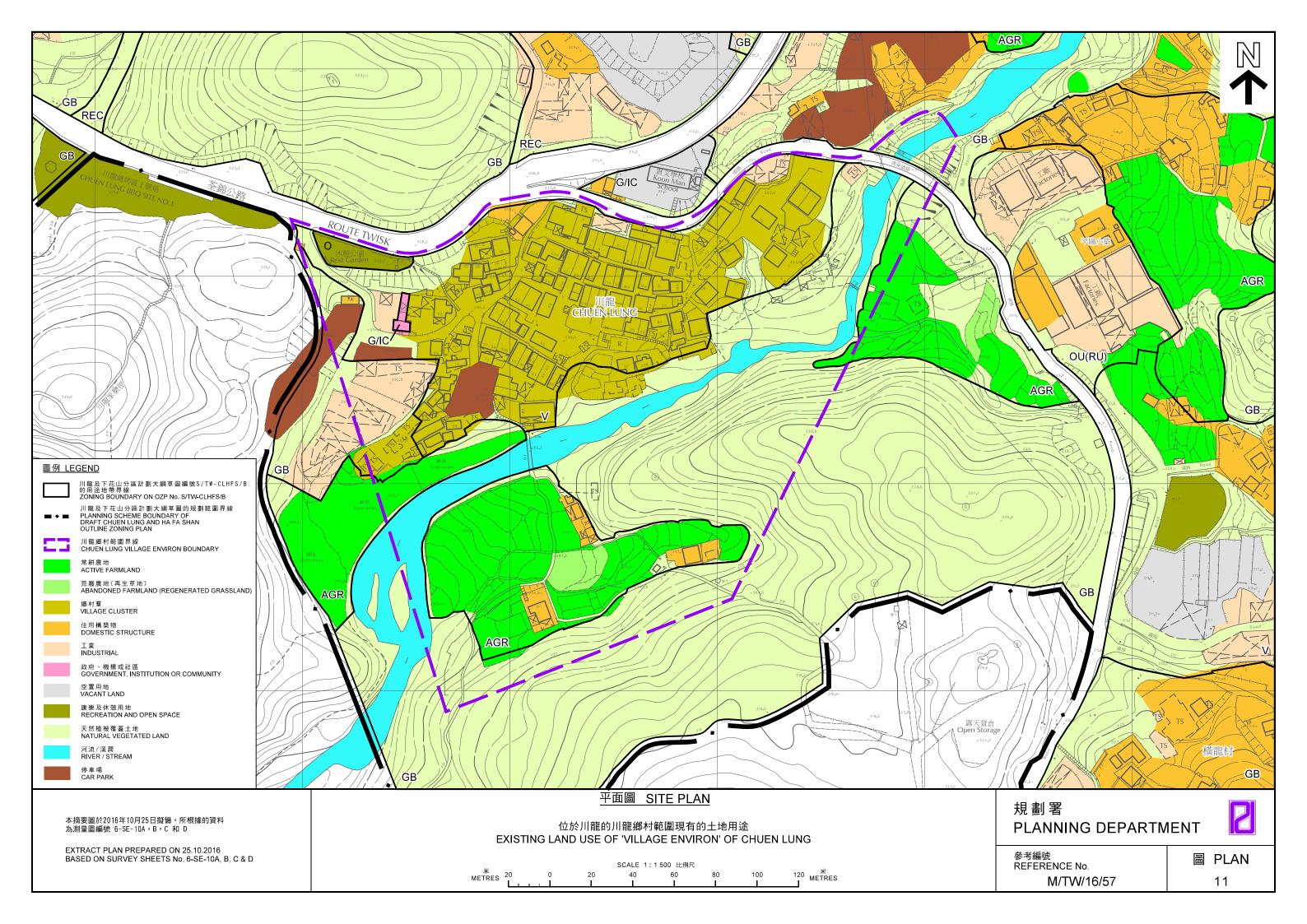
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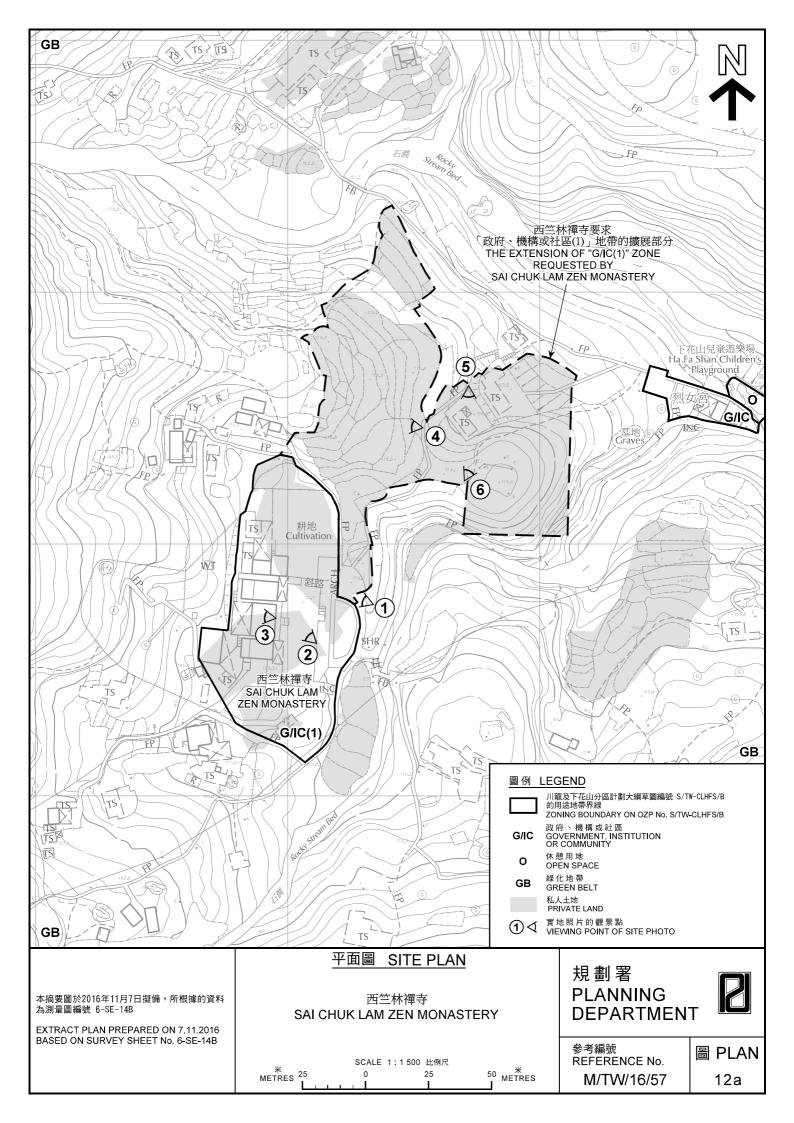
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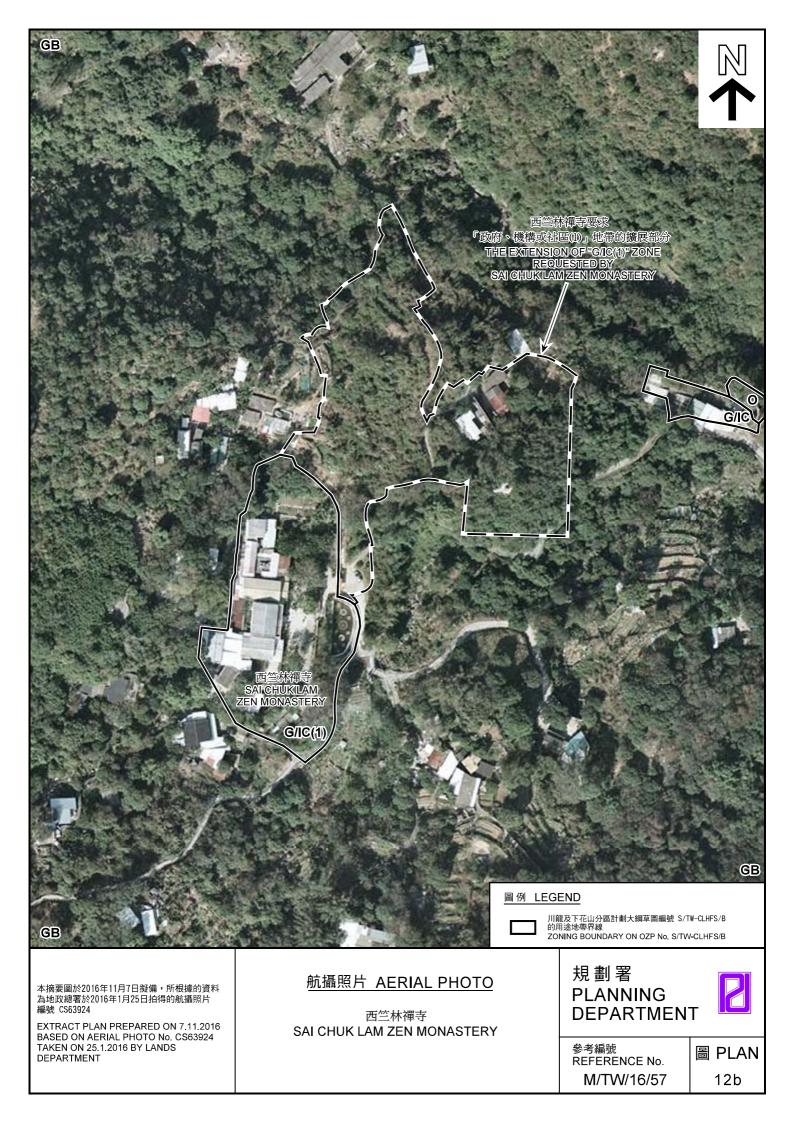
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REFERENCE No.
M/TW/16/57





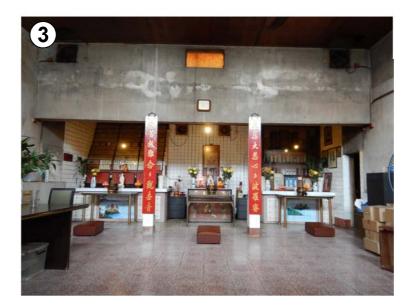












實地照片SITE PHOTOS

本圖於2016年11月7日擬備 PLAN PREPARED ON 7.11.2016

西竺林禪寺 SAI CHUK LAM ZEN MONASTERY



參考編號 REFERENCE No. M/TW/16/57

圖 PLAN 12c

REFER M/T







實地照片SITE PHOTOS

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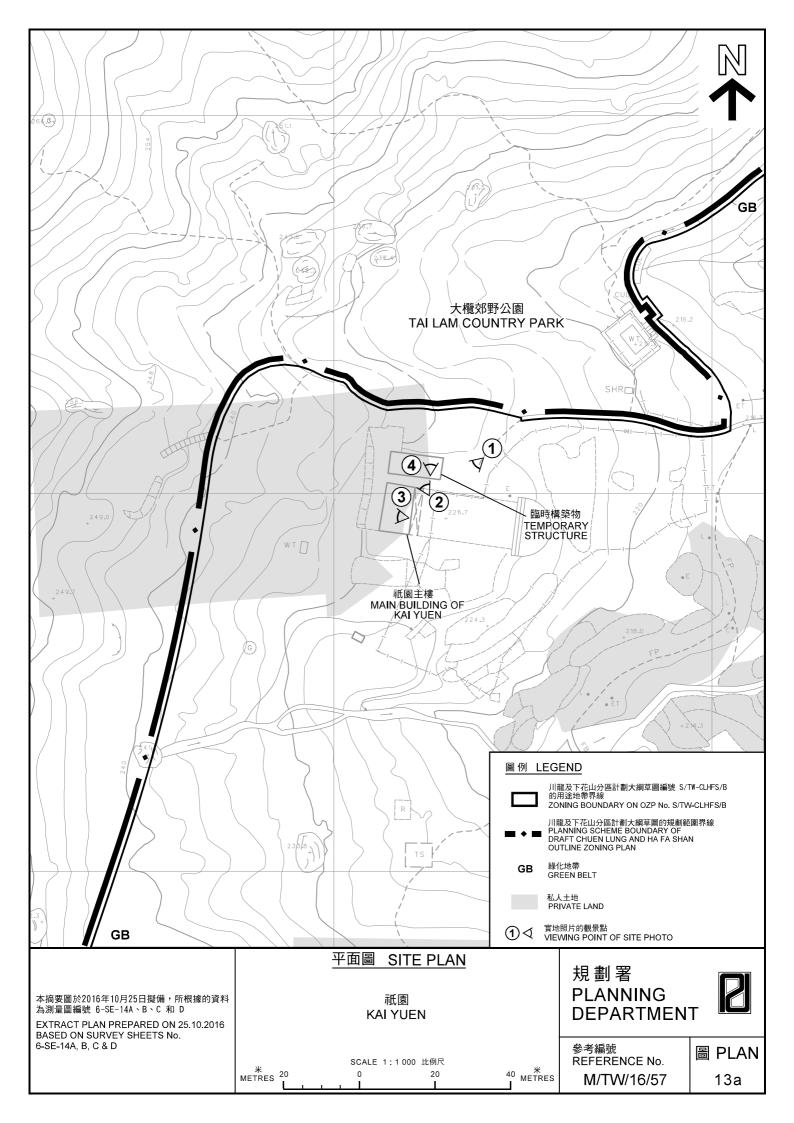
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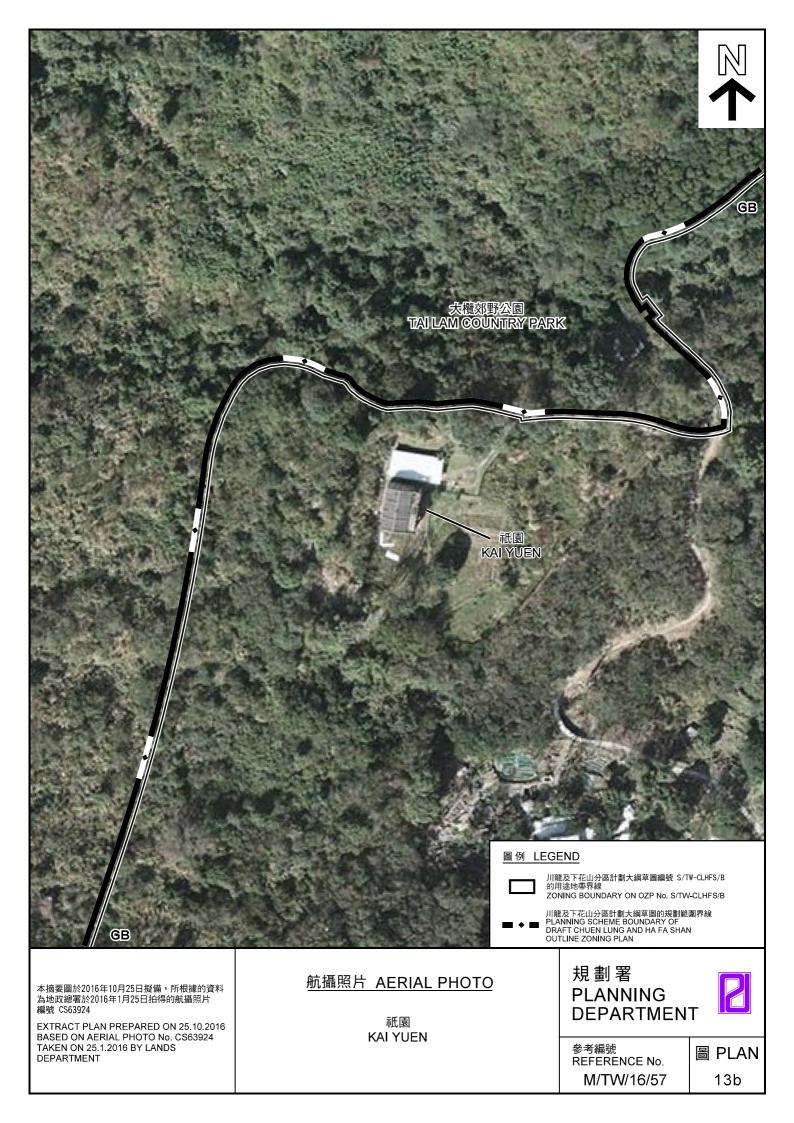
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本圖於2016年11月7日擬備 PLAN PREPARED ON 7.11.2016

西竺林禪寺 SAI CHUK LAM ZEN MONASTERY

參考編號 REFERENCE No. M/TW/16/57



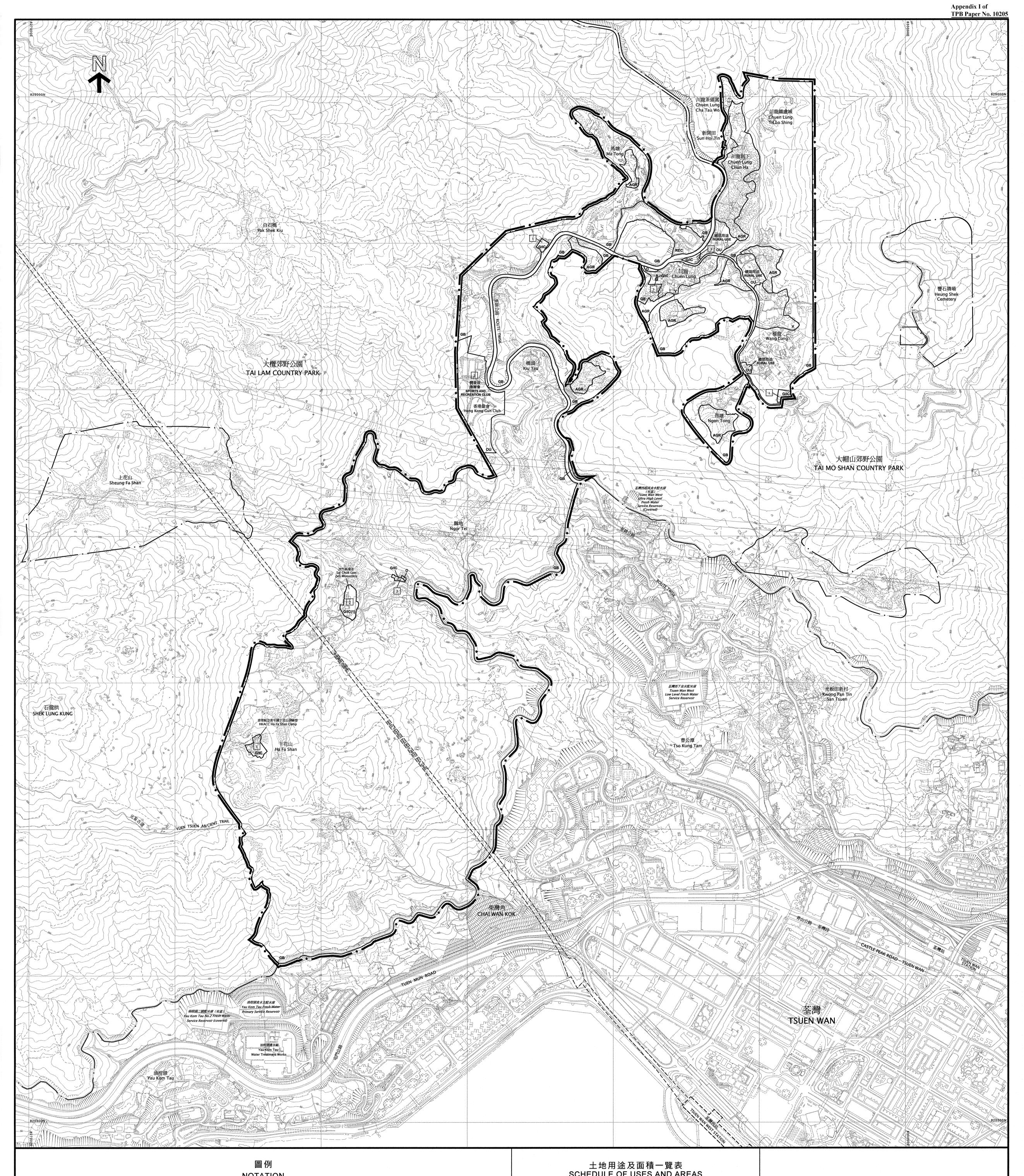












圖例 NOTATION

ZONES	
VILLAGE TYPE DEVELOPMENT	v
GOVERNMENT, INSTITUTION OR COMMUNITY	G/IC
OPEN SPACE	0
RECREATION	REC
OTHER SPECIFIED USES	ου
AGRICULTURE	AGR
GREEN BELT	GB

COMMUN	地 帶
RAILWAY AN (UNDERG	鄉村式發展
MAJOR ROA	政 府 、 機 構 或 社 區
	休憩用地
	康樂
MISCELL	其他指定用途
BOUNDARY	農業
BOUNDARY	綠化地帶

COMMUNICATIONS		
RAILWAY AND STATION (UNDERGROUND)		
MAJOR ROAD AND JUNCTION		
MISCELLANEOUS		
BOUNDARY OF PLANNING SCHEME		
BOUNDARY OF COUNTRY PARK		
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	1	

	SCHEDULE OF USES AND AREAS				
	USES	大約面積 APPROXIMA	及百分率 TE AREA & %	用途	
交通	0323	公頃 HECTARES	% 百分率		
鐵路及車站(地下)	VILLAGE TYPE DEVELOPMENT	3.13	1.49	鄉 村 式 發 展	
鐵路及車站(地下)	GOVERNMENT, INSTITUTION OR COMMUNITY	1.21	0.58	政 府 丶 機 構 或 社 區	
主要道路及路口	OPEN SPACE	0.06	0.03	休憩用地	
	RECREATION	1.89	0.90	康樂	
	OTHER SPECIFIED USES	5.02	2.39	其他指定用途	
其他	AGRICULTURE	8.69	4.14	農業	
	GREEN BELT	186.75	88.95	綠 化 地 帶	
規劃範圍界線	MAJOR ROAD ETC.	3.20	1.52	主要道路等	
郊野公園界線					
最 高 建 築 物 高 度 (樓 層 數 目)	TOTAL PLANNING SCHEME AREA	209.95	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



DRAFT CHUEN LUNG AND HA FA SHAN OUTLINE ZONING PLAN NO. S/TW-CLHFS/BC

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

NOTES

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

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

- (6) Except as otherwise specified by the Town Planning Board, when a use or material change of use is effected or a development or redevelopment is undertaken, as always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board, all permissions granted by the Town Planning Board in respect of the site of the use or material change of use or development or redevelopment shall lapse.
- (7) 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/public light bus stop or lay-by, cycle track, taxi rank, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;
 - (c) maintenance or repair of road, watercourse, nullah, sewer and drain;
 - (d) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities and waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government;
 - (e) rebuilding of New Territories Exempted House;
 - (f) replacement of an existing domestic building i.e. a domestic building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, by a New Territories Exempted House; and
 - (g) provision, maintenance or repair of a grave of an indigenous New Territories villager or a locally based fisherman and his family members for which permission has been obtained from Government.
- (9) 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) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.
- (12) In these Notes, unless the context otherwise requires or unless as expressly provided below, terms used in the Notes shall have the meanings as assigned under section 1A of the Town Planning Ordinance.

"Existing building" means a building, including a structure, which is physically existing and is in compliance with any relevant legislation and the conditions of the Government lease concerned.

"New Territories Exempted House" means a domestic building other than a guesthouse or a hotel; or a building primarily used for habitation, other than a guesthouse or a hotel, the ground floor of which may be used as 'Shop and Services' or 'Eating Place', the building works in respect of which are exempted by a certificate of exemption under Part III of the Buildings Ordinance (Application to the New Territories) Ordinance (Cap. 121).

DRAFT CHUEN LUNG AND HA FA SHAN OUTLINE ZONING PLAN NO. S/TW-CLHFS/BC

Schedule of Uses

Page

VILLAGE TYPE DEVELOPMENT	1
GOVERNMENT, INSTITUTION OR COMMUNITY	3
OPEN SPACE	5
RECREATION	6
OTHER SPECIFIED USES	8
AGRICULTURE	11
GREEN BELT	13

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

VILLAGE TYPE DEVELOPMENT

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

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(Please see next page)

VILLAGE TYPE DEVELOPMENT (Cont'd)

Planning Intention

The planning intention of this zone is 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.

<u>Remarks</u>

- (1) 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.
- (2) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (3) Any 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.

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

GOVERNMENT, INSTITUTION OR COMMUNITY

Schedule I: for "Government, Institution or Community" other than "Government, Institution or Community (1)"

(Please see next page)

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

GOVERNMENT, INSTITUTION OR COMMUNITY (Cont'd)

Schedule II: for "Government, Institution or Community (1)"

Eating Place (Canteen only)	Columbarium
Government Refuse Collection Point	Eating Place (Restaurant only)
Government Use (not elsewhere	Radar, Telecommunications Electronic
specified)	Microwave Repeater, Television
Public Convenience	and/or Radio Transmitter Installation
Public Utility Installation	Residential Institution
Religious Institution	Shop and Services (Retail Shop only)
Social Welfare Facility	Utility Installation for Private Project

Planning Intention

This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments. In particular, the sub-zone "Government, Institution or Community (1) is intended primarily for the provision of religious institutional uses.

<u>Remarks</u>

- (1) 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 the maximum building height, in terms of number of storeys, as stipulated on the Plan, or the height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, whichever is the greater.
- (2) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

	Column 2
Column 1	Uses that may be permitted with or
Uses always permitted	without conditions on application
	to the Town Planning Board
Aviary	Cable Car Route and Terminal Building
Barbecue Spot	Eating Place
Field Study/Education/Visitor Centre	Government Refuse Collection Point
Park and Garden	Government Use (not elsewhere
Pavilion	specified)
Pedestrian Area	Holiday Camp
Picnic Area	Mass Transit Railway Vent Shaft and/or
Playground/Playing Field	Other Structure above Ground Level
Promenade	other than Entrances
Public Convenience	Place of Entertainment
Sitting Out Area	Place of Recreation, Sports or Culture
Zoo	Private Club
	Public Transport Terminus or Station
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle)
	Religious Institution
	Service Reservoir
	Shop and Services
	Tent Camping Ground
	Utility Installation for Private Project

OPEN SPACE

Planning Intention

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

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 Golf Course (Driving Range only) Government Use (Police Reporting Centre only) Holiday Camp On-Farm Domestic Structure Picnic Area Place of Recreation, Sports or Culture Private Club Public Convenience Rural Committee/Village Office Tent Camping Ground	Animal Boarding Establishment Broadcasting, Television and/or Film Studio Cable Car Route and Terminal Building Eating Place Flat Golf Course (not elsewhere specified) Government Refuse Collection Point Government Use (not elsewhere specified) Helicopter Landing Pad 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 Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution Residential Institution Shop and Services Theme Park Utility Installation for Private Project Zoo

RECREATION

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.

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<u>RECREATION</u> (Cont'd)

<u>Remarks</u>

- (1) 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 0.4, a maximum site coverage of 20% and a maximum building height of 3 storeys (excluding one basement floor), or the plot ratio, site coverage 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 development permission area plan, whichever is the greater.
- (2) In determining the relevant maximum plot ratio for the purposes of paragraph (1), any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and 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.
- (3) 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 (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (4) Any 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.

OTHER SPECIFIED USES

For "Rural Use" only

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 B Field Study/Education/Visitor Centre Government Use (Police Reporting B Centre, Post Office only) D D On-Farm Domestic Structure E Picnic Area Fi Place of Recreation, Sports or Culture- G (Horse Riding School, Hobby Farm, G Fishing Ground only) G Public Convenience Religious Institution (Ancestral Hall only) H Rural Committee/Village Office H Tent Camping Ground In M P Pi P R R Si Si Si Si	nimal Boarding Establishment roadcasting, Television and/or Film Studio urial Ground riving School ating Place lat olf Course overnment Refuse Collection Point overnment Use (not elsewhere specified) # elicopter Landing Pad oliday Camp ouse (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) astitutional Use (not elsewhere specified) # larket etrol Filling Station lace of Recreation, Sports or Culture (not elsewhere specified) rivate Club ublic Clinic ublic Transport Terminus or Station ublic Utility Installation # ublic Vehicle Park (excluding container vehicle) eligious Institution (not elsewhere specified) # esidential Institution # ural Workshop chool # hop and Services ocial Welfare Facility # tility Installation for Private Project

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Rural Use" only (Cont'd)

Planning Intention

This zone is intended primarily for the preservation of the character of the rural area. Uses or developments compatible with the rural landscape, such as passive recreation uses and a selected range of rural uses, may be allowed on application to the Town Planning Board, with a view to upgrading or improving the area or providing support to the local communities.

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (except development or redevelopment to 'New Territories Exempted House' or to those annotated with #) shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.4 and a maximum building height of 3 storeys (9m) or the plot ratio 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 development permission area plan, whichever is the greater.
- (2) In determining the relevant maximum plot ratio for the purposes of paragraph (1), any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and 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.
- (3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and building height restrictions stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (4) Any filling of land, excavation 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 development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

OTHER SPECIFIED USES (Cont'd)

For "Sports and Recreation Club" only

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Place of Recreation, Sports or Culture Private Club	Eating Place Government Refuse Collection Point Government Use (not elsewhere specified) Public Vehicle Park (excluding container vehicle) Religious Institution Shop and Services Social Welfare Facility Utility Installation not Ancillary to the Specified Use

Planning Intention

This zone is intended primarily for the provision of land for the development of sports and recreation club.

<u>Remarks</u>

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area of 340m² and the maximum building height, in terms of number of storeys, as stipulated on the Plan, or the gross floor 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 development permission area plan, whichever is the greater.
- (2) In determining the relevant maximum gross floor area for the purposes of paragraph (1), any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction and relaxation of the gross floor area restriction stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

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	Column 2
Column 1	Uses that may be permitted with or
Uses always permitted	without conditions on application
	to the Town Planning Board
Agricultural Use	Animal Boarding Establishment
Government Use (Police Reporting	Barbecue Spot
Centre only)	Burial Ground
On-Farm Domestic Structure	Field Study/Education/Visitor Centre
Public Convenience	Government Refuse Collection Point
Religious Institution (Ancestral Hall	Government Use (not elsewhere
only)	specified)
5,	House (New Territories Exempted House
Rural Committee/Village Office	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

AGRICULTURE

Planning Intention

This zone is intended primarily to retain and safeguard good quality agricultural land/farm/fish pond 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)

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<u>AGRICULTURE</u> (Cont'd)

<u>Remarks</u>

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 draft development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance. This restriction does not apply to filling of land specifically required under prior written instructions of Government department(s) or for the purposes specified below:

- (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.

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 Country Park * Government Use (Police Reporting Centre only) Nature Reserve Nature Trail On-Farm Domestic Structure Picnic Area Public Convenience Tent Camping Ground Wild Animals Protection Area	 Animal Boarding Establishment Broadcasting, Television and/or Film Studio Burial Ground Cable Car Route and Terminal Building 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 Firing Range Flat Golf Course 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) Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Petrol Filling Station Place of Recreation, Sports or Culture Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Religious Institution

GREEN BELT

	Column 2
Column 1	Uses that may be permitted with or
Uses always permitted	without conditions on application
	to the Town Planning Board
	Rural Committee/Village Office School
	Service Reservoir
	Social Welfare Facility
	Utility Installation for Private Project

<u>GREEN BELT</u> (Cont'd)

* Country Park means a country park or special area as designated under the Country Parks Ordinance (Cap. 208). All uses and developments require consent from the Country and Marine Parks Authority and approval from the Town Planning Board is not required.

Zoo

Planning Intention

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

<u>Remarks</u>

Any filling of land/pond, excavation 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 development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

DRAFT CHUEN LUNG AND HA FA SHAN OUTLINE ZONING PLAN NO. S/TW-CLHFS/BC

EXPLANATORY STATEMENT

DRAFT CHUEN LUNG AND HA FA SHAN OUTLINE ZONING PLAN NO. S/TW-CLHFS/BC

EXPLANATORY STATEMENT

CON	<u>ONTENTS</u>	
1.	INTRODUCTION	1
2.	AUTHORITY FOR THE PLAN AND PROCEDURES	1
3.	OBJECT OF THE PLAN	2
4.	NOTES OF THE PLAN	2
5.	THE PLANNING SCHEME AREA	2
6.	POPULATION	3
7.	OPPORTUNITIES AND CONSTRAINTS	4
8.	GENERAL PLANNING INTENTION	7
9.	LAND USE ZONINGS	7
	9.1 Village Type Development	7
	9.2 Government, Institution or Community	9
	9.3 Open Space	10
	9.4 Recreation	10
	9.5 Other Specified Uses	11
	9.6 Agriculture	13
	9.7 Green Belt	13
10.	COMMUNICATIONS	15
11.	UTILITY SERVICES	15
12.	CULTURAL HERITAGE	15
13.	IMPLEMENTATION	16
14.	PLANNING CONTROL	16

DRAFT CHUEN LUNG AND HA FA SHAN OUTLINE ZONING PLAN NO. S/TW-CLHFS/BC

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

EXPLANATORY STATEMENT

Note: For the purposes of the Town Planning Ordinance, this statement shall not be deemed to constitute a part of the Plan.

1. <u>INTRODUCTION</u>

1

This Explanatory Statement is intended to assist an understanding of the draft Chuen Lung and Ha Fa Shan Outline Zoning Plan (OZP) No. S/TW-CLHFS/BC. It reflects the planning intention and objectives of the Town Planning Board (the Board) for various land use zonings of the Plan.

2. <u>AUTHORITY FOR THE PLAN AND PROCEDURES</u>

- 2.1 On 20 March 2013, under the power delegated by the Chief Executive (CE), the Secretary for Development (SDEV) directed the Board, under section 3(1)(b) of the Town Planning Ordinance (the Ordinance), to prepare a draft plan designating Chuen Lung and Ha Fa Shan as a development permission area (DPA).
- 2.2 On 20 December 2013, the draft Chuen Lung and Ha Fa Shan DPA Plan No. DPA/TW-CLHFS/1 was exhibited for public inspection under section 5 of the Ordinance. During the two-month exhibition period, 19 representations were received. On 28 February 2014, the representations were published for three weeks for public comment and one comment was received. After giving consideration to the representations and comment on 6 June 2014, the Board decided not to propose any amendment to the draft DPA Plan to meet the representations.
- 2.3 On 23 September 2014, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Chuen Lung and Ha Fa Shan DPA Plan, which was subsequently renumbered as DPA/TW-CLHFS/2. On 3 October 2014, the approved Chuen Lung and Ha Fa Shan DPA Plan No. DPA/TW-CLHFS/2 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.4 On 12 January 2016, under the power delegated by the CE, the SDEV directed the Board, under section 3(1)(a) of the Ordinance, to prepare an OZP to cover the Chuen Lung and Ha Fa Shan area.
- 2.5 On _____, the draft Chuen Lung and Ha Fa Shan OZP No.

S/TW-CLHFS/1 (the Plan) was exhibited for public inspection under section 5 of the Ordinance.

3. <u>OBJECT OF THE PLAN</u>

- 3.1 The object of the Plan is to indicate the broad land-use zonings for the area of Chuen Lung and Ha Fa Shan so that development and redevelopment within the area of Chuen Lung and Ha Fa Shan can be put under statutory planning control. It also provides the planning framework for preparing more detailed non-statutory plans which form the basis for public works planning and site reservation for various uses.
- 3.2 The Plan is to illustrate the broad principles of development and planning control only. It is a small-scale plan and the road alignments and boundaries between the land-use zones may be subject to minor alterations as detailed planning proceeds.
- 3.3 Since the Plan is to show broad land use zonings, there would be cases that small strips of land not intended for building development purposes and carry no development right under the lease, such as the areas restricted for garden, slope maintenance and access road purposes, are included in the zones. The general principle is that such areas should not be taken into account in plot ratio and site coverage calculations. Development within zones should be restricted to building lots carrying development right in order to maintain the character and amenity of the area and not to overload the road network in this area.

4. <u>NOTES OF THE PLAN</u>

- 4.1 Attached to the Plan is a set of Notes which shows the types of uses or developments which are always permitted within the Planning Scheme Area (the Area) and in particular zones and which may be permitted by the Board, with or without conditions, on application. The provision for application for planning permission under section 16 of the Ordinance allows greater flexibility in land-use planning and control of development to meet the changing needs.
- 4.2 For the guidance of the general public, a set of definitions that explains some of the terms used in the Notes may be obtained from the Technical Services Division of the Planning Department (PlanD) and can be downloaded from the Board's website at http://www.info.gov.hk/tpb/.

5. <u>THE PLANNING SCHEME AREA</u>

5.1 The Area, covering an area of about 209.95 ha, is located at the northwestern fringe of the Tsuen Wan New Town. It mainly comprises the stream valleys surrounding Chuen Lung and the upper foothills

around Ha Fa Shan to the south of the Tai Lam Country Park. Traversed by Route Twisk, the area is bounded to the east by the Tai Mo Shan Country Park, and to the west by the Tai Lam Country Park.

- 5.2 Mainly consisted of vegetated slopes and stream valleys, the Area has a rural and scenic setting. With a varied topography, the Area has a large diversity in landscape and elevations. While the hills and slopes around Ha Fa Shan are widely covered with woodland and shrubland, active agricultural activities could be found around Chuen Lung.
- 5.3 The residential settlements in the Area are developed primarily in the form of village-type housing or temporary domestic structures situated in the relatively gentle land or river valleys. Due to the topography and available vehicular access, residential settlements mainly concentrate in Chuen Lung particularly along the accessible Route Twisk. Chuen Lung is the only recognized village in the Area. Scattered temporary domestic structures are also found in Wang Lung, Ma Tong and Kiu Tau along Route Twisk as well as Ha Fa Shan along Yuen Tsuen Ancient Trail and the catchwaters.
- 5.4 Agricultural activities are widely undertaken in the valley area within the Area. Chuen Lung is famous of the planting of watercress. However, some abandoned agricultural land along Route Twisk has been developed to rural industrial workshop, open storage and vehicle park.
- 5.5 The Area is accessible by vehicles via Route Twisk, which is a single carriageway road connecting Tsuen Wan and Shek Kong through Tsuen Kam Au, the saddle of Tai Mo Shan. Chuen Lung is located at the halfway point when snaking up from Tsuen Wan. Ha Fa Shan has no direct vehicular access and is only accessible on foot via Water Supplies Department (WSD)'s restricted maintenance access from Route Twisk running along the catchwaters, footpath from Chai Wan Kok and Yuen Tsuen Ancient Trail.
- 5.6 The Area falls entirely within lower and upper indirect water gathering ground. Tai Lam Chung Catchwater and Shing Mun Catchwater towards Tai Lam Chung Reservoir and Shing Mun Reservoir respectively are located in Ha Fa Shan.

6. <u>POPULATION</u>

According to the 2011 Population Census, the total population in the Area was about 1,340 persons. It is expected that the total planned population of the Area would be 1,980 persons mainly attributed to the new village type development.

7. <u>OPPORTUNITIES AND CONSTRAINTS</u>

7.1 <u>Opportunities</u>

7.1.1 Conservation and Natural Landscape

Bounded by Tai Mo Shan Country Park and Tai Lam Country Park, the Area consists of hilly terrains covered with woodland, shrubland and grassland. Three main natural streams run through the Area before converging and entering the river valley in Tso Kung Tam. The woodlands are largely dominated with semi-mature and mature trees of common woodland species, and the streams that are largely natural and undisturbed providing a favourable habitats for fauna and flora, some of which are species of conservation interest. In general, the Area is natural and rural in character with ecological, landscape and scenic value. The rural character is worthy of preservation, whilst the natural backdrop should be protected. The scale of the development should also be compatible with the surrounding natural environment and rural setting.

7.1.2 <u>Recreation Potential</u>

With a number of hiking trails connected to the wider areas of Tai Mo Shan Country Park and Tai Lam Country Park, the Area is popular to hikers. Yuen Tsuen Ancient Trail starting at Ha Fa Shan is a famous hiking trail where the hikers can enjoy the splendid panoramic view towards the harbour channels between Tsuen Wan, Tsing Yi and Ma Wan, as well as the Ting Kau Bridge and Tsing Ma Bridge, which are the landmarks of Tsuen Wan.

Located close to the country park, recreational facilities including barbecue sites are found within the Area or inside the country park nearby. With the beautiful landscape resources and tranquil nature environment, the Area has good potential for local-based ecotourism development. Hong Kong Gun Club, a sports and recreation club is also within the Area.

7.1.3 <u>Agricultural Potential</u>

Agricultural activities are being actively undertaken in Chuen Lung, Chuen Lung Tit Lo Shing, Chuen Lung Chun Ha, Ngon Tong and Kiu Tau. Chuen Lung is famous of the planting of watercress in wet agricultural fields. Besides the active farmland, some fallow agricultural land has good potential for rehabilitation for cultivation and other agricultural purpose.

7.2 <u>Constraints</u>

7.2.1 <u>Ecological Significance</u>

The Area is closed linked with the wider natural environment of the Tai Mo Shan Country Park and Tai Lam Country Park. It consists of a variety of common habitats including agricultural land, streams, marsh, woodlands and shrublands supporting a variety of fauna and flora. Some fauna species with conservation interest are recorded in the Area, largely within or adjacent to the stream courses. They include Big-headed Turtle (Platysternon megacephalum), Yellow Coster (Acraea issoria), Hong Kong Newt (Paramesotriton hongkongensis), Cascade Frog (Amolops hongkongensis), Hong Kong Predaceous Chub (Parazacco spilurus) and Red Muntjac (Muntiacus muntijak). Developments that may degrade, destruct or disturb the habitats should be avoided as far as possible.

7.2.2 Landscape Character

The Area is situated between Tai Mo Shan Country Park at the east and Tai Lam Country Park at the west. With reference to the Landscape Value Mapping of Hong Kong (2005), the northern part of the Area is in a settled valley landscape characterised by enclosing hillsides with villagers, agricultural land and tree groups on the valley floor; while the southern part of the Area is upland and hillside landscape which is mostly undeveloped covered with woodland and scrubland. Maior vegetation comprised of scrubland, dense woodland with native species, and fruit trees enclosing the agricultural land and The landscape character of the Area is enclosed, villages. tranquil and coherent. In general, most of the land within the Area is still untouched and mature woodland can be found over the area, the overall landscape character area value of the Area is high.

7.2.3 <u>Water Gathering Ground and Catchwater</u>

The Area is within either the lower indirect or upper indirect water gathering ground while sections of Tai Lam Chung Catchwater and Shing Mun Catchwater intercept the surface water in the water gathering ground and carry to the reservoirs for storage. To prevent contamination of waters which are designated for abstraction for potable water supply, any proposed development that may result in any material increase in pollution will not be acceptable. Besides, the use of pesticide within the water gathering ground is not allowed. As for the use of other chemicals including fertilizers, prior approval must be sought from WSD.

7.2.4 <u>Sewerage</u>

Public sewerage system is provided along Route Twisk connected to Kwai Chung Preliminary Treatment Works while provision of sewerage system for village settlements is under planning.

7.2.5 Accessibility

Chuen Lung is accessible by vehicle via Route Twisk, which is a single carriageway road. As such, the capacity of Route Twisk is quite limited and development in Chuen Lung has to be sustainable in traffic terms. Ha Fa Shan is only accessible via WSD's restricted maintenance access from Route Twisk or footpaths connected to other districts on foot.

7.2.6 <u>Burial Grounds</u>

Ha Fa Shan Burial Ground and part of Yau Kom Tau Burial Ground are within the Area. The area occupied by burial grounds is not suitable for development.

7.2.7 Existing Rural Industrial Uses

Small scale rural industrial uses, open storage and vehicle parks scattered along Route Twisk are operating either under temporary structures or on open ground. While the uses in existence immediately before the date of first publication in the Gazette of the notice of the draft DPA Plan are tolerated, these incompatible industrial uses will create industrial/residential interface issue within the village area. These uses should be phased out in the long term.

7.2.8 <u>Infrastructures</u>

The existing fresh water supply system is mainly provided along or within some existing village settlements which the capacity is limited and very sensitive to any increase in demand. Currently, no salt water supply system is provided in the Area. High pressure gas pipelines are also running underneath the carriageway of Route Twisk. For any development that will result in a significant increase in population in the vicinity of the high pressure gas pipelines, the project proponent is required to conduct a quantitative risk assessment to assess the potential risks associated with the high pressure gas pipeline, having considered the proposed development.

7.2.9 <u>Geotechnical Issue</u>

The Area is overlooked by steep natural hillsides. It could be

affected by potential geotechnical hazards in the form of landslide including boulder falls. Natural terrain hazard studies may be required to ascertain the scale of the hazard and to provide suitable hazard mitigation measures, if found necessary as part of developments within the Area.

8. <u>GENERAL PLANNING INTENTION</u>

- 8.1 The general planning intention for the Area is to protect the natural environment and the rural landscape, with a view to complement the overall natural environment and the landscape characters of the surrounding Tai Lam Country Park and Tai Mo Shan Country Park. It is also the intention to make provision for future Small House development for the indigenous villagers of Chuen Lung and provide appropriate planning control over recreation and religious institution development within the Area.
- 8.2 In the designation of various zones for the Area, considerations have been given to the protection of natural environment including the natural habitats, wooded areas and streams, physical landform, existing land use pattern, demand for Small Houses, availability of infrastructure and local development need. Active farmland is retained in view of their good potential for agricultural use. Development which would cause adverse impacts on the water quality and water resources of the water gathering ground is not encouraged.

9. <u>LAND USE ZONINGS</u>

- 9.1 <u>"Village Type Development" ("V")</u>: Total Area 3.13 ha
 - 9.1.1 The planning intention of this zone is to designate both existing recognized village 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 servicing 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 in the zone may be permitted on application to the Board.
 - 9.1.2 Chuen Lung is the only recognized village in the Area. The boundaries of the "V" zones are drawn up around existing clusters and the proposed Chuen Lung Village Expansion Area (VEA) having regard to the village 'environs' ('VE'), the local topography, the existing settlement pattern, site characteristics

and constraints, the estimated Small House demand and the boundary of the proposed VEA as shown on the adopted Chuen Lung VEA – Layout Plan No. L/TW-CL/1. Areas of difficult terrain, dense vegetation, active agricultural land and stream courses have been avoided where appropriate.

- 9.1.3 The existing village area of Chuen Lung at Route Twisk falls within this zone. Besides, the proposed Chuen Lung VEA in Wang Lung outside 'VE' of Chuen Lung is also within this zone. The implementation of the VEA is subject to the Government's review on the Small House Policy.
- 9.1.4 No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23m) or the height of the building which was in existence on the date of first publication in the Gazette of the notice of the draft DPA Plan, whichever is the greater.
- 9.1.5 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height restriction may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.
- 9.1.6 Some areas are overlooked by steep natural hillsides and may be affected by potential natural terrain landslide hazards. For future development in these areas, the developer(s) may be required to carry out natural terrain hazard study to assess the scale of hazards and provide suitable hazard mitigation measures, if found necessary, as part of the development.
- 9.1.7 In accordance with the Environmental, Transport and Works Bureau's Technical Circular (Works) No. 5/2005, under the current administrative practice, for development proposals/submissions that may affect natural streams/rivers, the approving/processing authorities at various stages of the development should consult and collate comments from the Agriculture, Fisheries and Conservation Department (AFCD) authorities and relevant and incorporate relevant comments/advice as conditions of approval wherever possible. Accordingly, the Lands Department (LandsD), when processing Small House grant applications in close proximity to existing stream courses, should consult concerned departments including AFCD and PlanD to ensure that all relevant departments would have adequate opportunity to review and comment on the applications.

- 9.1.8 Any diversion of streams 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 except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works.
- 9.1.9 The "V" zones fall entirely within the upper indirect water gathering ground. For any village type development, it should be demonstrated that the sewerage and water quality within water gathering ground will not be affected by the proposals. In general, the use of septic tank and soakaway systems for sewage treatment and disposal is considered as an unacceptable means for new village developments located in water gathering grounds. There should be demonstrably effective means (such as connecting the foul water drainage system of the development to the existing/planned public sewerage system or a proper waste water treatment plant) to ensure that the effluent water quality is acceptable to concerned Government departments.

9.2 <u>"Government, Institution or Community" ("G/IC")</u>: Total Area 1.21 ha

- 9.2.1 The planning intention of this zone is primarily for the provision of Government, institution and community (GIC) facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.
- 9.2.2 This zone covers the ex-Koon Man School and Tsang Ancestral Hall within the village area of Chuen Lung, AFCD's Tai Mo Shan Country Park Chuen Lung Management Centre (the part outside country park) in Wang Lung, Chuen Lung West Pigging Station at Route Twist, Ha Fa Shan Residents' Welfare Association and Lit Nui Kung in Ha Fa Shan and Hong Kong Air Cadet Corps Ha Fa Shan Camp to the north of Ha Fa Shan.
- 9.2.3 Development within this zone should be compatible in scale and form with the surrounding natural and rural environment. To preserve the existing amenity and character, on land under this zoning, no development or redevelopment shall exceed the maximum building height as stipulated on the Plan, or the height of the building which was in existence on the date of first publication in the Gazette of the notice of the draft DPA Plan, whichever is the greater. The design of the proposed development within this zone should be compatible with the surrounding landscape context.
- 9.2.4 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the

building height restriction may be considered by the Board through the planning permission system. Each application will be considered on its individual planning merits.

<u>"Government Institution or Community (1)" ("G/IC(1)")</u>: Total Area 0.48 ha

- 9.2.5 The planning intention of the "G/IC(1)" sub-zone is intended primarily for the provision of religious institutional uses.
- 9.2.6 The Sai Chuk Lam **Zen MonasteryTemple** in Ha Fa Shan is within this sub-zone. Given its natural surroundings and remote location without vehicular access, only selected GIC uses are permitted under this sub-zone to reflect the existing religious institution use and ensure that the development should be compatible with the natural surroundings.
- 9.2.7 No development or redevelopment shall exceed a maximum building height of 2 storeys as stipulated on the Plan or the height of the building which was in existence on the date of first publication in the Gazette of the notice of the draft DPA Plan, whichever is the greater.
- 9.3 <u>"Open Space" ("O")</u>: Total Area 0.06 ha

- 9.3.1 The planning intention of this zone is primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.
- 9.3.2 This zone covers Ha Fa Shan Children's Playground at Ha Fa Shan and Tsuen Wan Chuen Lung Rest Garden at the village entrance of Chuen Lung.
- 9.4 <u>"Recreation" ("REC")</u>: Total Area 1.89 ha
 - 9.4.1 The planning intention of this zone is 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.
 - 9.4.2 This zone covers an area off Route Twisk in Ma Tong opposite to the village area of Chuen Lung. It mainly reflects a *proposed* recreational club and golf driving range development with *aan existing* 3-storey golf club-building.
 - 9.4.3 No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot

ratio of 0.4, a maximum site coverage of 20% and a maximum building height of 3 storeys (excluding one basement floor), or the plot ratio, site coverage and height of the building, which was in existence on the date of first publication in the Gazette of the notice of the draft DPA Plan, whichever is the greater. For the permitted one basement floor, it should be predominately used for the purposes of installation of sewage treatment facilities and water storage tanks.

- 9.4.4 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the above restrictions may be considered by the Board through the planning permission system. Each application will be considered on its individual planning merits.
- 9.4.5 Any diversion of streams 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 except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works.
- 9.5 <u>"Other Specified Uses" ("OU")</u>: Total Area 4.265.02 ha

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9.5.1 This zone is intended for specified development(s) and/or uses, which is/are specified in the annotation of the zone.

"Other Specified Uses" annotated "Rural Use": Total Area 0.791.55 ha

- 9.5.2 The planning intention of this zone is primarily for the preservation of the character of the rural area. Uses or developments compatible with the rural landscape, such as passive recreation uses and a selected range of rural uses, may be allowed on application to the Board, with a view to upgrading or improving the area or providing support to the local communities. This zoning could help phase out these non-conforming uses not compatible with the rural and natural setting of the Area in *the* long term.
- 9.5.3 This zone covers *one site in Chuen Lung and* two sites in Wang Lung, which are *mainly* occupied by *a vehicle repair workshop*, *vehicle parks*, a wine factory and a stone-cutting workshop. The wine factory is subject to discharge licence control by the Environmental Protection Department. The rural industrial uses in existence immediately before the date of first publication in the Gazette of the notice of the draft DPA Plan are tolerated. However, any material change of such uses requires planning permission from the Board supported by relevant technical documents including environmental impact assessment and any other relevant information. In particular, it should be demonstrated that such change is environmentally acceptable

with possible air, noise and water pollution and industrial/residential interface problems duly addressed.

