

TOWN PLANNING BOARD

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FOR CONSIDERATION BY
THE TOWN PLANNING BOARD ON 16.12.2016**

**DRAFT PING CHAU OUTLINE ZONING PLAN NO. S/NE-PC/C
PRELIMINARY CONSIDERATION OF A NEW PLAN**

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1. Purpose

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

- (a) that the draft Ping Chau Outline Zoning Plan (OZP) No. S/NE-PC/C (the Plan) (**Appendix I**) together with its Notes (**Appendix II**) are suitable for consultation with the Tai Po District Council (TPDC) and Sai Kung North Rural Committee (SKNRC); and
- (b) that the Explanatory Statement (ES) (**Appendix III**) is an expression of the planning intentions and objectives of the Town Planning Board (the Board) for the various land use zonings of the draft OZP and is suitable for consultation with the TPDC and SKNRC together with the draft OZP.

2. Background

- 2.1 On 28.3.2014, the draft Ping Chau Development Permission Area (DPA) Plan No. DPA/NE-PC/1 was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). During the two-month exhibition period, a total of 338 representations were received and there was no comment received on the representations. After giving consideration to the representations on 19.12.2014, the Board decided not to propose any amendment to the draft DPA Plan to meet the representations.
- 2.2 On 24.2.2015, the Chief Executive in Council, under section 9(1)(a) of the Ordinance, approved the draft Ping Chau DPA Plan, which was subsequently renumbered as DPA/NE-PC/2. On 20.3.2015, the approved Ping Chau DPA Plan No. DPA/NE-PC/2 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.3 Pursuant to section 20(5) of the Ordinance, the Ping Chau DPA Plan is effective for a period of three years until 28.3.2017. An OZP has to be prepared to replace the DPA Plan in order to maintain statutory planning control over the Area upon expiry of the DPA Plan.
- 2.4 On 14.3.2016, 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 Ping Chau area.

3. Planning Context (Plans 1 to 3)

- 3.1 The Planning Scheme Area (the Area) is located on Ping Chau Island, covering a total land area of about 28.91 ha (i.e. around 25% of the total land area of the Island) in Mirs Bay, the easternmost outlying island of Hong Kong.
- 3.2 Ping Chau Island was designated as a Site of Special Scientific Interest (SSSI) in February 1979 for its spectacular rock formations and geological features. About 87 ha of land (i.e. around 75% of the total land area of the Island) covering the prominent and popular geological features was subsequently included in the Plover Cove (Extension) Country Park in June 1979, which also fell within the Tung Ping Chau Geo-Area of Hong Kong UNESCO Global Geopark in 2011. It was surrounded by the Tung Ping Chau Marine Park designated in 2001 for its diverse coral communities and marine ecosystem. The Island is a famous destination for leisure travel and geological studies.
- 3.3 With reference to the “Landscape Value Mapping of Hong Kong (2005)”, the Island is in general low-lying and undulating in topography with distinct landscape character. There are various landscape resources including sandy beaches, rocky shores, coastal cliffs and geological formations along the coasts, small villages, woodland, abandoned agricultural land, pond and minor inland streams in the Island. In general, the Area is natural and rural in character, and has high landscape and scenic value with geological resources at the coastal areas (Figures 5a to 5f of **Appendix IV**).
- 3.4 Details of the land use considerations are contained in the Planning Report on Ping Chau at **Appendix IV**. Some major issues in relation to the proposed zonings are stated in the following paragraphs.

4. Issues Arising from Consideration of the DPA Plan

- 4.1 During the exhibition period of the draft DPA Plan, a total of 338 representations were received. The major land use proposals raised by the representers are recapitulated below:
- (a) 331 representations were submitted by the SKNRC, Sai Kung North Tung Ping Chau Affairs Committee (SKNTPCAC), Village Representatives, villagers and individuals mainly objecting to inadequate “Village Type Development” (“V”) zones to meet the Small House demand, and proposing to zone all land within the village ‘environs’ (‘VEs’) and the “Unspecified Use” area as “V”, and to provide infrastructure¹ for the villages; and
 - (b) the other seven representations were submitted by green/concern groups² and individuals generally supporting the draft DPA Plan but concerned about the adverse environmental impacts of the Small House

¹ Including water, electricity, transport and telecommunication facilities, an emergency vehicular access cum promenade and bicycle track, helicopter landing pads, a new multi-purpose pier and a road network, and to reserve landing points for water mains and gas pipeline in Ping Chau.

² Including World Wide Fund for Nature Hong Kong and Kadoorie Farm and Botanic Garden Corporation.

developments. To protect the natural environment, they mainly proposed to designate conservation zonings for environmentally sensitive areas and geological features, cover only the existing village areas by “V” zones and that ‘House (New Territories Exempted House (NTEH) only)’ use and ‘Eating Place’ use on the ground floor of a NTEH in the “V” zones should require planning permission.

- 4.2 On 19.12.2014, the Board decided not to propose any amendment to the draft DPA Plan to meet the representations. It was agreed that detailed land use zonings would be worked out during the OZP preparation stage taking account of the results of relevant assessments on various aspects including Small House demand and developments, conservation value, the environmental and infrastructural constraints, and landscape character, etc. in consultation with relevant Government departments and stakeholders.

5. Object of the Plan

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.

6. The Planning Scheme Area (Plans 1 to 4) (Figures 5 and 6 of Appendix IV)

- 6.1 The Area is made up of three portions of land. The major portions at the eastern coast and the northern hilltop of the Island mainly comprise a number of recognized villages and Government, Institution or Community (GIC) facilities surrounded by woodland and shrubland. At the seashore, sandy beach, rocky area/geological features, coastal plants and a public pier can be found. The western portion is a narrow strip of land made up of outcrops of sedimentary rock with prominent chert layers and different wave-cut platforms.
- 6.2 Ping Chau Chau Mei, Ping Chau Tai Tong, Ping Chau Sha Tau and Ping Chau Chau Tau are the four recognized villages within the Area. Another recognized village Ping Chau Nai Tau at the eastern end of the Island is within the Country Park. The village settlements are now largely abandoned and uninhabited. Most of the village houses have become ruins or in dilapidated condition, in particular in Chau Mei and Chau Tau. Some village houses in Sha Tau and Tai Tong, however, are in fair to good condition, and there are a few provision stores serving visitors during the public holidays. There are Grade 3 historic buildings worthy of preservation, namely the Tin Hau Temple and Tam Tai Sin Temple in Sha Tau and the Old House in Chau Mei. Based on the 2011 Population Census, the total population of the Area was estimated to be about 70.
- 6.3 The Area is accessible by sea with a public pier near Tai Tong. There is only a scheduled ferry service from Ma Liu Shui on weekends and public holidays.

7. Development Proposals Received in the Course of Preparation of the Plan

- 7.1 Since the gazettal of the draft DPA Plan on 28.3.2014, no planning application in the Area has been received. In the course of preparing the OZP, some views/proposals were received from concerned parties and they are set out below.
- 7.2 On 24.3.2016, Kadoorie Farm and Botanic Garden Corporation (KFBG) made a submission (**Appendix V**) indicating that Ping Chau is surrounded by the Marine Park and a long coastline with the best developed shallow-water community of fringing corals in Hong Kong and forms part of the migration pathway of water birds, seabirds and land birds with records of birds species of conservation concern. Since there is no existing/planned sewage treatment facility, the waste water generated from the “V” zones, including that from the ‘Eating Place’ which is always permitted on the ground floor of a NTEH, would likely cause severe impact on the coral communities. Also, the “V” zones would attract more human activities and hence have undesirable effects on the birds. KFBG considers that the Tai Long Wan OZP approach (i.e. only the existing village areas are covered by “V” zones and ‘House (NTEH only)’ in “V” zones requires planning permission) should be followed and planning permission should also be required for ‘Eating Place’ on the ground floor of a NTEH in “V” zones.
- 7.3 A meeting was held on 31.3.2016 under the coordination of the SKNRC with the SKNTPCAC, Indigenous Inhabitant Representatives (IIRs) and villagers to solicit their views and land use proposals. They consider that the Government should strike a balance between development and conservation in preparing the draft OZP and facilitate sustainable development of the villages on the Island. They mainly propose to expand the “V” zones to meet their Small House demand and to develop the Island into a resort-type tourist spot with hotels or to revitalize the villages; and request that the planning control on provision of the public utilities and facilities should be relaxed.
- 7.4 The views conveyed in these proposals have been taken into account in the preparation of the draft OZP and delineating the various land use zonings and the details are elaborated in the following paragraphs.

8. Land Use Planning Considerations (Plans 5 and 6)

Geological Features and Conservation of Natural Environment (Figures 5, 9 and 10 of Appendix IV)

- 8.1 Ping Chau Island is renowned for its spectacular rock formations and geological features. The Island has the youngest rocks in Hong Kong which are about 55 million years old, making a complete geological history of Hong Kong. The peculiar formations are composed of layers of siltstone fossils, exposing a unique sedimentary rock landscape with various wave abrasion landforms along the coastline. According to the Agriculture, Fisheries and Conservation Department (AFCD), the Island was designated as a SSSI for its geology of special scientific interest. The majority of the Island covering the prominent and

popular geological features was subsequently included in the Country Park, which also fell within the Geo-Area.

- 8.2 Regarding the Area, the western coast is a narrow strip of land made up of outcrops of sedimentary rock with prominent chert layers and different wave-cut platforms. Its eastern coast is dominated by sandy beaches of Cheung Sha Wan, Tai Tong Wan and A Ma Wan, with coastal plant species, such as *Pandanus tectorius* (露兜樹) and *Caesalpinia bonduc* (刺果蘇木). It is also intersected by discontinuous sections of flat sedimentary rock stacks straddling the edge of the Area. Surrounded by the Country Park/Geo-Area and Marine Park and comprising mainly woodland, shrubland, abandoned agricultural land, streams in addition to rocky/sandy shore with geological features and coastal vegetation, the Area forms an integral part of the wider natural environment of Ping Chau. The existing village clusters and GIC facilities in the Area are mostly surrounded by native woodland, some of which are regenerated from abandoned agricultural land. The woodland is ecologically linked to that of the Country Park and dominated by native species, such as *Litsea glutinosa* (潺槁樹) and *Macaranga tanarius* var. *tomentosa* (血桐) with some exotic tree species, namely *Acacia confusa* (台灣相思) and *Casuarina equisetifolia* (木麻黃). Shrubland is largely located near the coastal area. Streams could be found running along hillside valley towards the eastern shore and near the villages, but they are not Ecologically Important Streams.
- 8.3 In general, the Area is natural and rural in character, and has high landscape and scenic value with geological resources at the coastal areas.
- 8.4 Given that the Island was designated as a “SSSI” several decades ago, the AFCD has reviewed the geological significance of the Area. As advised by the AFCD, designation of the western coast of the Area consisting of prominent geological outcrops as “SSSI” zone and the eastern coast of the Area (except the public pier near Tai Tong) comprising mainly sandy beaches intersected by discontinuous sections of flat sedimentary rock stacks straddling the edge of the Area as “CPA” zone are appropriate to protect such geological features; whilst “GB” zoning would be appropriate to conserve the natural and landscape character of the woodland, shrubland and streams and to provide a buffer between the village type developments and the Country Park.