- 9.5.4 Low-rise recreational and residential development compatible with the rural landscape may be permitted on application to the Board subject to the demonstration of sustainability in ecological, environmental, traffic and infrastructural terms. Development should not exceed a maximum plot ratio of 0.4 and a maximum building height of 3 storeys (9m).
- 9.5.5 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the above restrictions may be considered by the Board through the planning permission system. Each application will be considered on its individual planning merits.
- 9.5.6 As filling of land, excavation of land or diversion of streams 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 except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works.

<u>"Other Specified Uses" annotated "Sports and Recreation Club"</u>: Total Area 3.47 ha

9.5.7

- **9.5.6** The planning intention of this zone is primarily for the provision of land for the development of sports and recreation club.
- 9.5.8
- 9.5.7 This zone covers a site at Route Twisk occupied by the Hong Kong Gun Club, which has a rifle, handgun and clay target shooting range with a 2-storey clubhouse building. While the eastern part of the club falls within this zone, the western part of the club (about 3.03 ha) falls within the Tai Lam Country Park, which is outside the boundary of the Area.
- 9.5.9
- **9.5.8** No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area (GFA) of 340m² and a maximum building height of 2 storeys as stipulated on the Plan, or the GFA and the height of the building, which was in existence on the date of first publication in the Gazette of the notice of the draft DPA Plan, whichever is the greater.
- 9.5.10
- **9.5.9** To provide flexibility for innovative design adapted to the characteristics of the site, minor relaxation of the building height restriction may be considered by the Board through the planning permission system. Each application will be considered on its individual planning merits.

9.5.11

- The maximum GFA of 340m² is stipulated to reflect the GFA of 9.5.10 the existing clubhouse building built in 1973 so as to provide a suitable control over the building bulk in view of its large site area, location within the immediate proximity of the Tai Lam Country Park and infrastructural constraints. To provide flexibility for possible expansion or redevelopment and innovative design adapted to the characteristics of the site, relaxation of the GFA restriction may be considered by the Board through the planning permission system. The application may need to be supported by relevant technical assessments including traffic impact assessment, visual impact assessment, environmental assessment, ecological impact assessment, etc. and any other information as may be required Each application will be considered on its by the Board. individual planning merits.
- 9.6 <u>"Agriculture" ("AGR")</u>: Total Area 8.69 ha
 - 9.6.1 The planning intention of this zone is primarily to retain and safeguard good quality agricultural land/farm for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.
 - 9.6.2 Plots of active farmland in Chuen Lung, Chuen Lung Chun Ha, Wang Lung, Ngon Tong, Ma Tong and Kiu Tau fall within this zone to reflect the active agricultural use on site. In addition, fallow agricultural land adjoining the active farmland with good potential for rehabilitation for cultivation and other agricultural purpose is also included in this zone.
 - 9.6.3 The active farmland in Kiu Tau falls within the lower indirect water gathering ground while other pieces of land within this zone are in the upper indirect water gathering ground. The use of pesticide within the water gathering ground is not allowed. As for the use of other chemicals including fertilizers, prior approval must be sought from WSD.
 - 9.6.4 As filling of land/pond or diversion of streams may cause adverse drainage and environmental impacts on the adjacent areas, permission from the Board is required for such activities, except for those specified. However, filling of land specifically required under prior written instructions of Government department(s), or for the purposes of genuine agricultural practice including laying of soil not exceeding 1.2m in thickness for cultivation, and construction of agricultural structure with prior written approval from the LandsD is exempted from the control.

9.7 <u>"Green Belt" ("GB")</u>: Total Area 187.5186.75 ha

- 9.7.1 The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone. Designation of the "GB" zones would protect the natural vegetated areas, streams and woodland, and conserve the natural and rural character of the Area.
- 9.7.2 This zone covers the natural vegetated areas which comprise mainly woodland, shrubland,— *and* knolls, and—streams *and some land occupied by agricultural use*. Most of the woodland and areas adjoining the Tai Mo Shan Country Park and Tai Lam Country Park are within this zone.
- 9.7.3 The wooded areas at Chuen Lung Cha Tau Wo, north of Kiu Tau, and all those near Chuen Lung are mainly secondary woodland largely dominated with semi-mature and mature trees of common species; and that spanning Chuen Lung Tit Lo Shing and Wang Lung at the east of the area is mainly covered with bamboos and some native trees. The remaining wooded areas are generally composed of plantations and orchards.
- 9.7.4 The three main natural streams flowing from the uphill area within Tai Mo Shan Country Park and Tai Lam Country Park and running across the Area also fall within this zone. These sections of streams are relatively natural and undisturbed with rocky outcrops, except a channelized section under Route Twisk. Some species of amphibian and reptile with conservation interest had been recorded therein. Except the active farmland which is zoned "AGR" to reflect the existing agricultural use on site, most of the riparian areas along the streams are within this zone to avoid encroachment and adverse impact on the streams. Some remote agricultural land mainly for orchard is also zoned "GB", but this will not affect their main agricultural use.
- 9.7.5 There is a general presumption against development within this zone. Development in this zone will be strictly controlled. Development proposals will be considered by the Board on individual merits taking into account the relevant Town Planning Board Guidelines.
- 9.7.6 Ha Fa Shan Burial Ground and part of Yau Kom Tau Burial Ground in Ha Fa Shan are within this zone. It has been in existence for many years, and is considered as an existing use intended for the burial of deceased indigenous villagers in the Area. Burial activities within this zone are generally tolerated.

9.7.7 As filling of land/pond, excavation of land or diversion of streams 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 except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works.

10. <u>COMMUNICATIONS</u>

10.1 <u>Roads</u>

- 10.1.1 The Area is accessible by vehicles via Route Twisk, which is a single carriageway road connecting Tsuen Wan and Shek Kong with limited capacity. There is a local road serving the village area of Chuen Lung and Wang Lung. For other rural areas in Chuen Lung, it can be accessed through rural roads/informal access branching off from Route Twisk.
- 10.1.2 Ha Fa Shan has no direct vehicular access and is only accessible via WSD's restricted maintenance access from Route Twisk running along the catchwaters, footpath from Chai Wan Kok and Yuen Tsuen Ancient Trail on foot.

10.2 <u>Public Transport</u>

There are bus and public light bus routes passing through *Route Twisk within* the Area.

11. <u>UTILITY SERVICES</u>

The Area is provided with electricity and telephone services. The existing fresh water supply system is mainly provided along or within some existing village settlements. But the capacity is limited and very sensitive to any increase in demand. Currently, no salt water supply system is provided in the Area. Public sewerage system is provided by Drainage Services Department along Route Twisk. Provision of sewerage system for village settlements in the Area is under planning. Any new development proposal should be required to demonstrate that no adverse drainage, sewerage and water quality impacts would be caused to the Area.

12. <u>CULTURAL HERITAGE</u>

- 12.1 Within the Area, there is a Grade 3 historic building, Tsang Ancestral Hall in Chuen Lung, which is worthy of preservation.
- 12.2 The Antiquities Advisory Board (AAB) has released a list of new items in addition to the list of 1,444 historic buildings. These items are

subject to grading assessment by the AAB. Details of the list of 1,444 historic buildings and the new items have been uploaded onto the website of the AAB at <u>http://www.aab.gov.hk/</u>.

12.3 Prior consultation with the Antiquities and Monuments Office of Leisure and Cultural Services Department should be made if any development, redevelopment or rezoning proposals might affect the above graded historic buildings/structures, new items pending grading assessment and its/their immediate environs.

13. <u>IMPLEMENTATION</u>

- 13.1 The Plan provides a broad land-use framework for development control and implementation of planning proposals for the Area. More detailed plans will be prepared as a basis for public works planning and private developments.
- 13.2 At present, there is no overall programme for the improvement or provision of infrastructure within the Area. The implementation process will be gradual and may stretch over a long period of time depending on the availability of resources. It will be undertaken through the participation of both public and private sectors.
- 13.3 Notwithstanding the above, minor improvement works, e.g. access improvement and laying of utility services will be implemented through the Public Works Programme and the Rural Public Works as and when resources are available. Private developments will be effected principally through private sector initiatives to develop or redevelop their properties in accordance with the zoned uses indicated on the Plan, provided that their proposals meet Government requirements.

14. PLANNING CONTROL

- 14.1 The types of permitted developments and uses on land within the Area are listed in the Notes to the Plan. Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted developments and uses within the same zone are always permitted and no separate permission is required.
- 14.2 Uses of land or building which were in existence immediately before the first publication in the Gazette of the notice of the draft DPA Plan and which are not in compliance with the terms of the Plan may have adverse impacts on the environment, drainage and traffic of the Area. Although no action is required to make such use conform to this Plan, any material change of such use or any other development (except minor alteration and/or modification to the development of the land or building in respect of such use which is always permitted) must be always permitted in

terms of the Plan or, if permission is required, in accordance with a permission granted by the Board. The Board will consider these applications on their individual merits. Those alteration and/or modification works which may lead to an environmental improvement or upgrading to the Area may be considered favourably by the Board.

- 14.3 Planning applications to the Board will be assessed on individual merits. In general, the Board, in considering the planning applications, will take into account all relevant planning considerations including guidelines published by the Board. Guidelines published by the Board are available from the Board's website, the Secretariat of the Board and the Technical Services Division of the PlanD. Application forms and Guidance Notes for planning applications can be downloaded from the Board's website, and are available from the Secretariat of the Board, the Technical Services Division and relevant District Planning Office of the PlanD. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.
- 14.4 Any development, other than those referred to in paragraph 14.1 above or in conformity with this Plan or with the permission of the Board, undertaken or continued on land included in this Plan on or after the date of first publication in the Gazette of the Notice of the draft DPA Plan may be subject to enforcement proceedings under the Ordinance. Any diversion of streams, filling of land/pond or excavation of land within the land in the relevant zones on or after the date of first publication in the Gazette of the Notice of the draft DPA Plan without permission from the Board may also be subject to enforcement proceedings.

TOWN PLANNING BOARD _____2016

Appendix IVa of TPB Paper No. 10205

TOWN PLANNING BOARD

TPB Paper No. 10133

For Consideration by <u>the Town Planning Board on 8.7.2016</u>

DRAFT CHUEN LUNG AND HA FA SHAN OUTLINE ZONING PLAN NO. S/TW-CLHFS/B PRELIMINARY CONSIDERATION OF A NEW PLAN

TPB Paper No. 10133 For Consideration by the Town Planning Board on 8.7.2016

DRAFT CHUEN LUNG AND HA FA SHAN OUTLINE ZONING PLAN NO. S/TW-CLHFS/B PRELIMINARY CONSIDERATION OF A NEW PLAN

1. <u>Purpose</u>

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

- (a) the draft Chuen Lung and Ha Fa Shan Outline Zoning Plan (OZP) No.
 S/TW-CLHFS/B (Appendix I) together with its Notes (Appendix II) are suitable for consultation with the Tsuen Wan District Council (TWDC) and the Tsuen Wan Rural Committee (TWRC); and
- (b) the Explanatory Statement (ES) (**Appendix III**) is an expression of the planning intentions and objectives of the Town Planning Board (the Board) for various land use zonings of the draft OZP and is suitable for consultation with the TWDC and the TWRC together with the draft OZP.

2. <u>Background</u>

- 2.1 On 20.12.2013, the draft Chuen Lung and Ha Fa Shan Development Permission Area (DPA) Plan No. DPA/TW-CLHFS/1 was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). During the two-month exhibition period, 19 representations were received. On 28.2.2014, the representations were published for three weeks for public comment and one comment was received. After giving consideration to the representations and comment on 6.6.2014, the Board decided not to propose any amendment to the draft DPA Plan to meet the representations.
- 2.2 On 23.9.2014, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Chuen Lung and Ha Fa Shan DPA Plan, which was subsequently renumbered as DPA/TW-CLHFS/2 (**Plan 2**). On 3.10.2014, the approved Chuen Lung and Ha Fa Shan DPA Plan No. DPA/TW-CLHFS/2 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.3 Pursuant to section 20(5) of the Ordinance, the Chuen Lung and Ha Fa Shan DPA Plan is effective for a period of three years until 20.12.2016. As such, an OZP has to be prepared to replace the DPA Plan in order to maintain statutory planning control over the Chuen Lung and Ha Fa Shan area upon expiry of the DPA Plan.

2.4 On 12.1.2016, under the power delegated by the Chief Executive, the Secretary for Development directed the Board, under section 3(1)(a) of the Ordinance, to prepare an OZP to cover the Chuen Lung and Ha Fa Shan area.

3. <u>Planning Context</u>

- 3.1 The Planning Scheme Area (the Area), covering an area of about 209.95 ha, is located at the northwestern fringe of the Tsuen Wan New Town (**Plans 1 and 3**). Bounded by Tai Mo Shan Country Park and Tai Lam Country Park, the Area is mainly of rural and natural characters comprising woodland, shrubland, natural stream and active farmland (**Plan 4**).
- 3.2 According to the Landscape Value Mapping of Hong Kong, the northern part of the Area is of a settled valley landscape characterised by enclosing hillsides with villages, agricultural land and tree groups on the valley floor; whereas the southern part is of upland and hillside landscape which is mostly undeveloped covered with woodland and scrubland. Major vegetation in the Area is composed of scrubland, dense woodland and fruit trees, encompassing the active/fallow agricultural land and villages. The major part of the Area is still untouched with presence of mature woodland and the landscape character of the Area is tranquil, coherent and of high landscape value.
- 3.3 Given its rural and natural characters, the planning intention for the Area is mainly to protect the natural environment and the rural landscape, with a view to complementing the natural environment and landscape value of the adjacent country parks. Details of the land use considerations are contained in the Planning Report at **Appendix IV**. Some major issues in relation to the proposed zonings are stated in the following paragraphs.

4. <u>Issues Arising from Consideration of the DPA Plan</u>

- 4.1 During the exhibition period of the draft DPA Plan, a total of 19 representations and one comment were received. The major land use proposals raised by the representers and commenter are recapitulated below:
 - (a) The green groups¹ and some individuals who are generally in support of the draft DPA Plan proposed that the Area should be incorporated into the Country Park; conservation zonings such as "Conservation Area" or "Site of Special Scientific Interest" zones should be designated for natural streams and the riparian areas, secondary woodlands/forests, shrubland, fung shui woodlands, agricultural land and two specified areas in Chuen Lung; "Green Belt" ("GB") zone should be designated for the non-indigenous village areas and all active agricultural land; and heritage zoning should be designated for the Tsang's Ancestral Hall in Chuen Lung. For the "Village Type Development" ("V") zone, some

¹ The green groups includes Designing Hong Kong Limited, The Hong Kong Bird Watching Society, World Wide Fund For Nature Hong Kong, The Conservancy Association, Kadoorie Farm & Botanic Garden and Ho Koon Nature Education cum Astronomical Centre.

representers proposed that the extent of the "V" zone should be limited; the Chuen Lung Village Expansion Area (VEA) should not be zoned "V"; and 'House (New Territories Exempted House (NTEH) only)' and 'House' should move from Column 1 to Column 2 in the Schedule of Uses of the "V" zone. A representer also raised concern on the existence of the Hong Kong Gun Club within the Area.

- (b) The private lot owners proposed to designate their lots, including Tsuen Wan Town Lot (TWTL) 389 in Ma Tong as "Residential (Group C)". The village representatives of Ha Fa Shan raised concerns on the designation of their village as "Unspecified Use" ("UNSP") and requested to strike a balance between environmental protection and traditional rights and interest of indigenous inhabitants during the OZP preparation.
- 4.2 On 6.6.2014, after giving consideration to the representations and comments, the Board decided not to propose any amendment to the draft DPA Plan to meet the representations. It was agreed that the land use zonings for the Area would be comprehensively reviewed during the preparation of the OZP, with a more detailed analysis on the land use patterns, infrastructural provisions, ecological value, protection of water gathering grounds (WGGs), local needs, etc., in consultation with relevant stakeholders including green groups, the concerned Government departments, the TWDC and the TWRC.

5. <u>Object of the Plan</u>

- 5.1 The object of the Plan is to indicate the broad land-use zonings for the Area so that development and redevelopment within the Area can be put under statutory planning control. It also provides the planning framework for preparing more detailed non-statutory plans which form the basis for public works planning and site reservation for various uses.
- 5.2 The OZP is to illustrate the broad principles of development and planning control only. It is a small-scale plan and the road alignments and boundaries between the land-use zones may be subject to minor alterations as detailed planning proceeds.

6. <u>The Planning Scheme Area</u>

- 6.1 The Area, located at the northwestern fringe of the Tsuen Wan New Town, mainly comprises the stream valleys surrounding Chuen Lung and the upper foothills around Ha Fa Shan to the south of the Tai Lam Country Park. Traversed by Route Twisk, the area is bounded to the east by the Tai Mo Shan Country Park, and to the west by the Tai Lam Country Park (**Plans 1 and 3**). The boundary of the Area is shown by a heavy broken line on the Plan of the OZP (**Appendix I**).
- 6.2 Mainly consisted of vegetated slopes and stream valleys, the Area has a rural and

scenic setting. With a varied topography, the Area has a large diversity in landscape and elevations. While the hills and slopes around Ha Fa Shan are widely covered with woodland and shrubland, active agricultural activities could be found around Chuen Lung (**Plan 4**).

- 6.3 According to the 2011 Population Census, the total population in the Area was about 1,340 persons. The residential settlements are developed primarily in the form of village-type housing or temporary domestic structures situated in the relatively gentle land or river valleys. Due to the topography and available vehicular access, residential settlements mainly concentrate in Chuen Lung particularly along Route Twisk. Chuen Lung is the only recognized village in the Area. Scattered temporary domestic structures are also found in Wang Lung, Ma Tong and Kiu Tau along Route Twisk as well as Ha Fa Shan along Yuen Tsuen Ancient Trail and the catchwaters (**Plan 5**).
- 6.4 Agricultural activities are widely undertaken in the valley area within the Area. Chuen Lung is famous of the planting of watercress. However, some abandoned agricultural land along Route Twisk has been developed to rural industrial workshop, open storage and vehicle park (**Plan 5**).
- 6.5 The Area is accessible by vehicles via Route Twisk. Chuen Lung is located at the halfway point when snaking up from Tsuen Wan on Route Twisk. Ha Fa Shan has no direct vehicular access and is only accessible on foot via Water Supplies Department (WSD)'s restricted maintenance access, footpath from Chai Wan Kok and Yuen Tsuen Ancient Trail.
- 6.6 The Area falls entirely within lower and upper indirect WGGs². Sections of Tai Lam Chung Catchwater and Shing Mun Catchwater within the Area intercept the surface water in the WGGs and carry to Tai Lam Chung Reservoir and Shing Mun Reservoir for storage for the purpose of water supply (**Plan 7**).

7. <u>Development Proposals Received in the Course of Preparation of the OZP</u>

- 7.1 Since the gazettal of the draft DPA Plan on 20.12.2013, three planning applications for proposed residential development, excavation and/or land filling within the "UNSP" area (Figure 11 of **Appendix IV**), including two applications at TWTL 389 and adjoining Government land in Ma Tong were received by the Board.
- 7.2 The first two applications (Nos. A/DPA/TW-CLHFS/1 and A/DPA/TW-CLHFS/2) were subsequently withdrawn by the applicant. For the latest Application No. A/DPA/TW-CLHFS/3, upon the request of the applicant, the Metro Planning Committee of the Board agreed on 24.6.2016 to defer making a decision on the application.

² According to the Waterworks Ordinance (Cap. 102), WGG means any surface of land in or by which rain or other water is collected and drawn for the purpose of water supply. The boundary between an upper direct WGG and a lower direct WGGs lies 500m from the reservoir top water level while the boundary between an upper indirect WGG and a lower indirect WGG lies 250m from a catchwater or an intake.

8. Land Use Planning Considerations

Environmental Conservation

- 8.1 The Area is closely linked with the wider natural environment of the Tai Mo Shan Country Park and Tai Lam Country Park. In general, the Area is natural and rural in character with ecological, landscape and scenic value. It consists of a variety of habitats including streams, marsh, woodlands, shrublands and agricultural land. The rural character is worthy of preservation, whilst the natural backdrop should be protected and there is a presumption against development in the natural area.
- 8.2 Three main natural streams flow from the uphill area within Tai Mo Shan Country Park and run across the Area before converging and entering the river valley in Tso Kung Tam (**Plan 4**). Whilst these streams are not identified as Ecologically Important Stream by the Agriculture, Fisheries and Conservation Department (AFCD), they are relatively natural and undisturbed with rocky outcrops, except a channelized section under Route Twisk. Two upper stream sections at the northern tip and the western part of the Area are relatively undisturbed and of good condition.
- 8.3 The Area comprises some regenerated woodland from previous agricultural use and hillside woodland (Figure 5D in Appendix IV). The wooded areas at Chuen Lung Cha Tau Wo, north of Kiu Tau, and all those near Chuen Lung Village are mainly secondary woodland; and that spanning Chuen Lung Tit Lo Shing and Wang Lung at the east of the area is mainly covered with bamboos and some native trees of common species. Whilst the secondary woodlands are largely dominated with semi-mature and mature native trees of common species, the remaining wooded areas are generally comprised of plantations and orchards. Though some of the wooded areas are rather small and patchy, many of them are inter-connected with the woodland in the country parks. Species of conservation interest recorded in the Area including Yellow Coster (Acraea issoria), Big-headed Turtle (Platysternon megacephalum), Hong Kong Newt (Paramesotriton hongkongensis), Hong Kong Cascade Frog (Amolops hongkongensis), Predaceous Chub (Parazacco spilurus) and Red Muntjac (Muntiacus muntijak) (Figure 8 in Appendix IV).
- 8.4 Conservation zoning is proposed in consultation with AFCD for the woodlands, natural vegetated areas as well as streams and their riparian areas within the Area (**Plan 8**). Considering that the secondary woodlands are largely dominated with trees of common species, and the natural streams are relatively natural and undisturbed, it is considered more appropriate to zone them "GB" to protect their natural characteristics. According to the Hong Kong Planning Standards and Guidelines (HKPSG), "GB" is a conservation zoning intended to primarily conserve the existing natural environment amid the built-up areas/at the urban fringe, to safeguard it from encroachment by urban type development, to define the limits of urban and sub-urban development areas by natural features, to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development. In the "GB" zone, any diversion of stream, filling of land/pond or excavation of land should not be undertaken

without the permission from the Board and unauthorized development is subject to enforcement action under the Ordinance. Moreover, natural streams are subject to the control by other relevant ordinances³.

WGGs and Catchwater

- 8.5 The Area is within WGGs and sections of catchwater are running in Ha Fa Shan (**Plan 7**). To prevent contamination of waters which are designated for abstraction for potable water supply, any proposed development that may result in any material increase in pollution will not be acceptable. Besides, the use of pesticide is not allowed. As for the use of other chemicals including fertilizers, prior approval must be sought from WSD.
- 8.6 As advised by the Director of Environmental Protection (DEP), notwithstanding that there is an existing trunk sewer along the Route Twisk, the majority part of the Area is still not served by existing public sewerage system. Provision of village sewerage is under planning. New developments will be required to be connected to public sewer when available. In general, the use of septic tank and soakaway system is considered as an unacceptable mean for new village developments located in WGGs. There should be demonstrably effective means to ensure the effluent water quality is acceptable to Government departments. The Chief Engineer/Construction, WSD also advises that new agricultural use on Government land and new residential development within lower indirect WGG are not acceptable as they would increase the risk of pollution to WGG. For the new development in upper indirect WGG, it should be connected with the existing/planned public sewerage system and adequate protective measures shall be taken to ensure that no pollution or siltation occurs Taking into account the above comments, appropriate zonings to the WGGs. with suitable permitted uses have been designated in the upper and lower indirect WGGs within the Area to prevent contamination of waters. Further, suitable paragraphs are incorporated in the ES to remind the developer on the above requirements.

Geotechnical Issue

8.7 The Head of Geotechnical Engineering Office, Civil Engineering and Development Department advised that some areas within the Area are overlooked by steep and sizeable natural hillsides and intersected by or adjacent to a natural drainage course. They could be affected by potential geotechnical hazards in the form of landslide including boulder falls. For any new development, natural terrain hazard studies may be required to ascertain the scale of the hazard and provide suitable hazard mitigation measures, if found necessary, as part of the development. To this end, appropriate zonings have been designated in the areas overlooked by steep and sizeable natural hillsides. Suitable paragraphs are also incorporated in the ES to remind the developer on the natural terrain hazard studies requirement.

³ These may include Land (Miscellaneous Provisions) Ordinance (Cap. 28), Waterworks Ordinance (Cap. 102), Public Cleansing and Prevention of Nuisances Regulation (Cap. 132), Waste Disposal Ordinance (Cap. 354) and Water Pollution Control Ordinance (Cap. 358).

Land for Village Development

- 8.8 In general, the OZP will reflect, amongst others, the existing recognized village and designate areas considered suitable for the provision of village expansion. For the subject OZP, the only recognized village in the Area is Chuen Lung with village 'environs' ('VE') covering a total area of about 4.95 ha (**Plan 6**). The existing village cluster is situated at the northern part of the 'VE' whereas the southern part of the 'VE' is mainly of active farmland and a vegetated knoll.
- 8.9 According to the District Lands Officer/Tsuen Wan and Kwai Tsing, Lands Department (DLO/TW&KT, LandsD), there was no approved Small House application in the past 5 years, and no outstanding Small House application. According to the Indigenous Inhabitant Representative (IIR), the 10-year (from 2015 to 2025) Small House demand forecast is 169⁴ (**Table 1**). It is estimated that land required for meeting the demand is about 4.23 ha.
- 8.10 With an area of about 1.56 ha, the proposed Chuen Lung VEA is located to the southeast of the 'VE'. According to the Chuen Lung VEA Layout Plan (LP) No. L/TW-CL/1 (Figure 11 in Appendix IV) adopted in 1994, there are 50 proposed Small House sites within the VEA. However, the implementation of the VEA is subject to the Government's review on the Small House Policy.
- 8.11 Given the natural environment, the conservation and landscape value, infrastructure and site constraints as well as the potential natural terrain landslide hazard and need to protection of WGG, an incremental, practical and balanced approach for designation of "V" zone for Small House development has been adopted, with an aim to confining Small House development at suitable location to avoid undesirable disturbances to the natural environment. Taking into account the Small House demand forecast, the site conditions of the land within 'VE' and the proposed VEA, the local topography, the existing settlement pattern, site characteristics and constraints and the proposal of the VEA as shown on the adopted LP, a total area of 3.13 ha is proposed to be zoned "V" (Plan 8). This mainly comprises the existing village clusters and land suitable for new Small House development within the 'VE", as well as the proposed Chuen Lung VEA (excluding public road) delineated by the adopted LP. The area of difficult terrain, environmentally sensitive areas, nature streams and the active agricultural land proposed to be protected and retained has been excluded.
- 8.12 It is estimated that about 0.57 ha of land within the "V" zone in the existing village area would be available for development, which is equivalent to about 23 Small Houses sites. Together with the 50 Small Houses planned in the VEA, the proposed "V' zone will have a total of 73 Small Houses sites (**Table 1**), which can satisfy about 43% of the forecast Small House demand. Although the current proposed "V" zone could not fully meet the 10-year Small House demand forecast, as there is no outstanding Small House application at this juncture, it could help to relieve the long term requirement of the villagers.

⁴ The figure of 10-year Small House demand is estimated and provided by the IIR of Chuen Lung and the information obtained is not verified in any way by DLO/TW&KT, LandsD

Small House Demand Figure in 2013 Outstand- 10-year		Small Hous Figure Outstand-	in 2016	'VE' Area (ha)	on Draft	-	Land to	age of the
ing Demand	forecast (2013 – 2023)	ing Demand	forecast (2016 – 2026)			(ha)	(ha)	Met by Available Land (%)
0	171	0	169	4.95	3.13 ¹	4.23	1.91 ²	45.2% ³

Table 1: Small House Demand for Chuen Lung in 2013 and 2016

Notes

I Including 1.46 ha within the Chuen Lung VEA outside 'VE'.

2 Including 0.57 ha within the "V" zone within 'VE" and 1.34 ha within the Chuen Lung VEA. This is equivalent to about 73 Small House sites

While the percentage in terms of land is 45.2%, the percentage in terms of Small House site is about 43% as mentioned in paragraph 8.12 above.

Land for Agriculture

8.13 Plots of active farmland and abandoned agricultural land are found in Chuen Lung, Chuen Lung Chun Ha, Wang Lung, Ngon Tong, Ma Tong and Kiu Tau (**Plan 4**). Major clusters of active agricultural land and adjoining fallow agricultural land with good potential for rehabilitation are recommended to zone "Agriculture" ("AGR"). The Director of Agriculture, Fisheries and Conservation has no comment on the proposed "AGR" zone. Since some active and abandoned farmland not zoned "AGR" has been largely zoned "GB", while remaining are zoned "V", "Recreation" ("REC") and "Other Specified Uses" ("OU") annotated "Rural Use" ("OU(RU)"), where 'Agriculture use' is always permitted in all these zones, there should be no major hindrance to the existing farming activities in the agricultural land.

Government, Institution or Community (G/IC) Facilities and Open Space

- 8.14 Major existing G/IC facilities in the Area include the ex-Koon Man School, Tsang Ancestral Hall (Grade 3 historic building), AFCD's Tai Mo Shan Country Park Chuen Lung Management Centre (the part outside country park) and Chuen Lung West Pigging Station in Chuen Lung, and Ha Fa Shan Residents' Welfare Association and Lit Nui Kung, and Hong Kong Air Cadet Corps Ha Fa Shan Camp in Ha Fa Shan (**Plan 5**). They are proposed to be zoned "G/IC" (**Plan 8**) to reflect their existing uses.
- 8.15 The Sai Chuk Lam Temple is an existing religious institution in Ha Fa Shan. Taking into account its natural surroundings and remote location without vehicular access, it is proposed to zone it "G/IC(1)" (**Plan 8**). Under this sub-zone, only selected G/IC uses related to the existing religious institution are always permitted to ensure its compatibility with the natural surroundings.
- 8.16 The existing Ha Fa Shan Children's Playground in Ha Fa Shan and Tsuen Wan Chuen Lung Rest Garden in Chuen Lung (**Plan 5**) are proposed to zone "Open

Space" ("O") (**Plan 8**) to reflect their existing uses. Besides, there is a proposed local open space within the proposed Chuen Lung VEA.

8.17 The planned population of the Area is 1,980 persons. According to HKPSG, there is a shortfall of about 0.03 ha in open space. Given the small population, the rural and relatively remote location and site constraints, it would not be efficient and effective to provide additional open space and G/IC facilities within the Area. The shortfalls could be addressed by the existing/planned open space and G/IC facilities in the Tsuen Wan New Town.

Facilities for Recreation

- 8.18 TWTL 389 off Route Twisk in Ma Tong (**Plan 5**) has a 3-storey building for a recreational club and golf driving range development. The site is now being fenced off and the building is left vacant. Building plans for the golf club building were approved by the Building Authority before the gazettal of the DPA Plan, with occupation permit issued in 2009. According to the lease, the lot is permitted for a recreational club building and a golf driving range, and ancillary club facilities. To reflect the permitted uses and development parameters under lease, it is proposed to zone the site "REC" (**Plan 8**), subject to a maximum plot ratio (PR), site coverage (SC) and BH restrictions of 0.4, 20% and 3 storeys (excluding one basement floor).
- 8.19 The Hong Kong Gun Club at Route Twisk, which is under Private Recreational Lease, has a rifle, handgun and clay target shooting range with a 2-storey clubhouse building built in 1973 (**Plan 5**). While the western part of the Club falls within the Tai Lam Country Park, only its eastern part falls within the boundary of the Area. It is proposed to zone the eastern part of the Club "OU" annotated "Sports and Recreation Club" (**Plan 8**) to reflect the as-built condition, subject to a maximum gross floor area (GFA) of 340m² and a maximum BH of 2 storeys. The maximum GFA is mainly to reflect the GFA shown on the approved building plans in order to provide suitable control over the building bulk in view of its large site area, location adjacent to the Tai Lam Country Park and infrastructural constraints. To provide flexibility for possible expansion or redevelopment, relaxation of the GFA restriction may be considered by the Board through the planning application.

Existing Residential Settlements outside the Village Area

8.20 Houses ranging between 1 to 2 storeys high, squatters and temporary domestic structures are found scattered amongst the rural area of Chuen Lung, Wang Lung, Chuen Lung Chun Ha, San Hoi Tin, Chuen Lung Tit Lo Shing, Ma Tong, Kiu Tau, Ngor Tei and Ha Fa Shan (**Plan 5**). A number of them are on either Government land under license or private land including building/house lots. Many of them are intermixed with the active or abandoned farmland and rural industrial uses. To adopt the broad land use zoning approach, those domestic structures located amongst active agricultural land are proposed to be incorporated into the "AGR" zone taking into account various planning considerations including potential natural terrain landslide hazard, protection of WGG, surrounding natural environment and lack of vehicular access.

are proposed to be mainly zoned "GB" (**Plan 8**). Notwithstanding, residential uses in existence immediately before the date of first publication in the Gazette of the notice of the draft DPA Plan would be tolerated under the OZP.

Rural Industrial Uses

- 8.21 Some vacant land or abandoned farmlands in Chuen Lung, Wang Lung and sites along Route Twisk have been developed for rural industrial uses (Plan 5). Amongst them, there are a wine factory and a stone-cutting workshop in Wang Lung partly covered by valid short-term waivers or short-term tenancies granted/executed before the date of first publication in the Gazette of the notice of the draft DPA Plan. The wine factory has obtained a valid discharge licence under the Water Pollution Control Ordinance for discharging the effluent arising from washing process into the communal foul sewerage system. Other existing rural industrial uses operating under temporary structures or on open ground are either on Government land or private agricultural lots under Block Government While the uses in existence immediately before the date of first Lease. publication in the Gazette of the notice of the draft DPA Plan would be tolerated under the OZP, these incompatible industrial uses will create industrial/ residential interface issue within the village area, which should be phased out in the long term.
- 8.22 It is proposed to zone the wine factory and the stone-cutting workshop to "OU(RU)" (**Plan 8**). Under this zoning, any material change to the existing industrial uses would require planning permission from the Board, which would need to demonstrate that such change is environmentally acceptable, with possible water pollution and industrial/residential interface problems duly addressed. For other existing rural industrial uses scattering around the Area, taking into account various planning considerations including protection of WGG and possible environment nuisance from the operation, they are proposed to be zoned "GB" (**Plan 8**).

9. <u>Planning Intention</u>

- 9.1 The general planning intention for the Area is to protect the natural environment and the rural landscape, with a view to complement the overall natural environment and the landscape characters of the surrounding Tai Lam Country Park and Tai Mo Shan Country Park. It is also the intention to make provision for future Small House development for the indigenous villagers of Chuen Lung and provide appropriate planning control over recreation and religious institution development within the Area.
- 9.2 In the designation of various zones for the Area, considerations have been given to the protection of natural environment including the natural habitats, wooded areas and streams, physical landform, existing land use pattern, demand for Small Houses, availability of infrastructure and local development need. Active farmland is retained in view of their good potential for agricultural use. Development which would cause adverse impacts on the water quality and water resources of the WGG is not encouraged.

10. Land Use Zonings

- 10.1 <u>"Village Type Development" ("V")</u>: Total Area 3.13 ha
 - 10.1.1 The planning intention of this zone is to designate both existing recognized village 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 servicing the needs of the villagers and in support of the village development are always permitted on the ground floor of a NTEH. Other commercial, community and recreational uses in the zone may be permitted on application to the Board.
 - 10.1.2 Chuen Lung is the only recognized village in the Area. The boundaries of the "V" zones are drawn up around existing clusters and the proposed Chuen Lung VEA having regard to the VE', the local topography, the existing settlement pattern, site characteristics and constraints, the estimated Small House demand and the boundary of the proposed VEA as shown on the adopted Chuen Lung VEA LP No. L/TW-CL/1. Areas of difficult terrain, dense vegetation, active agricultural land and stream courses have been avoided where appropriate.
 - 10.1.3 The existing village area of Chuen Lung at Route Twisk falls within this zone. Besides, the proposed Chuen Lung VEA in Wang Lung outside 'VE' of Chuen Lung is also within this zone. The implementation of the VEA is subject to the Government's review on the Small House Policy.
 - 10.1.4 No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height (BH) of 3 storeys (8.23m) or BH which was in existence on the date of first publication in the Gazette of the notice of the draft DPA Plan, whichever is the greater.
 - 10.1.5 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the BH restriction (BHR) may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.
 - 10.1.6 Some areas are overlooked by steep natural hillsides and may be affected by potential natural terrain landslide hazards. For future development in these areas, the developer(s) may be required to carry out natural terrain hazard study to assess the scale of hazards and provide suitable hazard mitigation measures, if found necessary, as part

of the development.

- 10.1.7 In accordance with the Environmental, Transport and Works Bureau's Technical Circular (Works) No. 5/2005, under the current administrative practice, for development proposals/submissions that may affect natural streams/rivers, the approving/processing authorities at various stages of the development should consult and collate comments from AFCD and relevant authorities and incorporate relevant comments/advice as conditions of approval wherever possible. Accordingly, the Lands Department (LandsD), when processing Small House grant applications in close proximity to existing stream courses, should consult concerned departments including AFCD and PlanD to ensure that all relevant departments would have adequate opportunity to review and comment on the applications.
- 10.1.8 Any diversion of streams 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 except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works.
- 10.1.9 The "V" zones fall entirely within the upper indirect WGG. For any village type development, it should be demonstrated that the sewerage and water quality within WGG will not be affected by the proposals. In general, the use of septic tank and soakaway systems for sewage treatment and disposal is considered as an unacceptable means for new village developments located in WGGs. There should be demonstrably effective means (such as connecting the foul water drainage system of the development to the existing/planned public sewerage system or a proper waste water treatment plant) to ensure that the effluent water quality is acceptable to concerned Government departments.

10.2 "Government, Institution or Community" ("G/IC"): Total Area 1.21 ha

- 10.2.1 The planning intention of this zone is primarily for the provision of GIC facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.
- 10.2.2 This zone covers the ex-Koon Man School and Tsang Ancestral Hall within the village area of Chuen Lung, AFCD's Tai Mo Shan Country Park Chuen Lung Management Centre (the part outside country park) in Wang Lung, Chuen Lung West Pigging Station at Route Twist, Ha Fa Shan Residents' Welfare Association and Lit Nui Kung in Ha Fa Shan and Hong Kong Air Cadet Corps Ha Fa Shan Camp to the north of Ha Fa Shan.

- 10.2.3 Development within this zone should be compatible in scale and form with the surrounding natural and rural environment. To preserve the existing amenity and character, on land under this zoning, no development or redevelopment shall exceed the maximum BH as stipulated on the Plan ranging from 1 to 3 storeys, or BH which was in existence on the date of first publication in the Gazette of the notice of the draft DPA Plan, whichever is the greater. The design of the proposed development within this zone should be compatible with the surrounding landscape context.
- 10.2.4 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the BHR may be considered by the Board through the planning permission system. Each application will be considered on its individual planning merits.

"Government Institution or Community (1)" ("G/IC(1)"): Total Area 0.48 ha

- 10.2.5 The planning intention of the "G/IC(1)" sub-zone is intended primarily for the provision of religious institutional uses.
- 10.2.6 The Sai Chuk Lam Temple in Ha Fa Shan is within this sub-zone. Given its natural surroundings and remote location without vehicular access, only selected GIC uses are permitted under this sub-zone to reflect the existing religious institution use and ensure that the development should be compatible with the natural surroundings..
- 10.2.7 No development or redevelopment shall exceed a maximum BH of 2 storeys or BH which was in existence on the date of first publication in the Gazette of the notice of the draft DPA Plan, whichever is the greater.
- 10.3 <u>"Open Space" ("O")</u>: Total Area 0.06 ha
 - 10.3.1 The planning intention of this zone is primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.
 - 10.3.2 This zone covers Ha Fa Shan Children's Playground at Ha Fa Shan and Tsuen Wan Chuen Lung Rest Garden at the village entrance of Chuen Lung.
- 10.4 <u>"Recreation" ("REC")</u>: Total Area 1.89 ha
 - 10.4.1 The planning intention of this zone is 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.
 - 10.4.2 This zone covers TWTL 389. It mainly reflects an approved recreational club and golf driving range development with a 3-storey

golf club building.

- 10.4.3 No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum PR of 0.4, a maximum SC of 20% and a maximum BH of 3 storeys (excluding one basement floor), or the PR, SC and BH, which was in existence on the date of first publication in the Gazette of the notice of the draft DPA Plan, whichever is the greater. For the permitted one basement floor, it should be predominately used for the purposes of installation of sewage treatment facilities and water storage tanks.
- 10.4.4 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the above restrictions may be considered by the Board through the planning permission system. Each application will be considered on its individual planning merits.
- 10.4.5 Any diversion of streams 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 except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works.
- 10.5 "Other Specified Uses" ("OU"): Total Area 4.26 ha
 - 10.5.1 This zone is intended for specified development(s) and/or uses, which is/are specified in the annotation of the zone.

"OU" annotated "Rural Use": Total Area 0.79 ha

- 10.5.2 The planning intention of this zone is primarily for the preservation of the character of the rural area. Uses or developments compatible with the rural landscape, such as passive recreation uses and a selected range of rural uses, may be allowed on application to the Board, with a view to upgrading or improving the area or providing support to the local communities. This zoning could help phase out these non-conforming uses not compatible with the rural and natural setting of the Area in long term.
- 10.5.3 This zone covers two sites in Wang Lung, which are occupied by a wine factory and a stone-cutting workshop. The wine factory is subject to discharge licence control by the Environmental Protection Department. The rural industrial uses in existence immediately before the date of first publication in the Gazette of the notice of the draft DPA Plan are tolerated. However, any material change of such uses requires planning permission from the Board supported by relevant technical documents including environmental impact assessment and any other relevant information. In particular, it should be demonstrated that such change is environmentally acceptable, with possible air, noise and

water pollution and industrial/residential interface problems duly addressed.

- 10.5.4 Low-rise recreational and residential development compatible with the rural landscape may be permitted on application to the Board subject to the demonstration of sustainability in ecological, environmental, traffic and infrastructural terms. Development should not exceed a maximum PR of 0.4 and a maximum BH of 3 storeys (9m).
- 10.5.5 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the above restrictions may be considered by the Board through the planning permission system. Each application will be considered on its individual planning merits.

"OU" annotated "Sports and Recreation Club": Total Area 3.47 ha

- 10.5.6 The planning intention of this zone is primarily for the provision of land for the development of sports and recreation club.
- 10.5.7 This zone covers the Hong Kong Gun Club, which has a rifle, handgun and clay target shooting range with a 2-storey clubhouse building. While the eastern part of the club falls within this zone, the western part of the club (about 3.03 ha) falls within the Tai Lam Country Park, which is outside the boundary of the Area.
- 10.5.8 No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area (GFA) of 340m² and a maximum BH of 2 storeys as stipulated on the Plan, or the GFA and BH, which was in existence on the date of first publication in the Gazette of the notice of the draft DPA Plan, whichever is the greater.
- 10.5.9 To provide flexibility for innovative design adapted to the characteristics of the site, minor relaxation of the BHR may be considered by the Board through the planning permission system. Each application will be considered on its individual planning merits.
- 10.5.10 The maximum GFA of 340m² is stipulated to reflect the GFA of the existing clubhouse building built in 1973 so as to provide a suitable control over the building bulk in view of its large site area, location within the immediate proximity of the Tai Lam Country Park and infrastructural constraints. To provide flexibility for possible expansion or redevelopment and innovative design adapted to the characteristics of the site, relaxation of the GFA restriction may be considered by the Board through the planning permission system. The application may need to be supported by relevant technical assessment, environmental assessment, ecological impact assessment, etc. and any

other information as may be required by the Board. Each application will be considered on its individual planning merits.

- 10.6 <u>"Agriculture" ("AGR")</u>: Total Area 8.69 ha
 - 10.6.1 The planning intention of this zone is primarily to retain and safeguard good quality agricultural land/farm for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.
 - 10.6.2 Plots of active farmland in Chuen Lung, Chuen Lung Chun Ha, Wang Lung, Ngon Tong, Ma Tong and Kiu Tau fall within this zone to reflect the active agricultural use on site. In addition, fallow agricultural land adjoining the active farmland with good potential for rehabilitation for cultivation and other agricultural purpose is also included in this zone.
 - 10.6.3 The active farmland in Kiu Tau falls within the lower indirect WGG while other pieces of land within this zone are in the upper indirect WGG. The use of pesticide within the WGG is not allowed. As for the use of other chemicals including fertilizers, prior approval must be sought from WSD.
 - 10.6.4 As filling of land/pond or diversion of streams may cause adverse drainage and environmental impacts on the adjacent areas, permission from the Board is required for such activities, except for those specified. However, filling of land specifically required under prior written instructions of Government department(s), or for the purposes of genuine agricultural practice including laying of soil not exceeding 1.2m in thickness for cultivation, and construction of agricultural structure with prior written approval from the LandsD is exempted from the control.

10.7 <u>"Green Belt" ("GB")</u>: Total Area 187.5 ha

- 10.7.1 The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone. Designation of the "GB" zones would protect the natural vegetated areas, streams and woodland, and conserve the natural and rural character of the Area.
- 10.7.2 This zone covers the natural vegetated areas which comprise mainly woodland, shrubland, knolls and streams. Most of the woodland and areas adjoining the Tai Mo Shan Country Park and Tai Lam Country Park are within this zone.
- 10.7.3 The wooded areas at Chuen Lung Cha Tau Wo, north of Kiu Tau, and all those near Chuen Lung are mainly secondary woodland largely dominated with semi-mature and mature trees of common species; and

that spanning Chuen Lung Tit Lo Shing and Wang Lung at the east of the area is mainly covered with bamboos and some native trees. The remaining wooded areas are generally composed of plantations and orchards.

- 10.7.4 The three main natural streams flowing from the uphill area within Tai Mo Shan Country Park and Tai Lam Country Park and running across the Area also fall within this zone. These sections of streams are relatively natural and undisturbed with rocky outcrops, except a channelized section under Route Twisk. Some species of amphibian and reptile with conservation interest had been recorded therein. Except the active farmland which is zoned "AGR" to reflect the existing agricultural use on site, most of the riparian areas along the streams are within this zone to avoid encroachment and adverse impact on the streams. Some remote agricultural land mainly for orchard is also zoned "GB", but this will not affect their main agricultural use.
- 10.7.5 There is a general presumption against development within this zone. Development in this zone will be strictly controlled. Development proposals will be considered by the Board on individual merits taking into account the relevant Town Planning Board Guidelines. As diversion of streams, filling of land/pond or excavation of land may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activities, except for those specified.
- 10.7.6 Ha Fa Shan Burial Ground and part of Yau Kom Tau Burial Ground in Ha Fa Shan are within this zone (**Plan 6**). It has been in existence for many years, and is considered as an existing use intended for the burial of deceased indigenous villagers in the Area. Burial activities within this zone are generally tolerated.
- 10.7.7 Any filling of land/pond, excavation of land or diversion of streams 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 except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works.

11. Notes of the OZP

11.1 Attached to the Plan is a set of Notes which shows the types of uses or developments which are always permitted within the Area and other uses for which planning permission from the Board should be sought. The provision for application for planning permission under section 16 of the Ordinance allows flexibility in land-use planning and control of development to meet the changing needs. 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.

11.2 The draft Notes are formulated on the basis of the latest set of Master Schedule of Notes to Statutory Plans (MSN) endorsed by the Board. Items of deviation from MSN are summarised at **Appendix V**.

12. Consultation

- 12.1 The draft OZP, together with its Notes and ES and the Planning Report, have been circulated to the relevant Government bureaux and departments for comments. Comments received have been incorporated in the Notes, ES and the Planning Report as appropriate.
- 12.2 Subject to the agreement of the Board, the draft OZP No. S/TW-CLHFS/B will be submitted to the TWDC and the TWRC for consultation. Comments from the TWDC and the TWRC will be submitted to the Board for consideration prior to the publication of the draft OZP under section 5 of the Ordinance.

13. Decision Sought

Members are invited to:

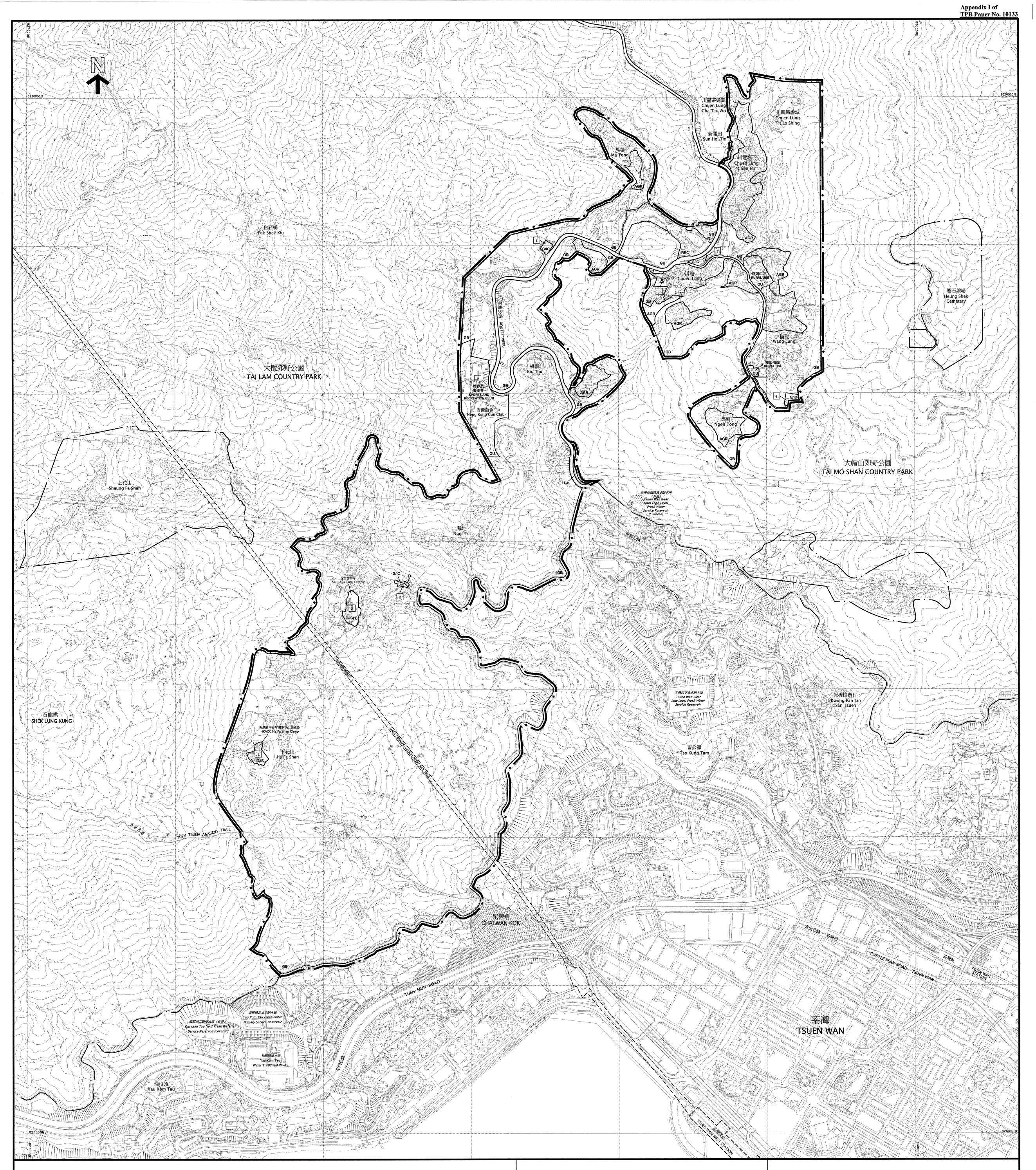
- (a) agree that the draft Chuen Lung and Ha Fa Shan OZP No. S/TW-CLHFS/B
 (Appendix I) together with its Notes (Appendix II) is suitable for consultation with the TWDC and the TWRC;
- (b) agree that the ES (Appendix III) is suitable to serve as an expression of the planning intentions and objectives of the Board for various land use zonings of the draft Chuen Lung and Ha Fa Shan OZP No. S/TW-CLHFS/B and the ES should be issued under the name of the Board; and
- (c) agree that the ES (Appendix III) is suitable for consultation with the TWDC and the TWRC together with the draft OZP.

14. Attachments

Appendix I	Draft Chuen Lung and Ha Fa Shan OZP No. S/TW-CLHFS/B
Appendix II	Notes of the OZP
Appendix III	ES of the OZP
Appendix IV	Planning Report on Chuen Lung and Ha Fa Shan
Appendix V	Summary of Deviations from the MSN
Plan 1	Location Plan
Plan 2	Approved DPA Plan No. DPA/TW-CLHFS/2 (reduced to A3 size)
Plan 3	Aerial photo
Plan 4	Existing Physical Features

Plan 5	Existing Land Uses
Plan 6	Land Status
Plan 7	Development Constraints
Plan 8	Proposed Land Uses

PLANNING DEPARTMENT JULY 2016



圖例 NOTATION

ZONES VILLAGE TYPE DEVELOPME GOVERNMENT, INSTITUTIO OPEN SPACE RECREATION OTHER SPECIFIED USES AGRICULTURE GREEN BELT

IENT	V
ON OR COMMUNITY	G/IC
	0
	REC
	OU
	AGR
	GB

地帶	COMMUNICATIONS	
鄉村式發展	RAILWAY AND STATION (UNDERGROUND)	
政 府 、 機 構 或 社 區	MAJOR ROAD AND JUNCTION	
休憩用地		
康樂		
其他指定用途	MISCELLANEOUS	
農業	BOUNDARY OF PLANNING SCHEME	
綠化地帶	BOUNDARY OF COUNTRY PARK	
	MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	

1

	土地用途及面積一覽表 SCHEDULE OF USES AND AREAS			
		大約面積及百分率 APPROXIMATE AREA & %		
交通	USES	公頃 HECTARES	% 百分率	用途
路及車站(地下)	VILLAGE TYPE DEVELOPMENT	3.13	1.49	鄉村式發展
(昭及单站(地下)	GOVERNMENT, INSTITUTION OR COMMUNITY	1.21	0.58	政 府 、 機 構 或 社 區
主要道路及路口	OPEN SPACE	0.06	0.03	休憩用地
	RECREATION	1.89	0.90	康樂
	OTHER SPECIFIED USES	4.26	2.03	其他指定用途
其他	AGRICULTURE	8.69	4.14	農業
	GREEN BELT	187.50	89.31	綠化地帶
規劃範圍界線	MAJOR ROAD ETC.	3.21	1.52	主要道路等
郊 野 公 園 界 線				
最高建築物高度 (樓層數目)	TOTAL PLANNING SCHEME AREA	209.95	100.00	規劃範圍總面積



鐵路及車站

DRAFT CHUEN LUNG AND HA FA SHAN OUTLINE ZONING PLAN NO. S/TW-CLHFS/B

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

NOTES

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

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

- (6) Except as otherwise specified by the Town Planning Board, when a use or material change of use is effected or a development or redevelopment is undertaken, as always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board, all permissions granted by the Town Planning Board in respect of the site of the use or material change of use or development or redevelopment shall lapse.
- (7) 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/public light bus stop or lay-by, cycle track, taxi rank, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;
 - (c) maintenance or repair of road, watercourse, nullah, sewer and drain;
 - (d) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities and waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government;
 - (e) rebuilding of New Territories Exempted House;
 - (f) replacement of an existing domestic building i.e. a domestic building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, by a New Territories Exempted House; and
 - (g) provision, maintenance or repair of a grave of an indigenous New Territories villager or a locally based fisherman and his family members for which permission has been obtained from Government.
- (9) 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) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.
- (12) In these Notes, unless the context otherwise requires or unless as expressly provided below, terms used in the Notes shall have the meanings as assigned under section 1A of the Town Planning Ordinance.

"Existing building" means a building, including a structure, which is physically existing and is in compliance with any relevant legislation and the conditions of the Government lease concerned.

"New Territories Exempted House" means a domestic building other than a guesthouse or a hotel; or a building primarily used for habitation, other than a guesthouse or a hotel, the ground floor of which may be used as 'Shop and Services' or 'Eating Place', the building works in respect of which are exempted by a certificate of exemption under Part III of the Buildings Ordinance (Application to the New Territories) Ordinance (Cap. 121).

DRAFT CHUEN LUNG AND HA FA SHAN OUTLINE ZONING PLAN NO. S/TW-CLHFS/B

Schedule of Uses

Page

VILLAGE TYPE DEVELOPMENT	1
GOVERNMENT, INSTITUTION OR COMMUNITY	3
OPEN SPACE	5
RECREATION	6
OTHER SPECIFIED USES	8
AGRICULTURE	11
GREEN BELT	13

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

VILLAGE TYPE DEVELOPMENT

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

(Please see next page)

VILLAGE TYPE DEVELOPMENT (Cont'd)

Planning Intention

The planning intention of this zone is 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.

Remarks

- (1) 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.
- (2) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (3) Any 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.

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

GOVERNMENT, INSTITUTION OR COMMUNITY

Schedule I: for "Government, Institution or Community" other than "Government, Institution or Community (1)"

Animal Quarantine Centre (in Government building only)Animal Quarantine specified)Broadcasting, Television and/or Film StudioColumbarium Correctional In Cable Car Route and Terminal Building Eating Place (Canteen, Cooked Food Centre only)Columbarium Correctional In Crematorium Driving School Educational InstitutionEducational InstitutionFiring Range Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified)Flat Funeral Facilit HotelHospitalHouse (other the Territories replaceme building building building building building building building building MarketMass Transite Public ConveniencePublic ConvenienceOther Stru Other Stru other than Public Vehicle Park (excluding container vehicle)Office Petrol Filling S Place of Easers of Easers of Easers of Easers Service ReservoirPlace of Easers of Easers Firansfer S Social Welfare FacilityRuard Committee/Village Office Social Welfare FacilityResidential Ins Sewage Treatm Shop and Serv	nstitution of not elsewhere specified) ty nding Pad of than rebuilding of New s Exempted House or ent of existing domestic by New Territories 1 House permitted under ing Notes) Railway Vent Shaft and/or ucture above Ground Level n Entrances tting Centre Station tainment mmunications Electronic ve Repeater, Television dio Transmitter Installation sal Installation (Refuse Station only) stitution ment/Screening Plant
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(Please see next page)

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

GOVERNMENT, INSTITUTION OR COMMUNITY (Cont'd)

Schedule II: for "Government, Institution or Community (1)"

Eating Place (Canteen only)	Columbarium
Government Refuse Collection Point	Eating Place (Restaurant only)
Government Use (not elsewhere	Radar, Telecommunications Electronic
specified)	Microwave Repeater, Television
Public Convenience	and/or Radio Transmitter Installation
Public Utility Installation	Residential Institution
Religious Institution	Shop and Services (Retail Shop only)
Social Welfare Facility	Utility Installation for Private Project

Planning Intention

This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments. In particular, the sub-zone "Government, Institution or Community (1) is intended primarily for the provision of religious institutional uses.

Remarks

- (1) 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 the maximum building height, in terms of number of storeys, as stipulated on the Plan, or the height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, whichever is the greater.
- (2) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

	Column 2
Column 1	Uses that may be permitted with or
Uses always permitted	without conditions on application
	to the Town Planning Board
Aviary	Cable Car Route and Terminal Building
Barbecue Spot	Eating Place
Field Study/Education/Visitor Centre	Government Refuse Collection Point
Park and Garden	Government Use (not elsewhere
Pavilion	specified)
Pedestrian Area	Holiday Camp
Picnic Area	Mass Transit Railway Vent Shaft and/or
Playground/Playing Field	Other Structure above Ground Level
Promenade	other than Entrances
Public Convenience	Place of Entertainment
Sitting Out Area	Place of Recreation, Sports or Culture
Zoo	Private Club
	Public Transport Terminus or Station
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle)
	Religious Institution
	Service Reservoir
	Shop and Services
	Tent Camping Ground
	Utility Installation for Private Project
	- 5

OPEN SPACE

Planning Intention

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

<u>RECREATION</u>		
	Column 2	
Column 1	Uses that may be permitted with or	
Uses always permitted	without conditions on application	
	to the Town Planning Board	
Agricultural Use	Animal Boarding Establishment	
Barbecue Spot	Broadcasting, Television and/or	
Field Study/Education/Visitor Centre	Film Studio	
Golf Course (Driving Range only)	Cable Car Route and Terminal Building	
Government Use (Police	Eating Place	
Reporting Centre only)	Flat	
Holiday Camp	Golf Course (not elsewhere specified)	
On-Farm Domestic Structure	Government Refuse Collection Point	
Picnic Area	Government Use (not elsewhere	
Place of Recreation, Sports or Culture	specified)	
Private Club	Helicopter Landing Pad	
Public Convenience	Hotel	
Rural Committee/Village Office	House (other than rebuilding of New	
Tent Camping Ground	Territories Exempted House or	
	replacement of existing domestic	
	building by New Territories	

Exempted House permitted under

(excluding container vehicle)

Utility Installation for Private Project

the covering Notes) Place of Entertainment Public Utility Installation Public Vehicle Park

Religious Institution Residential Institution Shop and Services

Theme Park

Zoo

RECREATION

Planning Intention

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

<u>RECREATION</u> (Cont'd)

Remarks

- (1) 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 0.4, a maximum site coverage of 20% and a maximum building height of 3 storeys (excluding one basement floor), or the plot ratio, site coverage 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 development permission area plan, whichever is the greater.
- (2) In determining the relevant maximum plot ratio for the purposes of paragraph (1), any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and 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.
- (3) 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 (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (4) Any 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.

OTHER SPECIFIED USES

For "Rural Use" only

	Column 2
Column 1 Uses always permitted	Uses that may be permitted with or without conditions on application
	to the Town Planning Board
Agricultural Use	Animal Boarding Establishment
Barbecue Spot	Broadcasting, Television and/or
Field Study/Education/Visitor Centre	Film Studio
Government Use (Police Reporting	Burial Ground
Centre, Post Office only)	Driving School
On-Farm Domestic Structure	Eating Place
Picnic Area	Flat
Place of Recreation, Sports or Culture	Golf Course
(Horse Riding School, Hobby Farm,	Government Refuse Collection Point
Fishing Ground only)	Government Use (not elsewhere
Public Convenience	specified) #
Religious Institution (Ancestral Hall	Helicopter Landing Pad
only) Bural Committee/Willege Office	Holiday Camp House (other than rebuilding of New
Rural Committee/Village Office Tent Camping Ground	Territories Exempted House or
Tent Camping Ground	replacement of existing domestic
	building by New Territories
	Exempted House permitted under
	the covering Notes)
	Institutional Use (not elsewhere
	specified) #
	Market
	Petrol Filling Station
	Place of Recreation, Sports or Culture
	(not elsewhere specified)
	Private Club
	Public Clinic
	Public Transport Terminus or Station
	Public Utility Installation #
	Public Vehicle Park (excluding container vehicle)
	Religious Institution (not elsewhere
	specified) #
	Residential Institution #
	Rural Workshop
	School #
	Shop and Services
	Social Welfare Facility #
	Utility Installation for Private Project

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Rural Use" only (Cont'd)

Planning Intention

This zone is intended primarily for the preservation of the character of the rural area. Uses or developments compatible with the rural landscape, such as passive recreation uses and a selected range of rural uses, may be allowed on application to the Town Planning Board, with a view to upgrading or improving the area or providing support to the local communities.

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (except development or redevelopment to 'New Territories Exempted House' or to those annotated with #) shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.4 and a maximum building height of 3 storeys (9m) or the plot ratio 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 development permission area plan, whichever is the greater.
- (2) In determining the relevant maximum plot ratio for the purposes of paragraph (1), any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and 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.
- (3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and building height restrictions stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Sports and Recreation Club" only

	Column 2
Column 1	Uses that may be permitted with or
Uses always permitted	without conditions on application
	to the Town Planning Board
Place of Recreation, Sports or Culture	Eating Place
Private Club	Government Refuse Collection Point
	Government Use (not elsewhere
	specified)
	Public Vehicle Park (excluding container vehicle)
	Religious Institution
	Shop and Services
	Social Welfare Facility
	Utility Installation not Ancillary to the
	Specified Use

Planning Intention

This zone is intended primarily for the provision of land for the development of sports and recreation club.

<u>Remarks</u>

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area of 340m² and the maximum building height, in terms of number of storeys, as stipulated on the Plan, or the gross floor 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 development permission area plan, whichever is the greater.
- (2) In determining the relevant maximum gross floor area for the purposes of paragraph (1), any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction and relaxation of the gross floor area restriction stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

Column 2
Uses that may be permitted with or
without conditions on application
to the Town Planning Board
Animal Boarding Establishment
Barbecue Spot
Burial Ground
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

AGRICULTURE

Planning Intention

This zone is intended primarily to retain and safeguard good quality agricultural land/farm/fish pond 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

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 draft development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance. This restriction does not apply to filling of land specifically required under prior written instructions of Government department(s) or for the purposes specified below:

- (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.

	Column 2
Column 1	Uses that may be permitted with or
Uses always permitted	without conditions on application
• •	to the Town Planning Board
	6
Agricultural Use	Animal Boarding Establishment
Barbecue Spot	Broadcasting, Television and/or
Country Park *	Film Studio
Government Use (Police Reporting	Burial Ground
Centre only)	Cable Car Route and Terminal Building
Nature Reserve	Columbarium (within a Religious
Nature Trail	Institution or extension of existing
On-Farm Domestic Structure	•
Picnic Area	Columbarium only)
Public Convenience	Crematorium (within a Religious
	Institution or extension of existing
Tent Camping Ground	Crematorium only)
Wild Animals Protection Area	Field Study/Education/Visitor Centre
	Firing Range
	Flat
	Golf Course
	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)
	Mass Transit Railway Vent Shaft and/or
	Other Structure above Ground
	Level other than Entrances
	Petrol Filling Station
	Place of Recreation, Sports or Culture
	Public Transport Terminus or Station
	Public Utility Installation
	Public Vehicle Park (excluding container
	vehicle)
	Radar, Telecommunications Electronic
	Microwave Repeater, Television
	and/or Radio Transmitter Installation
	Religious Institution
	Residential Institution

GREEN BELT

	Column 2
Column 1	Uses that may be permitted with or
Uses always permitted	without conditions on application
	to the Town Planning Board
	Rural Committee/Village Office
	School
	Service Reservoir
	Social Welfare Facility
	Utility Installation for Private Project
	Zoo

<u>GREEN BELT</u> (Cont'd)

* Country Park means a country park or special area as designated under the Country Parks Ordinance (Cap. 208). All uses and developments require consent from the Country and Marine Parks Authority and approval from the Town Planning Board is not required.

Planning Intention

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

Remarks

Any filling of land/pond, excavation 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 development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

DRAFT CHUEN LUNG AND HA FA SHAN OUTLINE ZONING PLAN NO. S/TW-CLHFS/B

EXPLANATORY STATEMENT

DRAFT CHUEN LUNG AND HA FA SHAN OUTLINE ZONING PLAN NO. S/TW-CLHFS/B

EXPLANATORY STATEMENT

<u>CONTENTS</u>		<u>Page</u>
1.	INTRODUCTION	1
2.	AUTHORITY FOR THE PLAN AND PROCEDURES	1
3.	OBJECT OF THE PLAN	
4.	NOTES OF THE PLAN	
5.	THE PLANNING SCHEME AREA	
6.	POPULATION	
7.	OPPORTUNITIES AND CONSTRAINTS	4
8.	GENERAL PLANNING INTENTION	
9.	LAND USE ZONINGS	7
	9.1 Village Type Development	7
	9.2 Government, Institution or Community	9
	9.3 Open Space	10
	9.4 Recreation	10
	9.5 Other Specified Uses	11
	9.6 Agriculture	13
	9.7 Green Belt	13
10.	COMMUNICATIONS	15
11.	UTILITY SERVICES	15
12.	CULTURAL HERITAGE	15
13.	IMPLEMENTATION	16
14.	PLANNING CONTROL	16

DRAFT CHUEN LUNG AND HA FA SHAN OUTLINE ZONING PLAN NO. S/TW-CLHFS/B

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

EXPLANATORY STATEMENT

Note: For the purposes of the Town Planning Ordinance, this statement shall not be deemed to constitute a part of the Plan.

1. <u>INTRODUCTION</u>

This Explanatory Statement is intended to assist an understanding of the draft Chuen Lung and Ha Fa Shan Outline Zoning Plan (OZP) No. S/TW-CLHFS/B. It reflects the planning intention and objectives of the Town Planning Board (the Board) for various land use zonings of the Plan.

2. <u>AUTHORITY FOR THE PLAN AND PROCEDURES</u>

- 2.1 On 20 March 2013, under the power delegated by the Chief Executive (CE), the Secretary for Development (SDEV) directed the Board, under section 3(1)(b) of the Town Planning Ordinance (the Ordinance), to prepare a draft plan designating Chuen Lung and Ha Fa Shan as a development permission area (DPA).
- 2.2 On 20 December 2013, the draft Chuen Lung and Ha Fa Shan DPA Plan No. DPA/TW-CLHFS/1 was exhibited for public inspection under section 5 of the Ordinance. During the two-month exhibition period, 19 representations were received. On 28 February 2014, the representations were published for three weeks for public comment and one comment was received. After giving consideration to the representations and comment on 6 June 2014, the Board decided not to propose any amendment to the draft DPA Plan to meet the representations.
- 2.3 On 23 September 2014, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Chuen Lung and Ha Fa Shan DPA Plan, which was subsequently renumbered as DPA/TW-CLHFS/2. On 3 October 2014, the approved Chuen Lung and Ha Fa Shan DPA Plan No. DPA/TW-CLHFS/2 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.4 On 12 January 2016, under the power delegated by the CE, the SDEV directed the Board, under section 3(1)(a) of the Ordinance, to prepare an OZP to cover the Chuen Lung and Ha Fa Shan area.
- 2.5 On _____, the draft Chuen Lung and Ha Fa Shan OZP No.

S/TW-CLHFS/1 (the Plan) was exhibited for public inspection under section 5 of the Ordinance.

3. <u>OBJECT OF THE PLAN</u>

- 3.1 The object of the Plan is to indicate the broad land-use zonings for the area of Chuen Lung and Ha Fa Shan so that development and redevelopment within the area of Chuen Lung and Ha Fa Shan can be put under statutory planning control. It also provides the planning framework for preparing more detailed non-statutory plans which form the basis for public works planning and site reservation for various uses.
- 3.2 The Plan is to illustrate the broad principles of development and planning control only. It is a small-scale plan and the road alignments and boundaries between the land-use zones may be subject to minor alterations as detailed planning proceeds.
- 3.3 Since the Plan is to show broad land use zonings, there would be cases that small strips of land not intended for building development purposes and carry no development right under the lease, such as the areas restricted for garden, slope maintenance and access road purposes, are included in the zones. The general principle is that such areas should not be taken into account in plot ratio and site coverage calculations. Development within zones should be restricted to building lots carrying development right in order to maintain the character and amenity of the area and not to overload the road network in this area.

4. <u>NOTES OF THE PLAN</u>

- 4.1 Attached to the Plan is a set of Notes which shows the types of uses or developments which are always permitted within the Planning Scheme Area (the Area) and in particular zones and which may be permitted by the Board, with or without conditions, on application. The provision for application for planning permission under section 16 of the Ordinance allows greater flexibility in land-use planning and control of development to meet the changing needs.
- 4.2 For the guidance of the general public, a set of definitions that explains some of the terms used in the Notes may be obtained from the Technical Services Division of the Planning Department (PlanD) and can be downloaded from the Board's website at <u>http://www.info.gov.hk/tpb/</u>.

5. <u>THE PLANNING SCHEME AREA</u>

5.1 The Area, covering an area of about 209.95 ha, is located at the northwestern fringe of the Tsuen Wan New Town. It mainly comprises the stream valleys surrounding Chuen Lung and the upper foothills

around Ha Fa Shan to the south of the Tai Lam Country Park. Traversed by Route Twisk, the area is bounded to the east by the Tai Mo Shan Country Park, and to the west by the Tai Lam Country Park.

- 5.2 Mainly consisted of vegetated slopes and stream valleys, the Area has a rural and scenic setting. With a varied topography, the Area has a large diversity in landscape and elevations. While the hills and slopes around Ha Fa Shan are widely covered with woodland and shrubland, active agricultural activities could be found around Chuen Lung.
- 5.3 The residential settlements in the Area are developed primarily in the form of village-type housing or temporary domestic structures situated in the relatively gentle land or river valleys. Due to the topography and available vehicular access, residential settlements mainly concentrate in Chuen Lung particularly along the accessible Route Twisk. Chuen Lung is the only recognized village in the Area. Scattered temporary domestic structures are also found in Wang Lung, Ma Tong and Kiu Tau along Route Twisk as well as Ha Fa Shan along Yuen Tsuen Ancient Trail and the catchwaters.
- 5.4 Agricultural activities are widely undertaken in the valley area within the Area. Chuen Lung is famous of the planting of watercress. However, some abandoned agricultural land along Route Twisk has been developed to rural industrial workshop, open storage and vehicle park.
- 5.5 The Area is accessible by vehicles via Route Twisk, which is a single carriageway road connecting Tsuen Wan and Shek Kong through Tsuen Kam Au, the saddle of Tai Mo Shan. Chuen Lung is located at the halfway point when snaking up from Tsuen Wan. Ha Fa Shan has no direct vehicular access and is only accessible on foot via Water Supplies Department (WSD)'s restricted maintenance access from Route Twisk running along the catchwaters, footpath from Chai Wan Kok and Yuen Tsuen Ancient Trail.
- 5.6 The Area falls entirely within lower and upper indirect water gathering ground. Tai Lam Chung Catchwater and Shing Mun Catchwater towards Tai Lam Chung Reservoir and Shing Mun Reservoir respectively are located in Ha Fa Shan.

6. <u>POPULATION</u>

According to the 2011 Population Census, the total population in the Area was about 1,340 persons. It is expected that the total planned population of the Area would be 1,980 persons mainly attributed to the new village type development.

7. <u>OPPORTUNITIES AND CONSTRAINTS</u>

7.1 <u>Opportunities</u>

7.1.1 <u>Conservation and Natural Landscape</u>

Bounded by Tai Mo Shan Country Park and Tai Lam Country Park, the Area consists of hilly terrains covered with woodland, shrubland and grassland. Three main natural streams run through the Area before converging and entering the river valley in Tso Kung Tam. The woodlands are largely dominated with semi-mature and mature trees of common woodland species, and the streams that are largely natural and undisturbed providing a favourable habitats for fauna and flora, some of which are species of conservation interest. In general, the Area is natural and rural in character with ecological, landscape and scenic value. The rural character is worthy of preservation, whilst the natural backdrop should be protected. The scale of the development should also be compatible with the surrounding natural environment and rural setting.

7.1.2 <u>Recreation Potential</u>

With a number of hiking trails connected to the wider areas of Tai Mo Shan Country Park and Tai Lam Country Park, the Area is popular to hikers. Yuen Tsuen Ancient Trail starting at Ha Fa Shan is a famous hiking trail where the hikers can enjoy the splendid panoramic view towards the harbour channels between Tsuen Wan, Tsing Yi and Ma Wan, as well as the Ting Kau Bridge and Tsing Ma Bridge, which are the landmarks of Tsuen Wan.

Located close to the country park, recreational facilities including barbecue sites are found within the Area or inside the country park nearby. With the beautiful landscape resources and tranquil nature environment, the Area has good potential for local-based ecotourism development. Hong Kong Gun Club, a sports and recreation club is also within the Area.

7.1.3 <u>Agricultural Potential</u>

Agricultural activities are being actively undertaken in Chuen Lung, Chuen Lung Tit Lo Shing, Chuen Lung Chun Ha, Ngon Tong and Kiu Tau. Chuen Lung is famous of the planting of watercress in wet agricultural fields. Besides the active farmland, some fallow agricultural land has good potential for rehabilitation for cultivation and other agricultural purpose.

7.2 <u>Constraints</u>

7.2.1 <u>Ecological Significance</u>

The Area is closed linked with the wider natural environment of the Tai Mo Shan Country Park and Tai Lam Country Park. It consists of a variety of common habitats including agricultural land, streams, marsh, woodlands and shrublands supporting a variety of fauna and flora. Some fauna species with conservation interest are recorded in the Area, largely within or adjacent to the stream courses. They include Big-headed Turtle (Platysternon megacephalum), Yellow Coster (Acraea issoria), Hong Kong Newt (Paramesotriton hongkongensis), Cascade Frog (Amolops hongkongensis), Hong Kong Predaceous Chub (Parazacco spilurus) and Red Muntjac (Muntiacus muntijak). Developments that may degrade, destruct or disturb the habitats should be avoided as far as possible.

7.2.2 Landscape Character

The Area is situated between Tai Mo Shan Country Park at the east and Tai Lam Country Park at the west. With reference to the Landscape Value Mapping of Hong Kong (2005), the northern part of the Area is in a settled valley landscape characterised by enclosing hillsides with villagers, agricultural land and tree groups on the valley floor; while the southern part of the Area is upland and hillside landscape which is mostly undeveloped covered with woodland and scrubland. Major vegetation comprised of scrubland, dense woodland with native species, and fruit trees enclosing the agricultural land and The landscape character of the Area is enclosed, villages. tranquil and coherent. In general, most of the land within the Area is still untouched and mature woodland can be found over the area, the overall landscape character area value of the Area is high.

7.2.3 <u>Water Gathering Ground and Catchwater</u>

The Area is within either the lower indirect or upper indirect water gathering ground while sections of Tai Lam Chung Catchwater and Shing Mun Catchwater intercept the surface water in the water gathering ground and carry to the reservoirs for storage. To prevent contamination of waters which are designated for abstraction for potable water supply, any proposed development that may result in any material increase in pollution will not be acceptable. Besides, the use of pesticide within the water gathering ground is not allowed. As for the use of other chemicals including fertilizers, prior approval must be sought from WSD.

7.2.4 <u>Sewerage</u>

Public sewerage system is provided along Route Twisk connected to Kwai Chung Preliminary Treatment Works while provision of sewerage system for village settlements is under planning.

7.2.5 Accessibility

Chuen Lung is accessible by vehicle via Route Twisk, which is a single carriageway road. As such, the capacity of Route Twisk is quite limited and development in Chuen Lung has to be sustainable in traffic terms. Ha Fa Shan is only accessible via WSD's restricted maintenance access from Route Twisk or footpaths connected to other districts on foot.

7.2.6 <u>Burial Grounds</u>

Ha Fa Shan Burial Ground and part of Yau Kom Tau Burial Ground are within the Area. The area occupied by burial grounds is not suitable for development.

7.2.7 Existing Rural Industrial Uses

Small scale rural industrial uses, open storage and vehicle parks scattered along Route Twisk are operating either under temporary structures or on open ground. While the uses in existence immediately before the date of first publication in the Gazette of the notice of the draft DPA Plan are tolerated, these incompatible industrial uses will create industrial/residential interface issue within the village area. These uses should be phased out in the long term.

7.2.8 <u>Infrastructures</u>

The existing fresh water supply system is mainly provided along or within some existing village settlements which the capacity is limited and very sensitive to any increase in demand. Currently, no salt water supply system is provided in the Area. High pressure gas pipelines are also running underneath the carriageway of Route Twisk. For any development that will result in a significant increase in population in the vicinity of the high pressure gas pipelines, the project proponent is required to conduct a quantitative risk assessment to assess the potential risks associated with the high pressure gas pipeline, having considered the proposed development.

7.2.9 <u>Geotechnical Issue</u>

The Area is overlooked by steep natural hillsides. It could be

affected by potential geotechnical hazards in the form of landslide including boulder falls. Natural terrain hazard studies may be required to ascertain the scale of the hazard and to provide suitable hazard mitigation measures, if found necessary as part of developments within the Area.

8. <u>GENERAL PLANNING INTENTION</u>

- 8.1 The general planning intention for the Area is to protect the natural environment and the rural landscape, with a view to complement the overall natural environment and the landscape characters of the surrounding Tai Lam Country Park and Tai Mo Shan Country Park. It is also the intention to make provision for future Small House development for the indigenous villagers of Chuen Lung and provide appropriate planning control over recreation and religious institution development within the Area.
- 8.2 In the designation of various zones for the Area, considerations have been given to the protection of natural environment including the natural habitats, wooded areas and streams, physical landform, existing land use pattern, demand for Small Houses, availability of infrastructure and local development need. Active farmland is retained in view of their good potential for agricultural use. Development which would cause adverse impacts on the water quality and water resources of the water gathering ground is not encouraged.

9. <u>LAND USE ZONINGS</u>

- 9.1 <u>"Village Type Development" ("V")</u>: Total Area 3.13 ha
 - 9.1.1 The planning intention of this zone is to designate both existing recognized village 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 servicing 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 in the zone may be permitted on application to the Board.
 - 9.1.2 Chuen Lung is the only recognized village in the Area. The boundaries of the "V" zones are drawn up around existing clusters and the proposed Chuen Lung Village Expansion Area (VEA) having regard to the village 'environs' ('VE'), the local topography, the existing settlement pattern, site characteristics

and constraints, the estimated Small House demand and the boundary of the proposed VEA as shown on the adopted Chuen Lung VEA – Layout Plan No. L/TW-CL/1. Areas of difficult terrain, dense vegetation, active agricultural land and stream courses have been avoided where appropriate.

- 9.1.3 The existing village area of Chuen Lung at Route Twisk falls within this zone. Besides, the proposed Chuen Lung VEA in Wang Lung outside 'VE' of Chuen Lung is also within this zone. The implementation of the VEA is subject to the Government's review on the Small House Policy.
- 9.1.4 No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23m) or the height of the building which was in existence on the date of first publication in the Gazette of the notice of the draft DPA Plan, whichever is the greater.
- 9.1.5 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height restriction may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.
- 9.1.6 Some areas are overlooked by steep natural hillsides and may be affected by potential natural terrain landslide hazards. For future development in these areas, the developer(s) may be required to carry out natural terrain hazard study to assess the scale of hazards and provide suitable hazard mitigation measures, if found necessary, as part of the development.
- 9.1.7 In accordance with the Environmental, Transport and Works Bureau's Technical Circular (Works) No. 5/2005, under the current administrative practice, for development proposals/submissions that may affect natural streams/rivers, the approving/processing authorities at various stages of the development should consult and collate comments from the Agriculture, Fisheries and Conservation Department (AFCD) incorporate and relevant authorities and relevant comments/advice as conditions of approval wherever possible. Accordingly, the Lands Department (LandsD), when processing Small House grant applications in close proximity to existing stream courses, should consult concerned departments including AFCD and PlanD to ensure that all relevant departments would have adequate opportunity to review and comment on the applications.

- 9.1.8 Any diversion of streams 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 except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works.
- 9.1.9 The "V" zones fall entirely within the upper indirect water gathering ground. For any village type development, it should be demonstrated that the sewerage and water quality within water gathering ground will not be affected by the proposals. In general, the use of septic tank and soakaway systems for sewage treatment and disposal is considered as an unacceptable means for new village developments located in water gathering grounds. There should be demonstrably effective means (such as connecting the foul water drainage system of the development to the existing/planned public sewerage system or a proper waste water treatment plant) to ensure that the effluent water quality is acceptable to concerned Government departments.

9.2 "Government, Institution or Community" ("G/IC"): Total Area 1.21 ha

- 9.2.1 The planning intention of this zone is primarily for the provision of Government, institution and community (GIC) facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.
- 9.2.2 This zone covers the ex-Koon Man School and Tsang Ancestral Hall within the village area of Chuen Lung, AFCD's Tai Mo Shan Country Park Chuen Lung Management Centre (the part outside country park) in Wang Lung, Chuen Lung West Pigging Station at Route Twist, Ha Fa Shan Residents' Welfare Association and Lit Nui Kung in Ha Fa Shan and Hong Kong Air Cadet Corps Ha Fa Shan Camp to the north of Ha Fa Shan.
- 9.2.3 Development within this zone should be compatible in scale and form with the surrounding natural and rural environment. To preserve the existing amenity and character, on land under this zoning, no development or redevelopment shall exceed the maximum building height as stipulated on the Plan, or the height of the building which was in existence on the date of first publication in the Gazette of the notice of the draft DPA Plan, whichever is the greater. The design of the proposed development within this zone should be compatible with the surrounding landscape context.
- 9.2.4 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the

building height restriction may be considered by the Board through the planning permission system. Each application will be considered on its individual planning merits.

<u>"Government Institution or Community (1)" ("G/IC(1)")</u>: Total Area 0.48 ha

- 9.2.5 The planning intention of the "G/IC(1)" sub-zone is intended primarily for the provision of religious institutional uses.
- 9.2.6 The Sai Chuk Lam Temple in Ha Fa Shan is within this sub-zone. Given its natural surroundings and remote location without vehicular access, only selected GIC uses are permitted under this sub-zone to reflect the existing religious institution use and ensure that the development should be compatible with the natural surroundings.
- 9.2.7 No development or redevelopment shall exceed a maximum building height of 2 storeys as stipulated on the Plan or the height of the building which was in existence on the date of first publication in the Gazette of the notice of the draft DPA Plan, whichever is the greater.
- 9.3 <u>"Open Space" ("O")</u>: Total Area 0.06 ha
 - 9.3.1 The planning intention of this zone is primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.
 - 9.3.2 This zone covers Ha Fa Shan Children's Playground at Ha Fa Shan and Tsuen Wan Chuen Lung Rest Garden at the village entrance of Chuen Lung.
- 9.4 <u>"Recreation" ("REC")</u>: Total Area 1.89 ha
 - 9.4.1 The planning intention of this zone is 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.
 - 9.4.2 This zone covers an area off Route Twisk in Ma Tong opposite to the village area of Chuen Lung. It mainly reflects a recreational club and golf driving range development with a 3-storey golf club building.
 - 9.4.3 No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot

ratio of 0.4, a maximum site coverage of 20% and a maximum building height of 3 storeys (excluding one basement floor), or the plot ratio, site coverage and height of the building, which was in existence on the date of first publication in the Gazette of the notice of the draft DPA Plan, whichever is the greater. For the permitted one basement floor, it should be predominately used for the purposes of installation of sewage treatment facilities and water storage tanks.

- 9.4.4 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the above restrictions may be considered by the Board through the planning permission system. Each application will be considered on its individual planning merits.
- 9.4.5 Any diversion of streams 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 except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works.
- 9.5 <u>"Other Specified Uses" ("OU")</u>: Total Area 4.26 ha
 - 9.5.1 This zone is intended for specified development(s) and/or uses, which is/are specified in the annotation of the zone.

"Other Specified Uses" annotated "Rural Use": Total Area 0.79 ha

- 9.5.2 The planning intention of this zone is primarily for the preservation of the character of the rural area. Uses or developments compatible with the rural landscape, such as passive recreation uses and a selected range of rural uses, may be allowed on application to the Board, with a view to upgrading or improving the area or providing support to the local communities. This zoning could help phase out these non-conforming uses not compatible with the rural and natural setting of the Area in long term.
- 9.5.3 This zone covers two sites in Wang Lung, which are occupied by a wine factory and a stone-cutting workshop. The wine factory is subject to discharge licence control by the Environmental Protection Department. The rural industrial uses in existence immediately before the date of first publication in the Gazette of the notice of the draft DPA Plan are tolerated. However, any material change of such uses requires planning permission from the Board supported by relevant technical documents including environmental impact assessment and any other relevant information. In particular, it should be demonstrated that such change is environmentally acceptable pollution with possible air. noise and water and

industrial/residential interface problems duly addressed.

- 9.5.4 Low-rise recreational and residential development compatible with the rural landscape may be permitted on application to the Board subject to the demonstration of sustainability in ecological, environmental, traffic and infrastructural terms. Development should not exceed a maximum plot ratio of 0.4 and a maximum building height of 3 storeys (9m).
- 9.5.5 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the above restrictions may be considered by the Board through the planning permission system. Each application will be considered on its individual planning merits.

<u>"Other Specified Uses" annotated "Sports and Recreation Club"</u>: Total Area 3.47 ha

- 9.5.7 The planning intention of this zone is primarily for the provision of land for the development of sports and recreation club.
- 9.5.8 This zone covers a site at Route Twisk occupied by the Hong Kong Gun Club, which has a rifle, handgun and clay target shooting range with a 2-storey clubhouse building. While the eastern part of the club falls within this zone, the western part of the club (about 3.03 ha) falls within the Tai Lam Country Park, which is outside the boundary of the Area.
- 9.5.9 No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area (GFA) of 340m² and a maximum building height of 2 storeys as stipulated on the Plan, or the GFA and the height of the building, which was in existence on the date of first publication in the Gazette of the notice of the draft DPA Plan, whichever is the greater.
- 9.5.10 To provide flexibility for innovative design adapted to the characteristics of the site, minor relaxation of the building height restriction may be considered by the Board through the planning permission system. Each application will be considered on its individual planning merits.
- 9.5.11 The maximum GFA of 340m² is stipulated to reflect the GFA of the existing clubhouse building built in 1973 so as to provide a suitable control over the building bulk in view of its large site area, location within the immediate proximity of the Tai Lam Country Park and infrastructural constraints. To provide flexibility for possible expansion or redevelopment and innovative design adapted to the characteristics of the site,

relaxation of the GFA restriction may be considered by the Board through the planning permission system. The application may need to be supported by relevant technical assessments including traffic impact assessment, visual impact assessment, environmental assessment, ecological impact assessment, etc. and any other information as may be required by the Board. Each application will be considered on its individual planning merits.

- 9.6 <u>"Agriculture" ("AGR")</u>: Total Area 8.69 ha
 - 9.6.1 The planning intention of this zone is primarily to retain and safeguard good quality agricultural land/farm for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.
 - 9.6.2 Plots of active farmland in Chuen Lung, Chuen Lung Chun Ha, Wang Lung, Ngon Tong, Ma Tong and Kiu Tau fall within this zone to reflect the active agricultural use on site. In addition, fallow agricultural land adjoining the active farmland with good potential for rehabilitation for cultivation and other agricultural purpose is also included in this zone.
 - 9.6.3 The active farmland in Kiu Tau falls within the lower indirect water gathering ground while other pieces of land within this zone are in the upper indirect water gathering ground. The use of pesticide within the water gathering ground is not allowed. As for the use of other chemicals including fertilizers, prior approval must be sought from WSD.
 - 9.6.4 As filling of land/pond or diversion of streams may cause adverse drainage and environmental impacts on the adjacent areas, permission from the Board is required for such activities, except for those specified. However, filling of land specifically required under prior written instructions of Government department(s), or for the purposes of genuine agricultural practice including laying of soil not exceeding 1.2m in thickness for cultivation, and construction of agricultural structure with prior written approval from the LandsD is exempted from the control.

9.7 <u>"Green Belt" ("GB")</u>: Total Area 187.5 ha

9.7.1 The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone. Designation of the "GB" zones would protect the natural vegetated areas, streams

and woodland, and conserve the natural and rural character of the Area.

- 9.7.2 This zone covers the natural vegetated areas which comprise mainly woodland, shrubland, knolls and streams. Most of the woodland and areas adjoining the Tai Mo Shan Country Park and Tai Lam Country Park are within this zone.
- 9.7.3 The wooded areas at Chuen Lung Cha Tau Wo, north of Kiu Tau, and all those near Chuen Lung are mainly secondary woodland largely dominated with semi-mature and mature trees of common species; and that spanning Chuen Lung Tit Lo Shing and Wang Lung at the east of the area is mainly covered with bamboos and some native trees. The remaining wooded areas are generally composed of plantations and orchards.
- 9.7.4 The three main natural streams flowing from the uphill area within Tai Mo Shan Country Park and Tai Lam Country Park and running across the Area also fall within this zone. These sections of streams are relatively natural and undisturbed with rocky outcrops, except a channelized section under Route Twisk. Some species of amphibian and reptile with conservation interest had been recorded therein. Except the active farmland which is zoned "AGR" to reflect the existing agricultural use on site, most of the riparian areas along the streams are within this zone to avoid encroachment and adverse impact on the streams. Some remote agricultural land mainly for orchard is also zoned "GB", but this will not affect their main agricultural use.
- 9.7.5 There is a general presumption against development within this zone. Development in this zone will be strictly controlled. Development proposals will be considered by the Board on individual merits taking into account the relevant Town Planning Board Guidelines. As diversion of streams, filling of land/pond or excavation of land may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activities, except for those specified.
- 9.7.6 Ha Fa Shan Burial Ground and part of Yau Kom Tau Burial Ground in Ha Fa Shan are within this zone. It has been in existence for many years, and is considered as an existing use intended for the burial of deceased indigenous villagers in the Area. Burial activities within this zone are generally tolerated.
- 9.7.7 As filling of land/pond, excavation of land or diversion of streams 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 except public works co-ordinated or implemented by Government, and

maintenance, repair or rebuilding works.

10. <u>COMMUNICATIONS</u>

- 10.1 <u>Roads</u>
 - 10.1.1 The Area is accessible by vehicles via Route Twisk, which is a single carriageway road connecting Tsuen Wan and Shek Kong with limited capacity. There is a local road serving the village area of Chuen Lung and Wang Lung. For other rural areas in Chuen Lung, it can be accessed through rural roads/informal access branching off from Route Twisk.
 - 10.1.2 Ha Fa Shan has no direct vehicular access and is only accessible via WSD's restricted maintenance access from Route Twisk running along the catchwaters, footpath from Chai Wan Kok and Yuen Tsuen Ancient Trail on foot.
- 10.2 Public Transport

There are bus and public light bus routes passing through the Area.

11. <u>UTILITY SERVICES</u>

The Area is provided with electricity and telephone services. The existing fresh water supply system is mainly provided along or within some existing village settlements. But the capacity is limited and very sensitive to any increase in demand. Currently, no salt water supply system is provided in the Area. Public sewerage system is provided by Drainage Services Department along Route Twisk. Provision of sewerage system for village settlements in the Area is under planning. Any new development proposal should be required to demonstrate that no adverse drainage, sewerage and water quality impacts would be caused to the Area.

12. <u>CULTURAL HERITAGE</u>

- 12.1 Within the Area, there is a Grade 3 historic building, Tsang Ancestral Hall in Chuen Lung, which is worthy of preservation.
- 12.2 The Antiquities Advisory Board (AAB) has released a list of new items in addition to the list of 1,444 historic buildings. These items are subject to grading assessment by the AAB. Details of the list of 1,444 historic buildings and the new items have been uploaded onto the website of the AAB at <u>http://www.aab.gov.hk/</u>.
- 12.3 Prior consultation with the Antiquities and Monuments Office of Leisure and Cultural Services Department should be made if any development,

redevelopment or rezoning proposals might affect the above graded historic buildings/structures, new items pending grading assessment and its/their immediate environs.

13. <u>IMPLEMENTATION</u>

- 13.1 The Plan provides a broad land-use framework for development control and implementation of planning proposals for the Area. More detailed plans will be prepared as a basis for public works planning and private developments.
- 13.2 At present, there is no overall programme for the improvement or provision of infrastructure within the Area. The implementation process will be gradual and may stretch over a long period of time depending on the availability of resources. It will be undertaken through the participation of both public and private sectors.
- 13.3 Notwithstanding the above, minor improvement works, e.g. access improvement and laying of utility services will be implemented through the Public Works Programme and the Rural Public Works as and when resources are available. Private developments will be effected principally through private sector initiatives to develop or redevelop their properties in accordance with the zoned uses indicated on the Plan, provided that their proposals meet Government requirements.

14. <u>PLANNING CONTROL</u>

- 14.1 The types of permitted developments and uses on land within the Area are listed in the Notes to the Plan. Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted developments and uses within the same zone are always permitted and no separate permission is required.
- 14.2 Uses of land or building which were in existence immediately before the first publication in the Gazette of the notice of the draft DPA Plan and which are not in compliance with the terms of the Plan may have adverse impacts on the environment, drainage and traffic of the Area. Although no action is required to make such use conform to this Plan, any material change of such use or any other development (except minor alteration and/or modification to the development of the land or building in respect of such use which is always permitted) must be always permitted in terms of the Plan or, if permission is required, in accordance with a permission granted by the Board. The Board will consider these applications on their individual merits. Those alteration and/or modification works which may lead to an environmental improvement or upgrading to the Area may be considered favourably by the Board.

- 14.3 Planning applications to the Board will be assessed on individual merits. In general, the Board, in considering the planning applications, will take into account all relevant planning considerations including guidelines published by the Board. Guidelines published by the Board are available from the Board's website, the Secretariat of the Board and the Technical Services Division of the PlanD. Application forms and Guidance Notes for planning applications can be downloaded from the Board's website, and are available from the Secretariat of the Board, the Technical Services Division and relevant District Planning Office of the PlanD. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.
- 14.4 Any development, other than those referred to in paragraph 14.1 above or in conformity with this Plan or with the permission of the Board, undertaken or continued on land included in this Plan on or after the date of first publication in the Gazette of the Notice of the draft DPA Plan may be subject to enforcement proceedings under the Ordinance. Any diversion of streams, filling of land/pond or excavation of land within the land in the relevant zones on or after the date of first publication in the Gazette of the Notice of the draft DPA Plan without permission from the Board may also be subject to enforcement proceedings.

TOWN PLANNING BOARD _____2016

PLANNING REPORT ON CHUEN LUNG AND HA FA SHAN







TSUEN WAN AND WEST KOWLOON DISTRICT PLANNING OFFICE PLANNING DEPARTMENT JULY 2016 Appendix IV of TPB Paper No. 1013

PLANNING REPORT ON CHUEN LUNG AND HA FA SHAN

CONTENT

1. INTRODUCTION

- 1.1 Purpose of the Planning Report
- 1.2 Background

2. THE STUDY AREA

- 2.1 Location
- 2.2 Natural Features
- 2.3 Historical Development
- 2.4 Population and Employment
- 2.5 Existing Land Uses
- 2.6 Land Status
- 2.7 Transportation and Access
- 2.8 Infrastructure and Utility Services

3. PLANNING ANALYSIS

- 3.1 Planning Context
- 3.2 Environmental and Conservation Considerations
- 3.3 Development Constraints
- 3.4 Development Opportunities
- 3.5 Development Pressure
- 3.6 Development Proposals Received

4. PLANNING PROPOSALS

- 4.1 The Outline Zoning Plan
- 4.2 Planning Objectives
- 4.3 Planning Principles
- 4.4 Land Use Proposals

5. IMPLEMENTATION

- 5.1 Utility Services
- 5.2 Statutory Planning Control

LIST OF FIGURES

Figure 1 Figure 2	Location Plan Approved Chuen Lung and Ha Fa Shan Development Permission Area Plan No. DPA/TW-CLHFS/2 (Reduced plan)
Figure 3	Aerial Photo
Figure 4	Existing Physical Features
Figure 5	Existing Land Uses
Figures 5A to 5D	Site Photos
Figure 6	Land Status
Figure 7	Landscape Value
Figure 8	Environmental/Ecological Characteristics
Figure 9	Development Constraints
Figure 10	Adopted Chuen Lung Village Expansion Area -
	Layout Plan No. L/TW-CL/1
Figure 11	Development Pressure and Development Proposals
	Received
Figure 12	Proposed Land Uses

1. INTRODUCTION

1.1 PURPOSE OF THE PLANNING REPORT

The purpose of this planning report is to give an account of the background and an appraisal of the existing conditions, characteristics and development constraints and opportunities of Chuen Lung and Ha Fa Shan area (the Area). It also aims at providing a basis for preparation of an Outline Zoning Plan (OZP) for the Area and formulation of a planning framework for future development of the Area.

1.2 BACKGROUND

- 1.2.1 The Area, located at the northwestern fringe of the Tsuen Wan New Town, mainly comprises the stream valleys surrounding Chuen Lung and the upper foothills around Ha Fa Shan to the south of the Tai Lam Country Park. Traversed by Route Twisk, the area is bounded to the east by the Tai Mo Shan Country Park, and to the west by the Tai Lam Country Park (**Figure 1**).
- 1.2.2 Mainly consisted of vegetated slopes and stream valleys, the Area has a rural and scenic setting. With a varied topography, the Area has a large diversity in landscape and elevations. While the hills and slopes around Ha Fa Shan are widely covered with woodland and shrubland, active agricultural activities could be found around Chuen Lung. The woodland, shrubland, agricultural land and stream courses also provide good habitats for fauna and flora, including some species of conservation interest.

- 1.2.3 To prevent haphazard developments and protect the rural landscape and avoid disturbance to the natural habitats and are species, it is necessary to prepare a Development Permission Area (DPA) plan to provide planning guidance and development control pending preparation of an OZP and to enable enforcement actions to be taken against any unauthorized development. On 20.3.2013, under the power delegated by the Chief Executive (CE), the Secretary for Development (SDEV) directed the Town Planning Board (the Board), to prepare a draft plan designating the Area as a DPA.
- 1.2.4 On 20.12.2013, the draft Chuen Lung and Ha Fa Shan DPA Plan No. DPA/TW-CLHFS/1 was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). During the two-month exhibition period, 19 representations were received. When the representations were published, one comment was received. After giving consideration to the representations and comments on 6.6.2014, the Board decided not to propose any amendment to the draft DPA Plan to meet the representations.
- 1.2.5 On 23.9.2014, the CE in Council approved the draft Chuen Lung and Ha Fa Shan DPA Plan, which was subsequently renumbered as DPA/TW-CLHFS/2 (Figure
 2). On 3.10.2014, the approved Chuen Lung and Ha Fa Shan DPA Plan No. DPA/TW-CLHFS/2 was exhibited for public inspection under section 9(5) of the Ordinance.
- 1.2.6 Pursuant to section 20(5) of the Ordinance, the DPA Plan is effective for three years until 20.12.2016. On 12.1.2016, the SDEV, under the power delegated by the

PLANNING REPORT ON CHUEN LUNG AND HA FA SHAN

CE pursuant to section 3(1)(a) of the Ordinance, directed the Board to prepare an OZP for the Area.

2. <u>THE STUDY AREA</u>

2.1 LOCATION

- 2.1.1 The Area, covering an area of about 209.95 ha, is located at the northwestern fringe of the Tsuen Wan New Town and situated in the mountainous area halfway up to the peak of Tai Mo Shan from Tsuen Wan New Town. The Area is bounded by Tai Mo Shan Country Park and Tai Lam Country Park on its eastern and western sides respectively. The location of the Area is shown in **Figure 1.**
- 2.1.2 Only area around Chuen Lung is accessible to vehicular traffic via Route Twisk and its branch local roads. Area around Ha Fa Shan is only accessible on foot through the Water Supplies Department (WSD)'s restricted maintenance access running along the catchwaters, footpath from Chai Wan Kok in Tsuen Wan or Yuen Tsuen Ancient Trail from Yuen Long.

2.2 NATURAL FEATURES

Physical Setting and Topography

2.2.1 The Area which is partially enclosed by country parks and mainly consists of hilly terrains, vegetated slopes and stream valleys, has a rural and scenic setting. With a varied topography, the Area has a large diversity in landscape and elevations (**Figure 1**). While the hills and slopes around Ha Fa Shan are widely covered with woodland, shrubland and grassland, active agricultural activities could be found around Chuen Lung. Three main natural streams run through the Area before they converge and enter the river valley in Tso Kung Tam and as such mark up the directions of topographic changes in levels within the Area. The relatively flat land is along the river plains or valleys in Chuen Lung and in some of the highland in Ha Fa Shan. The existing physical features in the Area are shown in **Figure 4**.