Land for Village Development (Figures 6, 7 and 10 of Appendix IV)

Ping Chau Chau Mei

- 8.5 The whole ‘VE’ of Ping Chau Chau Mei has an area of 10.06 ha. Only its eastern portion with an area of 4.44 ha falls within the boundary of the draft OZP, where two village clusters, one fronting onto the coast of Cheung Sha Wan and another on the hillslope to its southwest are located. Most of the village houses are now ruins and overgrown with vegetation. Apart from the village clusters, the land within the ‘VE’ mainly comprises woodland, shrubland, a short stream and coastal vegetation.

Ping Chau Tai Tong

- 8.6 The whole 'VE' of Ping Chau Tai Tong has an area of 18.64 ha. Its eastern portion and a small portion at its northern fringe with an area of 4.36 ha fall within the boundary of the draft OZP. There is one major village cluster along the coast of Tai Tong Wan and four hamlets on the hillslope to its west. While the village houses on the hillslope to the west are now ruins and overgrown with vegetation, some in the major village cluster are in fair to good condition. There is a water tank at the northern fringe of the 'VE' at Au Kung Shan. The other land within the 'VE' mainly comprises woodland, shrubland, short streams and coastal vegetation.

Ping Chau Sha Tau

- 8.7 The whole 'VE' of Ping Chau Sha Tau has an area of 7.9 ha and its majority with an area of 6.29 ha falls within the boundary of the draft OZP, of which an area of 0.85 ha at its southwestern fringe overlaps with that of Ping Chau Chau Tau. There is a large village cluster with various GIC facilities at the coast of A Ma Wan, and AFCD Plover Cove (Extension) Country Park Ping Chau Management Centre and Ping Chau Water Tank on the hillslope to its south. While most of the village houses are now ruins and some overgrown with vegetation, some in the major village cluster along the coast are in fair to good condition. Apart from the village cluster and major facilities, the land within the 'VE' mainly comprises woodland, shrubland, streams and coastal vegetation.

Ping Chau Chau Tau

- 8.8 The whole 'VE' of Ping Chau Chau Tau has an area of 10.65 ha and only its northeastern portion with an area of 4.99 ha falls within the boundary of the draft OZP, of which an area of 0.85 ha at its northeastern fringe overlaps with that of Ping Chau Sha Tau. There are one major village cluster and one hamlet on the hillslopes, with most of the village houses are now ruins and overgrown with vegetation. Apart from the village settlements, the land within the 'VE' mainly comprises woodland, shrubland, grassland and short streams.
- 8.9 Based on the 2011 Population Census, the total population of the Area was estimated to be about 70. As advised by the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD) (as at November 2016), there are 47 outstanding Small House applications for the four recognized villages (including two in Ping Chau Chau Mei, 33 in Ping Chau Tai Tong, 10 in Ping Chau Sha Tau and two in Ping Chau Chau Tau) and the latest 10-year Small House demand forecasts provided by the respective IIRs (a form with breakdown on the number of eligible male indigenous inhabitants currently aged 18 and to be aged 18 in the future 10 years who will apply for Small House grants and those living in Hong Kong and the overseas) is in total 17,200 (including 9,800 in Ping Chau Chau Mei, 2,900 in Ping Chau Tai Tong, 1,600 in Ping Chau Sha Tau and 2,900 in Ping Chau Chau Tau). Based on PlanD's preliminary estimate, land required for meeting the Small House demand of 17,247 is about 431.18 ha (**Table 1**).

Table 1: Small House Demand for the Ping Chau Area in 2014 and 2016

Village	Small House Demand Figure in 2014		Small House Demand Figure in 2016 (New Demand)		'VE' Area ('VE' Area in Draft OZP) (ha)	"V" Zone on Draft OZP (ha)	Required Land to Meet New Demand (ha)	Available Land on Draft OZP to Meet New Demand Figure (ha)	Percentage of the New Demand met by Available Land (%)
	Outstanding Demand (Outstanding Demand in DPA)	10-year Forecast ⁽¹⁾	Outstanding Demand (Outstanding Demand in Draft OZP)	10-year Forecast (2016-2025) ⁽¹⁾					
Ping Chau Chau Mei	2 (1)	Nil ⁽²⁾	2 (1)	9,800	10.06 (4.44)	0.48	245.05	0.38 (15 Small Houses)	0.16%
Ping Chau Tai Tong	14 (3)	600 ⁽³⁾	33 (22)	2,900	18.64 (4.36)	0.76	73.33	0.63 (25 Small Houses)	0.86%
Ping Chau Sha Tau	8 (8)	Nil ⁽²⁾	10 (10)	1,600	7.9 (6.29)	1.02	40.25	0.63 (25 Small Houses)	1.57%
Ping Chau Chau Tau	2 (2)	Nil ⁽²⁾	2 (2)	2,900	10.65 (4.99)	0.36	72.55	0.31 (12 Small Houses)	0.43%
Total	26 (14)	600	47 (35)	17,200	47.25 ⁽⁴⁾ (20.08) ⁽⁵⁾	2.62	431.18	1.95 (77 Small Houses)	0.45%

Note:

- (1) The figure of 10-year Small House demand is estimated and provided by the IIR of the respective village and the information so obtained is not verified in any way by DLO/TP, LandsD.
- (2) No relevant figures were provided by the respective IIRs.
- (3) The 10-year Small House Demand forecast provided by the IIR of Ping Chau Tai Tong is 2010-2019.
- (4) Including an area of about 0.94 ha where the 'VEs' of Ping Chau Chau Tau and Ping Chau Sha Tau overlap.
- (5) Including an area of about 0.85 ha where the 'VEs' of Ping Chau Chau Tau and Ping Chau Sha Tau overlap.

8.10 There are four recognized villages with notable number of outstanding Small House applications in the Area. Thus there is a need to designate "V" zones at suitable locations to meet the Small House demand of local villagers. Given the natural environment, its geological, ecological and landscape value coupled with its remote and isolated location, an incremental approach for designation of "V" zones for Small House development has been adopted with an aim to confining Small House development at suitable locations so as to avoid undesirable disturbances to the natural environment and overtaxing the limited infrastructure in the Area. A total of about 2.62 ha of land is covered by "V" zones for sustainable development of the villages, which mainly cover the existing village clusters and the adjoining areas of those at more accessible locations near the public pier in Tai Tong and Sha Tau. Within the proposed "V" zones, a total of about 1.95 ha of land is available, equivalent to about 77 Small House sites, meeting about 0.45% of the total Small House demand for 17,247 Small Houses (Table 1).

8.11 Although the area of the proposed "V" zones could not fully meet the total

Small House demand, it is sufficient to meet the outstanding demand (i.e 47 Small Houses for the four recognized villages, of which 35 wholly and partly fall within the draft OZP area). Should there be a genuine need to use the land outside the “V” zones for Small House developments, there is provision in the Notes of the draft OZP to allow for application to the Board. Each application would be considered by the Board based on its individual merits.

- 8.12 Regarding the KFBG’s concern on the adverse environmental impacts of the “V” zones and ‘Eating Place’ therein, for Small House developments and the food business on the ground floor of a NTEH within the “V” zones, LandsD and Food and Environmental Hygiene Department, when processing Small House grant applications and general restaurant/light refreshment restaurant licence applications in accordance with the Public Health and Municipal Services Ordinance respectively, will consult concerned Government departments including PlanD to ensure that all relevant departments would have adequate opportunity to review and comment on the applications.
- 8.13 As advised by the Environmental Protection Department (EPD), for protection of the water quality, the area of the “V” zones should be kept to minimal and the design and construction of the septic tank and soakaway systems for Small House development need to comply with relevant standards and regulations, such as EPD’s Practice Note for Professional Persons (ProPECC PN) 5/93 – “Drainage Plans subject to Comment by the Environmental Protection Department”. Pollutant generated from any ‘Eating Place’ is subject to the statutory control under relevant Ordinances such as Water Pollution Control Ordinance and Air Pollution Control Ordinance.
- 8.14 Regarding the KFBG’s proposal that the planning control of the Tai Long Wan OZP on development within “V” zone should be followed in the draft OZP, each Country Park enclave should be considered on the circumstances and characteristics of individual areas. The intention of conserving the historic and archaeological value of Tai Long Wan area is not applicable to the Area. As the planning intention of the “V” zone is to provide land for NTEH and the current “V” zones mainly cover the existing village clusters and their adjoining areas, it is appropriate to put NTEH under Column 1. Besides, to serve the needs of the villagers and in support of the village development, ‘Eating Place’ is always permitted on the ground floor of a NTEH in the “V” zone. As there are other administrative and statutory control measures as mentioned in paragraphs 8.12 and 8.13 above, there is no strong justification to put NTEH and ‘Eating Place’ under Column 2 in the Notes of the “V” zone.

Government, Institution or Community and Public Pier Facilities (Figures 6j to 6p of Appendix IV)

- 8.15 The major existing GIC facilities are mostly located away from the village clusters in the Area and include the Marine Department Vessel Traffic Services System East Ping Chau Radar Station, East Ping Chau Police Post, Ping Chau (East) Ex-military Training Camp, a helipad and two water tanks at Au Kung Shan; a water tank and a water pump in Chau Mei, AFCD Plover Cove (Extension) Country Park Ping Chau Management Centre, a water house and two water tanks (collectively known as Ping Chau Water Tank) and a new water

tank with a solar pumping system under construction located to their east, Electricity Generator House, Tam Tai Sin Temple, Tin Hau Temple, a water pump station and a public toilet in Sha Tau, and a pumping station in Chau Tau. To reflect the existing uses, it is proposed to zone these facilities as “Government, Institution or Community” (“G/IC”).

- 8.16 Tung Ping Chau Public Pier is the major public transport facility. To reflect its current use, it is proposed to zone the pier area as “Other Specified Uses” annotated “Pier” (“OU(Pier)”).

Infrastructural Considerations

- 8.17 Ping Chau Island is a famous destination for leisure travel and geological studies and with the presence of inhabited villages, villagers in the Island have long been demanding for provision of infrastructure and utilities. In consultation with the relevant Government departments, infrastructural considerations for the proposed developments in the Area are set out below.

Transportation

- 8.18 At present, the Area is only accessible by sea with a public pier. There is only a scheduled ferry service from Ma Liu Shui on weekends and public holidays. The Ping Chau Country Trail runs along the periphery of the Island with some sections falling within the Area in Chau Mei, Tai Tong and Sha Tau. There are also some other footpaths connected with the Country Trail in the villages and at Au Kung Shan in the Area. According to the relevant Government departments, there is currently no planned road infrastructure in the Area.

Sewerage

- 8.19 There is no existing or planned public sewer in the Area. EPD’s advice on protection of the water quality is mentioned in paragraph 8.13 above.

Other Infrastructure and Utility Services

- 8.20 At present, the Area is provided with electricity supply generators and raw water supply systems. However, there are no telephone services, existing or planned drainage and sewerage systems in the Area. Water Supplies Department (WSD) would assist District Office (Tai Po), Home Affairs Department (DO(TP), HAD) in providing emergency water tanks for the villages in case of drying up of the local water sources and currently has no plan to extend the water supply system to the Island. DO(TP), HAD has been implementing throughout the years and recently considers series of local public works for maintenance and construction of public utilities, such as footpaths, solar lighting, water supply facilities, etc. Relevant works departments would keep in view the need for infrastructure in future subject to technical feasibility and resources availability. Flexibility should be provided in the draft OZP for the public works coordinated and implemented by Government, which are generally necessary for provision, maintenance, daily operations and emergency repairs of local facilities for the benefits of the public and/or environmental improvement.

9. Planning Intention

- 9.1 The general planning intention of the Area is to conserve areas of high geological, conservation and landscape values which complement the overall naturalness and the landscape beauty of the surrounding Country Park.
- 9.2 Apart from the environmental and geological considerations, development in the Area is constrained by limited transport and infrastructural provisions. It is also intended to consolidate village development so as to avoid undesirable disturbances to the natural environment and overtaking the limited infrastructure in the Area.

10. Land Use Zonings

10.1 “Site of Special Scientific Interest” (“SSSI”) : Total Area 2.15 ha

- 10.1.1 The planning intention of this zone is to conserve and protect the features of special scientific interest such as rare or particular species of fauna and flora and their habitats, corals, woodlands, marshes or areas of geological, ecological or botanical/biological interest which are designated as Site of Special Scientific Interest (SSSI). It intends to deter human activities or developments within the SSSI.
- 10.1.2 There is a general presumption against development in this zone. No developments are permitted unless they are needed to support the conservation of the features of special scientific interest in the SSSI, to maintain and protect the existing character of the SSSI, or for educational and research purposes.
- 10.1.3 The zone covers the narrow strip of land made up of the outcrops of sedimentary rock with prominent chert layers and different wave-cut platforms at the western coast of the Area.
- 10.1.4 In view of the conservation value of the area within this zone, permission from the Board is required for diversion of streams, filling of land/pond and excavation of land that may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment.

10.2 “Coastal Protection Area” (“CPA”) : Total Area 5.86 ha

- 10.2.1 This zone is intended to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landforms or areas of high landscape, scenic or ecological value, with a minimum of built development. It may also cover areas which serve as natural protection areas sheltering nearby developments against the effects of coastal erosion. There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the

area or are essential infrastructure projects with overriding public interest may be permitted.

- 10.2.2 This zone covers the strip of land along the eastern coast of the Area (except the public pier near Tai Tong). It is dominated by sandy beaches of Cheung Sha Wan, Tai Tong Wan and A Ma Wan, with coastal plant species, such as *Pandanus tectorius* (露兜樹), *Caesalpinia bonduc* (刺果蘇木), *Crinum asiaticum var. sinicum* (文殊蘭), *Macaranga tanarius var. tomentosa* (血桐), *Thespesia populnea* (繖楊), and *Casuarina equisetifolia* (木麻黃), etc. It is also intersected by discontinuous sections of flat sedimentary rock stacks straddling the edge of the Area.
- 10.2.3 New residential development is not permitted under this zone. Redevelopment of existing houses may be permitted on application to the Board. The redevelopment of existing houses shall not result in a total redevelopment in excess of the plot ratio, site coverage and height of the house which was in existence on the date of the first publication of the draft DPA Plan.
- 10.2.4 Diversion of streams, filling of land/pond or excavation of land may cause adverse drainage impacts on adjacent areas and adverse impacts on the natural environment. In view of the conservation value of the area within this zone, permission from the Board is required for such activities.

10.3 “Green Belt” (“GB”) : Total Area 17.22 ha

- 10.3.1 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.
- 10.3.2 The “GB” zone comprises mainly woodland, shrubland, abandoned agricultural land and streams. It can provide a buffer between the village type developments and the Country Park and conserve the natural and landscape character of the Area. The existing village clusters and GIC facilities in the Area are mostly surrounded by native woodland, some of which are regenerated from abandoned agricultural land. The woodland is ecologically linked to that of the Country Park and dominated by native species, such as *Litsea glutinosa* (潺槁樹), *Macaranga tanarius var. tomentosa* (血桐), *Celtis sinensis* (朴樹) and *Ficus hispida* (對葉榕), etc. Some exotic tree species, namely *Acacia confusa* (台灣相思) and *Casuarina equisetifolia* (木麻黃), could also be found. Shrubland is largely located near the coastal area. Streams could be found running along hillside valley towards the eastern shore and near the villages, but they are not Ecologically Important Streams.
- 10.3.3 There is a general presumption against development within this zone. Development in this zone will be strictly controlled. Development proposals will be considered by the Board on individual merits taking

into account the relevant Town Planning Board Guidelines.

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

10.4 “Village Type Development” (“V”) : Total Area 2.62 ha

- 10.4.1 The planning intention of this zone is to designate both the 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 Board.
- 10.4.2 Ping Chau Chau Mei, Ping Chau Tai Tong, Ping Chau Sha Tau and Ping Chau Chau Tau are four recognized villages in the Area. The boundaries of the “V” zones are drawn up having regard to the village ‘environs’ (‘VEs’), the number of outstanding Small House application, Small House demand forecast, local topography and site constraints. Areas of difficult terrain, dense vegetation, stream courses and burial grounds have been avoided as far as possible.
- 10.4.3 As diversion of streams or filling of pond may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activities except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works.
- 10.4.4 In accordance with the Environment, Transport and Works Bureau’s Technical Circular (Works) No. 5/2005 “*Protection of Natural Streams/Rivers from Adverse Impacts Arising from Construction Works*”, under the current administrative practice, 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, LandsD, when processing Small House grant and applications in close proximity to existing stream courses, should consult concerned departments including AFCD, EPD and PlanD to ensure that all relevant departments would have adequate opportunity to review and comment on the applications. Such requirement has been stated in the ES.

10.4.5 There is no existing or planned public sewer for the Area. For Small House development, the design and construction of the septic tank and soakaway systems need to comply with relevant standards and regulations, such as EPD's Practice Note for Professional Persons (ProPECC PN) 5/93 – "*Drainage Plans subject to Comment by the Environmental Protection Department*", for the protection of the water quality of the Area and its surrounding receiving waterbodies.

10.4.6 The Old House in Chau Mei is a Grade 3 historic building worthy of preservation. Prior consultation with the Antiquities and Monuments Office of the Leisure and Cultural Services Department should be made if any development, redevelopment or rezoning proposals might affect the above historic buildings and their/its immediate environs.

10.5 "Government, Institution or Community" ("G/IC") : Total Area 1.01 ha

10.5.1 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.

10.5.2 The major existing GIC facilities under this zone include the Marine Department Vessel Traffic Services System East Ping Chau Radar Station, East Ping Chau Police Post, Ping Chau (East) Ex-military Training Camp, a helipad and two water tanks at Au Kung Shan; a water tank and a water pump in Chau Mei, AFCD Plover Cove (Extension) Country Park Ping Chau Management Centre, a water house and two water tanks (collectively known as Ping Chau Water Tank) and a new water tank with a solar pumping system under construction located to their east, Electricity Generator House, Tam Tai Sin Temple, Tin Hau Temple, a water pump station and a public toilet in Sha Tau, and a pumping station in Chau Tau.

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

This zone is intended for specific development(s) and/or uses, which is/are specified in the annotation of the zone. There is only one "OU" zone on the Plan, which is annotated 'Pier' and covers the major existing public transport facility in the Area, namely Tung Ping Chau Public Pier.

10.7 The proposed land use pattern of the Area is shown in **Plan 6**. Detailed land use proposals of the Area are set out in paragraph 9 of the ES (**Appendix III**).

10.8 A comparison of land use zonings on the approved Ping Chau DPA Plan No. DPA/NE-PC/2 and the draft OZP No. S/NE-PC/C is shown in the table below:

Land Use Zoning	Area on approved DPA Plan	Area on the Draft OZP
"V"	2.15 ha (7.44%)	2.62 ha (9.06%)
"Unspecified"	26.76 (92.56%)	-

Land Use Zoning	Area on approved DPA Plan	Area on the Draft OZP
“G/IC”	-	1.01 ha (3.49%)
“OU”	-	0.05 ha (0.17%)
“GB”		17.22 ha (59.57%)
“CPA”		5.86 ha (20.27%)
“SSSI”	-	2.15 ha (7.44%)
Total	28.91 ha	28.91 ha

11. Notes of the Plan

- 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 (MSN) endorsed by the Board.

12. Consultation

- 12.1 Prior to the preparation of the draft OZP, the major stakeholders have been approached for their views/proposals. Views from KFBG, the SKNRC, the SKNTPCAC, IIRs and villagers have been incorporated where appropriate. The draft OZP together with its Notes and ES as well as the Planning Report have been circulated to the relevant Government bureaux and departments for comments. Comments received have been incorporated into the draft OZP, its Notes and ES as well as the Planning Report as appropriate.
- 12.2 Subject to the agreement of the Board, the draft OZP No. S/NE-PC/C will be submitted to the TPDC and SKNRC for consultation. Comments from the TPDC and SKNRC 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:

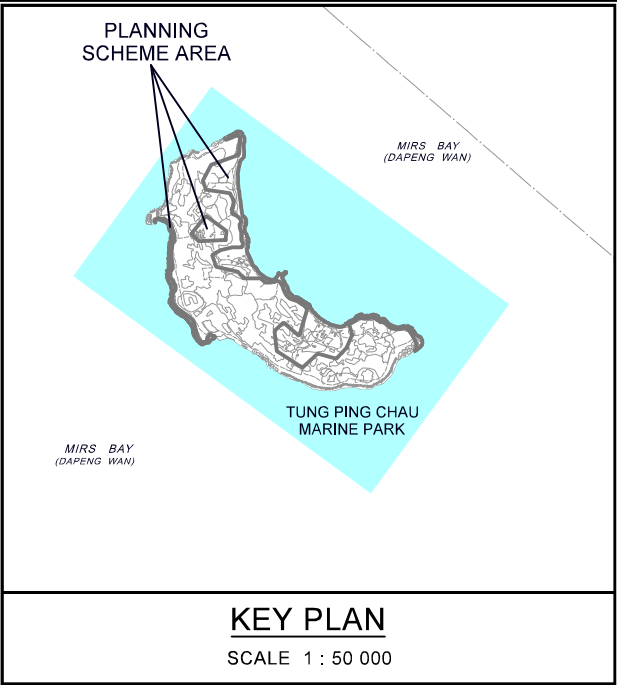
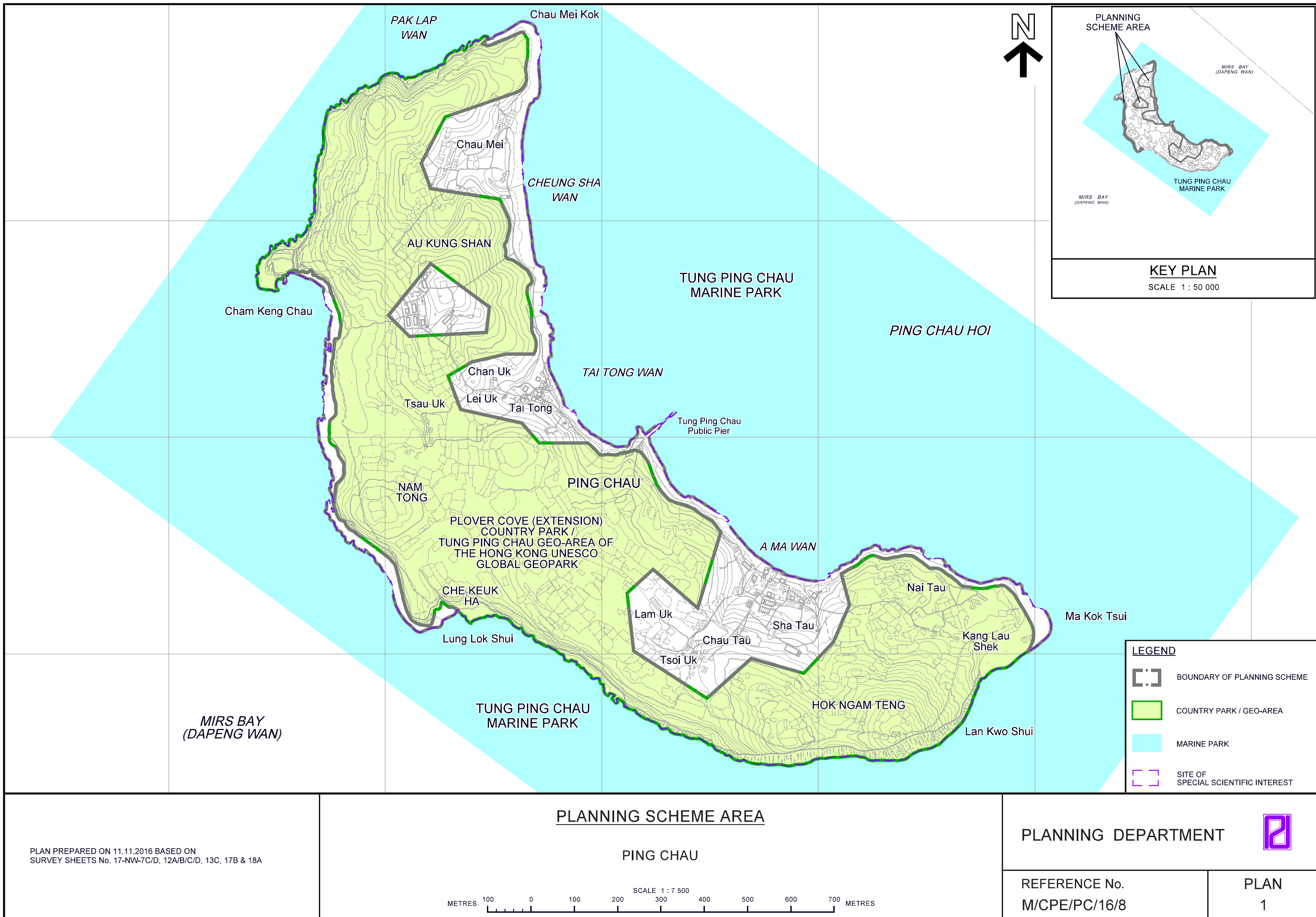
- (a) agree that the draft Ping Chau OZP No. S/NE-PC/C (**Appendix I**) together with its Notes (**Appendix II**) are suitable for consultation with the TPDC and SKNRC;

- (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 Ping Chau OZP No. S/NE-PC/C 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 TPDC and SKNRC together with the draft OZP.

14. Attachments

Plan 1	Planning Scheme Area of the Draft Ping Chau OZP
Plan 2	Aerial Photo of Ping Chau
Plan 3	Village Environs and Existing Physical Features of Ping Chau
Plan 4	Land Ownership and Village 'Environs'
Plan 5	Development Constraints and Proposed Land Uses
Plan 6	Proposed Land Uses
Appendix I	Draft Ping Chau OZP No. S/NE-PC/C
Appendix II	Notes of the Draft Ping Chau OZP No. S/NE-PC/C
Appendix III	Explanatory Statement of the Draft Ping Chau OZP No. S/NE-PC/C
Appendix IV	Planning Report on Ping Chau
Appendix V	Proposal by the Kadoorie Farm and Botanic Garden Corporation

**PLANNING DEPARTMENT
DECEMBER 2016**

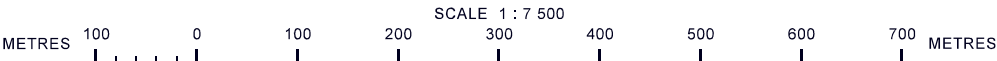


- LEGEND**
- BOUNDARY OF PLANNING SCHEME
 - COUNTRY PARK / GEO-AREA
 - MARINE PARK
 - SITE OF SPECIAL SCIENTIFIC INTEREST

PLAN PREPARED ON 11.11.2016 BASED ON
SURVEY SHEETS No. 17-NW-7C/D, 12A/B/C/D, 13C, 17B & 18A

PLANNING SCHEME AREA

PING CHAU



PLANNING DEPARTMENT



REFERENCE No.
M/CPE/PC/16/8

PLAN
1



AERIAL PHOTOS

PING CHAU

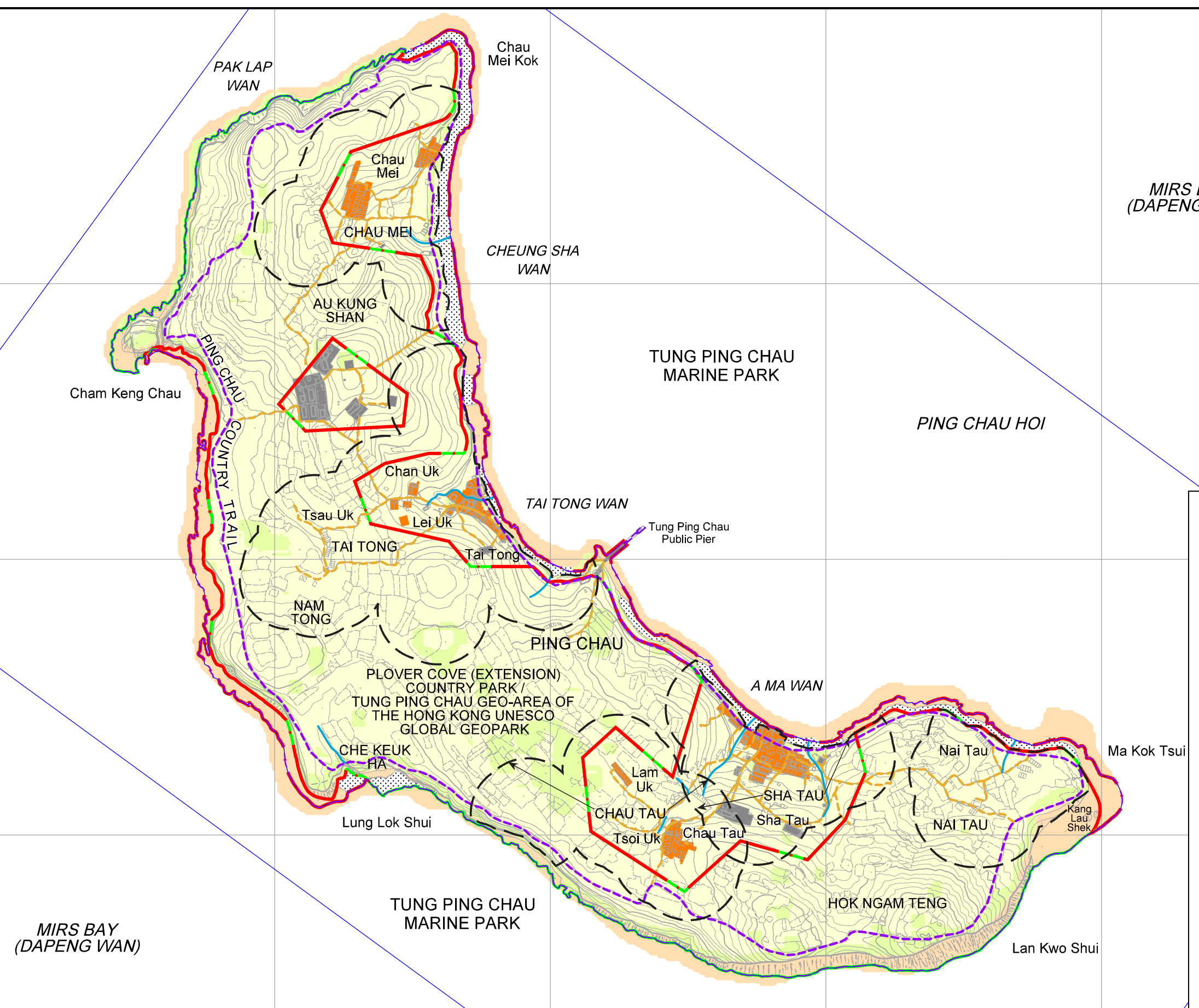
PLAN PREPARED ON 11.11.2016 BASED ON
AERIAL PHOTOS No.CS60263 & CS60265
TAKEN ON 20.6.2015 BY LANDS DEPARTMENT

PLANNING DEPARTMENT



REFERENCE No.
M/CPE/PC/16/8

PLAN
2



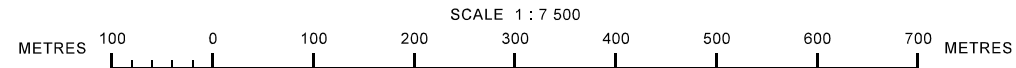
LEGEND

- BOUNDARY OF PLANNING SCHEME
- COUNTRY PARK / GEO-AREA BOUNDARY
- MARINE PARK BOUNDARY
- SITE OF SPECIAL SCIENTIFIC INTEREST
- VILLAGE 'ENVIRONS'
- LOWLAND FOREST / MIXED SHRUBLAND
- GRASSLAND / SHRUBBY GRASSLAND
- EXISTING STREAM
- ROCKY SHORE
- SANDY SHORE
- VILLAGE CLUSTER
- DEVELOPED AREA
- COUNTRY TRAIL
- FOOTPATH