- 2.2.2 The residential settlements in the Area are developed primarily in the form of village-type housing or temporary domestic structures situated in the relatively gentle land or river valleys. Due to the topography and availabile vehicular access, residential settlements mainly concentrate in Chuen Lung particularly along the accessible Route Twisk. Chuen Lung is the only recognized village in the Area. Scattered temporary domestic structures are also found in Wang Lung, Ma Tong and Kiu Tau along Route Twisk as well as Ha Fa Shan along Yuen Tsuen Ancient Trail and the catchwaters.
- 2.2.3 Agricultural activities are widely undertaken in the valley area within the Area where structures are erected in between the active farmland. Some abandoned agricultural land along Route Twisk has been developed to industrial uses.

Natural Environment

2.2.4 The Area is closely linked with the wider natural environment of the Tai Mo Shan Country Park and Tai Lam Country Park. It consists of a variety of habitats including streams, marsh, woodlands, shrublands and agricultural land. Details of the natural habitats are listed below.

- (a) Streams
 - (i) There are three main streams running across the Area (Figure 4 and Photo 23 in Figure 5C), which are interconnected with the stream in Tai Mo Shan Country Park and Tai Lam Country Park. The first stream starts from the north of Chuen Lung Tit Lo Shing crossing through Chung Lung and Ngor Tei then runs to Tso Kung Tam. The second stream starts from the west of Ma Tong passing through Kiu Tau and connects with the first stream at Route Twisk. The last stream starts from the east of Ha Fa Shan crossing through the valley between Ngor Tei and Ha Fa Shan then connects the two streams in Tso Kung Tam via the catchwater.
 - (ii) Whilst these streams are not Ecologically Important Stream, these streams are relatively natural and undisturbed with rocky outcrops, except a channelized section under Route Twisk. The two upper stream sections around Chuen Lung Tit Lo Shing and Sun Hoi Tin and the western part spanning around the Sai Chuk Lam Temple towards the Hong Kong Air Cadet Training Camp are relatively undisturbed and are of good condition. Some fish, amphibian and reptile species with conservation interest had been recorded

therein, including Hong Kong Newt (Paramesotriton hongkongensis, 香港瘰螈), Hong Kong Cascade Frog (Amolops hongkongensis, 香港湍蛙), Predaceous Chub (Parazacco spilurus, 異蠟) and Big-headed Turtle (Platysternon megacephalum, 平胸龜).

(b) Marsh

There is a small marsh at Ha Fa Shan besides the stream, which is undisturbed and is of good quality.

- (c) Woodlands and shrublands
 - (i) The Area comprises regenerated woodland (Photos 24 and 25 in Figure 5D) from previous agricultural use and hillside woodland at the east of Chuen Lung Chuen Ha, at north and south of Kiu Tau, Ngor Tei and south of Ha Fa Shan. The wooded areas at Chuen Lung Cha Tau Wo, north of Kiu Tau, and all those near Chuen Lung Village are mainly secondary woodland; and that spanning Chuen Lung Tit Lo Shing and Wang Lung at the east of the area is mainly covered with bamboos and some native trees. Whilst, the remaining wooded areas are generally comprised of plantations and orchards (Photo 21 in Figure 5C).
 - (ii) Mature and semi-nature native trees of common species, such as *Machilius*

chekiangensis (浙江潤楠), M. pauhoi (刨花 潤楠), Celtis sinensis (朴樹), Sterculia lanceolata (假蘋婆), Litsea glutinosa (潺槁 樹), Microcos nervosa (布渣葉), Cleistocalyx nervosum (水翁), Mallotus paniculatus (白楸) and Schefflera heptaphylla (鵝掌柴) are found within the Area. These woodlands of similar characteristics, which are inter-connected with the woodland in the country parks and largely natural and undisturbed which also provides a continuous landscape screening for the country park area.

- (iii) Shrubland is mainly found at the eastern side of Ha Fa Shan area comprising *Rhodomytrus tomentosa* (桃金娘), *Glochidion lanceolatum* (艾膠算盤子), *Phyllanthus emblica* (餘甘子) and *Rhus chiensis* (鹽膚木) within the area.
- (iv) The general area of Chuen Lung is known to be the hotspot of butterfly with high species richness. Species recorded include the locally rare Yellow Coster (Acraea issoria, 苧 麻珍蝶).
- (v) Red Muntjac (*Muntiacus muntijak*, 赤麂) is also recorded in the woodland and shrubland in Ha Fa Shan.
- (d) Agricultural land
 - (i) Chuen Lung is famous of the planting of watercress (Nasturitum officinale,西洋菜)

where wet agricultural fields of watercress are found to the south of the village area of Chuen Lung and the terraced valley to the east of Kiu Tau (**Photo 20 in Figure 5C**).

- (ii) Many pieces of land with gentle topography are fallow agricultural land, which basically spread around the village clusters. The fallow agricultural land is largely overgrown with trees/shrubs and turn into woodland and shrublands (**Figure 4**).
- (iii) Fruit trees such as *Musa x paradisiaca* (甘蕉), *Artocarpus heterophyllus* (菠蘿蜜), *Dimocarpus longan* (龍眼) and *Citrus microcarpa* (四季桔) are also found next to the active agricultural land.

2.3 HISTORICAL DEVELOPMENT

- 2.3.1 Chuen Lung (川龍) is the only recognized village of Tsuen Wan Heung in the Area (**Photo 5 at Figure 5A**). The village of Chuen Lung is said to be founded by Tsang's family during the Zhengtong period (正統年 間,1436-1449) of Ming Dynasty. The Tsang's family was first moved from Huizhou to Muk Min Ha Tsuen during Yongle period (永樂年間,1403-1424) of Ming Dynasty and subsequently moved to Chuen Lung and Sheung Kwai Chung in several decades later. Chuen Lung is one of the oldest Hakka villages in the surrounding area.
- 2.3.2 Yuen Tsuen Ancient Trail (Photo 1 at Figure 5A) (元荃

古道) running through the southern part of Ha Fa Shan has been a traditional walking trail which links Tsuen Wan and Yuen Long. In history, this trail was important for the villages in Shap Pat Heung as it provided a direct route for the villagers to deliver their agricultural crops to the market area in Tsuen Wan. The trail has been upgraded to Yuen Tsuen Ancient Trail Country Trail, which is a proper hiking trail.

- 2.3.3 The Area is a popular place for hikers who travel to country parks nearby. Some country park facilities along Route Twisk such as Chuen Lung Barbecue Areas 1 and 2 are located close to or inside the Area. Besides Yuen Tsuen Ancient Trail Country Trail mentioned above, Lung Mun Country Trail, Chuen Lung Family Walk and Rotary Park Natural Trail are other hiking route near the Area. Chuen Lung is also famous of traditional Chinese restaurants (**Photo 2 at Figure 5A**) which offer Chinese tea brewed with natural style and watercress.
- 2.3.4 The Tsang Ancestral Hall (曾氏家祠) (Photo 3 at Figure 5A) in Chuen Lung, which is believed to have been built in around 17th century, is a Grade 3 historic building, which is worthy of preservation. Kai Yuen (祇園) (Photo 4 at Figure 5A) in Ha Fa Shan was previously a Buddhist temple but was destroyed in World War II. The current 2-storey verandah-type building which was rebuilt after the World War II has been accorded a 'Nil grade' by the Antiquities Advisory Board.
- 2.3.5 Route Twisk (荃錦公路) is the only vehicular access of Chuen Lung, which was built in 1950s by the British

Army linking up the Shek Kong Barracks with Tsuen Wan restricted for military use only. The road was subsequently opened for public use in 1960s.

2.4 POPULATION AND EMPLOYMENT

- 2.4.1 According to the 2011 Census, the total population in the Area was estimated to be about 1,340 persons.
- 2.4.2 Due to its remote location, the Area is not a major employment centre in Tsuen Wan. However, farming activities are commonly found in the active farmland in Chuen Lung and Ha Fa Shan. Along Route Twisk near Chuen Lung, there are rural workshops, open storage sites and vehicle repair workshops.

2.5 EXISTING LAND USES

2.5.1 The major existing land uses in the Area as shown in **Figure 5** include the following:

Village Type Development

2.5.2 Chuen Lung is the only recognized village in the Area (Photo 5 at Figure 5A). The houses within the village are 1 to 3 storeys high. There are two Chinese restaurants, and other eatery and provision stores inside the village serving the locals and hikers. The village 'environs' ('VE') and the 'Village Expansion Area' (VEA) of Chuen Lung covering an area of about 4.95 ha and 1.56 ha of land respectively are shown in Figure 6. According to the information provided by the District Lands Officer/Tsuen Wan and Kwai Tsing, Lands

Department (DLO/TW&KT, LandsD), there is no approved Small House application in the past 5 years and no outstanding Small House application, whereas the 10-year Small House demand forecast for Chuen Lung provided by the Indigenous Inhabitant Representative (IIR) as at 7.4.2016 is 169¹.

Residential Development

2.5.3 Houses ranging between 1 to 2 storeys high, squatters and temporary domestic structures are found scattered amongst the rural area of Chuen Lung, Wang Lung, Chuen Lung Chun Ha, San Hoi Tin, Chuen Lung Tit Lo Shing, Ma Tong, Kiu Tau, Ngor Tei and Ha Fa Shan along the catchwaters and Yuen Tsuen Ancient Trail. A number of them are on either Government land under license or private land including building/house lots. Many of them are intermixed with the active or abandoned farmland and rural industrial uses. While those near Chuen Lung and along Route Twisk can be accessible by vehicles through local roads branching off from Route Twisk, those village settlements in Ha Fa Shan can only be accessed on foot through WSD's restricted maintenance access, Yuen Tsuen Ancient Trail and footpaths.

Industrial Uses

2.5.4 Some vacant land or abandoned farmland in Wang Lung and sites along two sides of Route Twisk near Chuen

The figure of 10-year Small House demand is estimated and provided by the IIR of Chuen Lung and the information obtained is not verified in any way by DLO/TW&KT, LandsD

Lung have been developed into industrial uses. A wine factory (Photo 7 at Figure 5A) and a stone-cutting workshop (Photo 8 at Figure 5A) in Wang Lung are those of a larger scale. Other smaller scale industrial uses include rural workshops, open storage sites, vehicle repair workshops and vehicle parks (Photo 9 at Figure 5B). These industrial uses are operating either under temporary structures or on open ground.

- 2.5.5 The wine factory and stone-cutting workshop are partly covered by valid short-term waiver and short-term tenancy granted/executed before the date of first publication in the Gazette of the notice of the draft DPA Plan. The wine factory has obtained a valid discharge licence under the Water Pollution Control Ordinance for discharge the effluent arising from washing process into the communal foul sewerage system. According to Environmental Protection Department (EPD), there are no pollution complaint and persecution records of the wine factory and stone-cutting workshop in the past 5 years.
- 2.5.6 Other existing rural industrial uses operating under temporary structures or on open ground are either on Government land or private agricultural lots under Block Government Lease.

Government, Institution or Community (G/IC) Facilities

2.5.7 In Chuen Lung, major low-rise G/IC facilities include the vacant ex-Koon Man School (貫文學校) (Photo 10 at Figure 5B) and Tsang Ancestral Hall within the village area of Chuen Lung, Chuen Lung West Pigging Station

(Photo 11 at Figure 5B) by the road side of Route Twisk and Agriculture, Fisheries and Conservation Department (AFCD) Tai Mo Shan Country Park Chuen Lung Management Centre (part of it inside country park).

2.5.8 In Ha Fa Shan, major G/IC facilities include the Ha Fa Shan Residents' Welfare Association (下花山蓮勝堂居民福利會) (Photo 12 at Figure 5B) and Hong Kong Air Cadet Corps Ha Fa Shan Camp (Photo 13 at Figure 5B) to the north of Ha Fa Shan with a building height (BH) of 1 to 2 storeys.

Religious Institutions

2.5.9 The major religious institution in the Area is the Sai Chuk Lam Temple (西 竺林 禪 寺) (Photo 14 at Figure 5B) located in the inner part of Ha Fa Shan, which comprises several 1 to 2 storeys buildings and temporary structures. Ancestor tablets are found within a building of the temple. The temple is a private crematorium under Public Health and Municipal Services Ordinance (Chapter 132) and is in the Part B² of DEVB's Information on Private Columbaria. Lit Nui Kung (烈 女 宮) (Photo 15 at Figure 5B) above Ha Fa Shan Residents' Welfare Association is another religious institution in the Area.

² Part B means other private columbaria made known to Lands Department and Planning Department and not falling within Part A of the List. Part A are those compliant with user restrictions in the lease and the statutory planning requirements and not illegally occupying Government land

Open Space

2.5.10 Ha Fa Shan Children's Playground (Photo 16 at Figure 5B) at Ha Fa Shan and Tsuen Wan Chuen Lung Rest Garden (Photo 17 at Figure 5C) at the village entrance of Chuen Lung are the two open space sites within the Area.

Recreation Uses

- 2.5.11 Hong Kong Gun Club (**Photo 18 at Figure 5C**) locating at Route Twisk near Kiu Tau, is a recreational club built in 1973 with a rifle, handgun and clay target shooting range and a 2-storey clubhouse building leased under Private Recreational Lease. While eastern part (about 3.46 ha) of the club falls within the boundary of the Area, the remaining western part (about 3.03 ha) is within the Tai Lam Country Park.
- 2.5.12 Tsuen Wan Town Lot (TWTL) 389 off Route Twisk in Ma Tong (Photo 19 at Figure 5C) has a 3-storey building for a recreational club and golf driving range development. The site is now being fenced off and the building is left vacant. Building plans for the golf club building were approved by the Building Authority before the gazettal of the DPA Plan, with occupation permit issued in 2009. According to the lease, the lot is permitted for a recreational club building and a golf driving range, and ancillary club facilities. The site is vacant immediately before the date of first publication in the Gazette of the notice of the draft DPA Plan, it is not an 'Existing Use' under the Ordinance.

2.5.13 Chuen Lung Barbecue Site No. 1 of Tai Mo Shan Country Park is located at Route Twisk near Chuen Lung. Part of the barbeque site falls within the Area while the remaining is within the country park boundary. Besides, a site at Wang Lung has been using as a privately-operated hobby farming with barbecue and other recreational facilities.

Burial Grounds

2.5.14 There are two permitted burial grounds within the Area in Ha Fa Shan, i.e. Ha Fa Shan Burial Ground and Yam Kom Tau Burial Ground.

Agricultural Land

- 2.5.15 There are a total of about 13.67 ha active agricultural land in the Area. Of which, large pieces of active farmland for growing vegetable are found in Chuen Lung (Photo 20 at Figure 5C), Chuen Lung Chun Ha, Wang Lung, Ngon Tong and Kiu Tau including planting of watercress. In Ha Fa Shan along catchwaters and Yuen Tsuen Ancient Trail, terraced agricultural land and orchards (Photo 21 at Figure 5C) are also found.
- 2.5.16 About 6.79 ha agricultural land in the Area have been left abandoned, infested with weeds and turned to grassland. Some of them have been changed to other uses including open storage and rural workshop.

Natural Vegetated Area

2.5.17 Majority of the land in the Area are covered with natural

vegetation. Most of the densely vegetated ground and woodland are within areas near the stream valley and in close proximity to the adjacent country parks. In terms of coverage, Ha Fa Shan has the most extensive and the most natural vegetated land in the Area.

2.6 LAND STATUS

Majority of land in the Area (183.2 ha, about 87.3%) are Government land, of which few of them are allocated or licensed for accommodation, cultivation, store, pigsty, chicken shed, kitchen, canopy and other uses. The remaining area (26.75 ha, about 12.7%) which are mainly located in Chuen Lung along Route Twisk are private land comprising mainly agricultural lots and some building, house or non-industrial lots including New Territories Exempted Houses at Chuen Lung (**Figure 6**).

2.7 TRANSPORTATION AND ACCESS

- 2.7.1 The Area is accessible by vehicles from Tsuen Wan via Route Twisk. Route Twisk is a single carriageway road connecting Tsuen Wan and Shek Kong through Tsuen Kam Au, the saddle of Tai Mo Shan. Chuen Lung is located at the halfway point of the inclining road from Tsuen Wan to Tsuen Kam Au.
- 2.7.2 There is a local road connecting Route Twisk and Wang Lung serving the village area of Chuen Lung and Wang Lung. For other rural areas in Chuen Lung, it can be accessed through rural roads/informal trails branching off from Route Twisk.

- 2.7.3 Ha Fa Shan is only accessible via WSD's restricted maintenance access from Route Twisk running along the catchwaters (**Photo 22 in Figure 5C**), footpath from Chai Wan Kok and Yuen Tsuen Ancient Trail from Yuen Long on foot. Vehicle of general public is not allowed to gain access to the restricted maintenance access.
- 2.7.4 For public transport, the Kowloon Motor Bus Route No. 51 running between MTR Tsuen Wan West Station and Yuen Long Sheung Tsuen is the only bus route passing through the Area. For Chuen Lung, there is also a public light bus Green Minibus Route No. 80 running between Chuen Lung and Tsuen Wan Town Centre.

2.8 INFRASTRUCTURE AND UTILITY SERVICES

The Area is provided with electricity and telephone services. The existing fresh water supply system is mainly provided along or within some existing village settlements. Public sewerage system is provided by Drainage Services Department (DSD) along the Route Twisk connected to Kwai Chung Preliminary Treatment Works.

3. PLANNING ANALYSIS

3.1 PLANNING CONTEXT

- 3.1.1 Located at the fringe of new town and bounded by Tai Mo Shan Country Park and Tai Lam Country Park with rural and natural characters comprising mainly woodland, shrubland, natural stream and active farmland, the planning framework for the Area is mainly to protect the natural habitats and the rural landscape, with a view to complement the overall natural environment and the landscape characters of the surrounding country parks.
- 3.1.2 With reference to the Landscape Value Mapping of Hong Kong undertaken by Planning Department (PlanD) in 2005, the northern and southern parts of the Area are mainly characterized as 'Settled Valley Landscape' and 'Upland and Hillside Landscape' respectively on the Landscape Character Map in Hong Kong (**Figure 7**) and rated with 'High³' and 'High (Qualified)⁴' landscape value. New development should not compromise the

existing natural and rural landscape setting, and landscaping should be carried out to mitigate the effect of any new development.

3.2 ENVIRONMENTAL AND CONSERVATION CONSIDERATIONS

- 3.2.1 The Area is closely linked with the wider natural environment of the Tai Mo Shan Country Park and Tai Lam Country Park. It consists of a variety of habitats including streams, marsh, woodlands, shrublands and agricultural land.
- 3.2.2 The general area of Chuen Lung is known to be a hotspot of butterfly with high species richness. Some amphibian and reptile species with conservation interest had been recorded in the relatively undisturbed sections of the streams. Species of conservation interest recorded in the Area include Yellow Coster (*Acraea issoria*, 苧麻珍蝶), Big-headed Turtle (*Platysternon megacephalum*, 平 胸 龜), Hong Kong Newt (*Paramesotriton hongkongensis*, 香港瘰螈), Hong Kong Cascade Frog (*Amolops hongkongensis*, 香港湍 蛙), Predaceous Chub (*Parazacco spilurus*, 異蠟) and Red Muntjac (*Muntiacus muntijak*, 赤麂) (**Figure 8**).
- 3.2.3 Of the above species with conservation interest, the Big-headed Turtle, Hong Kong Newt and Hong Kong Cascade Frog are protected under Wild Animal Protection Ordinance (Cap. 170) and/or Protection of Endangered Species of Animals and Plants Ordinance (Cap. 586). Big-headed Turtle and Hong Kong Cascade Frog are classified as "Endangered" under International

³ Most high value landscapes are in good condition and which possess a high level of visual coherence, with no significant visual detractors. Their value is augmented by a number of factors such as the presence of a significant natural resource or heritage feature that has a visual manifestation; or by unique features contributing to the landscape's distinctiveness; or by one or more visual attractors; or by high levels of visual relief, the presence of a water body, high levels of visual complexity or rarity.

High (Qualified) landscapes are those which have consistently high levels of landscape value (as per the definition above) but which do not quite fall into the 'High' value category. Typically, either their scenic value or their condition is diminished slightly by one or more features or aspects of their character. Such landscapes otherwise typically possess high scenic and landscape values and will possess no visual detractors.

Union for Conservation of Nature Red List while Hong Kong Newt and Red Muntjac are classified as "Near Threatened" and "Least Concern" on the list.

- 3.2.4 Two upper stream sections at the northern tip (around Tit Lo Shing and Sun Hoi Tin) and the western part (spanning around the Sai Chuk Lam Temple towards the Hong Kong Air Cadet Training Camp) of the Area are relatively undisturbed and are of good condition (Figure 8). These sections of stream are the common habitat of the amphibian and reptile species and some are with conservation interest.
- 3.2.5 The wooded areas are mainly secondary woodland with some areas covered by bamboos and some native trees. The secondary woodlands concerned are largely dominated with semi-mature and mature native trees of common species (**Figure 4**). Notwithstanding on this, the woodlands are closely linked with the wider natural environment of the adjoining country park.

3.3 DEVELOPMENT CONSTRAINTS

Ecological Significance

3.3.1 The Area consists of a variety of common habitats including agricultural land, streams, marsh, woodlands and shrublands supporting a variety of fauna and flora. Some fauna species with conservation interest are recorded in the Area, largely within or adjacent to the stream courses. Developments that may degrade, destruct or disturb the habitats should be avoided as far as possible.

Landscape Character

3.3.2 With reference to the Landscape Value Mapping of Hong Kong, the northern and southern parts of the Area are characterized as 'Settled Valley Landscape' and 'Upland and Hillside Landscape' on the Landscape Character Map in Hong Kong (Figure 7) and rated with 'High' and 'High (Qualified)' landscape value. The key landscape features include scrub, valley topography and woodland and the major vegetations comprise scattered trees, tree clumps and dense woodland scrub across the valley. Located between Tai Lam Country Park and Tai Mo Shan Country Park, the character of the landscape is generally enclosed, tranquil and coherent. The landscape character of the Area is enclosed, tranquil and coherent. In general, most of the land within the Area is still untouched and mature woodland can be found over the area, the overall landscape character area value of the Area is high.

Water Gathering Ground (WGG) and Catchwater

3.3.3 The Area is within either the lower indirect or upper indirect WGG while sections of Tai Lam Chung Catchwater and Shing Mun Catchwater intercept the surface water in the WGG and carry to the Tai Lam Chung Reservoir and Shing Mun Reservoir for storage (**Figure 9**). To prevent contamination of waters which are designated for abstraction for potable water supply, any proposed development that may result in any material increase in pollution will not be acceptable. Besides, the use of pesticide within the WGG is not allowed. As for the use of other chemicals including fertilizers, prior approval must be sought from WSD.

Sewerage

3.3.4 Public sewerage system is provided along Route Twisk connected to Kwai Chung Preliminary Treatment Works. Provision of sewerage system for village settlements is under planning. Development proposal is required to demonstrate that no sewerage and water quality impact would be caused to the Area.

Accessibility

3.3.5 Chuen Lung is accessible by vehicle via Route Twisk, which is a single carriageway road. As such, the capacity of Route Twisk is quite limited and development in Chuen Lung has to be sustainable in traffic terms. Ha Fa Shan is only accessible via WSD's restricted maintenance access from Route Twisk or footpaths connected to other districts on foot.

Burial Grounds

3.3.6 Ha Fa Shan Burial Ground and part of Yau Kom Tau Burial Ground are within the Area (**Figure 6**). The area occupied by burial grounds is not suitable for development.

Existing Rural Industrial Uses

3.3.7 Small scale rural workshops, open storage and vehicle parks scattered along Route Twisk are operating either under temporary structures or on open ground (**Figure 5**).

The wine factory and the stone-cutting workshop are mainly covered by valid short-term waiver and short-term tenancy. While the uses in existence immediately before the date of first publication in the Gazette of the notice of the draft DPA Plan are tolerated, these incompatible industrial uses will create industrial/residential interface issue within the village area. These uses should be phased out in the long term.

Infrastructures

3.3.8 The existing fresh water supply system is mainly provided along or within some existing village settlements which the capacity is limited and very sensitive to any increase in demand. Currently, no salt water supply system is provided in the Area. High pressure gas pipelines are also running underneath the carriageway of Route Twisk. For any development that will result in a significant increase in population in the vicinity of the high pressure gas pipelines, the project proponent is required to conduct a quantitative risk assessment to assess the potential risks associated with the high pressure gas pipeline, having considered the proposed development.

Geotechnical Issue

3.3.9 The Area is overlooked by steep natural hillsides. It could be affected by potential geotechnical hazards in the form of landslide including boulder falls. Natural terrain hazard studies may be required to ascertain the scale of the hazard and to provide suitable hazard mitigation measures, if found necessary as part of

developments within the Area.

3.4 DEVELOPMENT OPPORTUNITIES

Conservation and Natural Landscape

3.4.1 Bounded by Tai Mo Shan Country Park and Tai Lam Country Park, the Area consists of hilly terrains covered with woodland, shrubland and grassland. Three main natural streams run through the Area before converging and entering the river valley in Tso Kung Tam. The woodlands are largely dominated with semi-mature and mature trees of common woodland species, and the streams that are largely natural and undisturbed providing a favourable habitats for fauna and flora, some of which are species of conservation interest. In general, the Area is natural and rural in character with ecological, landscape and scenic value. The rural character is worthy of preservation, whilst the natural backdrop should be protected. The scale of the development should also be compatible with the surrounding natural environment and rural setting.

Recreation Potential

3.4.2 With a number of hiking trails connected to the wider areas of Tai Mo Shan Country Park and Tai Lam Country Park, the Area is popular to hikers. Yuen Tsuen Ancient Trail (**Photo 1 in Figure 5A**) starting at Ha Fa Shan is a famous hiking trail where the hikers can enjoy the splendid panoramic view towards the harbour channels between Tsuen Wan, Tsing Yi and Ma Wan, as well as the Ting Kau Bridge and Tsing Ma Bridge, which are the landmarks of Tsuen Wan.

3.4.3 Located close to the country park, recreational facilities including barbecue sites are found within the Area or inside the country park nearby. With the beautiful landscape resources and tranquil nature environment, the Area has good potential for local-based ecotourism development. Hong Kong Gun Club, a sports and recreation club is also within the Area.

Agricultural Potential

3.4.4 Agricultural activities are being actively undertaken in Chuen Lung, Chuen Lung Tit Lo Shing, Chuen Lung Chun Ha, Ngon Tong and Kiu Tau. Chuen Lung is famous of the planting of watercress in wet agricultural fields. Besides the active farmland, some fallow agricultural land has good potential for rehabilitation for cultivation and other agricultural purpose.

3.5 DEVELOPMENT PRESSURE

3.5.1 Given the accessibility to Chuen Lung by Route Twisk, a number of industrial activities are found along the road and some of them have been in operation for a long time. For example, the stone-cutting workshop in Wang Lung has been operating in the Area since late 1970s and the wine factory started its business in Wang Lung in late 1990s (Figure 5). Besides, there are many sites of incompatible land uses such as rural workshops, open storage, and vehicle parks found in the relatively accessible areas along Route Twisk near Ma Tong and Kiu Tau. While the uses in existence immediately

before the date of first publication in the Gazette of the notice of the draft DPA Plan are tolerated under the Ordinance, these incompatible industrial uses will create industrial/residential interface issue within the village area. These uses should be phased out in the long term. For any new incompatible industrial uses not permitted under the DPA Plan or OZP in future, enforcement action will be instigated against the unauthorised development under the Ordinance.

- 3.5.2 Chuen Lung is the recognized village in the Area (**Figure 11**). According to DLO/TW&KT, LandsD, there is no approved Small House application in the past 5 years and no outstanding Small House application, whereas the 10-year Small House demand forecast for Chuen Lung provided by the IIR as at 7.4.2016 is 169. Moreover, the implementation of the VEA is subject to the Government's review on the Small House Policy.
- 3.5.3 TWTL 389 in Ma Tong has a 3-storey building for a recreational club and golf driving range development. It is now being fenced off and the building is left vacant. This site is also the subject of planning applications of proposed residential development detailed in the paragraph 3.6 below (**Figure 11**).
- 3.5.4 There are two active enforcement cases in Chuen Lung involving intensification of storage use as well as land filling and excavation (**Figure 11**).

3.6 DEVELOPMENT PROPOSALS RECEIVED

- 3.6.1 Since the gazettal of the draft DPA Plan on 20.12.2013 and in the course of preparation of the OZP, three planning applications in the Area were received by the Board (**Figure 11**).
- 3.6.2 On 12.3.2015, a planning application (No. A/DPA/TW-CLHFS/1) for proposed low-density residential development, land filling and excavation at a site at Route Twisk in Ma Tong was received by the Board. The application was subsequently withdrawn.
- 3.6.3 On 21.8.2015, a planning application (No. A/DPA/TW-CLHFS/2) for proposed residential development and excavation at TWTL 389 in Ma Tong was received by the Board. The application was subsequently withdrawn.
- 3.6.4 On 24.3.2016, a planning application (No. A/DPA/TW-CLHFS/3) for proposed residential development (house) and excavation of land at TWTL 389 and adjoining Government Land in Ma Tong was received by the Board. The application is under processing.

4. PLANNING PROPOSALS

4.1 THE OZP

The draft Chuen Lung and Ha Fa Shan OZP (the Plan) prepared under section 3(1) of the Ordinance is to provide a statutory basis for planning control of the Area. It will supersede the approved Chuen Lung and Ha Fa Shan No. DPA/TW-CLHFS/2, which was exhibited for public inspection under section 9(5) of the Ordinance on 3.10.2014. Uses and development that are always permitted and those which need to seek permission from the Board in various zones are set out in a schedule of Notes attached to the Plan. Also accompanying the Plan is an Explanatory Statement to assist an understanding of the Plan and to reflect the planning intentions and objectives of the Board for various land-use zonings.

4.2 PLANNING OBJECTIVES

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

- (a) to provide a comprehensive planning framework to guide the development on an integrated and co-ordinated basis;
- (b) to conserve natural landscape and ecological value in safeguarding the natural habitats and natural system of the wider area;
- (c) to provide appropriate planning control over recreation and religious institution development within the Area
- (d) to preserve the natural and rural landscape of the Area;

and

(e) to retain the active farmland in view of good potential for agricultural use.

4.3 PLANNING PRINCIPLES

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

- Bounded by Tai Mo Shan Country Park and Tai Lam (a) Country Park, the Area consists of hilly terrains covered with a diversity of woodland, shrubland and grassland. Three main natural streams run through the Area before they converge and enter the river valley in Tso Kung Tam. The woodlands dominated with semi-mature and mature trees of common species and streams provide common habitats for many fauna and flora, some of which are species of conservation interest. In general, the Area is natural and rural in character with ecological, landscape and scenic value. The rural character is worthy of preservation, whilst the natural backdrop should be protected and there is a presumption against development in the natural area. The scale of the development should also be compatible with the surrounding natural environment and rural setting.
- (b) Small house development in the recognized village will be concentrated at suitable locations so as to preserve the rural character of the Area. Future development and redevelopment should also demonstrate such a low-rise characteristics and not to overtax the limited infrastructure.

4.4 LAND USE PROPOSALS

4.4.1 In the designation of various zones for the Area, considerations have been given to the protection of natural environment including the natural habitats, wooded areas and streams, physical landform, existing land use pattern, demand for Small Houses, availability of infrastructure and local development need. Active farmland is retained in view of their good potential for agricultural use. Development which would cause adverse impacts on the water quality and water resources of the WGG is not encouraged. The following land use zones are proposed to be designated on the OZP (Figure 12).

4.4.2 "Village Type Development" ("V") (3.13 ha or 1.49%)

The planning intention of this zone is to designate (a) both existing recognized village 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 servicing the needs of the villagers and in support of the village development are always permitted on the ground floor of a NTEH. Other commercial, community and recreational uses in the zone may be permitted on application to the Board.

- (b)Chuen Lung is the only recognized village in the Area. The boundaries of the "V" zones are drawn up around existing clusters and the proposed Chuen Lung Village Expansion Area (VEA) having regard to the 'VE', the local topography, the existing settlement pattern, site characteristics and constraints including potential natural terrain landslide hazard and need to protection of WGG. the estimated Small House demand and the boundary of the proposed VEA as shown on the adopted Chuen Lung VEA - Layout Plan (LP) No. L/TW-CL/1 (Figure 10). Areas of difficult terrain, dense vegetation, active agricultural land and stream courses have been avoided where appropriate.
- (c) According to DLO/TW&KT, LandsD, there was no approved Small House application in the past 5 years and no outstanding Small House application, whereas the 10-year Small House demand forecast for Chuen Lung provided by the IIR as at 7.4.2016 is 169. Based on PlanD's preliminary estimation, land required for meeting the Small House demand of 169 is about 4.23 ha.
- (d) Throughout the plan-making process, concerned departments have been closely liaised to ensure that their inputs and comments are duly taken into account in the delineation of the "V" zones for the existing village clusters and potential areas for village expansion.

- (e) The existing village area of Chuen Lung is located at the northern part of the 'VE' abutting Route Twisk at the northern bank of the stream course.
- Given the natural environment, the conservation (f) and landscape value, infrastructure and site constraints as well as the potential natural terrain landslide hazard and need to protection of WGG, an incremental, practical and balanced approach for designation of "V" zone for Small House development has been adopted with an aim to confining Small House development at suitable location to avoid undesirable disturbances to the environment. Discounting natural the environmentally sensitive areas and the active agricultural land suggested to be protected and retained, a total area of 3.13 ha is zoned "V" mainly comprises the existing village settlements and its surrounding areas suitable for Small House development. The "V" zones cover a large area within the 'VE' of Chuen Lung as well as the proposed Chuen Lung VEA as delineated by the adopted LP outside 'VE'.
- (g) The proposed Chuen Lung VEA, with an area of about 1.56 ha, is located to the southeast of Chuen Lung outside the 'VE'. According to the adopted LP, there will be 50 Small House sites within the VEA supported by necessary infrastructure. However, the implementation of the VEA is subject to a review on the Small House Policy by the Government.

- It is estimated that the "V" zone within the 'VE' (h)have about 0.57 ha of land available for development, which is equivalent to about 23 Small Houses sites. Together with the 50 Small Houses within the VEA, the "V' zone will have 73 Small Houses sites, which can satisfy about 43% of the Small House demand.. While the current proposed "V" zone could not fully meet the forecast "10-year Small House demand", they could help relieve the need of the villagers in the long term in view of there is no outstanding Small House application at this juncture. Besides, planning application provides another measure for the villagers to apply for Small House development outside "V" zone subject to the Board's approval.
- (i) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23m) or the height of the building which was in existence on the date of first publication in the Gazette of the notice of the draft DPA Plan, whichever is the greater.
- (j) To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height restriction may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

- (k) Some areas are overlooked by steep natural hillsides and may be affected by potential natural terrain landslide hazards. For future development in these areas, the developer(s) may be required to carry out natural terrain hazard study to assess the scale of hazards and provide suitable hazard mitigation measures, if found necessary, as part of the development.
- In accordance with the Environmental, Transport (1)and Works Bureau's Technical Circular (Works) No. 5/2005, under the current administrative practice, for development proposals/submissions that may affect natural streams/rivers, the approving/processing authorities at various stages of the development should consult and collate comments from the AFCD and relevant authorities and incorporate relevant comments/advice as conditions of approval wherever possible. Accordingly, the LandsD, when processing Small House grant applications in close proximity to existing stream courses, should consult concerned departments including AFCD and PlanD to ensure that all relevant departments would have adequate opportunity to review and comment on the applications.
- (m) Any diversion of streams 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 except public works co-ordinated or implemented by Government, and maintenance, repair or

rebuilding works.

(n) The "V" zones fall entirely within the upper indirect WGG. For any village type development, it should be demonstrated that the sewerage and water quality within WGG will not be affected by the proposals. In general, the use of septic tank and soakaway systems for sewage treatment and disposal is considered as an unacceptable means for new village developments located in WGGs. There should be demonstrably effective means (such as connecting the foul water drainage system of the development to the existing/planned public sewerage system or a proper waste water treatment plant) to ensure that the effluent water quality is acceptable to concerned Government departments.

4.4.3 "Government, Institution or Community" ("G/IC") (1.21 ha or 0.58%)

- (a) The planning intention of this zone is primarily for the provision of Government, institution and community (GIC) facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.
- (b) This zone covers the ex-Koon Man School and Tsang Ancestral Hall within the village area of Chuen Lung, AFCD's Tai Mo Shan Country Park

Chuen Lung Management Centre (the part outside country park) in Wang Lung, Chuen Lung West Pigging Station at Route Twist, Ha Fa Shan Residents' Welfare Association and Lit Nui Kung in Ha Fa Shan and Hong Kong Air Cadet Corps Ha Fa Shan Camp to the north of Ha Fa Shan.

- (c) Development within this zone should be compatible in scale and form with the surrounding natural and rural environment. To preserve the existing amenity and character, on land under this zoning, no development or redevelopment shall exceed the maximum building height as stipulated on the Plan (ranging from 1 to 3 storeys), or the height of the building which was in existence on the date of first publication in the Gazette of the notice of the draft DPA Plan, whichever is the greater. The design of the proposed development within this zone should be compatible with the surrounding landscape context.
- (d) To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height restriction may be considered by the Board through the planning permission system. Each application will be considered on its individual planning merits.

"Government Institution or Community (1)" ("G/IC(1)"): (0.48 ha or 0.23%)

(e) The planning intention of the "G/IC(1)" sub-zone is intended primarily for the provision of religious

institutional uses.

- (f) The Sai Chuk Lam Temple in Ha Fa Shan is within this sub-zone. Given its natural surroundings and remote location without vehicular access, only selected GIC uses are permitted under this sub-zone to reflect the existing religious institution use and ensure that the development should be compatible with the natural surroundings.
- (g) No development or redevelopment shall exceed a maximum building height of 2 storeys or the height of the building which was in existence on the date of first publication in the Gazette of the notice of the draft DPA Plan, whichever is the greater.

4.4.4 **"Open Space" ("O") (0.06 ha or 0.03%)**

- (a) The planning intention of this zone is primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.
- (b) This zone covers Ha Fa Shan Children's Playground at Ha Fa Shan and Tsuen Wan Chuen Lung Rest Garden at the village entrance of Chuen Lung.

4.4.5 **"Recreation" ("REC") (1.89 ha or 0.9%)**

(a) The planning intention of this zone is 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.

- (b) This zone mainly covers TWTL 389 off Route Twisk in Ma Tong opposite to the village area of Chuen Lung. It mainly reflects a recreational club and golf driving range development with a 3-storey golf club building.
- (c) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.4, a maximum site coverage of 20% and a maximum building height of 3 storeys (excluding one basement floor), or the plot ratio, site coverage and height of the building, which was in existence on the date of first publication in the Gazette of the notice of the draft DPA Plan, whichever is the greater. For the permitted one basement floor, it should be predominately used for the purposes of installation of sewage treatment facilities and water storage tanks.
- (d) To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the above restrictions may be considered by the Board through the planning permission system. Each application will be considered on its individual planning merits.

(e) Any diversion of streams 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 except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works.

4.4.6 **"Other Specified Uses" ("OU") (4.26 ha or 2.03%)**

(a) This zone is intended for specified development(s) and/or uses, which is/are specified in the annotation of the zone.

"Other Specified Uses" annotated "Rural Use" (0.79 ha or 0.38%)

- (b) The planning intention of this zone is primarily for the preservation of the character of the rural area. Uses or developments compatible with the rural landscape, such as passive recreation uses and a selected range of rural uses, may be allowed on application to the Board, with a view to upgrading or improving the area or providing support to the local communities. This zoning could help phase out these non-conforming uses not compatible with the rural and natural setting of the Area in long term.
- (c) This zone covers two sites in Wang Lung, which are occupied by a wine factory and a stone-cutting workshop. The wine factory is subject to discharge licence control by the EPD. The rural

industrial uses in existence immediately before the date of first publication in the Gazette of the notice of the draft DPA Plan are tolerated. However, any material change of such uses requires planning permission from the Board supported by relevant technical documents including environmental impact assessment and any other relevant information. In particular, it should be demonstrated that such change is environmentally acceptable with possible air, noise and water pollution and industrial/residential interface problems duly addressed.

- (d) Low-rise recreational and residential development compatible with the rural landscape may be permitted on application to the Board subject to the demonstration of sustainability in ecological, environmental, traffic and infrastructural terms. Development should not exceed a maximum plot ratio of 0.4 and a maximum building height of 3 storeys (9m).
- (e) To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the above restrictions may be considered by the Board through the planning permission system. Each application will be considered on its individual planning merits.

"Other Specified Uses" annotated "Sports and Recreation Club" (3.47 ha or 1.65%)

- (f) The planning intention of this zone is primarily for the provision of land for the development of sports and recreation club.
- (g) This zone covers a site at Route Twisk occupied by the Hong Kong Gun Club, which has a rifle, handgun and clay target shooting range with a 2-storey clubhouse building. While the eastern part of the club falls within this zone, the western part of the club (about 3.03 ha) falls within the Tai Lam Country Park, which is outside the boundary of the Area.
- (h) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area (GFA) of 340m² and a maximum building height of 2 storeys as stipulated on the Plan, or the GFA and the height of the building, which was in existence on the date of first publication in the Gazette of the notice of the draft DPA Plan, whichever is the greater.
- To provide flexibility for innovative design adapted to the characteristics of the site, minor relaxation of the building height restriction may be considered by the Board through the planning permission system. Each application will be considered on its individual planning merits.

The maximum GFA of $340m^2$ is stipulated to (i) reflect the GFA of the existing clubhouse building built in 1973 so as to provide a suitable control over the building bulk in view of its large site area, location within the immediate proximity of the Tai Lam Country Park and infrastructural constraints. To provide flexibility for possible expansion or redevelopment and innovative design adapted to the characteristics of the site, relaxation of the GFA restriction may be considered by the Board through the planning permission system. The application may need to be supported by relevant technical assessments including traffic impact assessment, impact assessment, visual environmental assessment, ecological impact assessment, etc. and any other information as may be required by the Board. Each application will be considered on its individual planning merits.

4.4.7 **"Agriculture" ("AGR") (8.69 ha or 4.14%)**

- (a) The planning intention of this zone is primarily to retain and safeguard good quality agricultural land/farm for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.
- (b) Plots of active farmland in Chuen Lung, Chuen Lung Chun Ha, Wang Lung, Ngon Tong, Ma Tong and Kiu Tau fall within this zone to reflect the active agricultural use on site. In addition, fallow agricultural land adjoining the active farmland with

good potential for rehabilitation for cultivation and other agricultural purpose is also included in this zone.

- (c) The active farmland in Kiu Tau falls within the lower indirect WGG while other pieces of land within this zone are in the upper indirect WGG. The use of pesticide within the WGG is not allowed. As for the use of other chemicals including fertilizers, prior approval must be sought from WSD.
- (d) As filling of land/pond or diversion of streams may cause adverse drainage and environmental impacts on the adjacent areas, permission from the Board is required for such activities, except for those specified. However, filling of land specifically required under prior written instructions of Government department(s), or for the purposes of genuine agricultural practice including laying of soil not exceeding 1.2m in thickness for cultivation, and construction of agricultural structure with prior written approval from the LandsD is exempted from the control.

4.4.8 **"Green Belt" ("GB") (187.5 ha or 89.31%)**

(a) The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone. Designation of the "GB" zones would protect the natural vegetated areas, streams and woodland, and conserve the natural and rural character of the Area.

- (b) This zone covers the natural vegetated areas which comprise mainly woodland, shrubland, knolls and streams. Most of the woodland and areas adjoining the Tai Mo Shan Country Park and Tai Lam Country Park are within this zone.
- (c) The wooded areas at Chuen Lung Cha Tau Wo, north of Kiu Tau, and all those near Chuen Lung are mainly secondary woodland largely dominated with semi-mature and mature trees of common species; and that spanning Chuen Lung Tit Lo Shing and Wang Lung at the east of the area is mainly covered with bamboos and some native trees. The remaining wooded areas are generally composed of plantations and orchards.
- (d) The three main natural streams flowing from the uphill area within Tai Mo Shan Country Park and Tai Lam Country Park and running across the Area also fall within this zone. These sections of streams are relatively natural and undisturbed with rocky outcrops, except a channelized section under Route Twisk. Some species of amphibian and reptile with conservation interest had been recorded therein. Except the active farmland which is zoned "AGR" to reflect the existing agricultural use on site, most of the riparian areas along the streams are within this zone to avoid encroachment and adverse impact on the streams.

Some remote agricultural land mainly for orchard is also zoned "GB", but this will not affect their main agricultural use.

- (e) There is a general presumption against development within this zone. Development in this zone will be strictly controlled. Development proposals will be considered by the Board on individual merits taking into account the relevant Town Planning Board Guidelines. As diversion of streams, filling of land/pond or excavation of land may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activities, except for those specified.
- (f) Ha Fa Shan Burial Ground and part of Yau Kom Tau Burial Ground in Ha Fa Shan are within this zone. It has been in existence for many years, and is considered as an existing use intended for the burial of deceased indigenous villagers in the Area. Burial activities within this zone are generally tolerated.
- (g) As filling of land/pond, excavation of land or diversion of streams 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 except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works.

4.4.9 **'Road' (3.2 ha or 1.52%)**

Route Twisk and the local road connecting Route Twisk and Wang Lung are shown as 'Road' on the Plan.

5. <u>IMPLEMENTATION</u>

5.1 UTILITIES SERVICES

The Area is provided with electricity and telephone services. The existing fresh water supply system is mainly provided along or within some existing village settlements. But the capacity is limited and very sensitive to any increase in demand. Currently, no salt water supply system is provided in the Area. Public sewerage system is provided by DSD along Route Twisk. Provision of sewerage system for village settlements in the Area is under planning. Any new development proposal should be required to demonstrate that no adverse drainage, sewerage and water quality impacts would be caused to the Area.

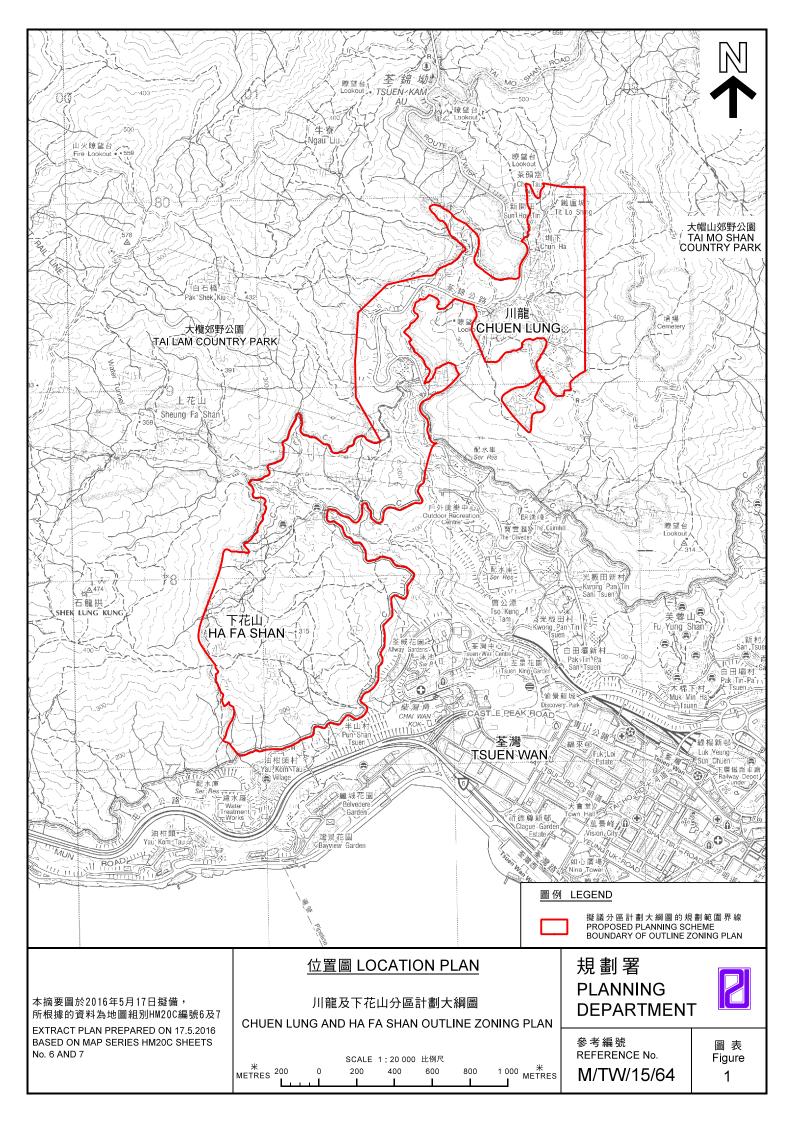
5.2 STATUTORY PLANNING CONTROL

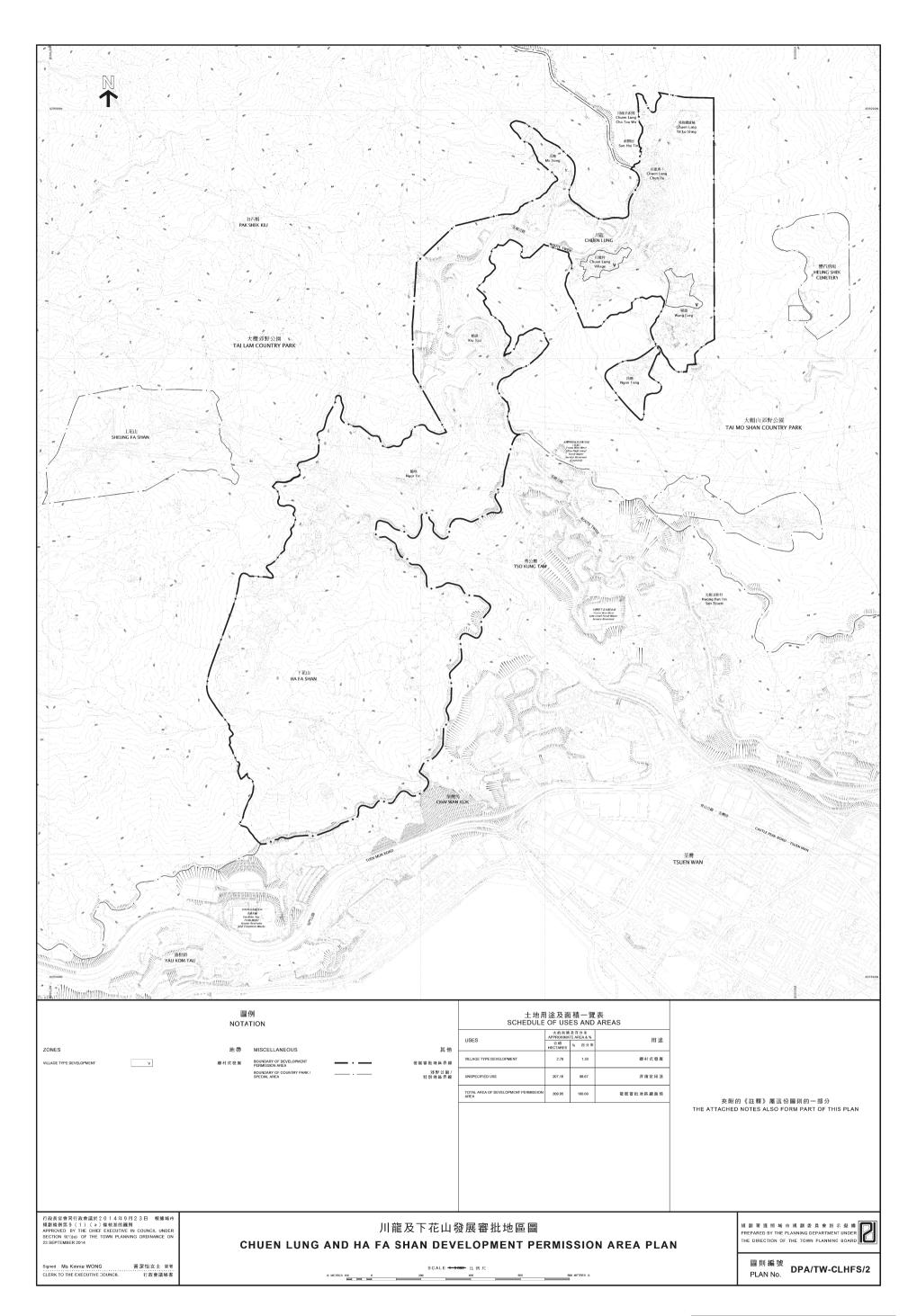
- 5.2.1 The OZP provides a broad land-use framework for development control and implementation of planning proposals for the Area. More detailed plans will be prepared as a basis for public works planning and private developments.
- 5.2.2 At present, there is no overall programme for the improvement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

Programme and the Rural Public Works as and when resources are available. Private developments will be effected principally through private sector initiatives to develop or redevelop their properties in accordance with the zoned uses indicated on the OZP, provided that their proposals meet Government requirements.