Existing Physical Features for Indicative Purpose only

VILLAGE 'ENVIRONS' AND EXISTING PHYSICAL FEATURES

PING CHAU



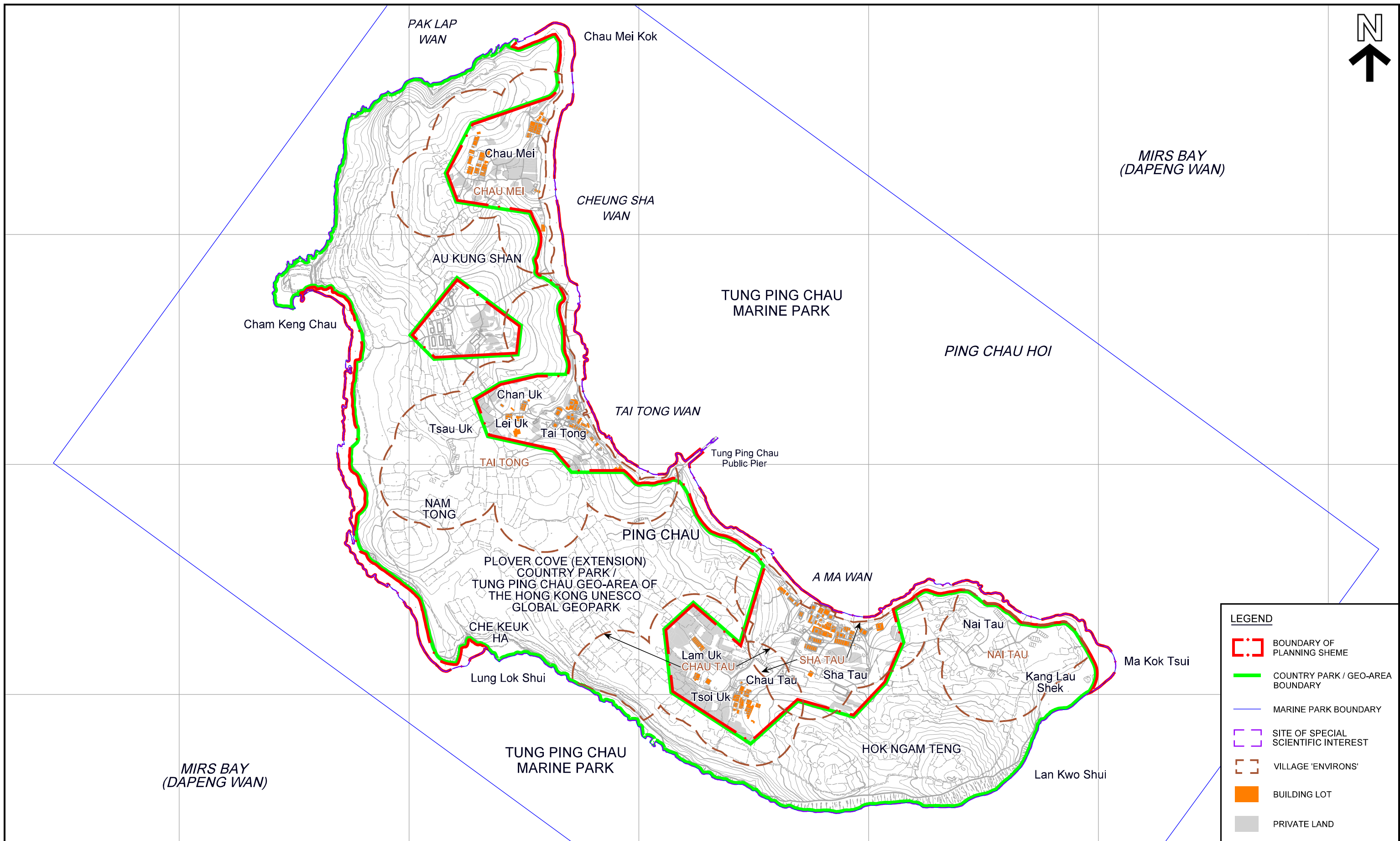
PLAN PREPARED ON 9.12.2016 BASED ON
SURVEY SHEETS No. 17-NW-7C/D, 12A/B/C/D, 13C, 17B & 18A

PLANNING DEPARTMENT



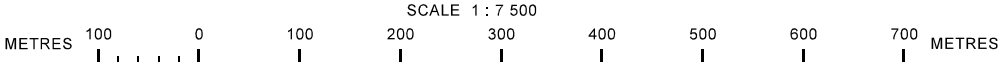
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M/CPE/PC/16/8

PLAN
3



LAND OWNERSHIP AND VILLAGE 'ENVIRONS'

PING CHAU



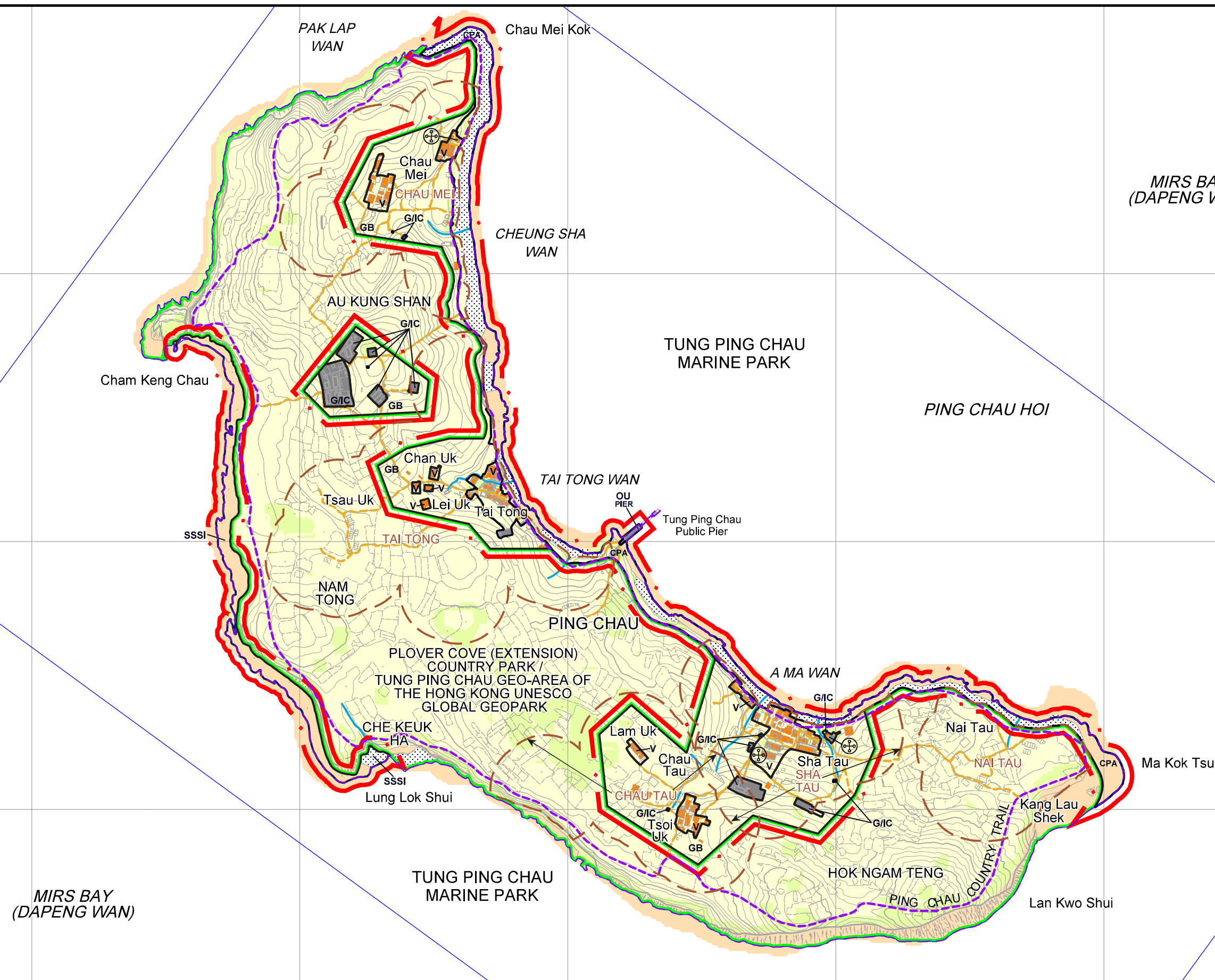
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BASED ON SURVEY SHEETS No.
17-NW-7C/D, 12A/B/C/D, 13C, 17B & 18A

PLANNING DEPARTMENT



REFERENCE No.
M/CPE/PC/16/8

PLAN
4

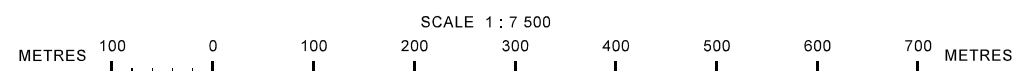


LEGEND	
	BOUNDARY OF PLANNING SCHEME
	COUNTRY PARK / GEO-AREA BOUNDARY
	MARINE PARK BOUNDARY
	SITE OF SPECIAL SCIENTIFIC INTEREST
	VILLAGE 'ENVIRONS'
	DEVELOPED AREA
	BUILDING LOT
	HISTORIC BUILDING
	COUNTRY TRAIL
	FOOTPATH
	LOWLAND FOREST / MIXED SHRUBLAND
	GRASSLAND / SHRUBBY GRASSLAND
	EXISTING STREAM
	ROCKY SHORE
	SANDY SHORE
	VILLAGE TYPE DEVELOPMENT
	GOVERNMENT, INSTITUTION OR COMMUNITY
	OTHER SPECIFIED USES
	GREEN BELT
	COASTAL PROTECTION AREA
	SITE OF SPECIAL SCIENTIFIC INTEREST
Existing Physical Features for Indicative Purpose only	