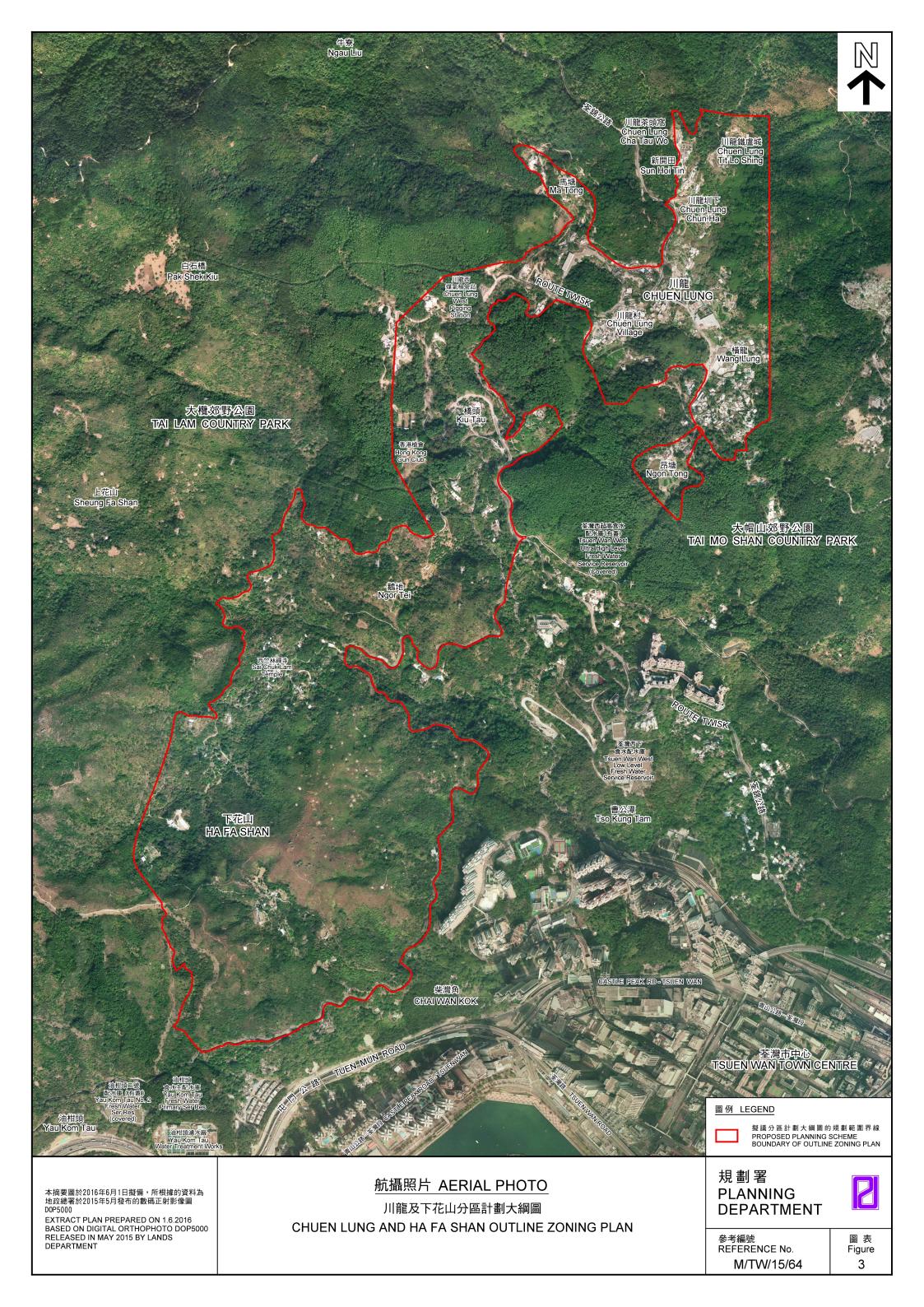
- 5.2.4 The types of permitted developments and uses on land within the Area are listed in the Notes to the Plan. Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted developments and uses within the same zone are always permitted and no separate permission is required.
- 5.2.5 Any development, other than those referred to in paragraph 5.2.4 above or in conformity with the OZP or with the permission of the Board, undertaken or continued on land included in this Plan on or after the date of first publication in the Gazette of the Notice of the draft DPA Plan may be subject to enforcement proceedings under the Ordinance. Any diversion of streams, filling of land/pond or excavation of land within the land in the relevant zones on or after the date of first publication in the Gazette of the Notice of the draft DPA Plan without permission from the Board may also be subject to enforcement proceedings.

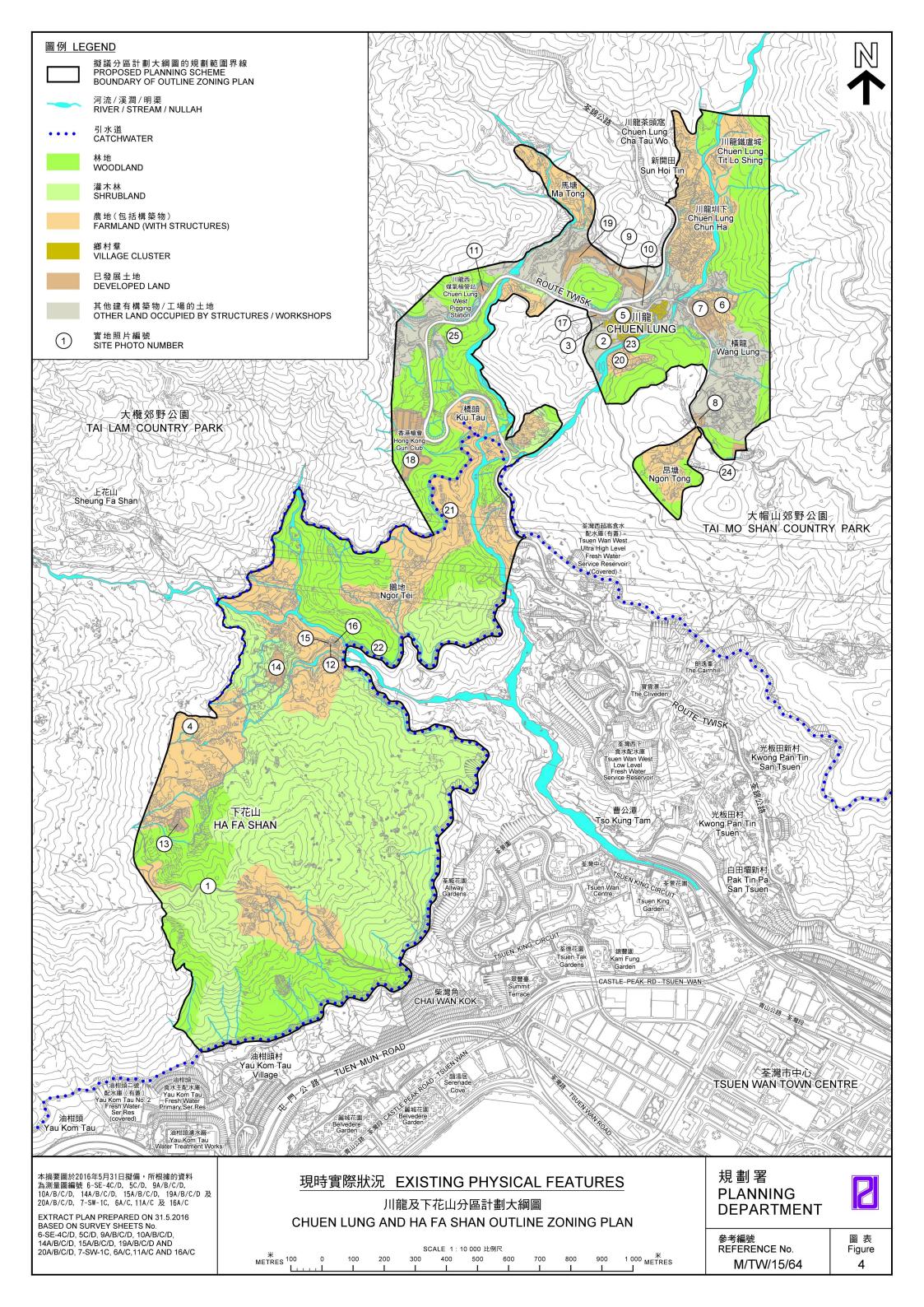
PLANNING DEPARTMENT JULY 2016





參考編號	圖 表
REFERENCE No.	Figure
M/TW/15/64	2







元荃古道 YUEN TSUEN ANCIENT TRAIL



祇園 KAI YUEN

(7)



川龍的茶樓 RESTAURANT IN CHUEN LUNG



川龍 CHUEN LUNG



酒廠 WINE FACTORY



切石工場 STONE-CUTTING WORKSHOP

實地照片 SITE PHOTOS

本圖於2016年5月31日擬備 PLAN PREPARED ON 31.5.2016

川龍及下花山分區計劃大綱圖 CHUEN LUNG AND HA FA SHAN OUTLINE ZONING PLAN



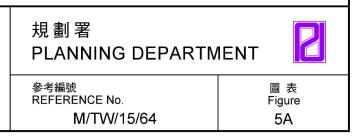




曾氏家祠 TSANG ANCESTRAL HALL



橫龍的臨時住用構築物 TEMPORARY DOMESTIC STRUCTURES IN WANG LUNG





工業用地 INDUSTRIAL SITE



川龍西煤氣檢管站 CHUEN LUNG WEST PIGGING STATION



西竺林禪寺 SAI CHUK LAM TEMPLE



下花山蓮勝堂居民福利會 HA FA SHAN RESIDENTS' WELFARE ASSOCIATION



烈女宮 LIT NUI KUNG

實地照片 SITE PHOTOS







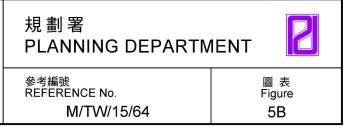
本圖於2016年5月17日擬備 PLAN PREPARED ON 17.5.2016

川龍及下花山分區計劃大綱圖 CHUEN LUNG AND HA FA SHAN OUTLINE ZONING PLAN

前貫文學校 EX-KOON MAN SCHOOL

香港航空青年團下花山訓練營 HONG KONG AIR CADET CORPS HA FA SHAN CAMP

下花山兒童遊樂場 HA FA SHAN CHILDREN'S PLAYGROUND





荃灣川龍休憩公園 TSUEN WAN CHUEN LUNG REST GARDEN



川龍的常耕農地 ACTIVE FARMLAND IN CHUEN LUNG



香港槍會 HONG KONG GUN CLUB



下花山的果園 ORCHARD IN HA FA SHAN



CATCHWATER



天然溪澗 NATURAL STREAM

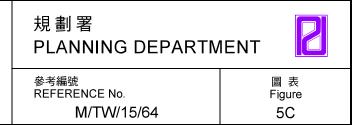
實地照片 SITE PHOTOS

川龍及下花山分區計劃大綱圖 CHUEN LUNG AND HA FA SHAN OUTLINE ZONING PLAN

本圖於2016年5月17日擬備 PLAN PREPARED ON 17.5.2016



荃灣市地段第389號 TSUEN WAN TOWN LOT 389



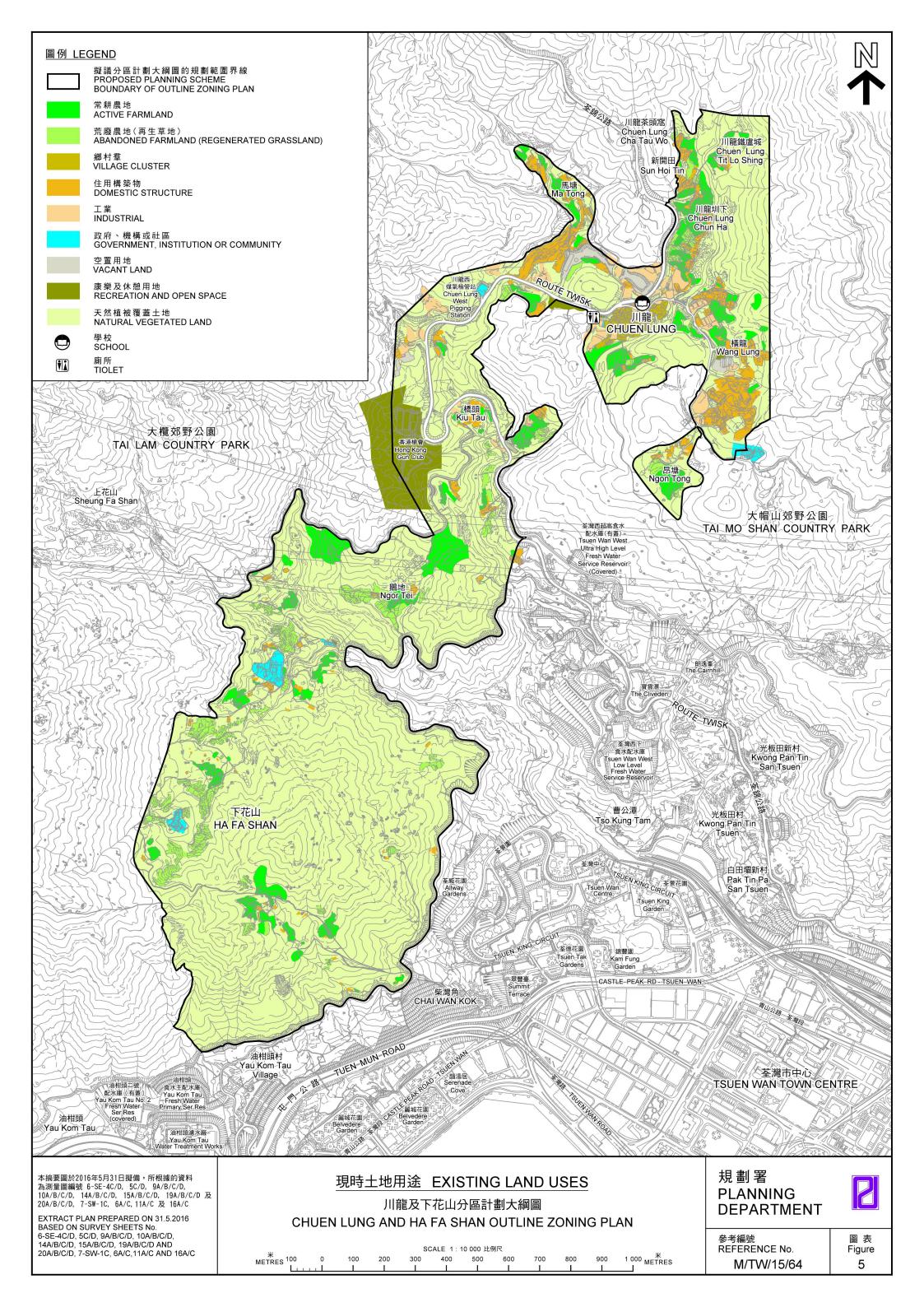


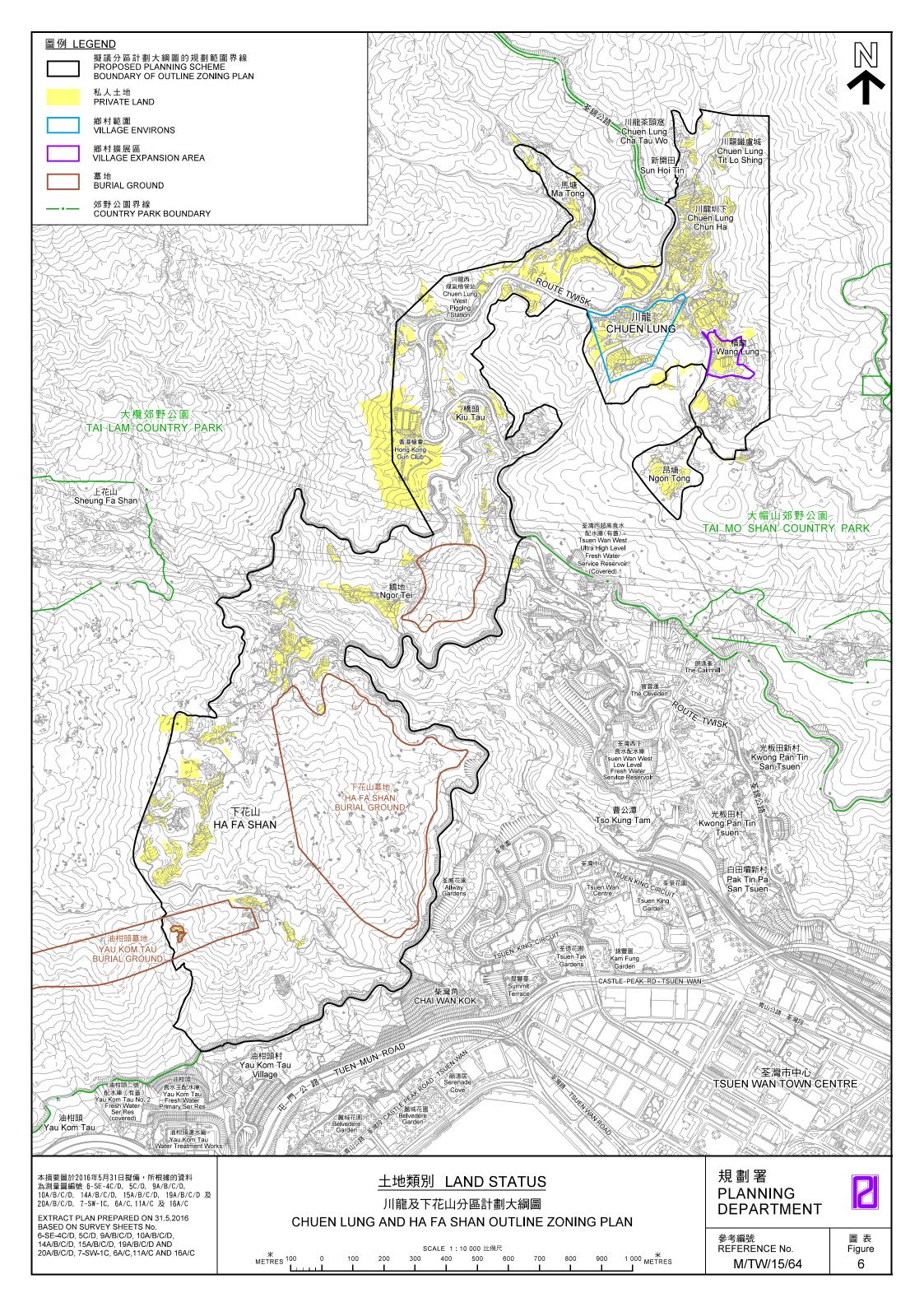
昂塘的林地 WOODLAND IN NGON TONG

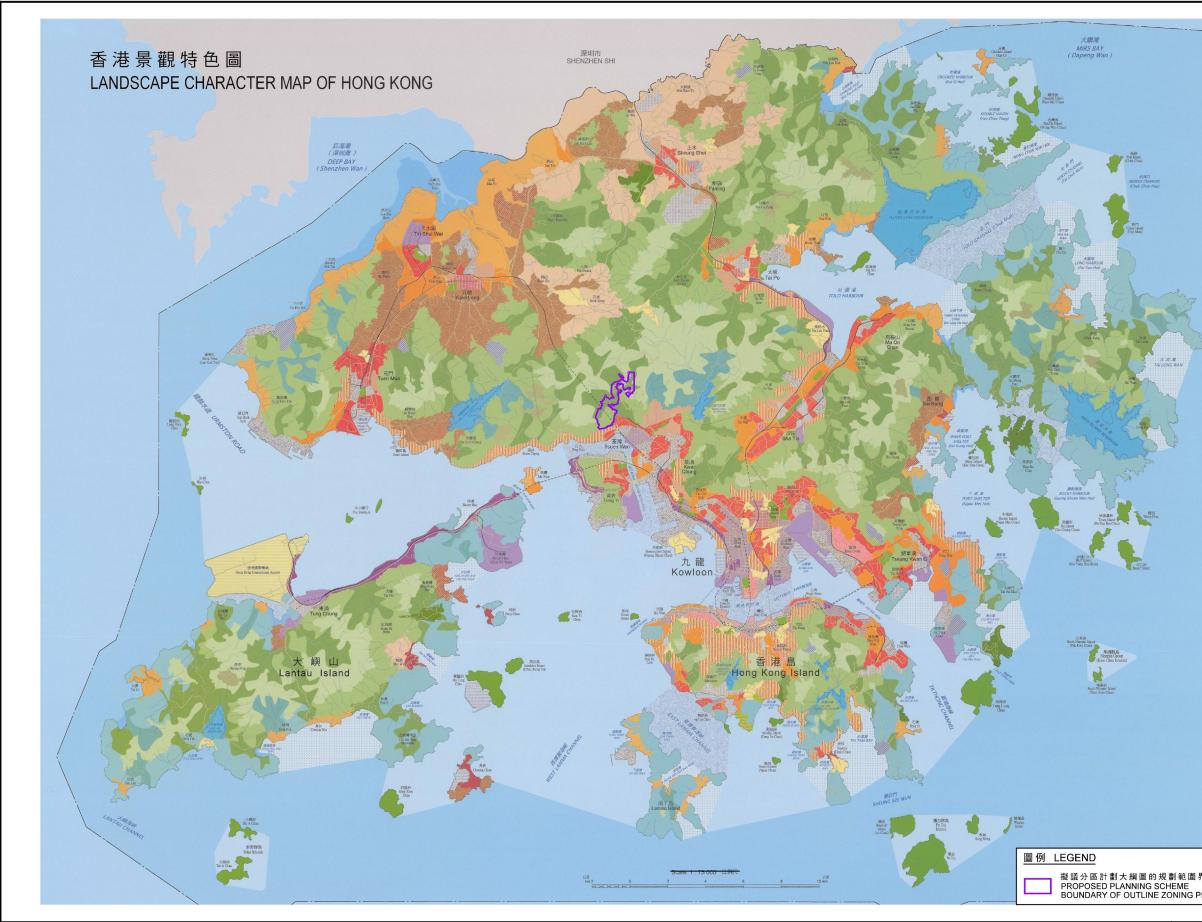


橋頭附近的林地 WOODLAND NEAR KIU TAU

本圖於2016年6月8日擬備 PLAN PREPARED ON 8.6.2016	實地照片 SITE PHOTOS	規劃署 PLANNING	
	川龍及下花山分區計劃大綱圖 CHUEN LUNG AND HA FA SHAN OUTLINE ZONING PLAN	DEPARTMEN	Т
		參考編號 REFERENCE №. M/TW/15/64	圖 表 Figure 5D



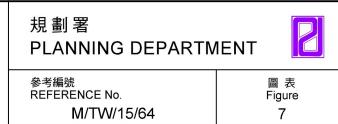


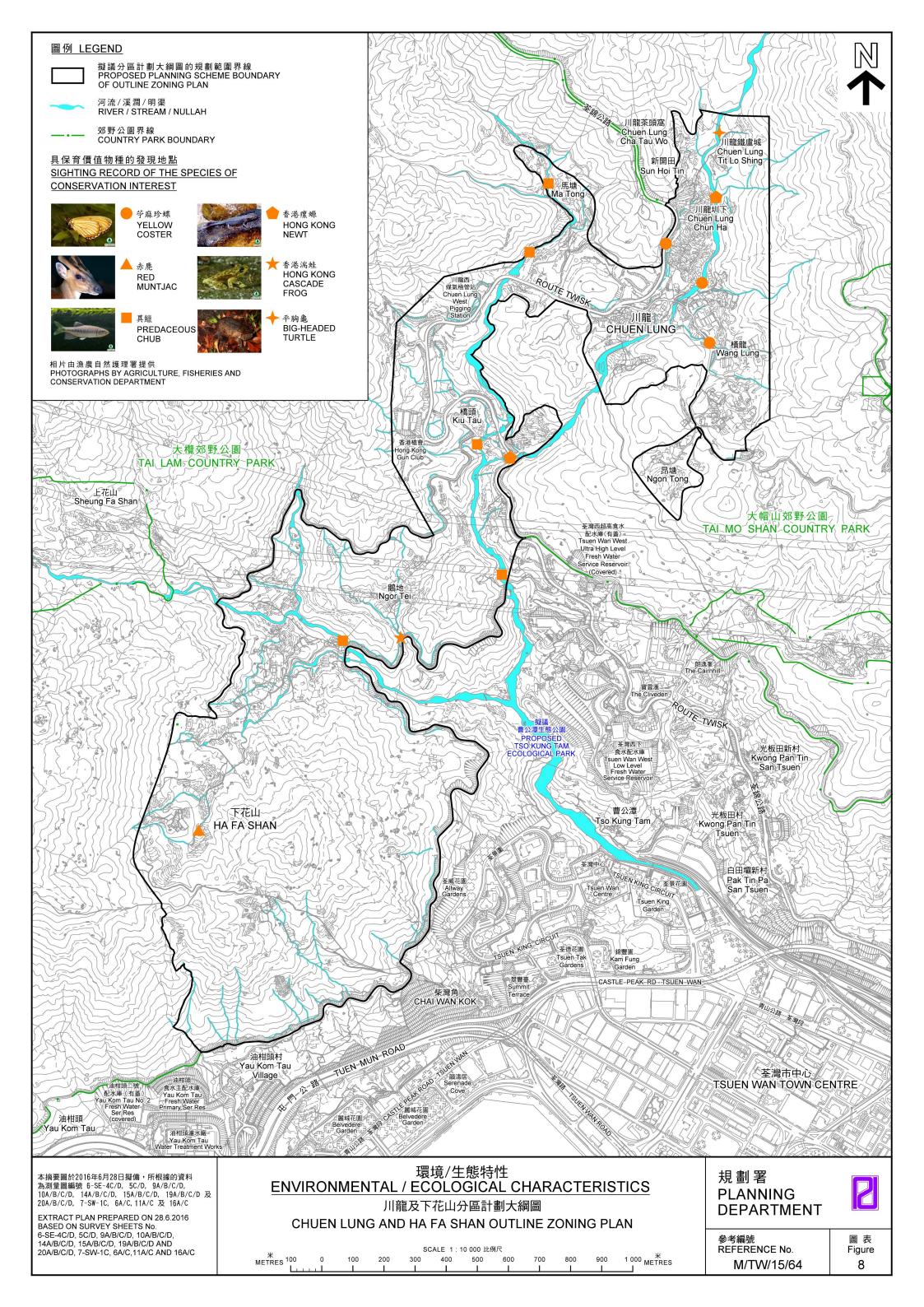


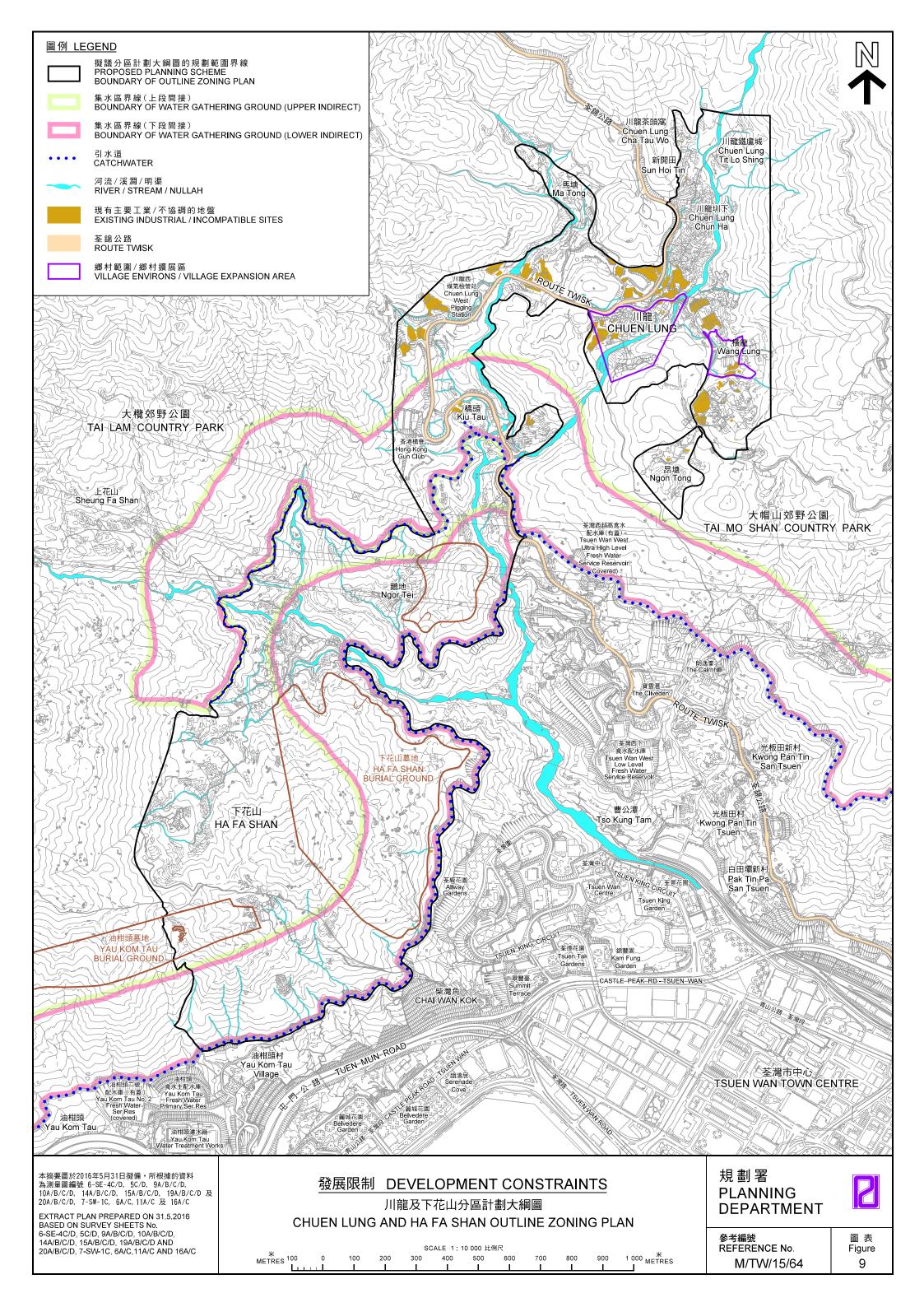
本摘要圖於2016年5月17日擬備,所根據的資料 為香港景觀特色圖

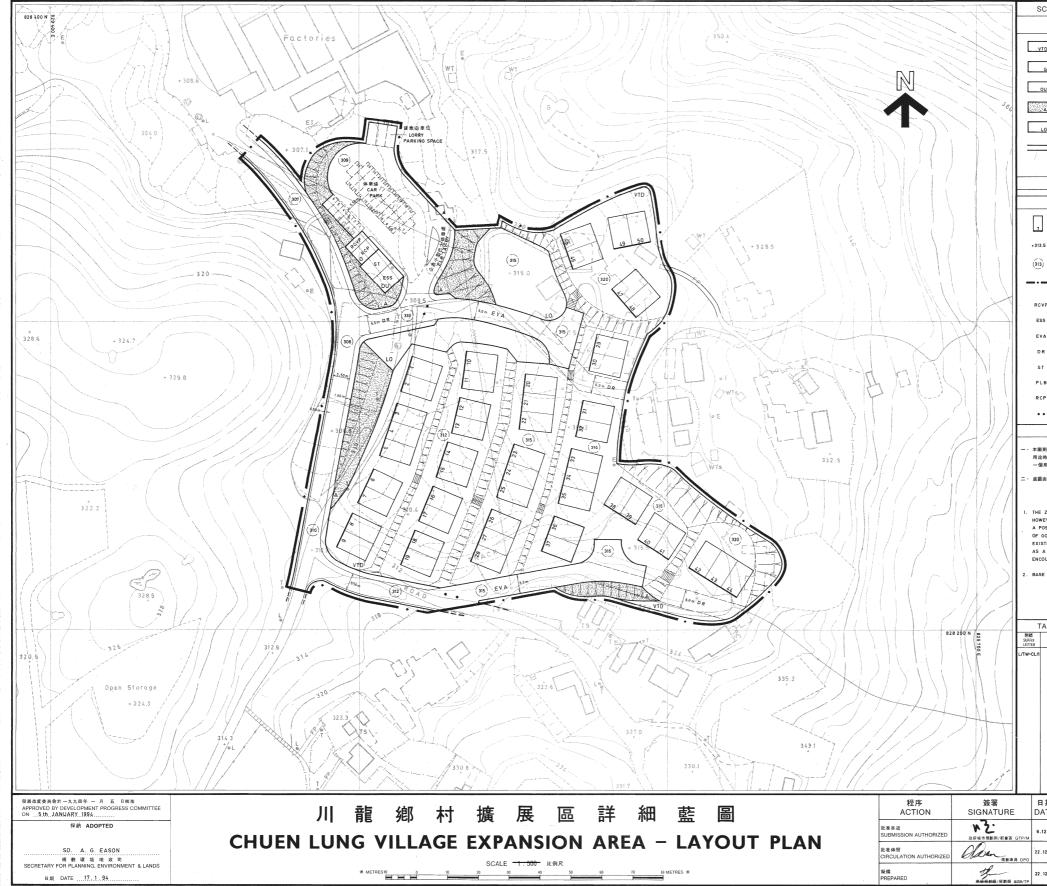
EXTRACT PLAN PREPARED ON 17.5.2016 BASED ON LANDSCAPE CHARACTER MAP OF HONG KONG 川龍及下花山地區的景觀價值 LANDSCAPE VALUE OF CHUEN LUNG AND HA FA SHAN AREA

景觀特色類型 LANDSCAPE CHARACTER TYPES	% 百分率
高地郊野景觀	
Upland Countryside Landscape 沿岸高地與山坡景觀	
バルキョルテロルス水面 Coastal Upinand and Hillside Landscape 山頂音期	5.37
Peak Landscape	3.67
已開拓山谷景觀 Settled Valley Landscape	5.97
未開拓山谷景觀 Unsettled Valley Landscape	1.05
高地平原景觀 Upland Plateau Landscape	0.21
高地與山坡景觀 Upland and Hillside Landscape	7.90
小市 Sub-total	24.17
低地郊野景觀	
Lowland Countryside Landscape #奶治岸平原景觀	
Rural Coastal Plain Landscape 總郊內陸平原景觀	1.52
Rural Inland Plain Landscape	1.77
ッパークション が追称 Sub-total のが 追称 景観	3.29
Rural Fringe Landscape	
高爾夫球場景觀 Golf Course Landscape	0.24
水培景觀 Reservoir Landscape	1.17
城市周邊鄉村景觀 Urban Peripheral Village Landscape	0.27
難類鄉郊邊緣景觀	2.06
Miscellaneous Rural Fringe Landscape ノぼた Sub-total	3.74
市區邊緣景觀	
Urban Fringe Landscape 機場景觀	
Airport Landscape	0.44
填場景觀 Cemetery Landscape	0.17
综合住宅發展景觀 Comprehensive Residential Development Landscape	0.18
公共機構景觀 Institutional Landscape	0.39
石礦場/堆填區景觀 Quarry / Landfill Landscape	0.18
填海區/興建中主要發展區景觀 Reclamation / Ongoing Major Development Landscape	0.54
市區邊緣住宅景觀 Residential Urban Fringe Landscape	1.11
主題公園景觀	0.02
Theme Park Landscape 交通走廊景觀	0.30
Transportation Corridor Landscape 建築市區邊緣景觀	1.17
Miscellaneous Urban Fringe Landscape 小計	4.50
Sub-tota/	
市區網格式混合景觀 City Grid Mixed Urban Landscape	0.29
市區海濱景觀 Civic Urban Waterfront Landscape	0.04
「城」市區景觀 'Hui' Urban Landscape	0.07
市區工業景觀 Industrial Urban Landscape	0.85
二十世紀後期/二十一世紀初期市區商業/住宅景觀 Late 20C / Early 21C Commercial / Residential Complex Landscape	e 0.10
市區低建住宅景觀 Low-rise Residential Urban Landscape	0.05
市區中建/高建商業景観 Medium / High-rise Commercial Urban Landscape	0.05
市區現代混合式綜合發展景觀 Mixed Modern Comprehensive Urban Development Landscape	0.27
市區有機式發展混合景觀 Crganic Mixed Urban Development Landscape	0.13
市區公園景觀	0.16
Park Urban Landscape 市區住宅長期	
Residential Urban Landscape 總郊市鎮景觀	1.22
Rural Township Landscape	0.08
^{7)はT} 沿岸水域景觀	3.31
Coastal Waters Landscape	
海滩景觀 Bay Landscape	2.61
近岸水域景觀 Inshore Water Landscape	16.52
洲間海岸景觀 Inter-tidal Coast Landscape	0.62
島嶼景觀 Island Landscape	1.05
離岸水域景觀 Offshore Water Landscape	38.25
海峽景觀 Strait Landscape	1.70
避風塘景觀	0.24
Typhoon Shelter Landscape	
Sub-total	60.99
總計	100.00



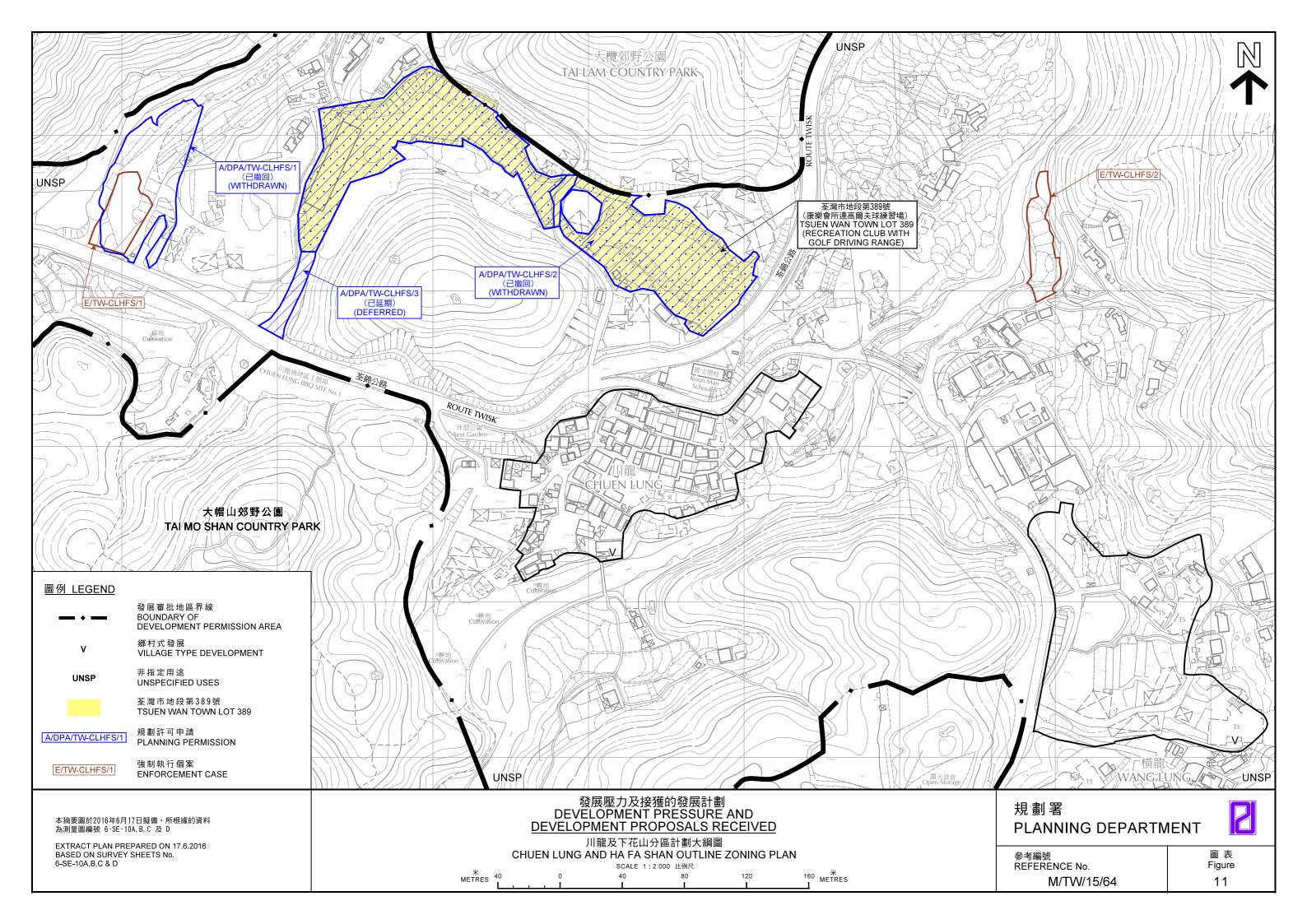


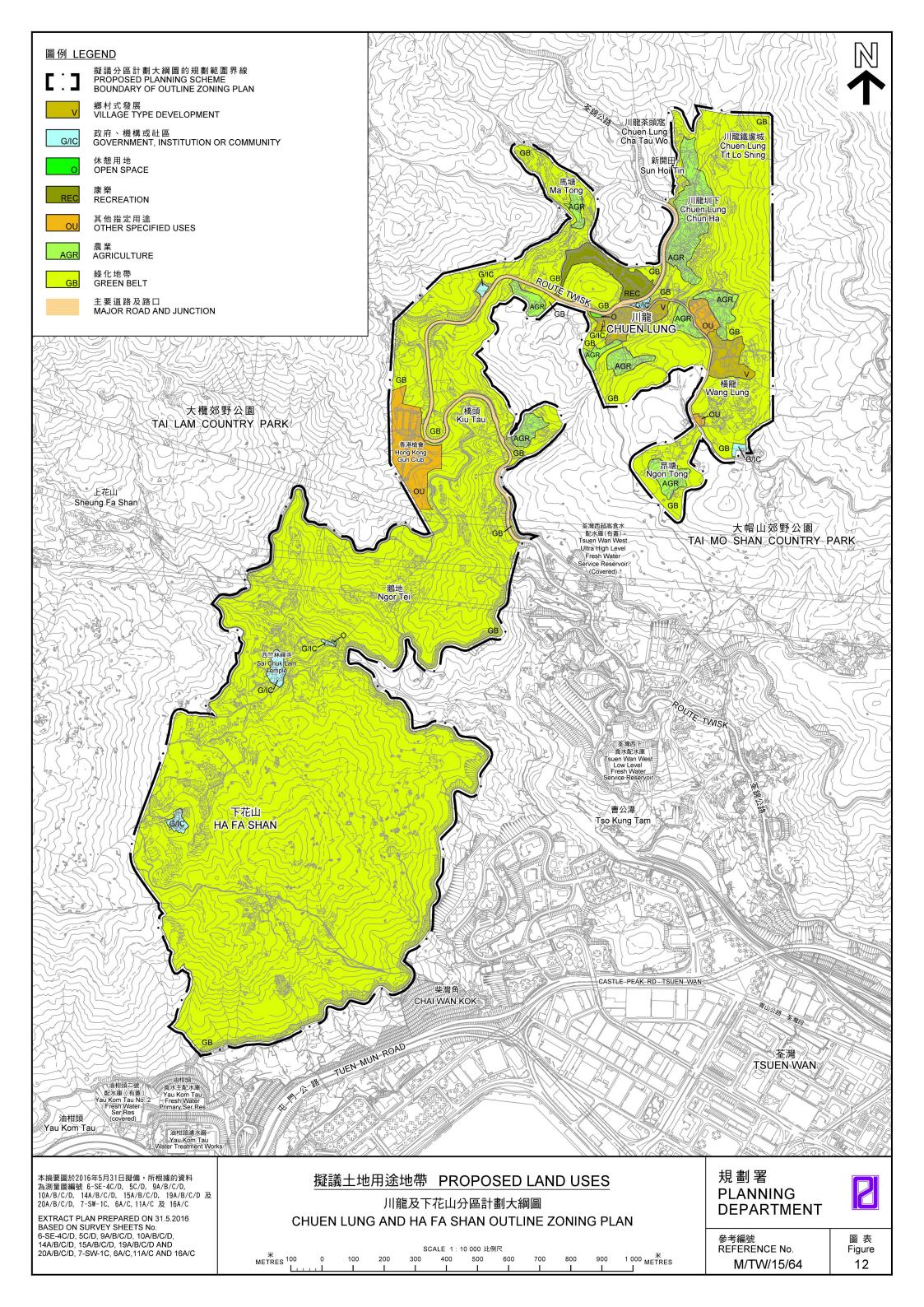




СН	EDULE OF USES A	ND AREAS 土地用途		
	USES	用途	大約面積 APPROXIMA 公頃 HECTARES	t 及百分率 ATE AREA & % 百分率 %
TD	VILLAGE TYPE DEVE	ELOPMENT 鄉村式發展用地	0.93	59.62
G	GOVERNMENT RESER	VATION 政府保留用地	0.01	0.64
ou	OTHER SPECIFIED U	SES 其他指定用途	0.01	0.64
A	AMENITY AREA 美化	市容地帶	0.12	7.69
LO	LOCAL OPEN SPACE	鄰舍遊憩用地	0.10	6.41
_	PEDESTRIAN WAYS,	ROADS,ETC 行人路,道路及其他	0.39	25.00
-	TOTAL DEVELOPMEN	TAREA 發展區總面積	1.56	100.00
	NO	TATION 圖例		
1	PROPOSED VILLAGE TY (WITH HOUSING SITE N	(PEHOUSE SITES lo.) 建谱鄉村屋地熟	(附有編號)	
. 5	EXISTING LEVEL (IN ME		8.準面以上若干米]	
ò	PROPOSED LEVEL (IN MI	ETRES ABOVE P.D.1 逮護水平 (力	E基準面以上若干#	ŧ.)
	BOUNDARY OF PLANNIN			· · ·
٧P	REFUSE COLLECTION VEH	HICLE PARKIN3 垃圾收集站停車處		
5S	ELECTRIC SUB-STATION	電力支站		
A	EMERGENCY VEHICULAR	ACCESS 緊急車輛通道		
R	DRAINAGE RESERVE #	水寒用範圍		
т	SEPTIC TANK 化粪池			
LB	PUBLIC LIGHT BUS 公井	专小型巴士		
	REFUSE COLLECTION POL	NT 垃圾收集站	£	
P • 則所] 時,	顯示的用途分區直無法定效力	TES 附註 · 但是, 著政府可羅出書土地或在土地交 用途分區與現有批地條款所核准者不符,		
.P • 則所 開 時 ,	NO 跟示的用途分區重無法定效力。 通常要通照這些用途分區。如J	TES 附註 - 但是,有政府可羅出重主地或在土地交 用途分區與現有批地條款所能准者不符, -		
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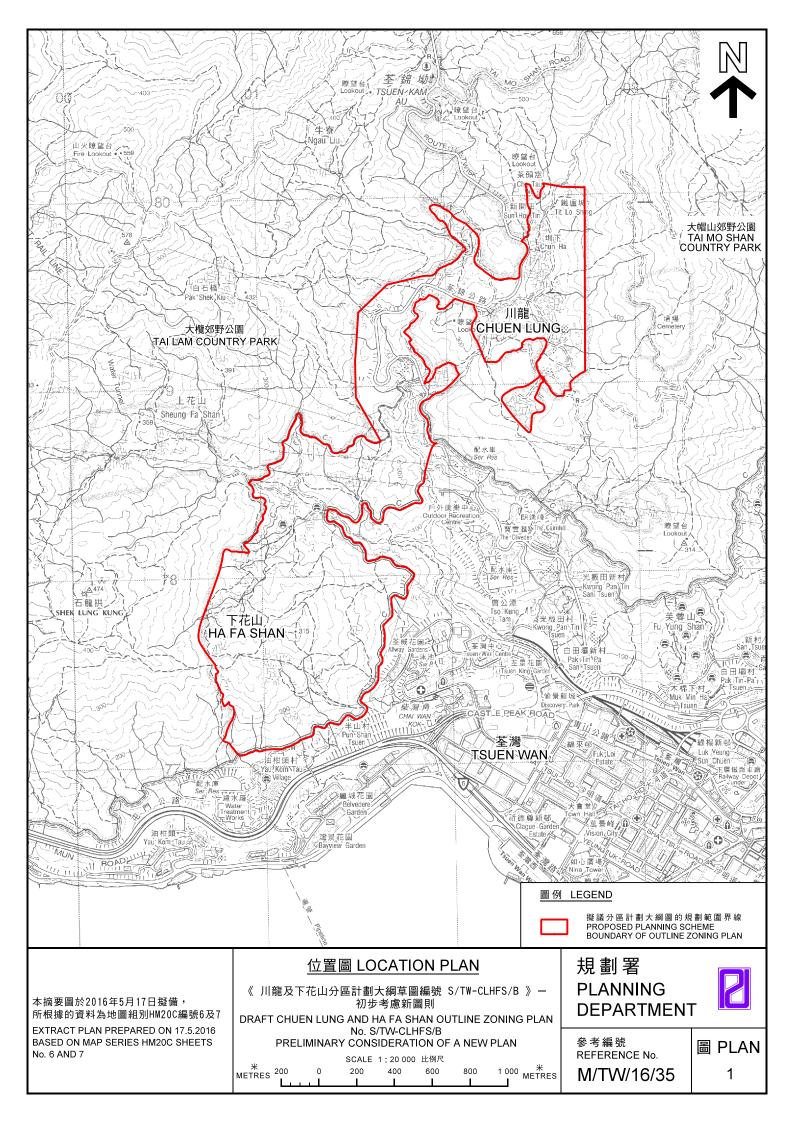


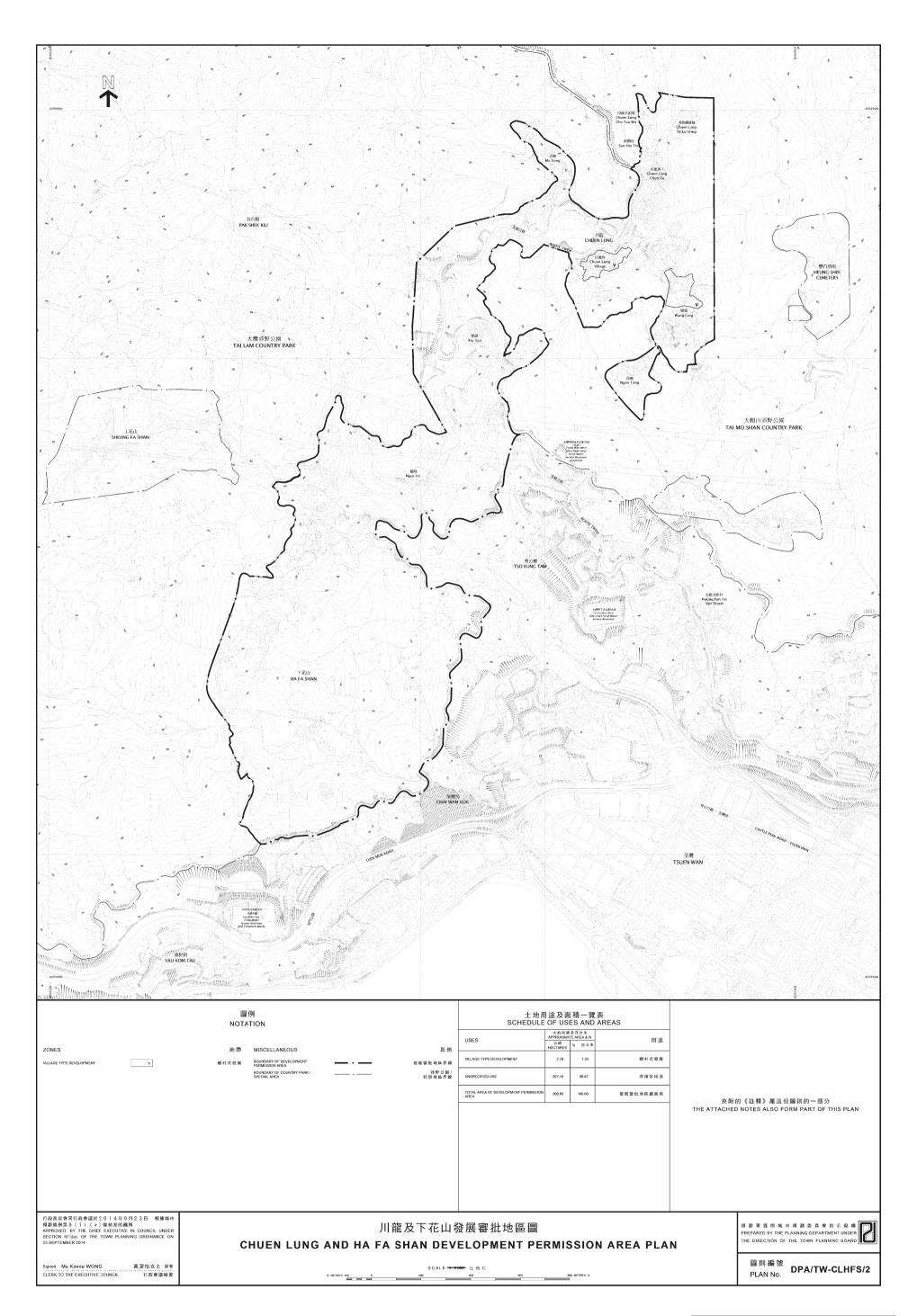


Zonings	<u>Column 1</u>	Column 2	<u>Reasons</u>
"Village Type Development"		<u>Removed</u> – Flat – Private Club – Petrol Filling Station	 Land within this zone is primarily intended for development of Small Houses by indigenous villages.
"Government, Institution or Community"	<u>Removed</u> – Pier	Removed – Marine Fuelling Station	 Not applicable to the Area.
		Removed – Helicopter Fuelling Station	 For protection of water gathering ground.
"Open Space"	<u>Removed</u> – Bathing Beach	<u>Removed</u> – Pier	 Not applicable to the Area.
"Recreation"	<u>Added</u> – Golf Course (Driving Range only) – Private Club	Amended – Golf Course (not elsewhere specified) <u>Removed</u> – Private Club	 'Golf Course (Driving Range only)' and 'Private Club' are moved to Column 1 to reflect the permitted uses under lease of Tsuen Wan Town Lot 389.
		<u>Removed</u> – Marina – Pier	 Not applicable to the Area.
"Other Specified Uses"("OU") annotated "Sports and Recreation Club"		Removed–Mass TransitRailway VentShaft and/orOther Structureabove GroundLevel other thanEntrances	 Not applicable to the zone.