PLAN PREPARED ON 9.12.2016 BASED ON
SURVEY SHEETS No. 17-NW-7C/D, 12A/B/C/D, 13C, 17B & 18A

DEVELOPMENT CONSTRAINTS AND PROPOSED LAND USES

PING CHAU

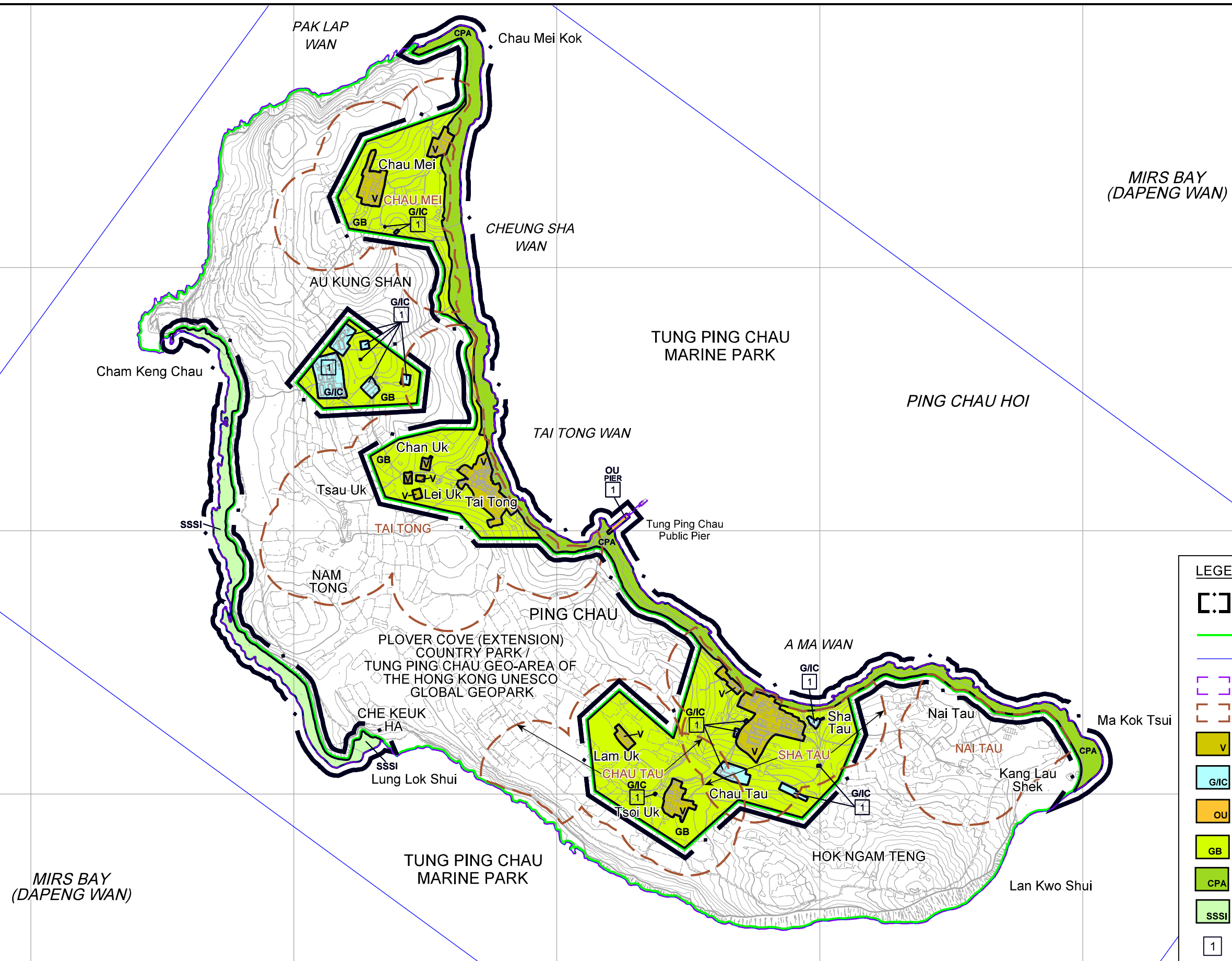


PLANNING DEPARTMENT



REFERENCE No.
M/CPE/PC/16/8

PLAN
5

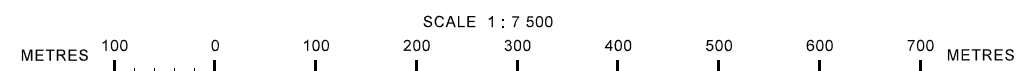


LEGEND

- BOUNDARY OF OUTLINE ZONING PLAN
- COUNTRY PARK / GEO-AREA BOUNDARY
- MARINE PARK BOUNDARY
- SITE OF SPECIAL SCIENTIFIC INTEREST
- VILLAGE 'ENVIRONS'
- VILLAGE TYPE DEVELOPMENT
- GOVERNMENT, INSTITUTION OR COMMUNITY
- OTHER SPECIFIED USES
- GREEN BELT
- COASTAL PROTECTION AREA
- SITE OF SPECIAL SCIENTIFIC INTEREST
- MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)

PROPOSED LAND USES

PING CHAU



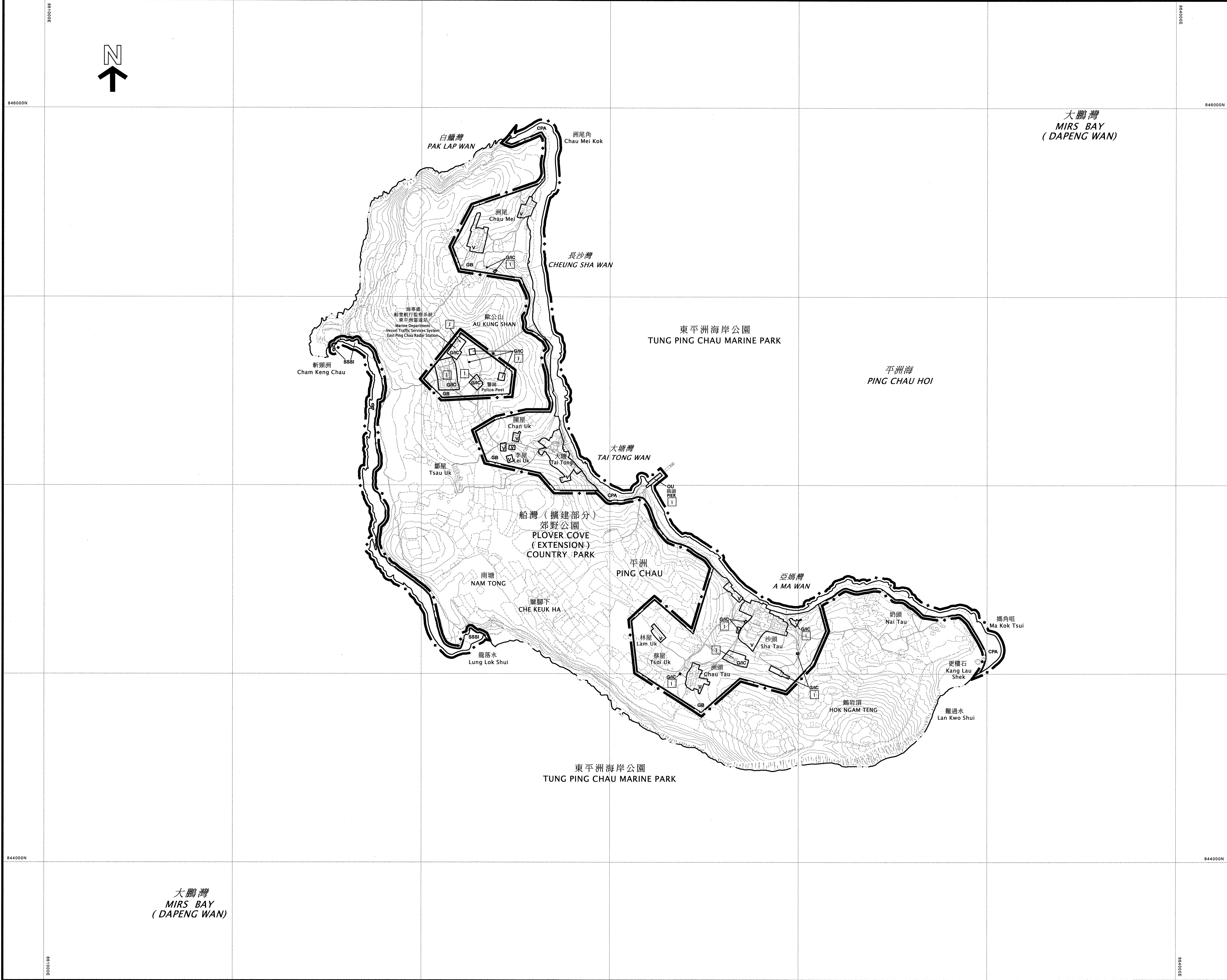
PLANNING DEPARTMENT



REFERENCE No.
M/CPE/PC/16/8

PLAN
6

PLAN PREPARED ON 9.12.2016
BASED ON SURVEY SHEETS No.
17-NW-7C/D, 12A/B/C/D, 13C, 17B & 18A



圖例
NOTATION

ZONES		地帶
VILLAGE TYPE DEVELOPMENT	V	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	G/C	政府、機構或社區
OTHER SPECIFIED USES	OU	其他指定用途
GREEN BELT	GB	綠化地帶
COASTAL PROTECTION AREA	CPA	海岸保護區
SITE OF SPECIAL SCIENTIFIC INTEREST	SSSI	具特殊科學價值地點

MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME	— + —	規劃範圍界線
BOUNDARY OF COUNTRY PARK	— . —	郊野公園界線
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	1	最高建築物高度 (樓層數目)

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分率 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分率	
VILLAGE TYPE DEVELOPMENT	2.62	9.06	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	1.01	3.49	政府、機構或社區
OTHER SPECIFIED USES	0.05	0.17	其他指定用途
GREEN BELT	17.22	59.57	綠化地帶
COASTAL PROTECTION AREA	5.86	20.27	海岸保護區
SITE OF SPECIAL SCIENTIFIC INTEREST	2.15	7.44	具特殊科學價值地點
TOTAL PLANNING SCHEME AREA	28.91	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 PING CHAU
OUTLINE ZONING PLAN NO. S/NE-PC/C**

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

NOTES

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

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

- (7) 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 (a) where the uses or developments are specified in Column 2 of the Notes of individual zones or (b) as provided in paragraph (9) in relation to areas zoned “Site of Special Scientific Interest” or “Coastal Protection Area”:
- (a) maintenance, repair or demolition of a building;
 - (b) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, footpath, 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 areas zoned “Site of Special Scientific Interest” or “Coastal Protection Area”,
- (a) the following uses or developments are always permitted:
 - (i) maintenance or repair of plant nursery, amenity planting, sitting out area, rain shelter, refreshment kiosk, road, watercourse, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, shrine and grave;
 - (ii) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and
 - (iii) provision of amenity planting by Government; and

- (b) the following uses or developments require permission from the Town Planning Board:

provision of plant nursery, amenity planting (other than by Government), sitting out area, rain shelter, refreshment kiosk, footpath, public utility pipeline, electricity mast, lamp pole, telephone booth and shrine.

- (10) 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.

- (11) (a) Except in areas zoned "Site of Special Scientific Interest" or "Coastal Protection Area", temporary use or development of any land or building not exceeding a period of two months is always permitted provided that no site formation (filling or excavation) is carried out and that the use or development is a use or development specified below:

structures for carnivals, fairs, film shooting on locations, festival celebrations, religious functions or sports events.

- (b) Except as otherwise provided in paragraph (11)(a), and subject to temporary uses for open storage and port back-up purposes which are prohibited in areas zoned "Site of Special Scientific Interest" or "Coastal Protection Area", temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years, or refuse to grant permission.
- (c) Temporary use or development of land or building exceeding three years requires permission from the Town Planning Board in accordance with the terms of the Plan.

- (12) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.

- (13) 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 PING CHAU
OUTLINE ZONING PLAN NO. S/NE-PC/C**

Schedule of Uses

	<u>Page</u>
VILLAGE TYPE DEVELOPMENT	1
GOVERNMENT, INSTITUTION OR COMMUNITY	3
OTHER SPECIFIED USES	5
GREEN BELT	6
COASTAL PROTECTION AREA	8
SITE OF SPECIAL SCIENTIFIC INTEREST	9

VILLAGE TYPE DEVELOPMENT

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Government Use (Police Reporting Centre, Post Office only) House (New Territories Exempted House only) On-Farm Domestic Structure Religious Institution (Ancestral Hall only) Rural Committee/Village Office	Burial Ground Eating Place Flat 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 Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation # Public Vehicle Park (excluding container vehicle) Religious Institution (not elsewhere specified) # Residential Institution # School # Shop and Services Social Welfare Facility # Utility Installation for Private Project

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

Eating Place
Library
School
Shop and Services

(Please see next page)

VILLAGE TYPE DEVELOPMENT (Cont'd)Planning Intention

The planning intention of this zone is to designate both the 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

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (except development or redevelopment to those annotated with #) shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23m) or the height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, whichever is the greater.
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (c) Any diversion of streams or filling of pond, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

GOVERNMENT, INSTITUTION OR COMMUNITY

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

(Please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (Cont'd)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.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height in terms of number of 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.
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

OTHER SPECIFIED USESFor "Pier" Only

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Pier Public Convenience	Eating Place Government Use Marine Fuelling Station Public Utility Installation Shop and Services Utility Installation for Private Project

Planning Intention

This zone is intended primarily to provide land for pier use.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height in terms of number of 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.
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

GREEN BELT

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Barbecue Spot Government Use (Police Reporting Centre only) Nature Reserve Nature Trail On-Farm Domestic Structure Picnic Area Public Convenience Tent Camping Ground Wild Animals Protection Area	Animal Boarding Establishment Broadcasting, Television and/or Film Studio Burial Ground Columbarium (within a Religious Institution or extension of existing Columbarium only) Crematorium (within a Religious Institution or extension of existing Crematorium only) Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) Helicopter Landing Pad Holiday Camp House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) Petrol Filling Station Pier 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

(Please see next page)

GREEN BELT (Cont'd)

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

Planning Intention

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

COASTAL PROTECTION AREA

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use (other than Plant Nursery) Nature Reserve Nature Trail On-Farm Domestic Structure Wild Animals Protection Area	Field Study/Education/Visitor Centre Government Use House (Redevelopment only) Public Convenience Public Utility Installation Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Utility Installation for Private Project

Planning Intention

This zoning is intended to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. It may also cover areas which serve as natural protection areas sheltering nearby developments against the effects of coastal erosion.

There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.

Remarks

- (a) No redevelopment, including alteration and/or modification, of an existing house shall result in a total redevelopment in excess of the plot ratio, site coverage and height of the house which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan.
- (b) Any diversion of streams, filling of land/pond or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes, shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

SITE OF SPECIAL SCIENTIFIC INTEREST

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

Planning Intention

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

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

Remarks

Any diversion of streams, filling of land/pond or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes, 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.

Appendix III

**DRAFT PING CHAU
OUTLINE ZONING PLAN NO. S/NE-PC/C**

EXPLANATORY STATEMENT

DRAFT PING CHAU
OUTLINE ZONING PLAN NO. S/NE-PC/C

EXPLANATORY STATEMENT

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**DRAFT PING CHAU
OUTLINE ZONING PLAN NO. S/NE-PC/C**

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

EXPLANATORY STATEMENT

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

1. INTRODUCTION

This Explanatory Statement is intended to assist an understanding of the draft Ping Chau Outline Zoning Plan (OZP) No. S/NE-PC/C. It reflects the planning intention and objectives of the Town Planning Board (the Board) for various land-use zonings of the Plan.

2. AUTHORITY FOR THE PLAN AND PROCEDURE

- 2.1 On 17 February 2014, under the power delegated by the Chief Executive (CE), the Secretary for Development directed the Board, under section 3(1)(b) of the Town Planning Ordinance (the Ordinance), to prepare a Development Permission Area (DPA) Plan for the Ping Chau area.
- 2.2 On 28 March 2014, the draft Ping Chau DPA Plan No. DPA/NE-PC/1 was exhibited for public inspection under section 5 of the Ordinance. During the two-month exhibition period, a total of 338 representations were received. On 20 June 2014, the Board published the representations for public comment for three weeks and no comment was received. After giving consideration to the representations on 19 December 2014, the Board decided not to propose any amendment to the draft DPA Plan to meet the representations.
- 2.3 On 24 February 2015, the CE in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Ping Chau DPA Plan, which was subsequently renumbered as DPA/NE-PC/2. On 20 March 2015, the approved Ping Chau DPA Plan No. DPA/NE-PC/2 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.4 On 14 March 2016, under the power delegated by the CE, the Secretary for Development directed the Board, under section 3(1)(a) of the Ordinance, to prepare an OZP to cover the Ping Chau area.
- 2.5 On _____ 2017, the draft Ping Chau OZP No. S/NE-PC/C (the Plan) was exhibited for public inspection under section 5 of the Ordinance.

3. OBJECT OF THE PLAN

- 3.1 The object of the Plan is to indicate the broad land-use zonings for the area of Ping Chau so that development and redevelopment within the area of Ping Chau 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.

4. NOTES OF THE PLAN

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

5. THE PLANNING SCHEME AREA

- 5.1 The Area is located on Ping Chau Island (the Island), covering a total land area of about 28.91 ha (i.e. around 25% of the total land area of the Island) in Mirs Bay, the easternmost outlying island of Hong Kong. The boundary of the Area is shown by a heavy broken line on the Plan.
- 5.2 Ping Chau Island was designated as a Site of Special Scientific Interest (SSSI) in February 1979 for its spectacular rock formations and geological features. About 87 ha of land (i.e. around 75% of the total land area of the Island) covering the prominent and popular geological features was subsequently included in Plover Cove (Extension) Country Park in June 1979, which also fell within the Tung Ping Chau Geo-Area of Hong Kong UNESCO Global Geopark in 2011. It was surrounded by Tung Ping Chau Marine Park which was designated in 2001 for its diverse coral communities and marine ecosystem. The Island is a famous destination for leisure travel and geological studies.
- 5.3 The Area is made up of three portions of land. The major portions at the

eastern coast and the northern hilltop of the Island mainly comprise a number of recognized villages and Government, institution or community (GIC) facilities surrounded by woodland and shrubland. At the seashore, sandy beach, rocky area/geological features, coastal plants and a public pier can be found. The western portion is a narrow strip of land made up of outcrops of sedimentary rock with prominent chert layers and different wave-cut platforms.

- 5.4 Ping Chau Chau Mei, Ping Chau Tai Tong, Ping Chau Sha Tau and Ping Chau Chau Tau are the four recognized villages within the Area. Another recognized village Ping Chau Nai Tau at the eastern end of the Island is within the Country Park. The village settlements are now largely abandoned and uninhabited. Most of the village houses have become ruins or in dilapidated condition, in particular in Chau Mei and Chau Tau. Some village houses in Sha Tau and Tai Tong, however, are in fair to good condition, and there are a few provision stores serving visitors during the public holidays. There are Grade 3 historic buildings worthy of preservation, namely Tin Hau Temple and Tam Tai Sin Temple in Sha Tau and the Old House in Chau Mei.
- 5.5 The Area is accessible by sea with a public pier near Tai Tong. There is only a scheduled ferry service from Ma Liu Shui on weekends and public holidays.

6. **POPULATION**

Based on the 2011 Population Census, the total population of the Area was estimated to be about 70. It is expected that the total planned population of the Area would be about 380 persons mainly attributed to village expansion.

7. **OPPORTUNITIES AND CONSTRAINTS**

7.1 Opportunities

7.1.1 Conservation and Natural Landscape

Ping Chau Island is renowned for its spectacular rock formations and geological features. The peculiar formations are composed of layers of siltstone fossils, exposing a unique sedimentary rock landscape with various wave abrasion landforms along the coastline. Surrounded by Country Park/Geo-Area and Marine Park and comprising mainly woodland, shrubland, abandoned agricultural land, streams, rocky/sandy shore with geological features and coastal vegetation, the Area forms an integral part of the wider natural environment of Ping Chau. The Island is in general low-lying and undulating in topography with distinct landscape character and various landscape resources. In general, the Area is natural and rural in character, and has high landscape and scenic value with geological resources at the coastal areas worthy of conservation. The scale of the village development

should be compatible with the surrounding landscape and rural setting.

7.1.2 Tourism and Recreation Potential

Since majority of the Island is designated as Plover Cove (Extension) Country Park which also falls within the Tung Ping Chau Geo-Area of Hong Kong UNESCO Global Geopark, it is a famous destination for leisure travel and geological studies. According to the Agriculture, Fisheries and Conservation Department (AFCD), there were around 64,000 visitors to Ping Chau in 2015. There are a variety of recreational facilities in and near the Area including Ping Chau Country Trail, a camp site, a picnic site, two barbecue sites, three pavilions and four viewing points. There are also a few provision stores in the Area serving visitors during the public holidays.

7.1.3 Agriculture Potential

There is minimal agricultural activity in Ping Chau and many areas are densely covered by trees.

7.2 Constraints

7.2.1 Geological and Ecological Features

7.2.1.1 Ping Chau Island is renowned for its spectacular rock formations and geological features. The Island has the youngest rocks in Hong Kong which are about 55 million years old, making a complete geological history of Hong Kong. The peculiar formations are composed of layers of siltstone fossils, exposing a unique sedimentary rock landscape with various wave abrasion landforms along the coastline.

7.2.1.2 Regarding the Area, the western coast is a narrow strip of land made up of outcrops of sedimentary rock with prominent chert layers and different wave-cut platforms. Its eastern coast is dominated by sandy beaches of Cheung Sha Wan, Tai Tong Wan and A Ma Wan, with coastal plant species, such as *Pandanus tectorius* (露兜樹), *Caesalpinia bonduc* (刺果蘇木), *Crinum asiaticum* var. *sinicum* (文殊蘭), *Macaranga tanarius* var. *tomentosa* (血桐), *Thespesia populnea* (鵝楊) and *Casuarina equisetifolia* (木麻黃), etc. It is also intersected by discontinuous sections of flat sedimentary rock stacks straddling the edge of the Area.

7.2.1.3 The existing village clusters and GIC facilities in the Area are mostly surrounded by native woodland, some of

which are regenerated from abandoned agricultural land. The woodland is ecologically linked to that of the Country Park and dominated by native species, such as *Litsea glutinosa* (潺槁樹), *Macaranga tanarius* var. *tomentosa* (血桐), *Celtis sinensis* (朴樹) and *Ficus hispida* (對葉榕), etc. Some exotic tree species, namely *Acacia confusa* (台灣相思) and *Casuarina equisetifolia* (木麻黃), could also be found. Shrubland is largely located near the coastal area. Streams could be found running along hillside valley towards the eastern shore and near the villages. From the nature conservation perspective, developments that may adversely affect the natural character, the ecologically sensitive areas and key geological features will not be recommended.

7.2.2 Landscape Character

With reference to the “Landscape Value Mapping of Hong Kong (2005)”, the Island is in general low-lying and undulating in topography with distinct landscape character. There are a number of long sandy beaches (most notably A Ma Wan and Tai Tong Wan) and rocky shores stretching across the eastern coast of the Area, with coastal cliffs and geological formations along the southern and western coasts of the Island. Small villages scatter from the shore to inland and woodland, abandoned agricultural land, pond and minor inland streams can be found in the Area. Any large scale development with associated utilities installation and slope formation work is not compatible with the existing landscape context. Furthermore, sufficient buffer zone should be provided to significant landscape resources in the Area.

7.2.3 Cultural Heritage

There are Grade 3 historic buildings worthy of preservation, namely Tin Hau Temple and Tam Tai Sin Temple in Sha Tau and the Old House in Chau Mei, in the Area.