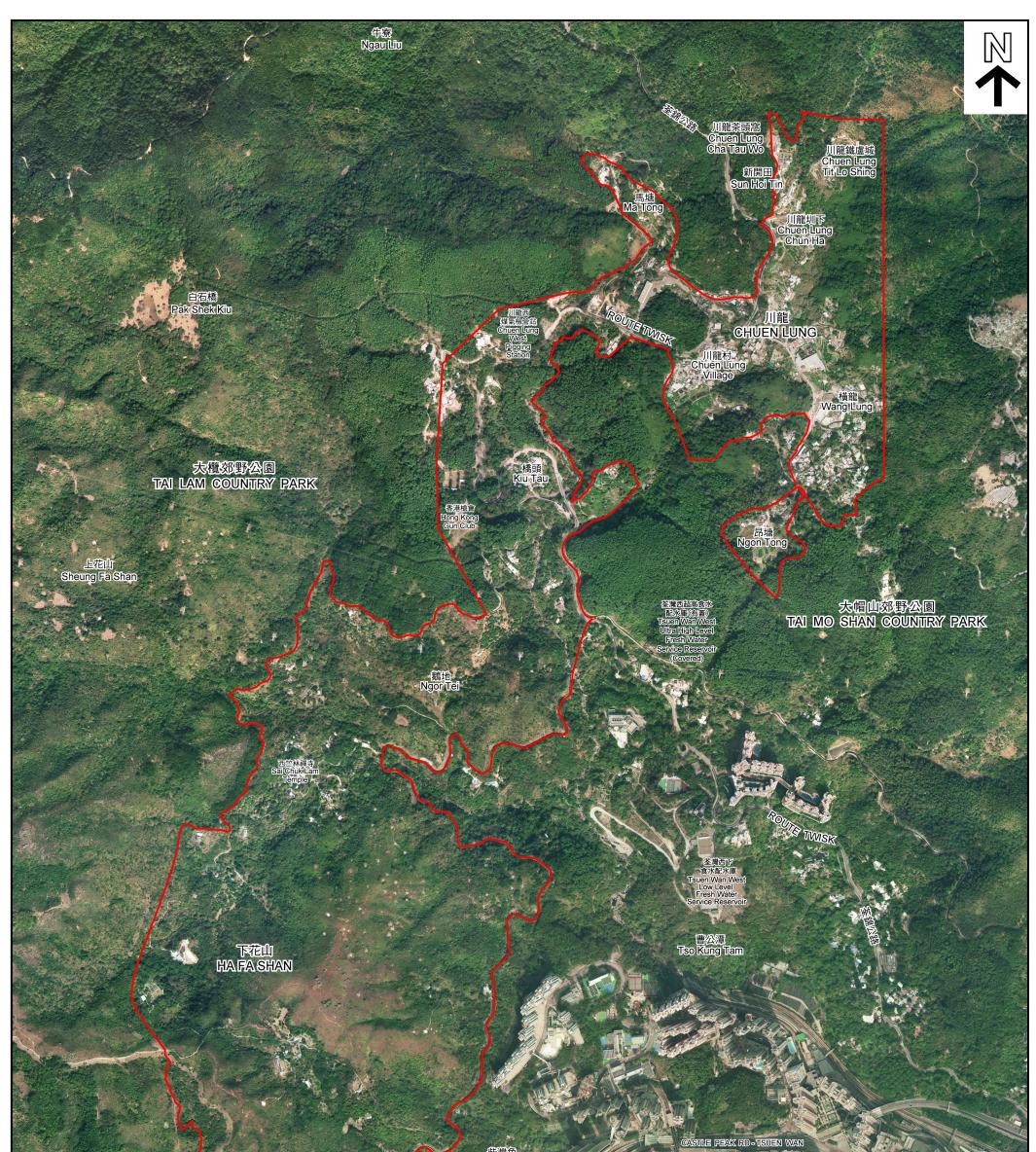
Summary of Deviations from the Master Schedule of Notes

Zonings	<u>Column 1</u>	Column 2	<u>Reasons</u>
"OU" annotated "Rural Use"		<u>Added</u> – Rural Workshop	 Use existed immediately before the first publication in the Gazette of the notice of the draft DPA Plan but it may not be compatible with the planning intention and the zoned use. Any material change of use and development should be subject to planning control ensuring the sustainability in environment and other terms.
"Green Belt"		<u>Removed</u> – Marina – Marine Fuelling Station – Pier	 Not applicable to the Area.

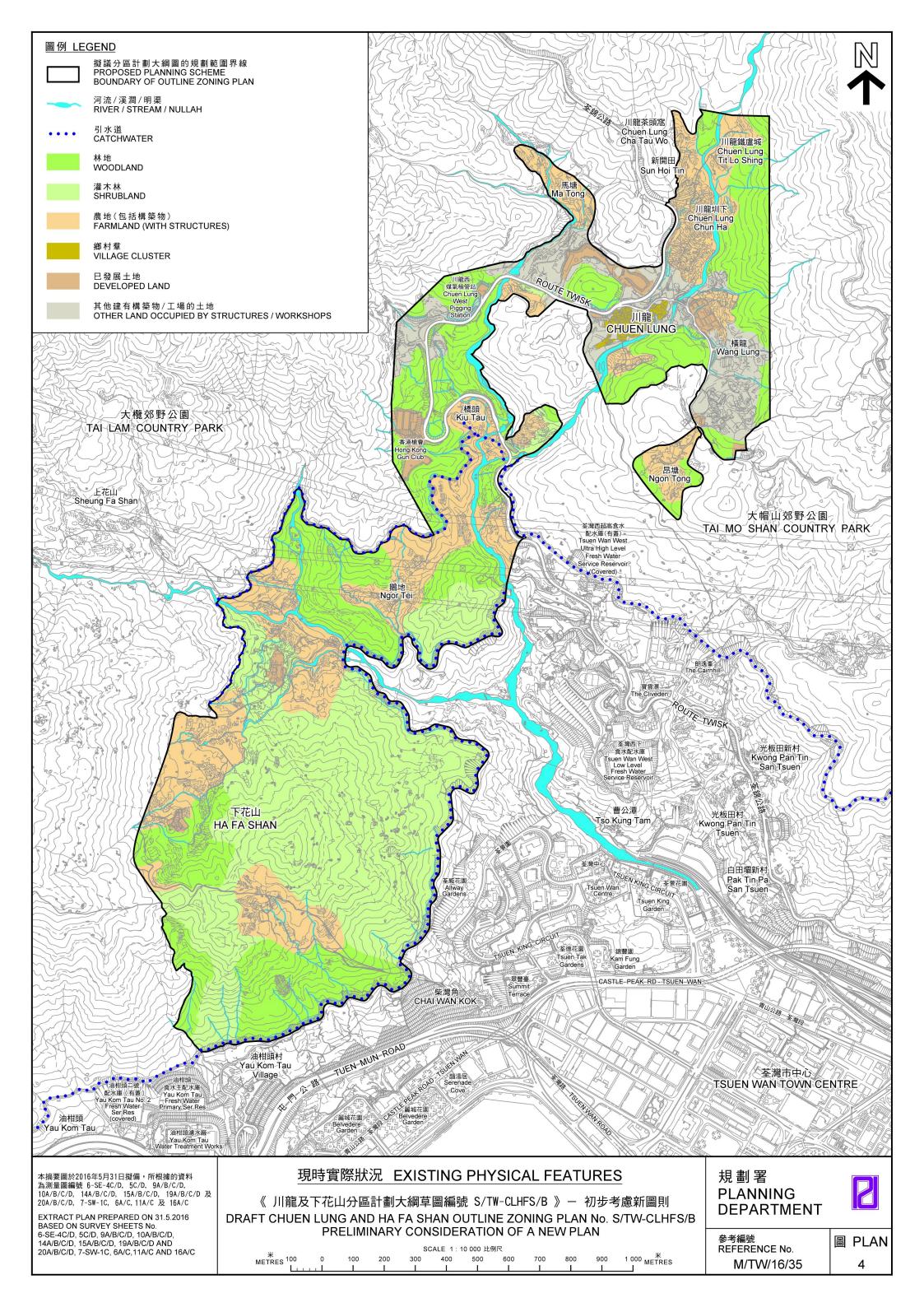


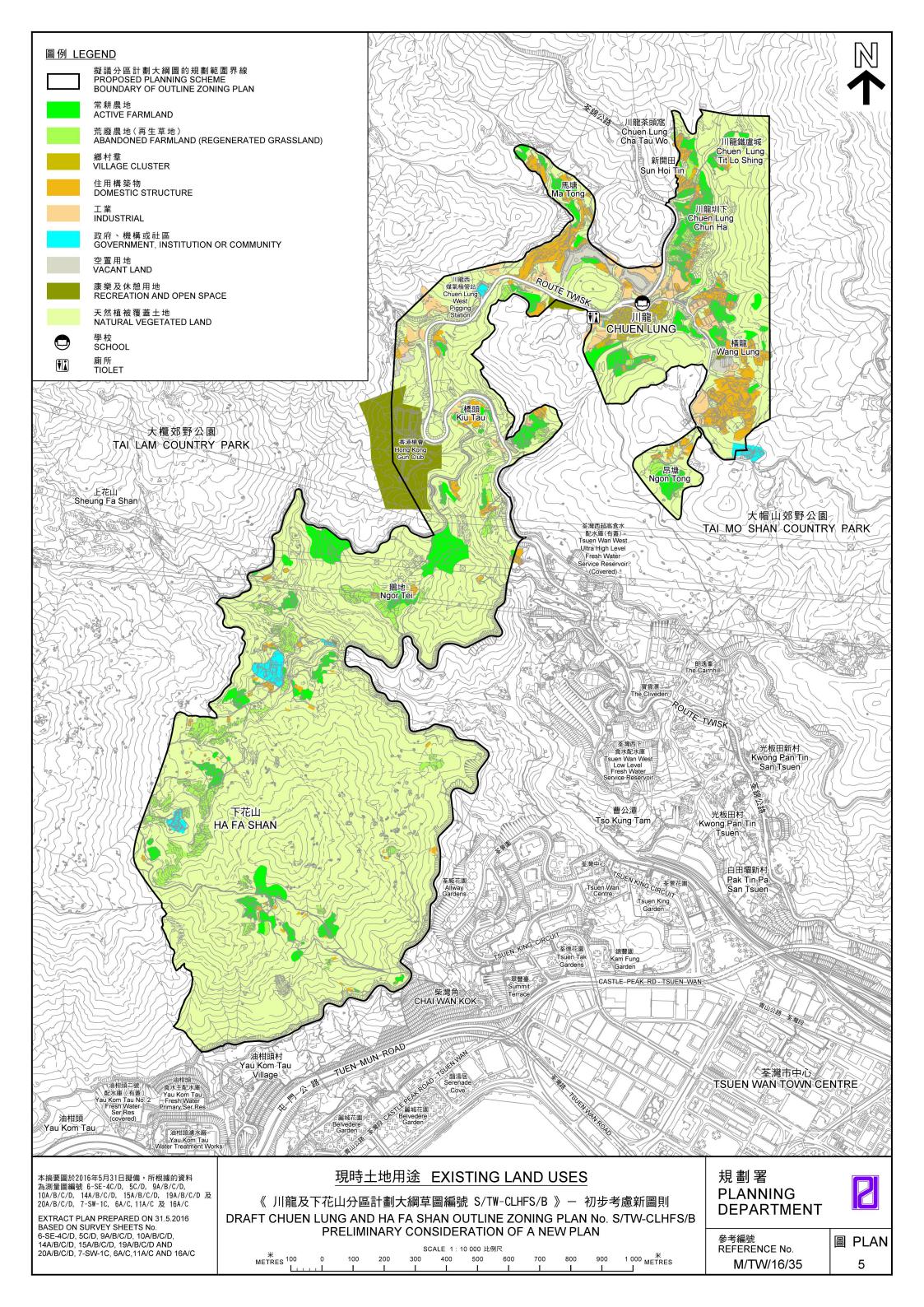


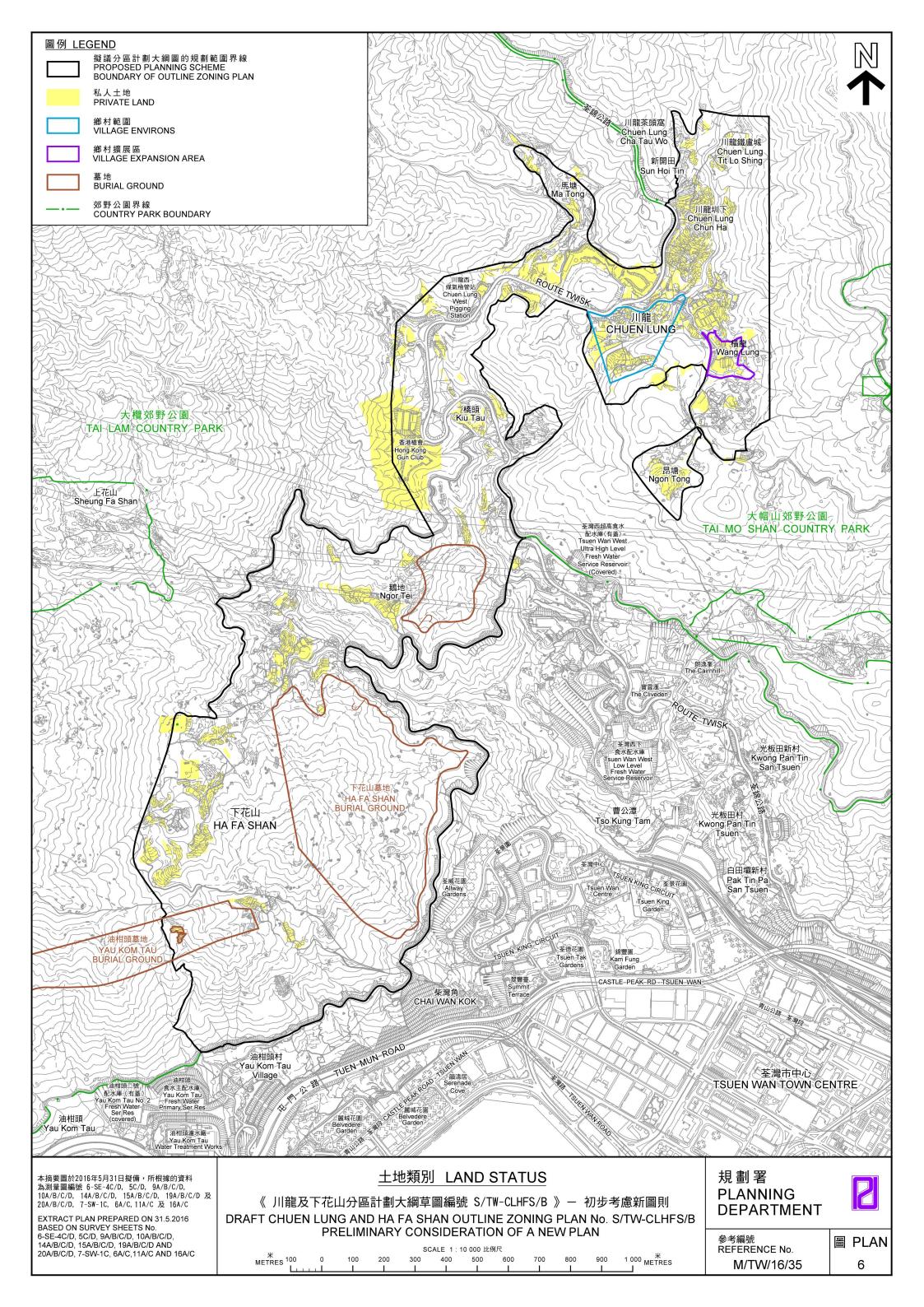
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M/TW/16/35	2

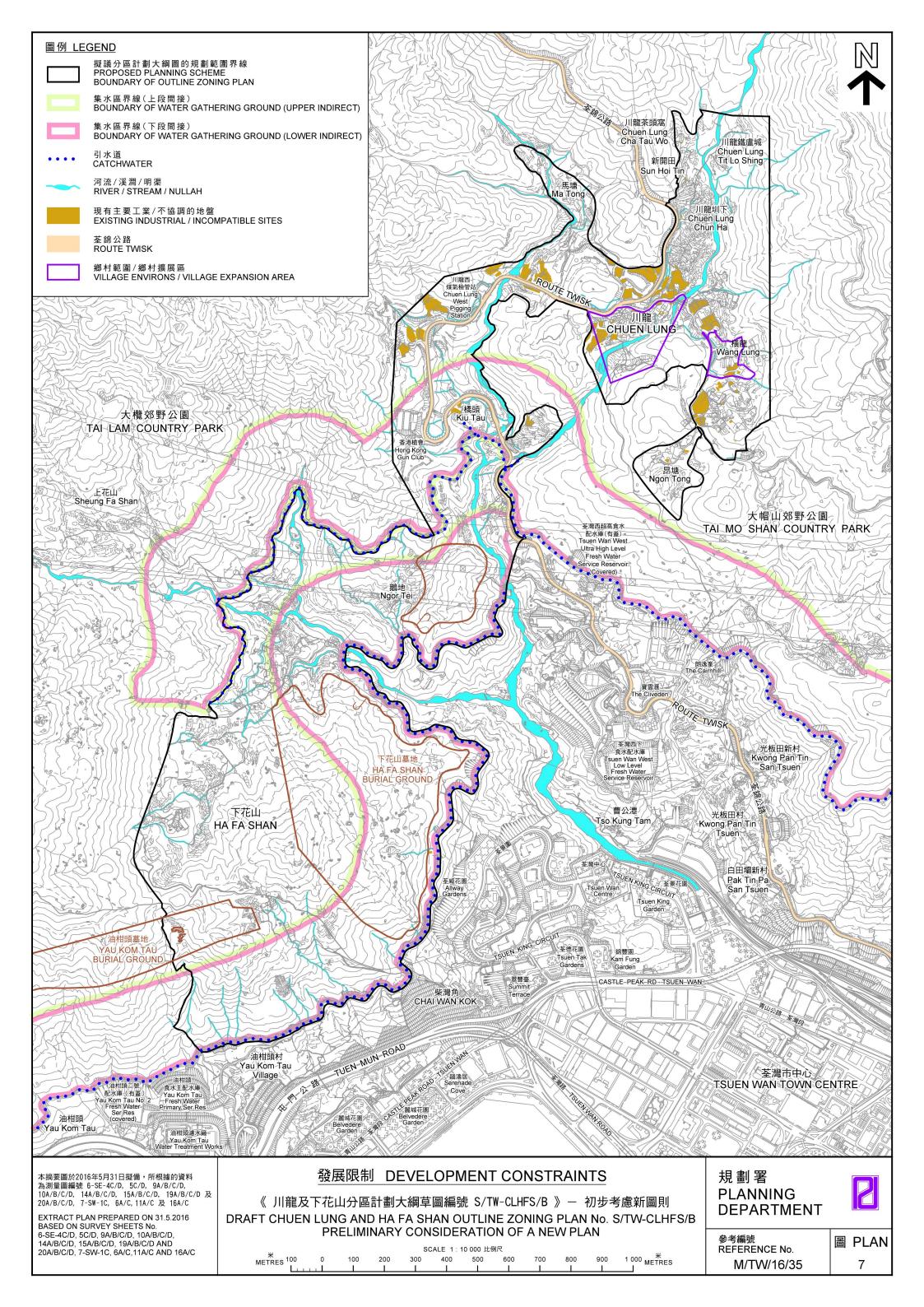


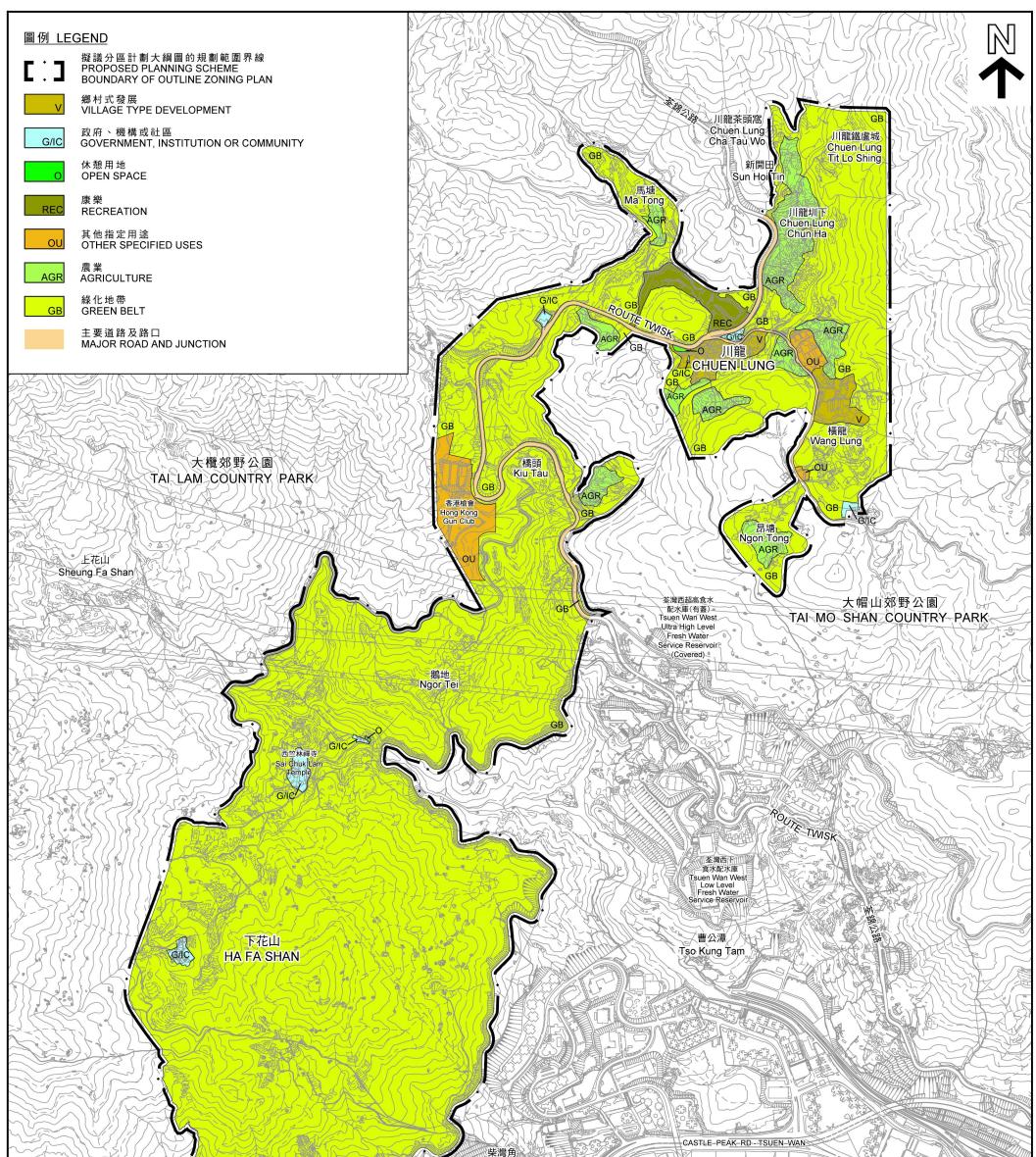
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本摘要圖於2016年6月1日擬備,所根據的資料為 地政總署於2015年5月發布的數碼正射影像圖 DOP5000 EXTRACT PLAN PREPARED ON 1.6.2016 PASED ON DICITAL OPTHOPHOTO POPE000	地政總署於2015年5月發布的數碼正射影像圖 《 川龍及下花山分區計劃大綱草圖編號 S/TW-CLHFS/B 》一 初步考慮新圖則 DOP5000 EXTRACT PLAN PREPARED ON 1.6.2016 DRAFT CHUEN LUNG AND HA FA SHAN OUTLINE ZONING PLAN No. S/TW-CLHFS/B		2
BASED ON DIGITAL ORTHOPHOTO DOP5000 RELEASED IN MAY 2015 BY LANDS DEPARTMENT PRELIMINARY CONSIDERATION OF A NEW PLAN		參考編號 REFERENCE No. M/TW/16/35	圖 PLAN 3











B A A A A A A A A A A A A A	柴漕角 CHAIWAN KOK	^{通山公路} 主潮原 室灣 TSUEN WAN	
本摘要圖於2016年5月31日擬備,所根據的資料 為測量圖編號 6-SE-4C/D, 5C/D, 9A/B/C/D, 10A/B/C/D, 14A/B/C/D, 15A/B/C/D, 19A/B/C/D 及 20A/B/C/D, 7-SW-1C, 6A/C, 11A/C 及 16A/C EXTRACT PLAN PREPARED ON 31.5.2016 BASED ON SURVEY SHEETS No.	擬議土地用途地帶 PROPOSED LAND USES 《 川龍及下花山分區計劃大綱草圖編號 S/T₩-CLHFS/B 》一初步考慮新圖則 DRAFT CHUEN LUNG AND HA FA SHAN OUTLINE ZONING PLAN No. S/TW-CLHFS/B	規 劃 署 PLANNING DEPARTMENT	2
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Extract of minutes of the Town Planning Board Meeting on 8.7.2016

- 100 -

Tsuen Wan & West Kowloon District

Agenda Item 7

[Open Meeting]

Draft Chuen Lung and Ha Fa Shan Outline Zoning Plan No. S/TW-CLHFS/B – Preliminary Consideration of a New Plan (TPB Paper No. 10133)

[The item was conducted in Cantonese.]

150. The following representatives of the Planning Department (PlanD) were invited to the meeting at this point:

Mr Lawrence Y.C. Chau	-	District	Planning	Officer/Tsuen W	/an &
		West Ko	wloon (D	PO/TWK), PlanD)
Mr Walter W.N. Kwong	-	Senior	Town	Planner/Tsuen	Wan
		(STP/TV	V), PlanD		

151. With the aid of a PowerPoint presentation, Mr Walter W.N. Kwong, STP/TW, made the following main points as detailed in the Paper:

Background

- (a) on 20.12.2013, the draft Chuen Lung and Ha Fa Shan Development Permission Area (DPA) Plan No. DPA/TW-CLHFS/1 (the DPA Plan) was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). On 23.9.2014 the draft plan was approved by the Chief Executive in Council after completion of the plan-making process;
- (b) on 12.1.2016, the Secretary for Development, under the power delegated by the Chief Executive, directed the Town Planning Board (the Board), under section 3(1)(a) of the Town Planning Ordinance (the Ordinance), to

prepare an Outline Zoning Plan (OZP) to cover the Area;

Planning Context

- (c) the Area (about 210 ha) was located at the northwestern fringe of the Tsuen Wan New Town. Bounded by Tai Mo Shan Country Park and Tai Lam Country Park, the Area was mainly of rural and natural characters comprising woodland, shrubland, natural stream and active farmland. The Area was accessible by vehicles via Route Twisk;
- (d) the general planning framework for the Area should centre on protection of the natural environment and the rural landscape;
- species of conservation interest recorded in the Area included Yellow Coster, Big-headed Turtle, Hong Kong Newt, Hong Kong Cascade Frog, Predaceous Chub and Red Muntjac;
- (f) according to the 2011 Population Census, the total population in the Area was about 1,340 persons. The residential settlements were developed primarily in the form of village-type housing or sporadic temporary domestic structures. Due to the topography and vehicular access, residential settlements mainly concentrated in Chuen Lung, particularly along Route Twisk. While agricultural activities were widely undertaken in the valley area, some abandoned agricultural land along Route Twisk had been developed to rural industrial workshop, open storage and vehicle park;

Development Proposals Received during Preparation of the Plan

(g) since the gazettal of the draft DPA Plan on 20.12.2013, three planning applications for proposed residential development, excavation and/or land filling within the "Unspecified Use" ("UNSP") area had been received. The first two applications were subsequently withdrawn by the applicant, while the remaining application was deferred by the Board upon the

General Planning Intention

- (h) the general planning intention for the Area was to protect the natural environment and the rural landscape, with a view to complementing the overall natural environment and the landscape characters of the surrounding Tai Lam Country Park and Tai Mo Shan Country Park;
- (i) in designating various land use zones, considerations had been given to the protection of natural environment including the natural habitats, wooded areas and streams, physical landform, existing land use pattern, demand for Small Houses, availability of infrastructure and local development need. Active farmland was retained in view of their good potential for agricultural use;
- (j) development which would cause adverse impacts on the water quality and water resources of the water gathering grounds (WGG) was not encouraged;
- (k) taking into account the planning considerations and planning intention for the Area, the major proposed land use zones for the draft OZP were as follows:

Major Land Use Zoning Proposals

"Village Type Development" ("V") Zone (3.13 ha)

(i) Chuen Lung was the only recognized village in the Area. The boundaries of "V" zone were drawn up around existing clusters and the proposed Chuen Lung Village Expansion Area (VEA) having regard to the village 'environs' ('VE'), the local topography, existing settlement pattern, site characteristics and constraints, estimated Small House demand and boundary of the proposed VEA (as shown on the adopted Chuen Lung VEA –

LP No. L/TW-CL/1). Areas of difficult terrain, dense vegetation, active agricultural land and stream courses had been avoided where appropriate;

about 0.57 ha of land within the "V" zone in the existing village area would be available for development (equivalent to about 23 Small House sites). Together with the 50 Small Houses planned in the VEA, the proposed "V" zone would have a total of 73 Small House sites (satisfying about 43% of the 10-year Small House demand forecast of 169 Small House sites). Although the current proposed "V" zone could not fully meet the 10-year Small House demand forecast, there was no outstanding Small House application at the juncture. There was in fact no approved Small House application in the past five years;

(iii)

(ii)

as the "V" zones fell entirely within the upper indirect WGG, for any village type development, it should be demonstrated that the sewerage and water quality within WGG would not be affected by the proposals e.g. connecting the foul water drainage system of the development to the existing/planned public sewerage system or a proper waste water treatment plant;

"Agriculture" ("AGR") Zone (8.69 ha)

 (iv) active farmlands were found in Chuen Lung, Chuen Lung Chun Ha, Wang Lung, Ngon Tong, Ma Tong and Kiu Tau. Some fallow agricultural land, adjoining the active farmlands had good potential for rehabilitation for cultivation and other agricultural purpose and was also included in the zone;

"Green Belt" ("GB") Zone (187.5 ha)

(v) the zone covered the natural vegetated areas. Most of the woodland and areas adjoining the Tai Mo Shan Country Park

and Tai Lam Country Park were within the zone. The three main natural streams flowing from the uphill area within Tai Mo Shan Country Park and Tai Lam Country Park and running across the Area also fell within the zone. Some species of amphibian and reptile with conservation interest had been recorded therein. Planning permission would be required for any filling of land/pond, excavation of land or diversion of streams, except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works;

"Other Specified Uses" ("OU") Zone (0.79 ha)

"OU" Annotated "Rural Use" Zone (0.79 ha)

(vi)

the zone was primarily for the preservation of the character of the rural area. Uses or developments compatible with the rural landscape, such as passive recreation uses and a selected range of rural uses, might be allowed on application to the Board. Low-rise recreational and residential developments (subject to a maximum plot ratio (PR) of 0.4 and a maximum building height (BH) of 3 storeys (9m)) might be permitted, subject to the demonstration of sustainability in ecological, environmental, traffic and infrastructural terms;

"OU" Annotated "Sports and Recreation Club" Zone (3.47 ha)

(vii) the zone was primarily for the provision of land for the development of sports and recreation club. The zone covered the Hong Kong Gun Club. Any new development, or addition, alteration and/or modification to or redevelopment of an existing building was subject to a maximum gross floor area (GFA) of 340m² and a maximum BH of 2 storeys, or the existing GFA and BH;

"Government, Institution or Community" (G/IC") Zone (1.21 ha)

(viii) the zone covered the existing Government, Institution and Community (GIC) facilities including the ex-Koon Man School and Tsang Ancestral Hall within the village area of Chuen Lung, Tai Mo Shan Country Park Chuen Lung Management Centre (the part outside country park) in Wang Lung and Hong Kong Air Cadet Corps Ha Fa Shan Camp to the north of Ha Fa Shan;

"G/IC(1)" sub-zone (0.48 ha)

(ix) the zone was intended for the provision of religious institutional uses and covered the Sai Chuk Lam Temple in Ha Fa Shan.
 No development or redevelopment within the sub-zone should exceed a maximum BH of 2 storeys or BH which was in existence on the date of first publication in the Gazette of the notice of the draft DPA Plan, whichever was the greater;

"Open Space" ("O") Zone (0.06 ha)

- (x) the zone was primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of the local residents as well as the general public. The zone covered Ha Fa Shan Children's Playground at Ha Fa Shan and Tsuen Wan Chuen Lung Rest Garden at the village entrance of Chuen Lung;
- (xi) there was a shortfall of about 0.03 ha open space with reference to the planned population according to Hong Kong Planning Standards and Guidelines (HKPSG);
- (xii) given the small population, the rural and relatively remote location and site constraints, it was not efficient and effective to provide additional open space and GIC facilities. The

shortfalls could be addressed by the existing/planned facilities of Tsuen Wan New Town (TWNT);

Consultation

- (1) prior to the preparation of the draft OZP, the major stakeholders had been approached for their views/proposals. The draft OZP together with its Notes and Explanatory Statement (ES) and the Planning Report had been circulated to the relevant bureaux and departments for comments. Comments received had been incorporated into the draft OZP, its Notes and ES, and Planning Report as appropriate; and
- (m) subject to the agreement of the Board, the draft OZP No. S/TW-CLHFS/B would be submitted to the Tsuen Wan District Council (TWDC) and Tsuen Wan Rural Committee (TWRC) for consultation and their comments would be submitted to the Board for further consideration in due course; and

Decision Sought

(n) Members were invited to agree that the draft Chuen Lung and Ha Fa Shan OZP No. S/TW-CLHFS/B together with its Notes and ES was suitable for consultation with the TWDC and TWRC.

152. As the presentation of PlanD's representative had been completed, the Chairman invited questions and comments from Members.

153. A Member enquired about the reason for the lack of any outstanding application for Small House for the Area. Mr Lawrence Y.C. Chau, DPO/TWK, said that the information was provided by the District Lands Officer/Tsuen Wan and Kwai Tsing of the Lands Department and he had no information on hand as to the reason for the lack of outstanding Small House application. Another Member asked if DPO/TWK could substantiate on the shortfall in GIC facilities and how it could be addressed by the existing/planned facilities of TWNT. Referring to the GIC table shown on the Powerpoint, Mr Chau said that as the total population in the Area was only about 1,340 persons, coupled with the rural and relatively remote location and site constraints of the Area, providing additional GIC facilities (e.g. kindergartens, primary and secondary school classrooms) would not be justified nor practicable. Since the travelling time to TWNT by vehicles would only take about 20 minutes, it was envisaged that the local population could make use of the existing/planned facilities there.

154. After deliberation, the Board:

- (a) <u>agreed</u> that the draft Chuen Lung and Ha Fa Shan OZP No.
 S/TW-CLHFS/B (Appendix I of the Paper) together with its Notes (Appendix II of the Paper) was suitable for consultation with the TWDC and the TWRC;
- (b) <u>agreed</u> that the ES (Appendix III of the Paper) was suitable to serve as an expression of the planning intentions and objectives of the Board for various land use zonings of the draft Chuen Lung and Ha Fa Shan OZP No. S/TW-CLHFS/B and the ES had been issued under the name of the Board; and
- (c) <u>agreed</u> that the ES (Appendix III of the Paper) was suitable for consultation with the TWDC and the TWRC together with the draft OZP.

155. The Chairman thanked PlanD's representatives for attending the meeting and they left the meeting at this point.

[Dr Lawrence K.C. Li left the meeting at this point.]

Agenda Item 8
[Open Meeting]
Proposed Amendment to the Draft Tsing Yi Outline Zoning Plan No. S/TY/27 Arising from
the Consideration of Representations and Comments on the Draft OZP No. S/TY/27
(TPB Paper No. 10140)

The item was conducted in Cantonese.]

Extract of minutes of the Tsuen Wan District Council Meeting on 26.7.2016

政府應照顧於該名冊登記的捐贈者,讓他們的意願得以實踐,相信這有助提高推廣器官, 捐贈的效果。

48. 黃家華議員表示,他已簽署器官捐贈證。他指出,近期有大學生因器官捐贈而使生 命得以延續。中國人希望保留全屍,但時至今日,他們都不再堅持土葬,已故人士的骨 灰可撒入泥土或海中。他指出,某些國家已訂立法例規定國民於身故後參加器官捐贈, 為此詢問可否在法例方面做工夫。此外,他建議利用資訊科技,以加強推廣有關活動。

49. 衞生署高級醫生(社區聯絡)1回應,市民可隨身攜帶其器官捐贈證;但由於"中央器 官捐贈登記名冊"並未備存有關資料,如有需要而又未能找到該器官捐贈證,有關的器 官捐贈意願便可能無人知曉。但如已於"中央器官捐贈登記名冊"登記,則捐贈者的意願 可從有關記錄中得悉。此外,就着於宣傳活動涵蓋已登記人士,她會向有關單位反映這 些意見。就法例方面,她表示有外國法例規定,除非國民表明或選擇不願意,否則等於 同意器官捐贈。在未來數月,食物及衞生局會就有關事宜進行意見調查,以了解市民的 意向。

50. 主席表示 荃灣區議會原則上支持推廣器官捐贈的活動,他建議由社會服務及社區 宣傳委員會繼續協助有關部門推廣及宣傳有關事宜。

54. 議員一致同意有關建議。

VIII 第7項議程:《川龍及下花山分區計劃大綱草圖編號 S/TW-CLHFS/B》

(荃灣區議會第 51/16-17 號文件)

52. 主席表示,規劃署提交文件,就《川龍及下花山分區計劃大綱草圖編號 S/TW-CLHFS/B》諮詢議員的意見,出席會議的規劃署代表為高級城市規劃師/荃灣鄺弘 毅先生。

52. 規劃署高級城市規劃師/荃灣介紹文件。

53. 陳崇業議員詢問規劃署是否希望獲得荃灣區議會的支持,以便為有關審批地區圖在 屆滿時申請延期。他表示,有關大綱草圖只提及鄉郊用途區,並沒有註明其他鄉村擴展 區,因此他詢問該署是否會擴大鄉郊用途區。

54. 林婉濱議員表示,有關大綱草圖的內容難以理解。她詢問有關的綠化地帶是否涉及 私人土地,以及有關大綱草圖會否限制或影響途經該地帶的公用設施,例如旅遊巴駛經 會否受影響。她指出,較早前她曾向運輸署申請批准放寬有關車輛長度限制,她擔心是 項規劃會影響有關申請。她欣悉規劃署將會就有關計劃諮詢鄉事委員會,並會請有關村 長多加留意及參與。她知道川龍居民對丁屋有一定需求,因此詢問是否把私人地帶劃為 鄉村式發展地帶,以及這會否影響丁屋申請。此外,對於規劃署代表表示部分規劃的目 的是為了取締酒廠,她感到詫異。她指出雖然酒廠未必配合周遭環境,但已具相當歷史, 因此她認為應先諮詢川龍居民的意見,然後才作決定。她又詢問除綠化地帶、郊區規劃 的目的是為了保護自然特色外,該署根據甚麼原則規劃大綱草圖內的其餘範圍。最後, 她補充雖然馬塘已劃為綠化地帶,但仍有人居住。

55. 伍顯龍議員表示,因川龍鄰近郊野公園,他原則上認同規劃署主要按綠化帶、鄉村發展區及農地規劃有關地區。他從近日報章報道得悉村民與規劃署就興建丁屋出現紛爭,他詢問是次規劃會否引起與興建豁免管制屋宇及耕作有關的紛爭。在公共領域空間方面,由於川龍現時是荃灣著名的周末好去處,因此他認為川龍未來可進行不同的發展,並詢問該地帶是否屬私人地方,以及該地帶是否會遭圍封而令公眾不可達還是可達。此外,他詢問規劃署是否已制訂中、長期計劃,以配合川龍的發展。文件中提及該署擬淘汰不能融合郊區風貌的用途,如棄置車輛回收場等。根據一般的推定,綠化地帶不宜進行發展,因此他詢問在這大綱草圖中,規劃署是否已把不能融合郊區風貌的地方規劃為綠化地帶,以保留現有用途,以及在是次規劃中,該署是否已制訂計劃淘汰不合乎鄉郊用途的工業。

56. 黃家華議員表示,他不希望規劃署在進行地區諮詢時,把荃灣區議會議員就有關大綱草圖於現時提供的意見視為獲得荃灣區議會贊成,並且及後向地區表示有關大綱草圖 已經獲荃灣區議會贊成。他詢問有關大綱草圖與三年前的有何分別。他指出,有關地帶 的道路每天都出現交通擠塞,如按照文件中提及興建 73 間小型屋苑,按一間三層高的 小型屋苑計算,總數便大約為二百多戶,對交通會造成一定影響。他認為規劃署應就有 關大綱草圖諮詢相關持份者,包括有關屋苑的業主立案法團,並在進行交通評估後,向 荃灣區議會或其轄下交通及運輸委員會提交有關報告。若文件包括有關地帶可予經營厭 惡性行業或在環保署設立規管後並不合乎規格的行業,而規劃署視荃灣區議會議員於現 時提供的意見為獲得荃灣區議會贊成,則恐怕荃灣區議會便會"揹上黑鍋"。

57. 羅少傑議員要求規劃署在談及重大改動時,應在大綱草圖上顯示相應改動。他比較 注重交通方面的問題,由於現時川龍只設一條單程路,因此每逢星期六、日或公眾假期 便會十分擠塞。他記得規劃署曾計劃在川龍多興建一條道路,因此希望規劃署在大綱草 圖上可顯示該條會興建的道路。他詢問為何政府會主動改變高爾夫球場的規劃,而不是 由有關申請人自行向城市規劃委員會(下稱"城規會")申請改變用途。他表示,就整個 規劃而言,該處的山路較多,有一定的危險性,他希望規劃署進行整體規劃,而並非逐 一進行,以免在日後發現交通問題時,才興建道路的情況出現。

58. 林發耿議員原則上支持只針對鄉村進行的改善,並認為規劃署只提供表面資料。他 表示,為鄉村居民進行規劃是好事,但希望制訂詳細規劃以顯示鄉村與郊野公園如何共 融,讓鄉村居民可更清楚了解有關規劃詳情。此外,他擔心新的規劃會與原有的土地用 途產生矛盾,如一些傳統設施可能在規劃後被取締,因此他希望規劃署需充分了解社區 的情況後才作出規劃。他續表示,規劃署曾刊憲把下花山劃為私人發展以興建房屋,他

詢問這與是次規劃有否有關,如果兩者相關,規劃署會如何處理日後私人發展商因在該 處興建房屋而與居民或社區發生衝突及相關交通問題。他認為這會令人覺得政府與地產 商掛鈎,並希望規劃署應就這點作充分考慮及提供更多數據。

(按: 文裕明議員及田北辰議員於下午五時五十五分退席。)

59. 副主席表示,他比較熟悉荃錦公路以南的地方,即下花山。他理解今次的改動基本 上是把荃錦公路以南大部分的地方由以往的非指定用途劃作綠化地帶,亦可能把部分政 府設施,如下花山營地及廟宇劃為政府、機構或社區用地。他指出,雖然現時該地帶中 部分村落並非原居民指定村落,但下花山村有很多居民零散地在山上居住,他們從事很 多經濟活動,主要是種植及農業等。他關注是次改動對原有居民的生活、經濟活動,以 及具有歷史緣由的祖屋及私人地方的影響及限制。他亦關注規劃署會如何處理因修改規 劃後頓成違法的土地用途。

- 60. 規劃署高級城市規劃師/荃灣回應如下:
 - (1) 為方便議員進一步了解,該署於會議後會透過秘書處向區議會提交有關簡報副本,以供議員參閱;
 - (2) 在三年前,該署曾就川龍及下花山的發展審批地區圖諮詢區議會。在該發展審 批地區圖中,只有兩個比現時細小的"鄉村式發展"地帶,而當時制定發展審批 地區圖的目的是可予即時的規劃管制,規定除農業用途外,在"非指定用途"地 帶內的發展都需提出申請,如果沒有提出申請,該署可採取執行管制行動。該 署是次諮詢區議會的目的是諮詢分區計劃大綱草圖。該圖是利用三年時間,根 據考慮川龍及下花山各個規劃因素及經諮詢不同部門後,擬議的規劃大綱圖。 是次諮詢,目的是希望就圖則諮詢區議會的意見,而接獲的意見之後會向城規 會提交以作考慮。有關圖則會在取得城規會同意後才刊憲生效。刊憲後,公眾 人士可於兩個月內就大綱草圖作出申述,他們的意見亦會提交城規會進行聆 訊,整個過程由刊憲起計歷時約 11 個月。該署亦將會就大綱草圖諮詢有關持 份者,包括鄉事委員會;
 - (3) 該大綱草圖已把川龍鄉村擴展區劃為"鄉村式發展"地帶,在"鄉村式發展"地帶 內,原居民興建小型屋宇無須向城規會提出申請;
 - (4) 該"綠化地帶"內有部分為私人土地,若有關私人土地現時沒有任何用途,有關 大綱草圖在刊憲後,有關私人土地便需根據圖則進行發展。然而,如有關私人 土地在二零一三年發展審批地區圖刊憲前已存在的用途,則不受影響。由政府 統籌興建的水渠及道路等公共工程,在任何地帶均為經常准許用途;
 - (5) 車輛長度應該不受有關規劃影響,有關管制屬運輸署處理的事宜;
 - (6) 目前,酒廠內大部分地方均屬私人土地,環保署亦已發牌批准該酒廠排放污水。長遠來說,規劃署希望取締和鄉郊及自然環境不協調的鄉郊工業用途,因而把有關地方劃為"其他指定用途"註明"鄉郊用途"地帶,以免出現新的鄉郊工業用途或一些並不協調的用途。如有關私人土地的業主日後需重建或擴建酒

廠,便需提出申請,以免影響環境。至於其他用途則視乎用途,部分須向城規 會申請;

- (7) 馬塘的部分地方劃為"農業"地帶及"綠化地帶",但在二零一三年發展審批地區 圖刊憲前已存在的用途不會受影響;
- (8) 現時的大綱草圖涉及範圍位於郊野公園附近,該署的整體規劃意向是希望保護 天然環境,對康樂及宗教機構施行規劃管制,盡量保持現狀,因此,大綱草圖 內的絕大部分土地用途只是反映現有用途,只有少許地方被劃作"鄉村式發展" 地帶作新的小型屋宇發展,因此對交通的影響不大。除了因應原居民的需要而 劃分部分土地為"鄉村式發展"地帶,根據規劃,其他絕大部分土地用途的規劃 旨在反映現況。如有任何新的發展都依照圖則規定,部分必須得到規劃許可才 可進行;
- (9)如棄置車輛回收場在發展審批地區圖刊憲前已存在,根據城市規劃條例的規定,此些用途需予而容忍,該署沒有權力取締回收場。然而,如日後該回收場需要擴充或改變其用途,便會受到圖則管制;以及
- (10)雖然"鄉村式發展"地帶內有部分為政府土地及私人土地,但該署的規劃除了考慮業權外,亦會考慮其他規劃因素。該署已把適合興建丁屋的地方劃為"鄉村式發展"地帶。新的分區計劃大綱圖與現時的發展審批地區圖上,"鄉村式發展"地帶的分別只是在新大綱圖上,將部分川龍村的土地劃作新的"鄉村式發展"地帶。該署已審視有關土地,認為該土地適合作鄉村式發展,因此劃為"鄉村式發展"地帶。

61. 伍顯龍議員重申他提出的三個問題,包括有關大綱草圖中有否預留土地以興建丁屋 或耕作用途、規劃署是否已就川龍訂立中、長期發展計劃、以及不符合土地用途的地方 會否被劃為綠化地帶,以期保留有關地方。

- 62. 規劃署高級城市規劃師/荃灣回應如下:
 - (1) 有關"農業"地帶及"鄉村式發展"地帶,該署現時把常耕的土地或已荒廢的休耕 土地劃為"農業"地帶。該署亦已把位於現有鄉村附近而沒有進行農業活動的地 方劃為"鄉村式發展"地帶以作小型屋宇發展;
 - (2) 該署的整體規劃意向中已特別列明保留常耕農地,因為該署知悉川龍的農業蓬勃,因此希望保留常耕耕地作農業用途;
 - (3)因為該地方位於郊野公園附近,以規劃署的資料,政府暫時並未制訂相關大型 發展計劃。雖然如此,當局會進行與改善居民生活環境有關的工程,如改善渠 務設施等。由政府推行或統籌的工程不論位處任何地方或地帶都不受圖則所限 制;
 - (4) 根據法例規定,棄置車輛回收場等用途如在二零一三年十二月二十日前已存 在,該署會容忍,但任何擴建則會受到規劃管制;
 - (5) 有關荃灣市地段第 389 號的"康樂"地帶,該地方在多年前已獲當局批准作有關 用途,相關的樓宇在建成後亦已取得佔用許可證,而地契上亦列明該地帶可作

康樂會所及練習場用途。有關項目在地契上受限於所列明的高度、地積比率及 上蓋面積。現時該圖則旨在反映當局在多年前已批准的項目以及地契上可容許 的用途。如該地帶進行,例如住宅發展,有關業主需向城規會提出申請,並在 取得城規會的批准後,才可進行;以及

(6)下花山在發展審批地區圖刊憲前已存在的耕種、居住或工業用途可以繼續進行。但圖則會施加規劃限制,任何地方都需按照圖則上的土地用途地帶發展, 例如不可在"緣化地帶"發展棄置車輛回收場。

63. 黃家華議員詢問規劃署提出各項規劃的原因,以釋除市民的疑慮及避免令人認為官 商勾結。他表示,如要記名表決,他會選擇投棄權票。

64. 陳崇業議員詢問緣化地帶的範圍有沒有私人土地在內。如果緣化地帶中有部分為私人土地,他會反對有關大綱草圖,因為較早前,西貢區的緣化地帶中有部分土地被劃為 用作興建住屋,結果引起爭議,他不希望同樣的問題在荃灣區內出現。

65. 伍顯龍議員認為規劃署未有回應他所提出的三個問題。他指出,議員不可能知道每 塊土地與規劃署的規劃是否有衝突。他認為某些地方與該地帶並不互相融合,本應被淘 汰,但因被規劃署劃為綠化地帶,該些地方仍會被保留,原因是根據一般的推定,綠化 地帶是不宜進行發展的,並詢問這是否令該些地方得以保留。他表示,若規劃署未能就 他所提出的問題即時作出回覆,他希望規劃署把有關問題備案。

66. 林婉濱議員詢問,是次或過往的規劃會否影響來往荃錦公路車輛的長度限制。如有 影響,她希望知道有關原因。

67. 羅少傑議員對規劃署代表的回應表示詫異。規劃署應循序漸進地修改有關大綱草 圖,但當問及有關高爾夫球場事宜時,規劃署代表只澄清該高爾夫球場的用途。他詢問 規劃署向區議會提交大綱草圖的用意何在,並認為若規劃署就大綱草圖作出任何修改, 便應逐少地審視。此外,規劃署代表曾指出該範圍內可興建 73 幢村屋,他希望可就有 關情況進行交通規劃。但規劃署代表卻回覆由於該處的土地用途沒有改變,有關交通安 排應由運輸署負責。鑑於這 73 幢村屋的規劃與規劃署有關,他詢問規劃署為何把相關 的交通配套安排交由運輸署處理,他希望規劃署在進行規劃時應規劃一條新道路,不應 待日後出現問題時才作處理。

68. 主席表示,鄉村用途區內 73 幢村屋已於三十多年前規劃,當時因為有關地方的部 分區域為私人土地而被劃作鄉村用途。由於地政總署不會收回有關地方,因此不能取得 擴展區域地盤。現時,鄉村用途區內 23 幢村屋是在原有的私人土地上興建。此外,新 的規劃會影響到現時獲得經濟效益的人士,如車房及寮屋,因為在新的規劃圖生效後, 如需要復耕或擴闊有關用地,他們便需提出申請,但有關申請卻未必會獲批准,例如酒 廠在新規劃下若需擴展便不一定會獲得批准。他希望放寬新開田、川龍圳下及馬塘等 地,不要劃作"綠化地帶",因為有關地方一旦被劃作"綠化地帶",政府便會把有關地帶 封鎖,禁止發展。在這個情況下,政府應按前、中、後期的發展策略進行研究,而規劃 署應詳細計劃,以尋求三贏方案,令原本在該些地方謀生的人士的利益不受影響。他認 為政府可利用綜合發展用地擴闊路面及通道,或設置一個應急或急救中心等小型配套設 施。有關"康樂"地帶,他指出,當時曾計劃在川龍興建一個水療及高爾夫球度假村,但 最後只興建了一幢樓高數層的建築物,並沒有設置其他設施。他希望開放馬塘等綜合用 地,讓政府及其他人士都可使用。他表示,規劃署在文件中要求議員提供意見,並沒有 要求投票表決,而議員的意見會呈交城規會作進一步考慮。

69. 規劃署高級城市規劃師/荃灣回應,該署派員出席是次區議會會議是為了諮詢議員 對大綱草圖的意見,在蒐集各議員的意見後,該署會把有關意見轉交城規會再作考慮。 若城規會同意該圖則,有關的圖則便會刊憲作公眾諮詢。屆時如區議會容許,該署樂意 向區議會再作簡介。

70. 主席表示,就該大綱草圖諮詢區議會意見與尋求區議會同意,兩者並不相同。若經 由區議會同意有關大綱草圖,議員便可能需予表決。

71. 林發耿議員表示,規劃署諮詢區議會意見與尋求區議會同意,兩者並不相同。他認為若規劃署希望區議會通過有關大綱草圖,以尋求城規會同意並刊憲,這並非諮詢議員的意見。他表示,他是荃灣區議會社區建設、規劃及發展委員會主席,按照有關程序, 有關議題應由該委員會討論。由於規劃署所提供的資料並不詳細,沒有列明規劃中該地帶會有多少幢私人樓宇及相關發展的原因,他希望規劃署提供更詳細的補充資料供議員 參閱,並記錄議員的意見。

72. 林琳議員表示,由於規劃署所提供的資料不足,即使再討論有關議題,也不會得出結論,只在浪費時間。她指出,規劃署會如何詮釋在是次會議上所蒐集的議員意見,相信議員也無法左右,但她擔心因規劃署一度未有提供足夠資料而引起爭議後,她需再提交文件作出辯解的情況會再次發生。因此,她要求規劃署在擬備足夠文件後,才再次呈交區議會以作諮詢。

73. 規劃署高級城市規劃師/荃灣回應,該署會綜合各議員所提供的意見再作研究,並 會把是次會議的意見連同會議記錄呈交城規會作考慮。

74. 鄒秉恬議員表示,議員現時沒有確切的理據反對有關議題,他建議擱置討論,並把 有關議題交由社區建設、規劃及發展委員會跟進。

75. 伍顯龍議員詢問規劃署,川龍及下花山在有關規劃圖期滿後,該署會否失去對有關 地點的規劃管制,以及除了規劃圖外,有沒有其他規劃管制的方法。若規劃署在現時的 規劃圖期滿後未能制訂另一份新的規劃圖,規劃署便無法對有關土地規劃作出管制,令

土地擁有人只需按照地契的規定便可作出有關建設,而無需向城規會提出申請。因此, 他詢問該署在程序上是否需制訂有效的規劃圖,才可維持現有的規劃管制。

76. 主席表示,因規劃署所準備的資料不夠詳盡,他同意先擱置有關討論,並交由社區 建設、規劃及發展委員會跟進後再作討論。他希望屆時規劃署會一併解釋發起是次發展 計劃的原因。

77. 規劃署高級城市規劃師/荃灣回應,發展審批地區圖的有效期為三年,亦即將屆滿,因此實有需要制定分區計劃大綱圖以規劃及管制川龍及下花山的土地用途。最後, 他指出該署可提供文件予社區建設、規劃及發展委員會作再次討論,以回應議員的疑問 及意見。

78. 議員一致同意擱置有關討論。主席請規劃署準備充足文件,並於九月的社區建設、 規劃及發展委員會會議上再作討論。

IX 第8項議程:改善『火柴盒學校』校舍安全及維修問題

(荃灣區議會第 34/16-17 號文件)

79. 主席表示,黃家華議員提交有關文件。負責回應的教育局代表為總學校發展主任(荃 灣及葵青)曾陳美芳女士及高級學校發展主任(荃灣)2羅漢輝先生。此外,教育局的 書面回覆已於會議上提交。

80. 黃家華議員介紹有關文件。

- 81. 教育局總學校發展主任(荃灣及葵青)回應如下:
 - (1)「火柴盒學校」是指於六十至八十年代建於各公共屋邨內的小學校舍,全港現 時共有28間,而荃灣區則內有四間。該28個學校均符合建校當時的規劃;
 - (2) 該局一直透過不同措施提升學校設施。在一九九四至二零零六年期間,該局推行「學校改善工程計劃」。荃灣區的四間「火柴盒學校」其中三間,均已透過這個計劃提升學校設施;只有一間基於其地理位置及校園面積等因素,無法進行改善工程;
 - (3)除「學校改善工程計劃」外,該局亦透過其他措施,包括重置或重建計劃,提 升校舍設施,改善教學環境。重置現有學校,一般需要透過公開和公平競逐的 校舍分配工作;
 - (4) 該局每年亦提供撥款以供學校申請進行大型維修工程。另外,當遇上緊急情況, 如爆水管等,學校可向該局申請進行緊急維修工程,該局亦會作出適切跟進。 在過去兩年,就 28 所「火柴盒學校」的核准工程總預算約 4,200 萬元,當中各 項,包括重鋪地板、天花及球場等大型維修工程;以及

Extract of minutes of the Community Building, Planning and Development Committee of Tsuen Wan Council Meeting on 13.9.2016

Appendix Vb of <u>TPB Paper No. 10205</u>

年,委員及地區人士亦已提出不同的改善措施或解決方法,規劃署需加強研究以減少 交通影響並同時滿足殮葬需求,以及進行詳細交通評估,並與運輸署等其他政府部門 合作,甚至加入額外條款,以保障該區的交通不會在春秋二系時受到嚴重影響。他希 堂規劃署就 A/DPA/TW-CLHFS/3 重新進行諮詢,以及往後向委員提供由申請團體提 交的補充資料以供參考。此外,他亦同意下花山及川龍一帶是"荃灣後花園",並認為 規調署應慎重考慮相關申請,不應未有訂立清晰的規劃,便盲目審批相關申請,影響 原居民的利益。

 V <u>第 4 項議程:《川龍及下花山分區計劃大綱草圖編號 S/TW-CLHFS/B》</u> (社區建設第 12/16-17 號文件)

15. 規劃署荃灣及西九龍規劃專員介紹文件。

(按:羅少傑議員於下午三時四十九分退席,譚凱邦議員及黃家華議員於下午三時五 十五分退席。)

16. 黃偉傑議員及林婉濱議員的意見、提問及建議摘錄如下:

- (1) 有下花山的居民非常關注該大綱草圖,由於該分區有 7%的土地由私人擁 有,而規劃署擬把該些土地劃為綠化地帶會令土地擁有人使用土地的權利受 到限制,因此反對該大綱草圖;
- (2) 建議規劃署除了與村代表聯絡外,也應了解村內其他居民的憂慮,並向他們 解釋有關規劃細節,以及接納他們的意見;
- (3) 指出地政總署近年未收到興建丁屋的申請是因為有居民的申請多年都不獲批 准,亦未獲告知原因,因此居民未有再提交申請。雖然有關規劃可以滿足未 來十年達 43%的丁屋需求,但仍未能滿足整體建屋需要,結果只會製造矛盾 及不公平現象。至於把土地劃為綠化地帶,亦會限制村民改建房屋以解決居 住需求,因此希望規劃署可以把 90%甚至 100%的鄉村發展土地需求包括在 大綱草圖內;以及
- (4)雖然規劃署已訂立鄉村發展土地的範圍,但居民在申請建屋時卻不獲地政總 署或屋宇署批准,因此希望規劃署向地政總署及其他相關部門反映荃灣區議 會的意見,在處理興建丁屋的申請時會執行該區的規劃大綱,落實村民能夠 在鄉村發展土地建屋。

17. 主席表示,他歡迎規劃署為川龍及下花山分區訂立計劃,但認為有關規劃太粗略,規劃署需更具體地指出不同用地的分布,以滿足市民的需要。由於有關計劃涉及大量私人土地,可能會損害居民的利益,規劃署必須向持份者解釋有關的補償方案。 鑑於有關規劃不夠詳細,委員要求規劃署聽取鄉事委員會及其他持份者的意見後,再 作諮詢。在未有更完善的規劃前,委員反對該大綱草圖。

18. 伍顯龍議員表示,規劃署於上次荃灣區議會會議後並未就該規劃大綱提供新的資

料,質疑該署利用荃灣區議會通過該規劃大綱。另外,他詢問規劃署在有關草圖中有 否與耕作有關的爭議;以及若一些不符合規劃的土地用途被綠化地帶包圍,會否變相 令有關非法使用土地合法化。基於規劃署是按法例要求訂立規劃大綱,他對這規劃大 綱表示保留。

19. 主席表示, 議員的意見會被記錄下來。

VI 第5項議程:委員會轄下工作小組及獲資助團體的工作進展報告

(A) 社區建設活動工作小組

20. 陳振中議員報告,小組將與香港青少年服務處發馬會麗城綜合青少年服務中心合辦"南 Teen 板球訓練計劃 2016",這項活動會於二零一六年十月至二零一七年一月期間舉行,期望向南亞裔青少年提供一個發揮所長的平台。此外,小組亦會與孢子關懷合辦"家家樂滿分",這項活動會於二零一六年十一月至十二月期間舉行,活動內容包括親子生態一天遊及親子活動日,而親子生態一天遊的目的地是香港海防博物館、太平山頂及警隊博物館等。

(B) 社區發展及規劃工作小組

21. 鄭捷彬議員報告,小組會舉行第二次會議,跟進本年度的活動計劃。。

(C) <u>工商業發展工作小組</u>

22. 古揚邦議員報告,由於荃灣商會婉拒合辦活動,小組已聯絡香港工商總會有限公司荃灣分會舉辦工商業講座,並會於九月二十六日舉行第二次會議,商討活動計劃。

(D) <u>荃灣區節日燈飾籌備委員會(下稱 "燈飾會")(獲資助團體)</u>

23. 羅少傑議員報告,燈飾會將盡快召開第五次大會,以跟進本年度的籌募、燈飾 及除夕倒數的事宜。此外,燈飾會轄下各工作小組將於稍後陸續召開會議。

VII 第7項議程:其他事項/

24. 委員備悉下列資料文件的內容:

(1) 社區建設、規劃及發展委員會截至二零一六年八月二十九日止的撥款財政報告

(社區建設第13/16-17號文件)。

VIII 會議結束

25. 主席提醒委員,下次會議於十一月八日(星期二)下午二時三十分舉行,討論文件的截止遞交日期為十月二十四日。

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26. 議事完畢, 會議於下午四時十五分結束

Appendix VI of <u>TPB Paper No. 1</u>0205

荃灣鄉事委員會 新界荃灣沙咀道二七七號二至三樓 電話: 2490 1966, 2492 2444, 2492 4444 國文傳眞: 2415 2751

荃灣及西九龍規劃專員

周日昌先生:



TSUEN WAN RURAL COMMITTEE NO. 277, SHA TSUI ROAD, 1ST FL., TSUEN WAN, NEW TERRITORIES TEL: 2490 1966, 2492 2444, 2492 4444 FAX: 2415 2751

荃三十字 第241號

鍾偉平先生

席

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副 主 席 邱錦平先生 傅振光先生

總務主任 何遠雄先生

財務主任 傅子魁先生

福利主任 陳錦康先生 傅子輝先生

文化教育主任 徐天有先生 孫華安先生

文康體育主任 曾國光先生 楊桂全先生

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鄉村事務主任 何日新先生 鍾天養先生

環境衛生主任 曾俊文先生 曾偉強先生

交通運輸主任 劉偉輝先生

公共關係主任 何偉明先生 強烈反對《川龍及下花山分區計劃大綱草圖》 編號 S/TW-CLGFS/B

<u>川龍及下花山分區計劃大綱草圖編號 S/TW-CLGFS/B</u>在制 訂任何政策前没有廣徵民意。在没做好諮詢的情況下,民怨 四起。

貴署的規劃意向是保護天然環境及鄉郊景緻,然而卻扼殺 了川龍及下花山原居民行使應有土地的權利和發展空間;很多 不公平的規劃並没有顧及業權人或土地的歷史。並以綠化、環 保及保育為名,強行將原居民的私人土地劃為綠化地帶、保育 地帶,而不獲賠償。這做法極不合理,亦有違基本法四十條的 定義。

土地的價值隨著年月的增長不斷提高,私人土地的發展卻 受到局限,日後在自己土地開闢耕種或舊屋重建,也要得到各 個部門的意見或要求,而且所列的條件十分嚴荷。

貴署規劃預留土地供川龍原居民日後發展小型屋宇,並於「鄉村式發展」地帶,可建73間小型屋宇。這並不符合村民人口比例作規劃。三十年前,政府應允在川龍擴展區批出50間小型屋宇供村民申請,然而收地程序一直未有實行。直至拖延至三十年後,貴署表示批出73間小型屋宇,可是當中50間是三十年前未兌現的承諾,其餘23間卻是私人土地,目前這種規劃等同欺騙,政府實質能批出可建的土地是零。川龍人口不斷膨漲,需求不斷上升,貴署不能根據三十年前的人口數據批出50間小型屋宇應用於現今人口需求中,因為以現今的人口比例,73間小型屋宇根本供不應求。而且是次規劃大大減低村的地界,更剝奪了原居民應有的丁權和丁地。

荃灣鄉事委員會 新界荃灣沙咀道二七七號二至三樓 電話:2490 1966, 2492 2444, 2492 4444 國文傳真:2415 2751



TSUEN WAN RURAL COMMITTEE NO. 277, SHA TSUI ROAD, 1ST FL., TSUEN WAN, NEW TERRITORIES TEL: 2490 1966, 2492 2444, 2492 4444 FAX: 2415 2751

主 席 鍾偉平先生

副 主 席 邱錦平先生 傅振光先生

總務主任 何遠雄先生

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交通運輸主任 劉偉輝先生

公共關係主任 何偉明先生 貴署應以民為本,多吸納民意,才能將土地的規劃發展得 淋漓盡致。過程必須考慮到民生經濟、生活、謀生、居住等情 況作考量。本會建議貴署在新開田、川龍圳下、馬塘、昂塘、 下花山鵝地釋放土地,以綜合發展區給村民申請綜合用途。例 如,救護站、會堂、緣田園等。並提供多點土地供鄉村式發展 小型屋宇。

有關今次<u>《川龍及下花山分區計劃大綱草圖編號 S/TW-</u> <u>CLGFS/B》</u>,本會強烈反對。如何是處,佇候示覆!!



荃灣鄉事委員會 p. D. 主 席: 鍾偉平 副主席:邱錦平 傅振ት

二零一六年八月十七日

副本:荃灣民政事務處 新界鄉議局

川龍村公所

Chuen Lung Village office 24C Chuen Lung Village Route Twisk Tsuen Wan New Territories

致:荃灣及西九龍規劃專員

周日昌先生:

標題: 強烈反對{川龍及下花山發展地區核准圖編號 DPA/TW-C`LHFS/2 由於該發展商更改原先之用途,有關申請地點牽涉部分本祖堂之私家地,而發展 商從未與本村商討有關之申請,經本村在2016年8月23日本村原居民大會上,一 致反對該項申請, 特此敬希貴處多方面考慮.

多謝合作

並連同荃灣鄉事會反對書呈交貴處

此致

川龍村公所啟 2016 年 8 月 25 日

備註:相關文件 CC 荃灣鄉事會主席 城規會 荃灣民政處 本區區議員林婉嬪議員



規 劃 甲 請 PLANNING APPLICATION (進一步資料 FURTHER INFORMATION)

申請編號 Application No.	A/DPA/TW-CLHFS/3	
地點 Location (見下圖 See Plan Below)	荃灣川龍荃灣市地段第389號(部分)和毗連政府土地 Tsuen Wan Town Lot No. 389 (Part) and Adjoining Government Land, Chuen Lung, Tsuen Wan	
地帶及圖則 Zoning and Plan	「非指定用途」 "Unspecified Use" 川龍及下花山發展審批地區核准圓編號 DPA/TW-CLHFS/2 Approved Chuen Lung and Ha Fa Shan Development Permission Area Plan No. DPA/TW-CLHFS/2	
建議 Proposal	擬識住宅發展(屋字)及挖土 Proposed Residential Development (Houses) and Excavation of Land	

任何人士均可就這宗申請提出意見,有關意見必須於2000年月月10日,或2010,以專人送遞或郵遞(香港 北角渣華道333號北角政府合署15樓)、 傳真(2877 0245 或 2522 8426)或電郵(tpbpd@pland.gov.hk) 方式,向<u>城市規劃委員會提出。</u>

Any person may make comment on this application. The comment must be made to the Town Planning Board by hand or post (15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong), fax (2877 0245 or 2522 8426) or e-mall (tpbpd@pland.gov.hk) on or before 2 Sep 2016.

詳情 Particulars

道足根述《城市規劃條例》(下摘「條例」)第16條提出的申請·有關遺宗申請的通 知於2016年4月5日前次公布·然而·申請人現提交進一步資料·作為申請 的補充資料。

This is an application made under section 16 of the Town Planning Ordinance (the Ordinance), a notice of which was first published on 5 Apr 2016.

公眾人士可。 高道宗申請作出考慮為止,在正常辦公時間內到下列地點查閱上邀進,一步資料。 Until the application has been considered by the Town Planning Board (the Board), the said further information will be available for public inspection during normal office hours at the following locations starting from 12 Aug 2016.

炭顏岩規劃資料資資處 Planning Enquiry Counters, Planning Department (約線 Hotilne: 2231 5000)

香港北角南梯道333號北角政府合署17接

T/T/F, North Point Government J / TE 新聞沙川上示累路 I 號沙川政府合營 I 4複

14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, N.T. 根装鞋钢 所有向委员會提出的意见 均合供公戏查出

অঞ্জেলা পাটাল হোৱা এই সেয়াজ হোৱা বিজ্ঞান কৰে। All comments made to the Board will be available for public inspection under the Ordinance.

- <u>创入党科登明</u>Statement on Personal Data 委員會就任何意見所收到的國人資料會交給委員會秘密及政府部門,以供據條例及 相關的城市規劃委員會規劃指引的規定作以下用途;
- (a) 處理道菲申請,包括公符有關意見供公氣查閱,同時公布提出意見人士(下挤 "提意見人」)的姓名供公常查閱:以及 (5) 万便提意見人與委員會秘密及政府部門之間進行戰略。
- The personal data submitted to the Board in any comment will be used by the Secretary of the Board and Government departments for the following purposes:
 (a) the processing of this application which includes making available the name of the porcen making the comment (hereafter known as "commenter") for public inspection when making available the comment for public inspection; and
- (b) facilitating communication between the "commenter" and the Secretary of the Board/Government departments in accordance with the provisions of the Ordinance and the relevant Town Planning Board Guidelines.
- i进示 important Notes :

各員會考慮甲類的智定會議日期已上載於委員會的時度(virt.info.gov.hk/tpb/)・考慮規劃 非禁節易行的會議(進行商議的部分條外)・會向公覧開放・可放戰沿會議・訪鼓並在會議日期 号 - 天前以電話(2231 5061)・前貨(2877 0245玻2522 8426)波電影(tpbpd&pland.gov.hk) 主要以會招書思想卻選位。這位會按先到先得的原則分配。

※会社會給出現預俗地位,送位合夜光到先時的原則分配。
The tentative date of the Board to consider the application has been uploaded to the Board's website (www.info.gov.hk/tpb/). The meeting for considering planning applications, except ne deliberation parts, will be spen to the public. For observation of the meeting, exervation of seat can be made with the Secretariat of the Board by telophone (2231 5061), ax (2877 0245 or 2522 8426) or e-mail (tpbpd@pland.gov.hk) at least one day before the seeting. Seats will be allocated on a first-come-first-served basis.

+ 委員會在考慮中請時參閱的文件 : 會在優选給委員會委員後存取於規劃習的規劃資料查算處 1.会自費在今億甲請約等期间又作。算在風感給委員會委員及存取於規劃費的規劃項用型算器 受算為時; 2231 5000) 以及在會請常目存放於會請閱播室。以供公園室館。 be paper for consideration of the Board in relation to the application will be available for ubite inspection after issue to the Board Membora at the Planning Enquiry Counters of the tanning Department (Holline: 2231 5000) and at the Public Viewing Room on the day of

:委員會考慮申請後,可致電2231 4810或2231 4835並斟打購決定。這是在會議結束後,在

1.安日から知り起こう3X10-2011 - extend of an and a rest first (1) 地区に 成定社的 新石米夜 " は う古奇的間代上位限定[代現 .fter the Board has considered the application, enquiry about the decision may be tade at tel. no. 2231 4810 or 2231 4836 or the gist of the decision can be viewed t the Board's website after the meeting.

位置置 Location Plan

(只作識別用 for identification purpose only)



城市規劃委員會 2016年8月12日 Town Planning Board 12 Aug 2016

(任何人をえびを発きまで武徳)法 御金 番茄の酸素 (Any person who acrita en, andas at., 250 Thortzation 2 2220 222

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(川龍村公所)

Letters from the Chuen Lung Village Office

川龍村公所

Chuen Lung Village office

24C Chuen Lung Village

Route Twisk

Tsuen Wan New Territories

致:荃灣及西九龍規劃專員

周日昌先生:

標題: 強烈反對{川龍及下花山分區計劃大綱草圖} 編號 S/TW-CLGFS/B

川龍及下花山分區計劃大綱草圖編號 S/TW-CLGFS/B 在制定政策前沒有諮詢村 代表及廣徽民意, 經本村在 2016 年 8 月 23 日本村原居民大會上, 一致反對該項 規劃, 本村在 400 多年前己定居現址, 祖先所遺留僅有少數之農地被劃入綠化帶, 佔地比律僅 0.005PERCENT, 現屆政府有意將綠化帶勾出作興建公共房屋. 特此敬希貴處多方面考慮. 多謝合作

並連同荃灣鄉事會反對書呈交貴處

此致

川龍村公所啟 2016 年 8 月 25 日

備註:相關文件 CC 荃灣鄉事會主席 荃灣民政處 本區區議員林婉嬪議員



조 櫭 郷 副 枩 新界荃灣沙咀道二七七號二至三樓 電話: 2490 1966, 2492 2444, 2492 4444 團文傳真:2415 2751



TSUEN WAN RURAL COMMITTEE NO. 277, SHA TSUI ROAD, 1ST FL., TSUEN WAN, NEW TERRITORIES

荃三十字 第241號

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÷. 瀉 鐘信平先生

副主席 邱錦平先生 傅振光先生

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公共關係主任 何偉明先生

荃灣及西九龍規劃專員 周日昌先生:

強烈反對《川龍及下花山分區計劃大綱草圖》 编號 S/TW-CLGFS/B

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а 期 OLEFL:

17.8.2016

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川龍村

VILT

至灣鄉事委員會 新界荃灣沙咀道二七七號二至三樓 電話:2490 1966, 2492 2444, 2492 4444 國文傷傷: 2415 2751



TSUEN WAN RURAL COMMITTEE NO. 277, SHA TSUI ROAD, 1ST FL. TSUEN WAN, NEW TERRITORIES TEL: 2490 1966, 2492 2444, 2492 4444 FAX: 2415 2751

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文化彀膏主任 徐天有先生 孫華安先生

文康體育主任 曾國光先生 楊桂全先生

社區 寧務主任 廖志強先生 許觀順先生

鄉村事務主任 何日新先生 鐘天養先生

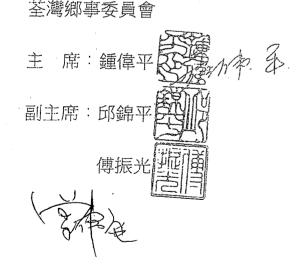
環境衛生主任 曾俊文先生 曾信強先生

交遍運輸主任 劉偉輝先生

公共關係主任 何律明先生 貴署應以民為本,多吸納民意,才能將土地的規劃發展得 淋漓盡致。過程必須考慮到民生經濟、生活、謀生、居住等情 況作考量。本會建議貴署在<u>新開田、川龍圳下、馬塘、昂塘、</u> 下花山鵝地釋放土地,以綜合發展區給村民申請綜合用途。例 如,救護站、會堂、緣田園等。並提供多點土地供鄉村式發展 小型屋宇。

有關今次<u>《川龍及下花山分區計劃大綱草圖編號 S/TW-</u> CLGFS/B》,本會強烈反對。如何是處, 佇候示覆!!





六年八月十十日

副本:荃灣民政事務處 新界鄉議局



強烈反對將下花山分特有官地牌照或私人土地劃入綠化地帶

谈战者

年前登記的集體官批註冊農地、屋地、祖屋劃入綠化地帶,無形中扼殺了村民的生存 一直有向政府納糧。隨著時代的發展,以往務農為生的部份村民轉向城市發展,但仍 空間。汎且,二十多年來本村一直為著被政府遺漏『認可村落名册』一事,要求政府 化地带未返城市規劃委員會的許可,不得進行或繼續進行任何填土、填塘、挖土或河 需事先取得水務署的批准。」等於完全剝奪了下花山村村民的生存及發展權利,即使 務農亦必須受到規劃署的管制,況且一不小心,隨時會違規觸犯法律。為此,我們表 本村先祖在荃灣下花山開居約有三百年的歷史,村民一向務農為生。在下花山有 作出更正。事關,本村 1904 年前已登記在『原有鄉村名冊』內。然而,政府於 1988 年刊登『認可村蓉名册』時,因本村未有村代表,亦無人知會政府登記『認可鄉村名 中遗漏了下花山村,導致下花山村的原居民二十多年來,無形中喪失了在村中興建丁 屋的權利。如果政府現再將下花山村劃入緣化地帶,根據發展批地草圖的陳述:「絲 貴署要將本村 1904 册』的情况,直至1996 年有原居民出任村代表時,才發現政府在『認可村落名册』 祠堂、有屋地、農地[附 1924 年至 1999 年航空圖為證],從清朝政府至現今特區政府 道改道工程。此外,集水區內不准使用除害劑。至於使用包括肥料在內的其他化學品 有一部份村民堅守家園,以種植時花、蔬菜、瓜果為生。如果 示強烈的反對。

情况。閉門造車,與鄉村的實際情況脫節,故造成民怨四起。懇請 貴署,在制訂規 環保線化為名,壓縮一小部份人的生存及發展空間。本村一向支持錄化,在私人的土 地種植大量的果樹。近年,因高鐵工程有些地區需砍伐樹木,本村支持政府在下花山 關政策前,政府卻從未諮詢民意,亦從未落村瞭解周遭環境,完全背離了本村的現實 劃的過程中,首先應以民為本,將所有私人農地規劃為農業用途,以配合政府去年推 貴署為保護鄉郊環境及郊野景色而作出的規劃,出發點是好的。然而,在制訂有 出的「新農業政策」,既統一政府的施政方針,又不傷害小市民的切身利益。切勿以 的範圍作大量種植補償。為此,希望 貴署能在規劃大綱中,將本村 1904 年前登記 的集體官批屋地、祠堂、私人農地剔除在綠化區內,特函奉達

此致

員

荃灣及西九龍規劃專

周日昌先生

副本呈送:

荃灣民政事務處 新界鄉議局

荃灣鄉事委員

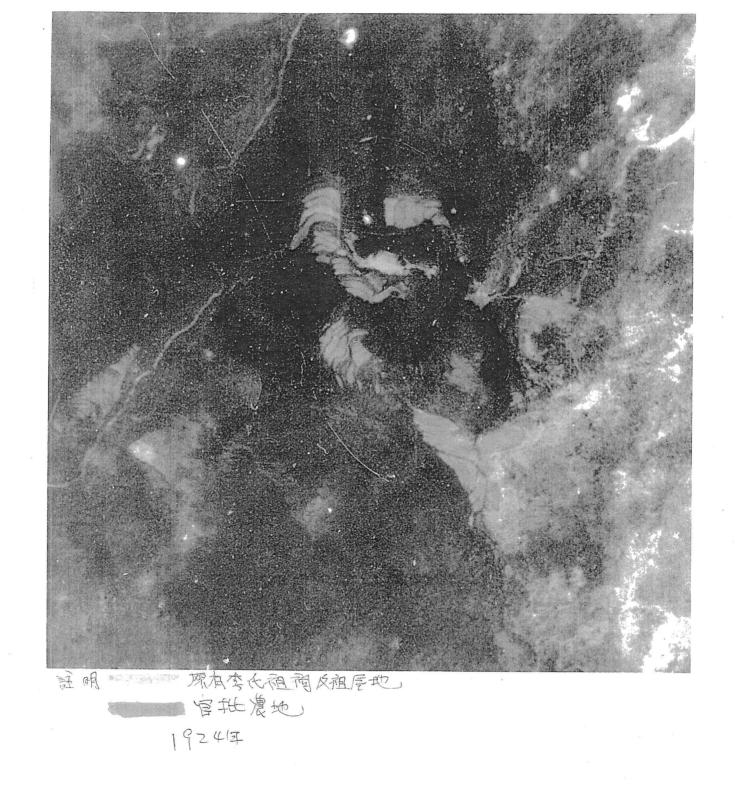
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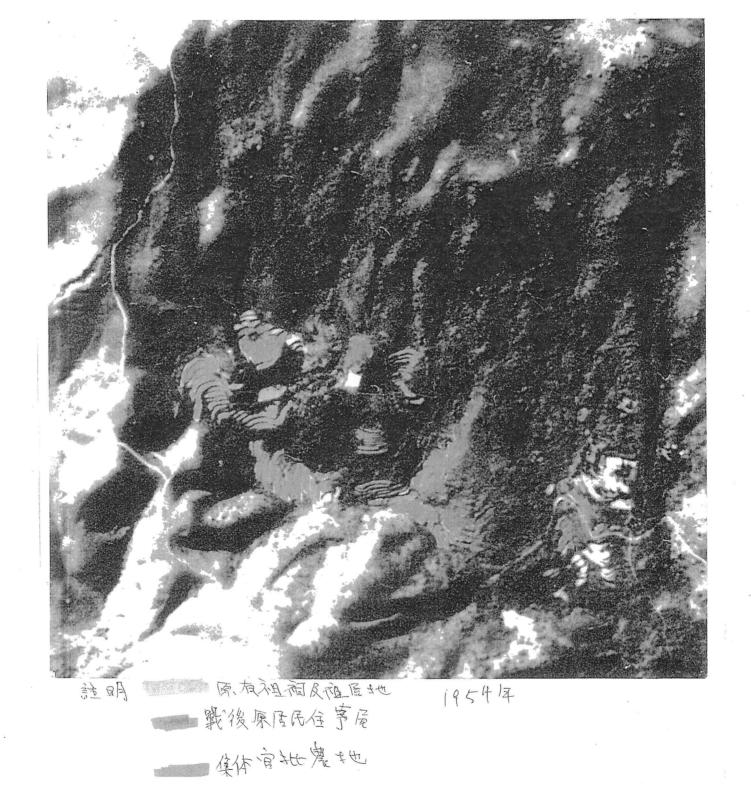
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2016年8月25

下花山村原居民村代表

李玉健

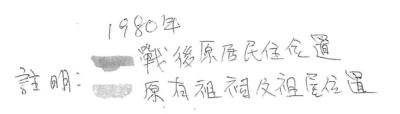


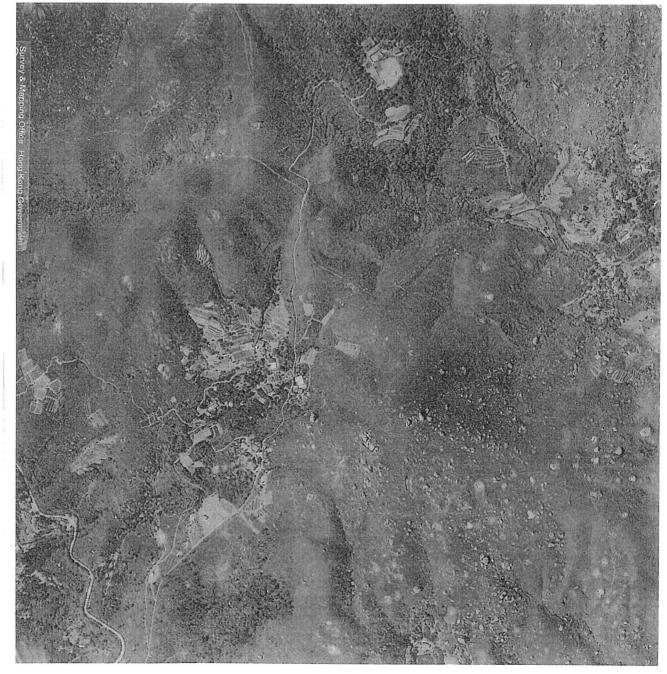




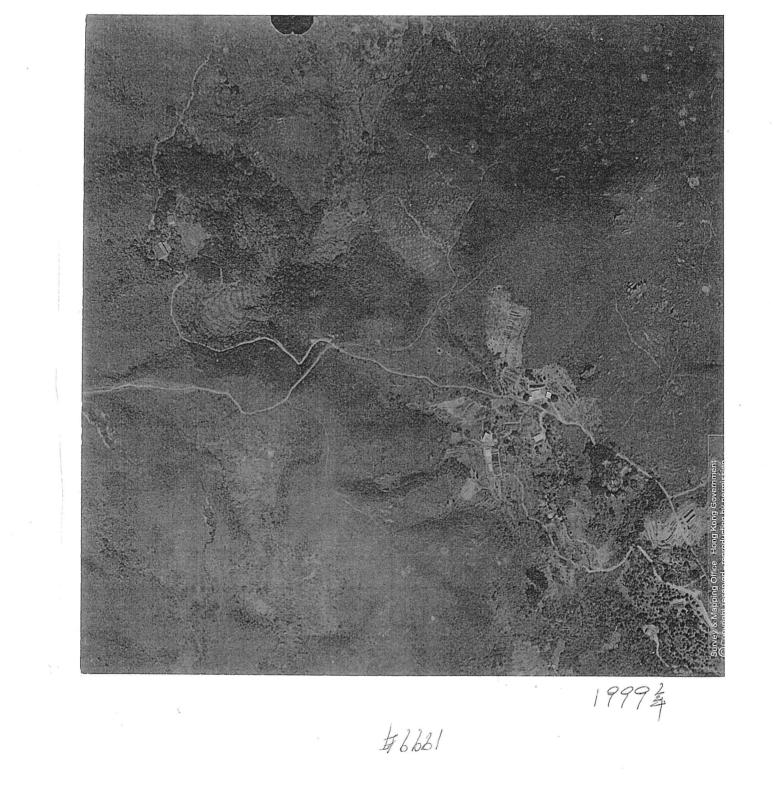












SCHEDULE OF CROWN L . DISTRICT No. 358

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· · · · · · ·	···			Name of Owner.	See inter
Lot No.	Term of lease	Area	Description of Lot		ddress
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272	· ·	07	Pacti	李瑞连ti Qui Sung 下;	无山
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275	•1	.64	Padi	5 E:33 La Gut fat "	ע וי
278		19	Padi & Dry cult	. do . do	n 17
280	•	. 03	Bry culturation	do do	4 - ja
281	\ 	1. 17	Padi & Ny cult	3 In I ai Lin ling "	17 11
283	:	· .01	Threshing floor	do do .	ч у
286	• • •	.01	h .	F E BE Contrat	м н
287		.11	Waste	李贵 鹅 和 L. Kan Shore yead	4 9
288		· 02	House	子 王 丽 江 Li Juni string 李 黄 秋 the Le twee the stree }	ч° у
- 289		:01	House	JELE E. B. C. Gut Shet Winder).	11 12
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LE OF CROWN LESSEES.

DISTRICT No. 358

Crown Rent. REMARKS. literation . Address Class \$ ¢ T 花山 08 T. P. 7761 Nol. 151 206.18. 24 X F. 4 Li 101-174 Nol. 85 Folio 124 74 4 λE T.P.7761 Not. 151 Fol. 19. IH 11 81 326 11 20 Ying T. p. 7761 11:21 Lus 9H fai 7-7-7914 28 ., 3.16 19 Nol. 151 Fol. 22 11. 23. 11 11 02, . 11 T. p. 7761 Nol. 151 Fol. 24 Un • 1 17 11 25 Do 01 1. 26 # 01 1/ 201.88 34.13 T. p. 7.761 Nol. 151 706. 27. 00 Val. 249 Jol. 201. " Fat Bunks his 00 10 Fat T. P. 7914 00 50 T. P. 7761' Nol. 151 Fol. 28. 50 •> 325 01 22 pol. 88- 76/14 · Bruce (" Lub MC Jat 06 315 15-1 701 67 1 s -1 in lin T. P. 7761 32 Lub 32 22 lo. Sio int Vart 22 SH: P. C. 35 lo 36 lo. 20 26 to he Stuesce assistant Land Office October 29 + 1906 2 the Class

SCHEDULE OF CROWN LES

DISTRICT No.355

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JLE OF CROWN LESSEES.

DISTRICT No.358

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驚悉! 貴署擬將下花山持有官地牌照及私人土地劃入綠化地帶。根據發展批地 草圖的陳述:「綠化地帶未經城市規劃委員會的許可,不得進行或繼續進行任何填土、 填塘、挖土或河道改道工程。此外,集水區內不准使用除害劑。至於使用包括肥料 在內的其他化學品,需事先取得水務署的批准。」此舉變相令到農地不可自由發展, 無形中扼殺了村民的生存空間及發展權利,即使務農亦必須受到規劃署的管制,況 且一不小心,隨時會違規觸犯法律。本人是下花山的居民代表,現代表下花山居住 及耕作的居民,對政府提出的上述規劃表示強烈的反對。

貴署為保護鄉郊環境及郊野景色而作出的規劃,出發點是好的。況且,政府去 年推出的「新農業政策」,目的亦是想扶持日漸式微的農業能繼續保留下來。然而, 在制訂有關政策前,政府卻從未諮詢民意,亦從未落村瞭解周遭環境,完全背離了 本村的現實情況。閉門造車,與鄉村的實際情況脫節,造成民怨四起。本村的農民 没有開山毀林,破壞生態環境,祇是在私人的農地種植,保持農地不被荒廢,勉強 維持生計。為此,懇請 貴署在制訂規劃的過程中,首先應以民為本,對原有的牌 照屋、耕寮、牌照地、私人農地保持用途不變。同時,建議容許所有登記牌照屋、 耕寮作出維修(註:好多因年久失修,隨時有倒塌的危險),勉致發生意外。切勿以 環保綠化為名,壓縮一小部份人的生存及發展空間。香港是高度發展的現代化城市, 仍有人願意以農為生,政府理應加以扶持和鼓勵,特函奉達。

此致

荃灣及西九龍規劃專員 周日昌先生

副本呈送:

荃灣民政事務處

新界鄉議局

荃灣鄉事委員會 者 偉傑議員

下花山村居民代表

李玉華人子

2016年8月25日

荃灣及西九龍規劃專員

周日昌先生:

強烈反對將下花山持有官地牌照或私人土地劃入綠化地帶

本人數十年來,在下花山村以務農為生,日出而作,日入而息,默默耕耘 一輩子。日前透過村代表知悉規劃署要將下花山持有官地牌照及私人土地劃入 絲化地帶;此舉令農地不可自由發展,變相扼殺鄉村居民的生存空間。根據發 展批地草圖的陳述,綠化地帶未得城市規劃委員會的許可,不得進行或繼續進 行任何填土、填塘、挖土或河道改道工程。亦即是日後農耕必須受到規劃署管 制,就連挖個小水池在田邊澆水種植,也會觸犯法律,也會違規,也會遭受檢 控。對農民來說,耕田收入微薄,工種辛苦,而政府只為綠化而綠化,卻不懂 體恤周邊民情。

我明白政府規劃是服務香港市民大眾,但過程中亦必須考慮整體市民的需求,特別是新界一帶的農民,歷代為香港,為社會貢獻良多,為大眾溫飽流下 不少血汗。現今,時代逆轉,香港發展成大都會,農業式微,在僅存小撮的農 業裡,政府不但没有好好扶持,反而是不斷限制和約束,使到農民唯一的生路 也漸漸抹殺。這實在令人不忍和唏噓!

祈請貴署 在規劃過程,務必認真考慮民間的疾苦和謀生情況,別以綠化 和環保為名,驚動民生,可要知道「鋤禾日當午,粒粒皆辛苦」的道理。 社 會故然要發展,但也要飲水思源。「珍惜資源,平衡發展」才是官民雙贏的局 面。

官地牌照屋 NO.2484 屋主:蕭壽生

二零一六年八月十日 副本:荃灣民政事務處

新界鄉議局

荃灣鄉事委員會

黄偉傑議員

			1X•.	2404
	CROWN LAND LICEN	CE		
mission is hereby given to the Licensee w	官地牌照	cuty Crown land (r		
sa') for a temporary period and for the purp itten: 推許下這持牌人使用官地一幅(以下稱為准用品	pose hereinafter set forth subject	to the General and :	the state of the	
cation of Land:	•	88 delineated and corour	STUDIO CONTRA	
點所在 D.D. 359, Ha Fa	Shan	Red on Plan ennexed. 照附圖所描繪及 或以紅色之地點		
a: Roofed :45.10m ^e	Agric. :242.81 Land	m ^e Total Area	:287-91u ²	· · · · · · · · · · · · · · · · · · ·
AT STON SU-sung	Name in Chinese	壽主蕭鳳鳴	Identity Card No. 身份證號碼	
idress: 址			-	
nimences on 始有效日期 1-9-1983		Period: 4 months 期間 4 months		i: 1: .
bires on 31.12.1983 新日期		Fee: \$ 14.00 p.a		
npose for which the Licence Area may be use 用:她 之:用 道			fee \$5.00)	
uctures permitted on the Licence Area:	Temporary struct Accommodation	ures and cultiv		Height
用地內准許愛搭之建築物:	Kitchen 🦛 🖾	21 Longth1.98m	Width 4 • 57m.	Height
ease refer to the plan annexed) ····································	Chicken shed	3." Length 3. 3.5m		
		4. Length	Width	Height
the second secon	Sent to Sent Provident	Carrier Brander and an	Width	高
iccepting this Licence I, the undersigned lic 今下開餐名之持降人》在拨約此解照時,完全明 Neither this document nor any occupation	ensee, fully understand, acknow. 川白、朱認及同志下列各項規定;; n of the Licence Area nor the pa	ledge and agree that	P A- 17. 4	d as creating the relationship
Neither, this, document nor any occupation of landlord and tenant. 本時照或使用准用地致已做交之任何费用,均 The acceptance of fees paid in respect of	不得作為已構成「萊主與住客關係」 this licence shall not constitute	A GIA AL CO GLO Langer 之内我。 a Waiver of any breach of a	DV Of the conditions bered	
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九間政府属下之任何北他部門領政之辞照政許 (a) Any occupation of the Licence Area section 6(1) of the Crown Land Ord	小小风头目:问证面目的) 人合利,	亦小特情成免究之根據。	• • •	required by a notice under
(甲)凡在孫後依照香港法例第二十八章官地條	例第六條第(一)款發出之通告後,如	1無正當理由而不違照該通告之	规定停止使用准用地者,则作	
 (b) Failure, without reasonable excuse, to this licence shall be an offence under (乙)凡不通知線系統振动目的面積 	将進反本牌照規定之任何建築物而不	A Contraction of the effection nd Ordinance Cap. 28. 具個正教理中者,即作編如表	法注例第一上:"关注」 计关	of any structure in breach of
The SeD非常可能的e 的影响了OFICHes may i 分子教育的分子的一个中心的是一个中心的一个中心的是一个中心的是一个中心的是一个中心的一个中心的一个中心的一个中心的一个中心的一个中心的一个中心的一个中心的	in his absolute discretion cancel t 行決定,拟先給子三個月通知,期限 and Special Conditions to be	intentional Provident Action of the		is intention so to do.
ature of Licensee	181 J.D. ·	60	HO Shui-lam)	nge .
		1.1 5		

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ness to Signature of Licensee .1. 6.7 <u>'</u>11 12 rpreted and Explained to Licensee by " 131 1.1 NO. Na Fi CANCEL CHIMN Tal-yillg

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)牌人譯述及解釋 1083 2 SEP $\psi^{i}(\vec{v})$ A. 220. (Revised)

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显人 簽 名

MARINE MARINE

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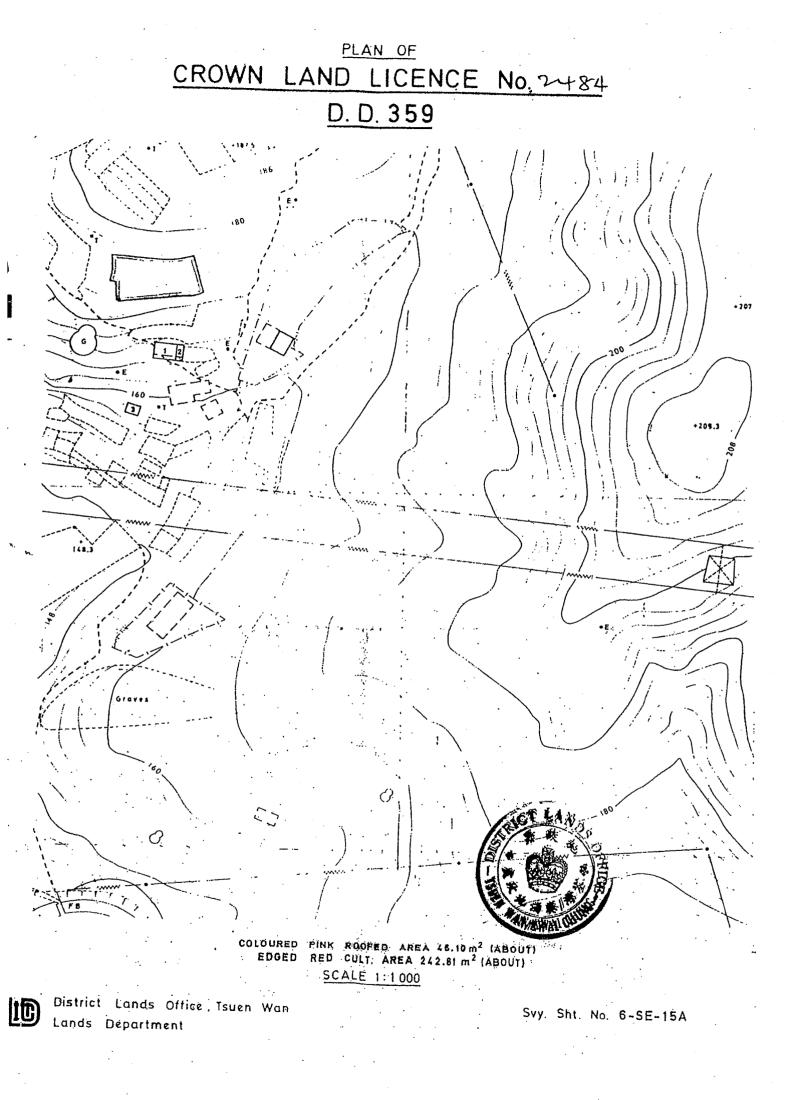
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荃灣及西九龍規劃專員

周日昌先生:

強烈反對將下花山持有官地牌照或私人土地劃入綠化地帶

本人數十年來,在下花山村以務農為生,日出而作,日入而息,默默耕耘 一輩子。日前透過村代表知悉規劃署要將下花山持有官地牌照及私人土地劃入 綠化地帶;此舉令農地不可自由發展,變相扼殺鄉村居民的生存空間。根據發 展批地草圖的陳述,綠化地帶未得城市規劃委員會的許可,不得進行或繼續進 行任何填土、填塘、挖土或河道改道工程。亦即是日後農耕必須受到規劃署管 制,就連挖個小水池在田邊澆水種植,也會觸犯法律,也會違規,也會遭受檢 控。對農民來說,耕田收入微薄,工種辛苦,而政府只為綠化而綠化,卻不懂 體恤周邊民情。

我明白政府規劃是服務香港市民大眾,但過程中亦必須考慮整體市民的需 求,特別是新界一帶的農民,歷代為香港,為社會貢獻良多,為大眾溫飽流下 不少血汗。現今,時代逆轉,香港發展成大都會,農業式微,在僅存小撮的農 業裡,政府不但没有好好扶持,反而是不斷限制和約束,使到農民唯一的生路 也漸漸抹殺。這實在令人不忍和唏噓!

祈請貴署 在規劃過程,務必認真考慮民間的疾苦和謀生情況,別以緣化 和環保為名,驚動民生,可要知道「鋤禾日當午,粒粒皆辛苦」的道理。 社 會故然要發展,但也要飲水思源。「珍惜資源,平衡發展」才是官民雙贏的局 面。

官地牌照星 NO.2484 屋主:蕭壽生

官地牌照屋 NO.2430 屋主:周運堅

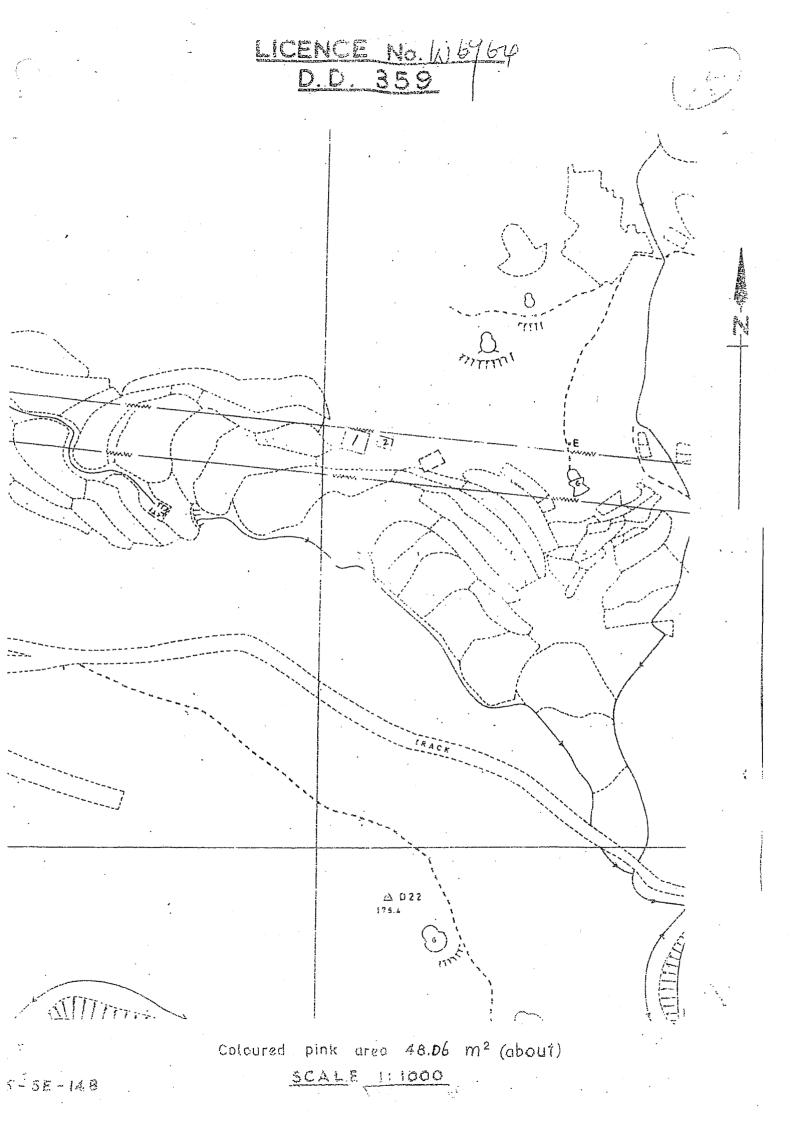
昼主(梁立球)况子:梁

窄蛇旗题后 N.O. 6764

二零一六年八月十日 副本:荃灣民政事務處 新界鄉議局

荃灣鄉事委員會

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Arts: Roofed Area 48.06 m ² Parmittee EUNG Lup-Keu 9 次 近大の 常 A After: P.O. Box No. 6, Tsuen Wan Parmittee EUNG Lup-Keu 9 次 近大の 常 A Material P.O. Box No. 6, Tsuen Wan Parmittee EUNG Lup-Keu 9 次 近大の 常 本 加 年 1.1.1978 Expires on 31.12.1978 Expires on 41.1.1978 Expires on 40.100 Width 6.100 Width 6.100 Higher 3.960 Expires of 41.100 Higher 3.960 Expires of 40.100 Higher 3.960 Expires 1.970 Expires 0.970 Expires 0.970 Expires 1.970 Expires 1.970 Exp		Location of Land:	Red on Plan ar nexed.	
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S. Length With Holght Holght According this Permit I, the undersigned permittee, fully understand, idenovidege and agree that- 在接受处理知識か太危意在下交簽署之特制人、法公明白素認及同意了於经費: Meither this document nor any occupation of the permit area nor the payment of any frees in respect thereof aball be construct as creating the relationship of laadlord and tenant. dythaguadzet(mithaguaguadzet) and the same and the payment of any frees in respect thereof aball be construct as creating the relationship of laadlord and tenant. dythaguadzet(mithaguaguadzet) and the relationship of such accoptance of fees paid in respect of this permit shall be an offence under section 9 of the Summary of the permit are or the erection or maintenance of any structure thereon otherwise than in orecanary with the terms and conditions of this permit shall be an offence under section 9 of the Summary of the lawtif Authority may in his absolute discretion cancel this permit on giving three months' notice thereof of attribution so to do. attributit gradual subject to the General and Special Conditions to be		•	長 潮	·····································
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 客語を引用していたいましょのでやモニンビリ鍵築物、前非依照比焊照之條件及章程者、將腹犯簡易罪名條例、即 名能を例案二人章第九後定規定、 (5) The Lawful Authority may in his absolute discretion cancel this permit on giving three months' notice thereof of his intention so to do. 如法定之主管常局意欲取弱此時照、得以預先三個月通知、完全任意取錄之、 (6) This permit is granted subject to the General and Special Conditions to be found on pages 2, 3 and 4 hereof. Signature of Permittee. 長服人署名 基本 及署名 Mitness to Signature of Permittee. 見証 放署人署名 Interpreted and Explained to Permittee by 整由 (K、LO) 向持服人醫 越及解釋 		(4) Any occupation of the permit area or the erection accordance with the terms and conditions of this Offences Ordinarce Can 228	or maintenance of any structure permit shall be an offence under	thereon otherwise than in
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(K) HO) 向持照人譯述及解釋 例	•	Interpreted and Explained to Permittee by 翘由	LOI DISIRICI Commissio	ner, New Territories.
-SE-148		$\left(\left rr \right\rangle \right) = 0$		411 MG42
		向持照人譯述及解釋		الميلا سلامت بندرينيا ميدا مردا والالا



荃灣及西九龍規劃專員

周日昌先生:

強烈反對將下花山持有官地牌照或私人土地劃入緣化地帶

本人數十年來,在下花山村以務農為生,日出而作,日入而息,默默耕耘 一輩子。日前透過村代表知悉規劃署要將下花山持有官地牌照及私人土地劃入 綠化地帶;此舉令農地不可自由發展,變相扼殺鄉村居民的生存空間。根據發 展批地草圖的陳述,綠化地帶未得城市規劃委員會的許可,不得進行或繼續進 行任何填土、填塘、挖土或河道改道工程。亦即是日後農耕必須受到規劃署管 制,就連挖個小水池在田邊澆水種植,也會觸犯法律,也會違規,也會遭受檢 控。對農民來說,耕田收入微薄,工種辛苦,而政府只為綠化而綠化,卻不懂 體恤周邊民情。

我明白政府規劃是服務香港市民大眾,但過程中亦必須考慮整體市民的需求,特別是新界一帶的農民,歷代為香港,為社會貢獻良多,為大眾溫飽流下 不少血汗。現今,時代逆轉,香港發展成大都會,農業式微,在僅存小撮的農 業裡,政府不但没有好好扶持,反而是不斷限制和約束,使到農民唯一的生路 也漸漸抹殺。這實在令人不忍和唏噓!

祈請貴署 在規劃過程,務必認真考慮民間的疾苦和謀生情況,別以綠化 和環保為名,驚動民生,可要知道「鋤禾日當午,粒粒皆辛苦」的道理。 社 會故然要發展,但也要飲水思源。「珍惜資源,平衡發展」才是官民雙贏的局 面。

官地牌照屋 NO.2430 屋主:周運堅

周谭堡

二零一六年八月十日 副本:荃灣民政事務處

新界鄉議局

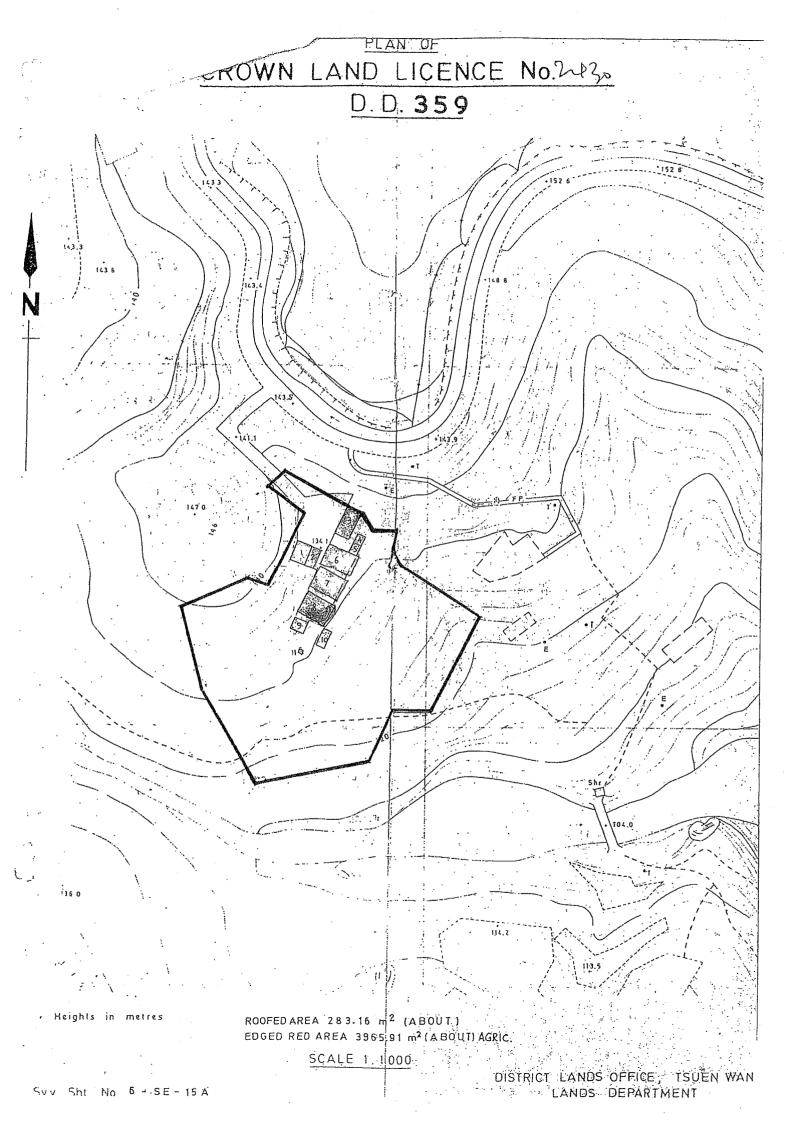
荃灣鄉事委員會

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Area: 面 積	Roof e Area	^{ed} : 283.16m	Agric. : 3,9 Land	55 . 97m [~]	tal : 4,249.07	m ²	
Licensee 持辟人	CHOW	Wan-hang	Name in Chinese 中文姓名 (音)	運墾	Identity Card No. 身份證號碼		•
 Address: 地址						. •	
Commences o 開始有效日期	n 1.	8.1982	•	. Period: 5 month 期間	S		· · ·
Expires on 屆滿日期	JOY.	LAN 882		Fee: \$ 93.00 p 牌 實 (initia	.a. 1 fee \$5.00)	SCT LAI	No.
Purpose for w. 准用地。	hĩch the 之 ∻用 ≨	Litence Area may be used:	Temporary	ture &, cultiv	ation	A. 4 B.	()2)
	SURA HA	N/KWAL	on the Licence	FICE W			HILL STORE
		Purpose	Length(m)	Width(m)	Height(m)	Area(m ²)	•
	1.	Accommodation	4.87	6.09	3.65	29.65	
	2.	Canopy	2.57	6,09	2.75	16.75	
:	3.	Storage	4.25	8.15	2.45	34.63	
	4.	Kitchen	2.45	2.45	2.45	6.00	
	5.	Storage	2.45	3.18	2•45	7.79	
	6.	Pigsty	8.85	6.09	2•45	53.89	
	7.	Pigsty	8.85	6.09	2.45	53.89	•
-	8.	Pigsty	8.85	6.09	2.45	53.89	
	9.	Pigsty	3.95	3.35	2.15	13.23	
	10.	Pigsty	2 . 45	4.85	1.85	11.88	
	11.	Latrine	1.25	1.25	1.85	1.56	•



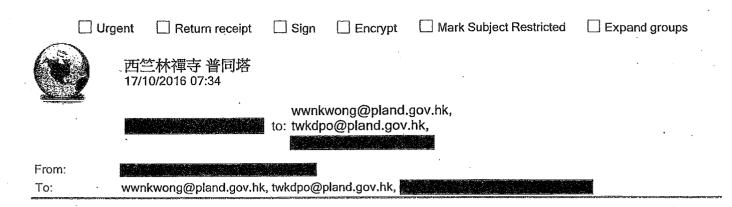
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- as per list attached -	· · · · · · · · · · · · · · · · · · ·
	長
	長滴滴滴
In accepting this Licence I, the undersigned licensee, fully understand, ackno 本人爲下閑簽名之持辟人,在接納此降照時,完全明白、承認及同意下列各項規定: (1) Neither this document nor any occupation of the Licence Area nor the p of landlord and tenant.	payment of any fees in respect thereof shall be construed as creating the relationship
本牌照或使用准用地或已搬交之任何费用,均不得作务已接出「类土肉牛肉肉	
acceptance.	te a waiver of any breach of any of the conditions hereof existing at the date of such
 凡在嵌交牌獎之日已有違反本牌照章程之任何規定者,則所截交之費用不得構成 (3) No licence, approval or agreement from or with any other department of 凡向政府展下之任何其他部門領取之牌照或許可,或與任何其他部門簽訂之合約 (4) (a) Any occupation of the licence. Are here by Apple 1000000000000000000000000000000000000	f Government shall constitute a waiver.
section 6(1) of the Crown Land Ordinance Cap. 28 shall be an off	easonable excuse, does not cease to occupy the same as required by a notice under
(甲)凡在接接依照香港法例第二十八章官地條例第六條第(一)款	,如無正當理由而不違照該通告之規定停止使用准用地者,則作類犯該條第(四)款論。
(b) Failure, without reasonable excuse, to notify the Solitate to the Crown this licence shall be an offence under section 11(2) of the Crown (乙)凡不通知我的主义者 由于在用他內茲搭違反本降照規定之任何建築物而	ter fundsties of the erection in or an the Licence Area of any structure in breach of
 (5) The Directorth New 和日本Bries may in his absolute discretion cance 地域沿着法律加速撤銷此牌照時,得完全有複自行決定,預先給子三個月通知,期 (6) This licence is granted subject to the General and Special Conditions to 此牌照乃係依照第二第三第四頁所教之普通及特別章程而發拾。 	el this licence on giving three months' notice thereof of his intention so to do.
周軍劉	(Den I D. MANI)
Signature of Licensee	(Denys L.P. KWAN)
按牌人簽名 A etami	for Director of Lends 地政署署長 代行)
Witness to Signature of Licensee ↓ Jing 見 證人簽名	
Interpreted and Explained to Licensee by SUPE	RCEDING PERMIT NO W 6045
整由 Longui WHIC	H HAS BEEN CANCELLED.
CILAN. Tak ying 向持辟人譯述及解释 10 AUG 1982	
N.T.A. 220 (Revised)	



Email from the responsible person of Sai Chuk Lam Zen Monastery

Appendix VIIh of <u>TPB Paper No. 10205</u>



荃灣及西九龍規劃處專員大鑑:

茲附上本寺普同塔文件如下俾予參閱:

1. 2014.9.22 本寺答覆食物環境衛生署信件 2 頁

2. 2014.11.24 本人在食物環境衛生署宣誓及所經核實文件共7頁

耑此 并頌

六時吉祥!

西竺林禪寺

釋衍隆

寶林堂司理人

聲明 本人 (香港身,分證號碼: 現居於 大山四山

謹以至誠鄭重聲明:

本人是西竺林禪寺負責人,本人現確認就通報計劃向食 環署呈交有關本骨灰安置所的龕位資料(截至2014年6月18日 上午8時正),詳情見<u>附錄一</u>。

本人謹憑藉《宣誓及聲明條例》衷誠作出此項鄭重聲明,並確信其為真確無訛。

答里

此項聲明是於2014年11月24日在香港食物環境衞生署墳場及 火葬場特別職務隊於香港灣仔愛群道28號3樓305室作出。

在本人面	前作出,	
簽署	:	· · · · · ·
監誓員	:带屋菊	· · ·
職銜	:_ 高級衞生督察(墳場及火葬	場)特別職務3
日期	24-11-2014	

本人的西竺林禪寺骨灰安置所已參加《私營骨灰安置所 條例草案》(簡稱《條例草案》)下的通報計劃,向政府當局 提供業務資料,以核實是否符合「草案前骨灰安置所」(即在 二零一四年六月十八日公布《條例草案》之前已存在和營運 及有龕位已安放骨灰的私營骨灰安置所經營者)資格要求,並 明白就申請私營骨灰安置所各種指明文書(即牌照、豁免書 和暫免法律責任書)以繼續經營,必須符合相關規定如下:

P. 2/9

附錄

- (i) <u>牌照</u>-該骨灰安置所<u>骨灰安放容量</u>,須限於其在以草案 公布時間(即2014年6月18日上午8時正)狀況為準的容量;
- (ii) <u>豁免書</u>-該骨灰安置所<u>骨灰安放數量</u>,須限於其在以草 案公布時間(即2014年6月18日上午8時正)狀況為準的數 量;

(iii) **暫免法律責任書**-須同時一併申請牌照或/及豁免書。

本人於2014年8月8日遞交有關表格予食環署參與上述通 報計劃。其後,又於2014年9月22日及2014年11月24日遞交資 料以更新有關表格內容。(見<u>附件一</u>)。

食環署於2014年8月12日到訪本骨灰安置所蒐集有關龕位的 資料作核實,惟因各種不同原因(見<u>附件二</u>),本骨灰安置所 通報的相關龕位資料與食環署蒐集的龕位資料存在差異。經 詳細考慮後,本人現確認就通報計劃向食環署呈交有關本骨 灰安置所的龕位資料(截至2014年6月18日上午8時正),詳情 如下:

1965
875
21
0
854

春年目前旗下数目,只常给僧人及僧人父母,不作公园發售。 野紅下隆

同時, 通報表格內乙部有關對營辦上述骨灰安置所屬必需(或 與之配套)之必要配套設施的資料如下:

(截至二零一四年六月十八日上午八時)

有關配套設施	數目	位置所在			
<u>(一) 化寶爐</u>	. 2				
(二)前土	1				
(三)後土	1				
	1 				
	;				

(刪除不適用項目)

西竺林	谭寺負責人姓名: 辉化隆
簽署	: 釋衍置
職銜	:夏貴人
日期	:
	· · ·

To : Director of Food and Environmental Hygiene (Attn : Cemeteries and Crematoria Special Duties Team) Room 305, 3/F, Oi Kwan Court, 28 Oi Kwan Road, Wan Chai, Hong Kong Tel No.: 2892 2731 Fax No.: 2893 7683 Email address: ccsd@fehd.gov.hk

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致	:			· ·	<u> </u>	•		-
香	港灣	仔愛	艺群道	28 號	爱君	自閣	3 樓	305
食	物環	境徿	5生署	署長				
(經	辦人	ţ: ţ	賁場及	と火葬	場特	別刵	戦務	隊)
電	話號	碼:	2892	2731				
傳	真號	碼:	2893	7683	•			
電	郵地	址:	ccsd@)fehd.g	ov.hk			

草案前私營骨灰安置所通報計劃 Notification Scheme for Pre-Bill Private Columbaria

通報在 (私營骨灰安置所條例草案) 公布前 已經存在和營運及有龕位已安放骨灰的 草案前骨灰安置所營運資料的表格

Form for providing

information on operational particulars of a pre-Bill columbarium already in existence and in operation with interred ashes in niches before announcement of the Private Columbaria Bill

(填寫此表格前,請參閱夾附的「填表須知」) (Please read the 'Guide' attached before completing the form)

<u>甲部 Part A</u>

骨灰安置所資料 Particulars of Columbarium	
骨灰安置所名稱: Name of Columbarium:	祖堂(普同塔)
經營者名稱: Name of Operator:	寶林堂 瞎下 西宁林耀寺
骨灰安置所地址: Address of Columbarium:	荃湾 荃錦公路 10 咪 下花山村 西空林耀手
骨灰安置所啓用/開始營運日期: Date of Commissioning/Operation of Columbarium:	热· 1965年

核實副本: 隆 日 期: 2014-11-24

棄位資料(截至2014年6月18日上午8時)		•			
Information on Niches (as at 8:00 a.m. on	i 18 June 2014)	•	• : • .		
骨灰安置所大樓的數目:		· ·			
No. of Columbarium Blocks:	2	(ver	開仔)	
戶外靠牆的數目:	· · ·)	
No. of Outdoor Niche Walls:	2			•	
售出首個蠢位的日期:				·	
Date of Sale of First Niche:	\$K.	1965	左石		
靠位最早安放骨灰的日期:	4	h Alr	+ ~	· · ·	
Date of First Interment in Niche:	3			•	•
	(a) 單人位 公司 Single-Urn 自人Niche	(b) 雙人位 在文 Docible-U	Jm · O	他(請註明) thers (Please pecify)	a ti ti
龕位類型及數目:					
Categories and Numbers of Niches:			[875	
售出並已安放骨灰的龕位數目:				•	
No. of Sold and Occupied Niches:				21	
售出但未安放骨灰的蠢位(長生祿位)	Int	i è alt	<u>-</u>		.
的數目: No. of Sold but Not Yet Occupied Niches:	A A	们重	.)	D.	Á
可供出售的介值数目:		11 24			
•	2014	-11-07		0511	
No. of Niches Available for Sale		· ·		0 24	
••••••••••••••••••••••••••••••••••••••				024	7
••••••••••••••••••••••••••••••••••••••	2月,只留读;	僧人及僧	人名母	034	
No. of Niches Available for Sale: 註: 本考日前 餘下者 乙部 Part B	2月, 只留读。	僧人及僧	人名母	054	<u>~</u> 開
註: 李 亨 日前 餘下 對 乙部 Part B		·	•		》 開
註: 夺号目前餘下者		·	•		<u>></u> 約
注: 本考目前 金沫下者 乙部 Part B 對營辦上述骨灰龕安置所屬必需(或與之) (截至2014年6月18日上午8時) Essential Ancillary Facility (Land / Structure	配套)的必要配套設	施(其所在的土	地/構築物	»	
記: 本考目前 金末子 乙部 Part B 對營辦上述骨灰龕安置所屬必需(或與之) (截至2014年6月18日上午8時) Essential Ancillary Facility (Land / Structur Columbarium (as at 8:00 a.m. on 18 June 2	配套)的必要配套設	施(其所在的土	地/構築物	»	
注: 今天日前 公下 乙部 Part B 對營辦上述骨灰龕安置所屬必需(或與之) (截至2014年6月18日上午8時) Essential Ancillary Facility (Land / Structur Columbarium (as at 8:00 a.m. on 18 June 2 設施*	配套)的必要配套設 re on / in which it is 2014)	施(其所在的土	地/構築物	»	
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本人同意讓食環署獲授權代表到訪上述骨灰安置所以核實甲部和乙部所載資料。本人明白食環署獲授權代表會就骨灰安置所拍照及/或作出紀錄(若適用的話,以布局圖作為輔助),並同意提供聯絡人資料如下。

P. 49

I hereby agree to allow FEHD's authorized representative(s) to visit the above columbarium to verify the information provided in Parts A and B. I understand that FEHD's authorized representative(s) may take photographs and/or make record of the columbarium (with the aid of layout plan(s) if applicable). I further agree to and provide relevant information of the contact person as follows.

聯絡人姓名和職位: Name and Post Title of Contact Person:	釋行隆 Yim KOW	電話號碼: Tel No.:	
· · ·	•	傳真號碼/電郵地址: Fax No./Email Address:	
<u>丙部 Part C</u>			
朝 DECLARATION 本人業行発		6)(香港身分證/其他身分證明文件號	
出以下聲明: 1丫孙 <u>Kou</u>	、 、	Name in Block Letters) (HKID Card/Oth	
) hereby declare t	hat:	•
In providing the in		understand the "Statement of Purpose".	
 (b) 就本人所知所信 I declare that the complete. 	,本人在此表格所提供的资料 information provided under th	斗,全屬真確完整。 his form is, to the best of my knowled	ge and belief, true and
<u>م ني محمد المحمد ال</u>			
簽署: Signature: 末辈 行		3和職位: Post Title of Informant: <u>う</u> マレ	^{日期:} Date:0 <u>8-08-201</u> 4
	6月 20 日或之前填妥此		
· · ·	• •	:表格交回。 lose of play on 20.6.2014. 核實副本 : 第 日 期: 2014-1)-	24-

P.T/q 面空林辉年 祖室内景灰瓷 中 **た**。 右 闪吹对 龕位翻 LXDXH 87.5" (14) 2450 (A) 13,25 (147) 567 左匠 360 沿 95" (15) 48 50 (8) 24,50 (3 17) F 40.50" 48.50" 3134" (497) (6) (8) 192 中 $55''(4) = 25^{25''}(4) = 13^{25}(17)$ 36 右田 68" H650 (1) 24.50 (34) 231 F). 875 骨灰蛊直径肉约5"、各預留1时空间、高度的肉口。 周边及高度 **甘文明本:** 月堂 2014-11-24 報報道臺 2914-11-24

寶林禪寺有限公司

PO LAM CHAN MONASTERY CO. LTD

香港 大峡山 東涌 地塘仔 Tei Tong Tsai, Tung Chung, Lantau Island, Hong Kong 電話: 個人 中國 傳真: 個人

2014年9月22日

P, 8/9

食物環境衛生署署長 香港

金鐘道 66 號

金鐘道政府合署 45 樓

收件人: 蘇德和先生

食物環境衛生署署長高鑑:

通報計劃

貴檔案 L/M in FEHD C&C (SD) 31-105/0/3

感謝閣下 2014 年 9 月 15 日電郵及附上 2014 年 9 月 8 日信件。

西竺林禪寺是十二年前才由本寺接收的,對於過往的情況本寺是 不清楚的,我們從西竺林禪寺的退休老職員口中略知一二而矣。根據 政府測量圖,西竺林禪寺的祖堂是在1965已經存在,故此我們估計 第一個骨灰龕可能是在1965年放進去的。因為開山祖是1955往生, 1965之前已經有僧人往生,故此我們推斷1965在新建成的祖堂應該 當時放進亡僧骨灰龕的,不過,亦不敢太肯定。無論如何,第一個骨 灰龕一定是在1990之前放進去的,因為1973當時當家死亡,其骨灰 當年放進去的。

我們抱歉較早前我們報了 60 骨灰龕個是因為年老的工作人員說 錯了,經點算後才知道祇有 21 個而矣,因為之前每個人都感到很恐 懼,都不敢看和點算。

2014-11-24

寶林禪寺有限公司 PO LAM CHAN MONASTERY CO. LTD ## 大块山 来涌 地緣行 Tei Tong Tsai, Tung Chung, Lantau Island, Hong Kong

我們的先師收了很多徒眾,開枝散葉,將來龕位不敷應用,故 此,我們預算將來西竺林禪寺祖堂存放1,000個龕位,祖堂內很多空 間可以擺放。現在21個也沒有固定的間隔空間,為何餘數820個又 一定要有固定的間隔空間呢?當然,接受與否是決定於貴署,我們亦 不擬再爭論。

胎此 敬頌 六時吉祥!

寶林禪寺有限公司

P. 9/9

们置

釋衍隆合十 總裁

核實副泰: . 1914 -11 - 24

Email from the responsible person of Sai Chuk Lam Zen Monastery

Appendix VIIj of <u>TPB Paper No. 10205</u>



SAI CHUK LAM ZEN MONASTERY

香港 新界 荃灣 下花山村 21 號信箱 Box 21, Ha Fa Shan Village, Route Twisk, Tsuen Wan, N.T., (Tel: 2988 8345 Fax: 2988 8998)

2016年11月2日

荃灣及西九龍規劃處 香港新界荃灣西樓角路38號 荃灣政府合署27樓2706室

收件人:高級城市規劃師廓弘毅先生

荃灣及西九龍規劃專員台鑑:

有關《川龍及下花山分區計劃大綱草圖編號 S/TW-CLHFS/B》

本寺得悉有關標題大綱草圖早前諮詢荃灣區議會及荃灣鄉事委員會, 本寺範圍及附近的土地用途將作出修訂,現特來函以表達對該大綱草圖的 意見。

本寺現時於下花山擁有多個地段,根據標題大綱草圖,部份地段將 劃為「政府、機構或社區(1)」地帶。查本寺自 1936 年代開始已於有關地 段設立寺廟,為一佛教場所,一向用作宗教用途。本寺把大綱草圖與實際 本寺範圍作一比較,發現有部份土地並未納入「政府、機構或社區(1)」 地帶,而被劃為「綠化地帶」。本寺希望 貴署擴大該「政府、機構或社 區(1)」地帶的範圍,理由如下:

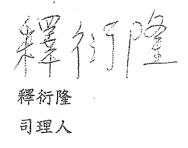
1

現時擬被劃為「政府、機構或社區(1)」地帶的土地是本寺的主要寺院構築物(見圖一),包括大雄寶殿(見相片),是本寺日常用作參拜佛、 佛學研究及善眾參拜的地方。而擬被劃為「綠化地帶」的地點,包括本寺 北面的土地(丈量約份第358約地段第45及47號,即圖一紅色部份),是 本寺用作農務、禪修靜坐的地方,實驗禪宗之所謂農禪並重及讓公眾人士 體驗大自然參學。再靠東北的土地(丈量約份第358約地段第47號,即圖 一黃色部份)設有三間寮屋,均是本寺僧人的清修住所。而位於本寺東北 面的土地(丈量約份第358約地段第46、351及352號,即圖一藍色部份), 是本寺 1936 年興建的鐘樓位置,過往用作晨鐘暮鼓及報時之用,因日本 戰亂,鐘樓已被催毀並由佛塔取替。

基於本寺存在已久,而上述土地為本寺作宗教用途的地方,本寺希 望 貴署把以上土地一併納入「政府、機構或社區(1)」地帶,俾使保持現 時本寺的日常運作,亦有助日後重建發展,繼續弘揚佛學,造福社群。

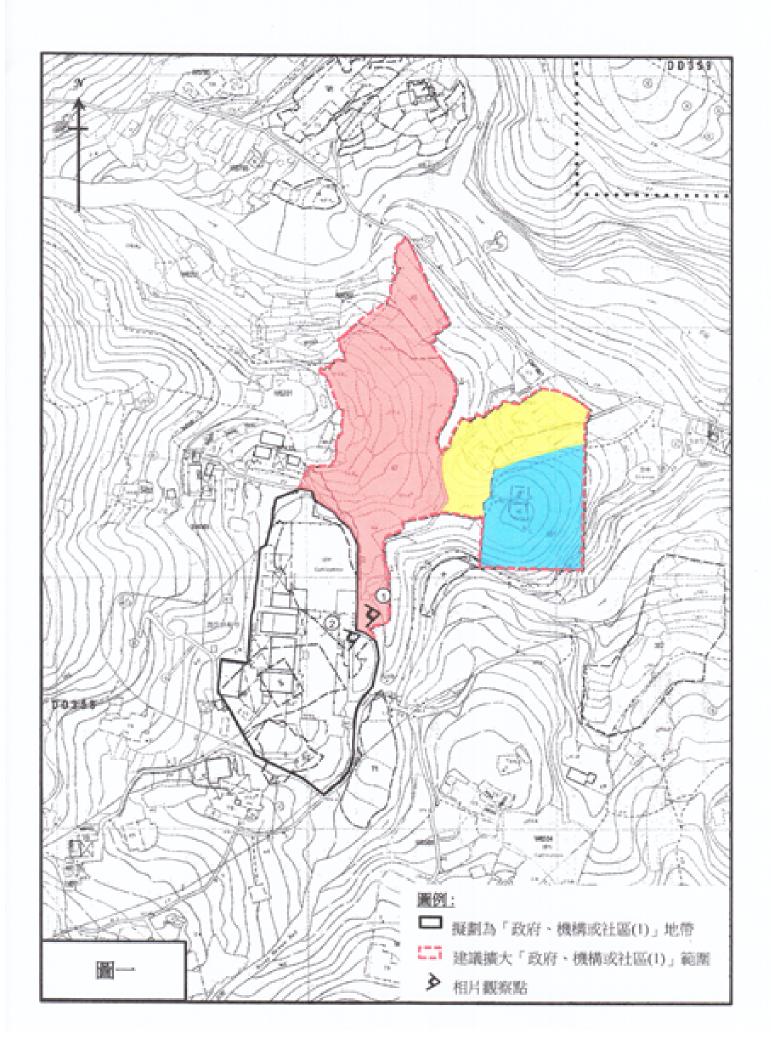
耑此 敬頌 六時吉祥!

西竺林禪寺



連附件

2





相片 1



相片 2

<u>Email fr</u>	om the res	ponsible person (of Sai Chu	<u>uk Lam Zen</u>	Monastery	Appendix VIIk of <u>TPB Paper No. 10205</u>
	Urgent	Return receipt	🗌 Sign	Encrypt	Mark Subject Restrict	ed 🗌 Expand groups
		花山 衹園寺 11/2016 17:02				
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Histor	y.	This message has	s been replie	ed to and forwar	ded.	

鄺先生:

茲附上本堂擬收回祇園寺官司新聞予閣下參閱. 敬頌 六時吉祥! 寶林堂 釋衍隆合十

司理人 IMG_2500.PNG IMG_2501.PNG

:



港澳新聞





東網 - 東方日報 資訊最快最全面



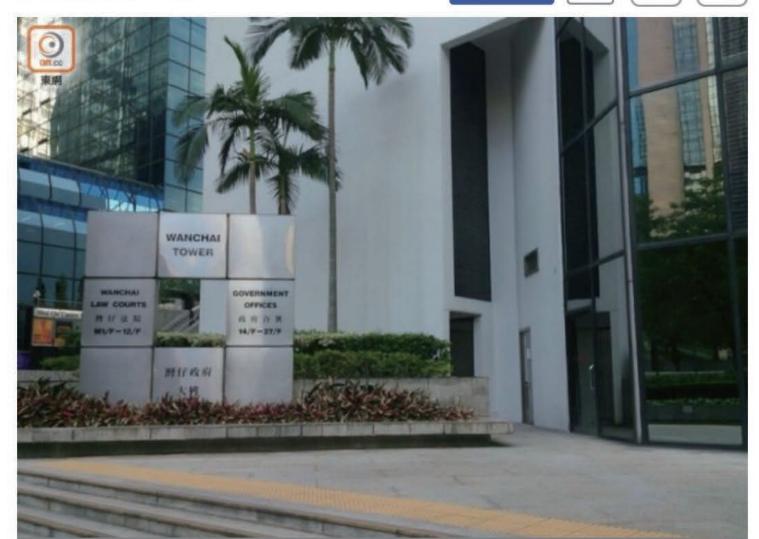
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Τт

西竺林荃灣地段遭佔用 寶林堂主持追 交還

07月22日(五) 14:06



寶林堂主持釋衍隆入稟區域法院,追討西竺林和 祇園的荃灣地段。(資料圖片)



港澳新聞



寶林堂主持釋衍隆入稟區域法院,追討西竺林和 祇園的荃灣地段。(資料圖片)

【on.cc東網專訊】寶林堂主持釋衍隆入 稟區域法院,控告釋衍峰(或稱江榮漢, 衍峰或釋果林),要求對方交還部分地 段。

入稟狀指,於1992年西竺林禪林(或稱西 竺林,西竺林寺)的住持當家師釋護求, 口頭同意讓被告佔用西竺林和祇園的荃 灣地段。但在1998年,該地的佔用權交 予寶林堂,被告遭追收該地,但一直未 有交還,原告遂入稟要求被告交還該 地,並賠償相關損失。

<u>-mail from Ka</u>	doorie Fa	arm & Botanic Garden Corporation	Appendix VIIIa of <u>TPB Paper No. 10205</u>
	Urgent [Return receipt Sign Encrypt Mark Subject Restrict	ed 🗌 Expand groups
	<u>To</u> :	fwysiu@pland.gov.hk, wwnkwong@pland.gov.hk, hthlaw@pland.gov.h lycchau@pland.gov.hk,	k,
	Cc:		
	Bcc:		
	Subject:	Re: Preparation of OZP to Replace the Approved Chuen Lung and Ha F meeting with Green Groups	a Shan DPA Plan -
	From:	Tony Nip	
History:		This message has been forwarded.	

Appendix VIIIa of

Dear All,

Although we are highly unlikely to join the meeting, we would like to express our concerns regarding this plan. Attached please see our recommendations.

As stated in the letter, we strongly recommend that all watercourses (including their riparian zones) and the woodland should be protected by being accorded with CA zoning status. Please refer to our letter for the reasons.

Best Regards,

Tony

140220 Draft Chuen Lung and Ha Fa Shan DPA_TW-CLHFS_1 (final).pdf



The Secretary, Town Planning Board, 15/F, North Point Government Offices, 333, Java Road, North Point, Hong Kong.

(Email: tpbpd@pland.gov.hk)

20th February, 2014.

By email only

1

Dear Sir/ Madam,

Draft Chuen Lung and Ha Fa Shan Development Permission Area Plan (DPA/TW-CLHFS/1)

We would like to express our concerns and provide our recommendations regarding the Draft Chuen Lung and Ha Fa Shan Development Permission Area Plan No. DPA/TW-CLHFS/1 (the draft Plan).

Protection of native species of conservation importance

Although village settlements and rural industrial/commercial activities have already been established within the Chuen Lung and Ha Fan Shan Area (the Area), many native species of conservation importance can still be found in the locality. Referring to Section 5.3 of the Explanatory Notes of the draft Plan, "Various rare species of fauna with high ecological values have been discovered in the Area, especially in or adjacent to the stream courses, including Yellow Coster (Acraea issoria), Hong Kong Cascade Frog (Amolops hongkongensis), Hong Kong Newt (Paramesotriton honkongensis), Predaceous chub (Parazacco spilurus) and Red Muntjac (Muntiacus muntjak)".

Indeed, during our on-site observations in January 2014, the Hong Kong Newt was recorded in one of the streams in Chuen Lung (**Figure 1**). Furthermore, based on our records, some native orchids (*Liparis stricklandiana* and *L. viridiflora*) can also be found in the upper reaches of one of the streams flowing through the Area; even though the exact location of the record is within the Tai Mo Shan Country Park, we consider that the lower sections of the stream which is within the draft Plan are still potential habitats that are suitable for these orchid species.



In addition, according to Plan 4 of the Town Planning Board Paper No. 9506, the Red Muntjac was found in the woodlands of Ha Fa Shan, which we consider is ecologically connected to the woodland habitats in the Tai Lam Country Park. <u>Therefore, we wish to strongly recommend that all streams (including their riparian zones) and the woodland should be protected by being accorded with CA zoning status.</u>

The Potential Impacts of the Village-type Development zone

In the proposed Village-type development zone (V-zone) which is within the Village Environ, there are already a few restaurants operating on the ground floor premises of the village houses and we observed that cutlery, dishes and kitchen utensils were being washed immediately next to the drainage U-channels (**Figure 2**), from which the grey water may in turn discharge into nearby watercourses (e.g., the natural streams). Since "Eating Place" is always permitted on the ground floor of village houses (i.e., New Territories Exempted Houses, NTEHs) within the V-zone, we are concerned that if more NTEHs are allowed to be built in the Area, the water quality of the streams may be adversely affected by the increase in volume of wastewater effluent potentially discharged from the small houses, especially those which house catering operation; thus, the ecologically sensitive stream habitats in the locality would be greatly affected. Therefore, we consider that the Village Expansion Area, which is outside the current village cluster, should not be included into the V-zone.

In addition, we would like to remind the Board that the Area is largely within the upper and lower direct water gathering grounds. The water quality of the streams should be maintained to safeguard the health of the general public. We would like the Planning Department (PlanD) and the Board to note the photographs shown in **Figure 3**; we have <u>observed on many occasions</u> that, when village houses have been built next to a watercourse, pipes would be built along the watercourse, discharging water/ grey water causing pollution and threatening aquatic life.

On the other hand, the Director of Environmental Protection recently issued an EIA Study Brief for the Drainage Services Department's Project on the Sewerage Works for Ha Fa Shan, Kiu Tau Village, Wang Lung and Ma Tong which is expected to commence in 2018 and to be completed in 2023¹. This seems to be the solution to the water pollution problems in the Area.

¹ http://www.epd.gov.hk/eia/english/alpha/aspd_669.html



However, we would also like to draw the Board's attention to Chapter 9 of the Report No. 55 of the Director of Audit prepared by the Audit Commission². In Table 10 of the chapter, it shows that the connection rate for village houses covered by public sewers was only 37%. The Audit Commission recommends the relevant authorities to "take measures to improve the sewer connection rates", "closely monitor the cases of non-compliance with the sewer connection requirements" and "continue dialogue with villagers and consider taking appropriate action to enable connection to public sewers in accordance with the Water Pollution Control (Sewerage) Regulation". It is clear that under the existing guidelines (i.e., using the Septic Tank System) and even with public sewers provided, the discharge of effluents from domestic wastewaters could still be a significant environmental issue in the rural area. Relevant authorities may respond that this is an enforcement problem but not a planning issue, thus, there is no need for the Board to consider it. However, we strongly feel that it is also the responsibility of the Board (and relevant authorities) to designate a plan that is practical and feasible, that at the same time effectively protects species of conservation importance, and ensures the water quality within the water gathering grounds is free from foreseeable pollution impacts and safe for human consumption.

Conclusion

We appreciate the PlanD's effort in drafting the DPA plan for the Area to prevent further haphazard development, destruction and disturbance to the natural environment. However, we felt that more thoughtful consideration could be given to improve the current situation in the Area and the Board (together with the relevant authorities) should have a long-term environmental vision when considering the protection and development of the Area.

We hope our comments and concerns, as set out above, will be adequately addressed in future consultations and meetings.

Ecological Advisory Programme Kadoorie Farm and Botanic Garden

香港新界大埔林錦公路 Lam Kam Road, Tai Po, New Territories, Hong Kong Email: eap@kfbg.org

3

² http://www.aud.gov.hk/pdf_e/e55ch09.pdf



cc.

Agriculture, Fisheries and Conservation Department Drainage Services Department Environmental Protection Department Water Supplies Department Conservancy Association Designing Hong Kong Hong Kong Bird Watching Society WWF – Hong Kong

> 香港新界大埔林錦公路 Lam Kam Road, Tai Po, New Territories, Hong Kong Email: eap@kfbg.org

4



Figure 1. Hong Kong Newt recorded in the stream in Chuen Lung (photograph taken in January 2014)



香港新界大埔林錦公路 Lam Kam Road, Tai Po, New Territories, Hong Kong Email: eap@kfbg.org

Appendix VIIIb of <u>TPB Paper No. 10205</u>

	🗌 U	rgent	Return receipt	🗌 Sign	Encrypt	Mark Subject Restricted	Expand groups				
)	<u>To</u> : Cc: Bcc:		wwnkwong@pland.gov.hk, fwysiu@pland.gov.hk, hthlaw@pland.gov.hk, lycchau@pland.gov.hk, twkdpo@pland.gov.hk,							
	é.	Subject From:	Re: Preparation o Koon Nature Edu	Re: Preparation of OZP to Replace the Approved Chuen Lung and Ha Fa Shan DPA Plan - Ho Koon Nature Education cum Astronomical Centre - Wednesday 05/10/2016 15:12							

Dear Mr. Kwong,

After discussion amongst our Principal and teaching staff, for the proposed new plan - Draft Chuen Lung and Ha Fa Shan Outline Zoning Plan No. S/TW-CLHFS/B, the Ho Koon Nature Education cum Astronomical Centre (Sponsored by Sik Sik Yuen) proposes to upgrade some of the areas in the planning zone to Conservation Area, SSSI or Country Park (please see Appendix 3). We also object zoning the site "REC" - Golf driving range too close to the area with high conservation value near Ma Tong.

Ho Koon Nature Education cum Astronomical Centre (Sponsored by Sik Sik Yuen) is one of the only two field study Centres in Hong Kong, providing regular field study courses for senior secondary students studying biology or geography. The Centre runs as an aided school under Education Ordinance.

Each year, we conduct more than 300 field study courses for local senior secondary biology and geography students, coming from more than 200 different schools. Our Centre is located at 101 Route Twisk, Tsuen Wan. Please visit <u>http://www.hokoon.edu.hk</u> to learn more about our educational services.

The natural environment on the southern slope of Tai Mo Shan provides many easily accessible, unique and irreplaceable sites for the students and teachers to do field studies. See appendix 1 (Field study courses conducted in the planning zone - 2015-2016 academic year). We believe that these sites and students learning opportunities should be strictly protected. In addition, many of the sites also contain species of high conservation value. See Appendix 2 (List of sighting records (by Ho Koon in recent 5 years) of the species with high conservation value.

Green belt, as proposed by the Planning Department, is far from enough to protect students' learning opportunities, as well as so many species with high conservation value. We propose designating some of the more important areas as Site of Specific Scientific Interests or as Conservation Area. See appendix 3: The map showing more important areas for conservation and education. Another option is to absorb these areas into existing Country Parks.

We object zoning a golf driving range near Ma Tong. The area near Ma Tong is the most frequently used site by students for biology and geography field studies. Large quantity and repeated uses of pesticides and fertilizers for maintaining the lawn would impose very adverse effects to the neighbouring natural environment. The proposed golf driving range is positioned at higher elevation and is too close to the area containing many species with high conservation value. Leakage of pesticides and fertilizers to the natural stream and the environment is not avoidable. Changing the land into golf driving range would also increase the risk of landslides.

If additional information is needed, please feel free to contact me by email or phone (

Thank you for your attention! YIU Vor (For the Principal)

Appendix 1 : Field study courses conducted in the planning zone - 2015-2016 academic year (for locations, please check Appendix 3)

Biology

Topic 1: Study of Freshwater Stream Ecosystem - 132 classes

Topic 2: Water pollution - 6 classes

Topic 3: Bioblitz - 21 blasses

Topic 4: Big secret of the cow dung micro-habitat - 18 classes

Topic 5: Interesting ecology in the litter - 4 classes

Geography

Topic 1 : Stream Channel - 53 classes Topic 2 : Stream pollution - 22 classes

Total classes : 256 classes, about 7,700 students

Appendix 2: List of sighting records (by Ho Koon in recent 5 years) of the species with high conservation value (for locations, please check Appendix 3)

Paramesotriton hongkongensis 香港瘰螈 (protected under HK Law Cap. 170)

Muntiacus muntjak 赤麂 (protected under HK Law Cap. 170)

Parazacco spilurus 異鱲 (中國紅皮書:易危)

Brown Fish Owl Ketupa zeylonensis 褐漁鴞 (Scarce resident, ICUN Redlist: LC, 中國國家二級保 護動物)

Collared Scops Owl Otus lettia 領角鴞 (ICUN Redlist: LC, 中國國家二級保護動物)

Asian Barred owlet Glaucidium cuculoides 斑頭鵂鶹 (Uncommon resident, ICUN Redlist: LC, 中國 國家二級保護動物)

Eurasian Eagle Owl Bubo Bubo 雕鴞 (Scarce but widespread resident, ICUN Redlist: LC, 中國國家 二級保護動物)

Grey-capped Greenfinch Carduelis sinica 金翅雀 (highly localized resident, infrequent reports of passage migrants or winter visitors, much declined, ICUN Redlist: LC)

Jamides celeno 錫冷雅灰蝶 (listed as Rare by AFCD, 2011),

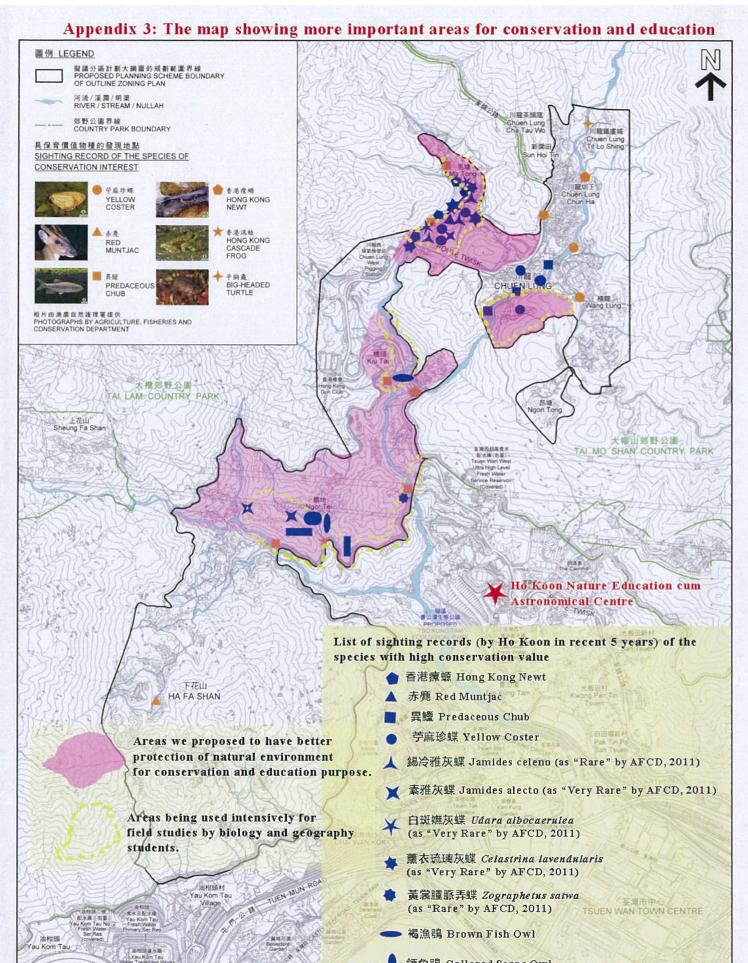
Jamides alecto 素雅灰蝶 (listed as Very Rare by AFCD, 2011),

Udara albocaerulea 白斑嫵灰蝶 (listed as Very Rare by AFCD, 2011),

Celastrina lavendularis 薰衣琉璃灰蝶 (listed as Very Rare by AFCD, 2011),

Acraea issoria 苧麻珍蝶 (listed as Rare by AFCD, 2011)

Zographetus satwa 黃裳腫脈弄蝶 (listed as Rare by AFCD, 2011)



● 領角鴞 Collared Scops Owl 環境/生態特性

ENVIRONMENTAL / ECOLOGION 斑頭鵂鶹 Asian Barred owlet 川龍及下花山分區 創大離鴞 Eurasian Eagle Owl CHUEN LUNG AND HA FA SHAR OUTLINE ZONING PLAN

200

100

METRES 100

金翅雀 Grey-capped Greenfinch EFFRENCE No.

規劃署

PLANNING

DEPARTMENT

国表

8

本摘要置於2016年5月28日發傷,所根違的資料 為測量置編號 6-5E-4C/D, 5C/D, 9A/B/C/D, 10A/B/C/D, 14/B/C/D, 15A/B/C/D, 19A/B/C/D 及 20A/B/C/D, 7-5W-1C, 5A/C, 11A/C 及 15A/C EXTRACT PLAN PREPARED ON 28.6.2016 BASED ON SURVEY SHEETS No. 6-SE-4C/D, 5C/D, 9A/B/C/D, 10A/B/C/D, AND 20A/B/C/D, 15A/B/C/D, 10A/B/C/D, AND 20A/B/C/D, 7-SW-1C, 6A/C, 11A/C AND 16A/C