7.2.4 Transportation

At present, the Area is accessible by sea with a public pier near Tai Tong. There is only a scheduled ferry service from Ma Liu Shui on weekends and public holidays. Ping Chau Country Trail runs along the periphery of the Island with some sections falling within the Area in Chau Mei, Tai Tong and Sha Tau. There are also some other footpaths connected with the Country Trail in the villages and at Au Kung Shan in the Area.

7.2.5 Sewerage

There is no existing or planned public sewer in the Area. Any new

development proposal should be required to demonstrate that no adverse water quality, ecological or other impacts would be caused to the Area due to the treatment and disposal of sewage arising from the development.

7.2.6 Other Infrastructure and Utility Services

At present, the Area is provided with electricity supply generators and raw water supply systems. However, there are no telephone services, existing or planned drainage and sewerage systems in the Area.

7.2.7 Geotechnical and Geological Constraints

The western coast of the Area is overlooked by steep rock cliffs and may be affected by potential rock and boulder fall hazards. Geotechnical investigation, including natural terrain hazard study may be required to assess the slope stability issue and suitable hazard mitigation measures, if found necessary, should be provided as part of the future development in this area. The required investigation and hazard mitigation measures may incur significant cost implication to the future development. From the geological perspective, the proposed development should be located away from the key geological features on Ping Chau.

8. GENERAL PLANNING INTENTION

- 8.1 The Area is part of the Ping Chau SSSI designated for its spectacular rock formations and geological features. Surrounded by the Plover Cove (Extension) Country Park (which is also the Tung Ping Chau Geo-Area of Hong Kong UNESCO Global Geopark) and Tung Ping Chau Marine Park, it forms an integral part of the wider natural environment of Ping Chau with various natural habitats including, inter alia, woodland, shrubland, abandoned agricultural land, streams, rocky/sandy shore with geological features and coastal vegetation, which should be preserved and protected. In general, the Area is natural and rural in character and has high landscape and scenic value with geological resources at the coastal areas. The general planning intention of the Area is to conserve areas of high landscape, scenic and geological values which complement the overall naturalness and the landscape beauty of the surrounding Country Park.
- 8.2 Apart from the environmental and geological considerations, development in the Area is constrained by limited transport and infrastructural provisions. It is also intended to consolidate village development so as to avoid undesirable disturbances to the natural environment and overtaking the limited infrastructure in the Area.

9. LAND-USE ZONINGS

9.1 “Village Type Development” (“V”): Total Area 2.62 ha

- 9.1.1 The planning intention of this zone is to designate both the 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 Board.
- 9.1.2 Ping Chau Chau Mei, Ping Chau Tai Tong, Ping Chau Sha Tau and Ping Chau Chau Tau are four recognized villages in the Area. The boundaries of the “V” zones are drawn up having regard to the village ‘environs’ (‘VEs’), the number of outstanding Small House applications, Small House demand forecast, local topography and site constraints. Areas of difficult terrain, dense vegetation, stream courses and burial grounds have been avoided as far as possible.
- 9.1.3 No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23m) or the height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft DPA Plan, whichever is the greater. Application for minor relaxation of these restrictions would be considered by the Board based on individual merits, taking into account site constraints, innovative architectural design and planning merits that would enhance the amenity of the locality.
- 9.1.4 As diversion of streams or filling of pond may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activities except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works.
- 9.1.5 In accordance with the Environment, Transport and Works Bureau’s Technical Circular (Works) No. 5/2005 “*Protection of Natural Streams/Rivers from Adverse Impacts Arising from Construction Works*”, 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,

when processing Small House grant applications in close proximity to existing stream courses, should consult concerned departments including AFCD, the Environmental Protection Department (EPD) and the Planning Department to ensure that all relevant departments would have adequate opportunity to review and comment on the applications.

- 9.1.6 There is no existing or planned public sewer for the Area. For Small House development, the design and construction of the septic tank and soakaway systems need to comply with relevant standards and regulations, such as EPD's Practice Note for Professional Persons (ProPECC PN) 5/93 – "*Drainage Plans subject to Comment by the Environmental Protection Department*", for protection of the water quality.
- 9.1.7 The Old House in Chau Mei is a Grade 3 historic building worthy of preservation. Prior consultation with the Antiquities and Monuments Office (AMO) of the Leisure and Cultural Services Department (LCSD) should be made if any development, redevelopment or rezoning proposals might affect the above historic buildings and their/its immediate environs.

9.2 "Government, Institution or Community" ("G/IC"): Total Area 1.01 ha

- 9.2.1 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.
- 9.2.2 The major existing GIC facilities under this zone include the Marine Department Vessel Traffic Services System East Ping Chau Radar Station, East Ping Chau Police Post, Ping Chau (East) Ex-military Training Camp, a helipad and two water tanks at Au Kung Shan; a water tank and a water pump in Chau Mei, AFCD Plover Cove (Extension) Country Park Ping Chau Management Centre, a water house and two water tanks (collectively known as Ping Chau Water Tank) and a new water tank with a solar pumping system under construction located to their east, Electricity Generator House, Tam Tai Sin Temple, Tin Hau Temple, a water pump station and a public toilet in Sha Tau, and a pumping station in Chau Tau.
- 9.2.3 To preserve the rural and low-rise character of the Area as well as provide spatial and visual relief, development/redevelopment within this zone should be restricted to a maximum building height as stipulated on the Plan (i.e. one storey for all these facilities) 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 DPA Plan, whichever is greater.

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

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

- 9.3.1 This zone is intended for specific development(s) and/or uses, which is/are specified in the annotation of the zone. There is only one “OU” zone on the Plan, which is annotated ‘Pier’ and covers the major existing public transport facility in the Area, namely Tung Ping Chau Public Pier.
- 9.3.2 Development/redevelopment within this zone should be restricted to a maximum building height as stipulated on the Plan (i.e. one storey) 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 greater.
- 9.3.3 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.

9.4 “Green Belt” (“GB”): Total Area 17.22 ha

- 9.4.1 The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.
- 9.4.2 The “GB” zone comprises mainly woodland, shrubland, abandoned agricultural land and streams. It can provide a buffer between the village type developments and the Country Park and conserve the natural and landscape character of the Area. The existing village clusters and GIC facilities in the Area are mostly surrounded by native woodland, some of which are regenerated from abandoned agricultural land. The woodland is ecologically linked to that of the Country Park and dominated by native species, such as *Litsea glutinosa* (潺槁樹), *Macaranga tanarius* var. *tomentosa* (血桐), *Celtis sinensis* (朴樹) and *Ficus hispida* (對葉榕), etc. Some exotic tree species, namely *Acacia confusa* (台灣相思) and *Casuarina equisetifolia* (木麻黃), could also be found. Shrubland is largely located near the coastal area. Streams could be found running along hillside valley towards the eastern shore and near the villages.

9.4.3 There is a general presumption against development within this zone. Development in this zone will be strictly controlled. Development proposals will be considered by the Board on individual merits taking into account the relevant Town Planning Board Guidelines.

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

9.5 “Coastal Protection Area” (“CPA”): Total Area 5.86 ha

9.5.1 This zone is intended to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landforms or areas of high landscape, scenic or ecological value, with a minimum of built development. It may also cover areas which serve as natural protection areas sheltering nearby developments against the effects of coastal erosion. There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.

9.5.2 This zone covers the strip of land along the eastern coast of the Area (except the public pier near Tai Tong. It is dominated by sandy beaches of Cheung Sha Wan, Tai Tong Wan and A Ma Wan, with coastal plant species, such as *Pandanus tectorius* (露兜樹), *Caesalpinia bonduc* (刺果蘇木), *Crinum asiaticum var. sinicum* (文殊蘭), *Macaranga tanarius var. tomentosa* (血桐), *Thespesia populnea* (繖楊), and *Casuarina equisetifolia* (木麻黃), etc. It is also intersected by discontinuous sections of flat sedimentary rock stacks straddling the edge of the Area.

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

9.5.4 Diversion of streams, filling of land/pond or excavation of land may cause adverse drainage impacts on adjacent areas and adverse impacts on the natural environment. In view of the conservation value of the area within this zone, permission from the Board is required for such activities.

9.6 “Site of Special Scientific Interest” (“SSSI”): Total Area 2.15 ha

- 9.6.1 The planning intention of this zone is to conserve and protect the features of special scientific interest such as rare or particular species of fauna and flora and their habitats, corals, woodlands, marshes or areas of geological, ecological or botanical/biological interest which are designated as SSSI. It intends to deter human activities or developments within the SSSI.
- 9.6.2 There is a general presumption against development in this zone. No developments are permitted unless they are needed to support the conservation of the features of special scientific interest in the SSSI, to maintain and protect the existing character of the SSSI, or for educational and research purposes.
- 9.6.3 The zone covers the narrow strip of land made up of the outcrops of sedimentary rock with prominent chert layers and different wave-cut platforms at the western coast of the Area.
- 9.6.4 In view of the conservation value of the area within this zone, permission from the Board is required for diversion of streams, filling of land/pond and excavation of land that may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment.

10. CULTURAL HERITAGE

- 10.1 Tin Hau Temple and Tam Tai Sin Temple in Sha Tau, and the Old House in Chau Mei are Grade 3 historic buildings worthy of preservation in the Area.
- 10.2 The Antiquities Advisory Board (AAB) also released a list of new items in addition to the list of 1,444 historic buildings. These items are subject to grading assessment by AAB. Details of the list of 1,444 historic buildings and the new items have been uploaded onto the website of AAB at <http://www.aab.gov.hk>.
- 10.3 Prior consultation with AMO of LSCD should be made if any development, redevelopment or rezoning proposals might affect the above historic buildings, new items pending grading assessment and their/its immediate environs.

11. COMMUNICATIONS

The Area is accessible by sea with a public pier. There is only a scheduled ferry service from Ma Liu Shui on weekends and public holidays. Ping Chau Country Trail runs along the periphery of the Island with some sections falling within the Area. There are also some other footpaths connected with the Country Trail in the villages and at Au Kung Shan in the Area.

12. UTILITY SERVICES

At present, the Area is provided with electricity supply generators and raw water supply systems. However, there are no telephone services, existing or planned drainage and sewerage systems in the Area.

13. IMPLEMENTATION

- 13.1 The Plan provides a broad land-use framework for development control and implementation of planning proposals for the Area. More detailed plans will be prepared as a basis for public works planning and private developments.
- 13.2 At present, there is no overall programme for the provision of infrastructure within the Area. The implementation process will be gradual and may stretch over a long period of time depending on the availability of resources. It will be undertaken through the participation of both the 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 Planning Department. Application forms and Guidance Notes for planning applications can be downloaded from the Board's website, and are available from the Secretariat of the Board, and the Technical Services Division and the relevant District Planning Office of the Planning Department. 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 the 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 and excavation of land in the relevant zones on or after the date of the 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. Moreover, there is a presumption against filling of ponds for temporary land uses/developments in conservation-related zonings, such as "SSSI" and "CPA".

TOWN PLANNING BOARD

2017

PLANNING REPORT ON PING CHAU



**PLANNING REPORT ON
PING CHAU**

DECEMBER 2016

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1. INTRODUCTION

1.1 Purpose of the Planning Report

The purpose of this Planning Report is to give an account of the background and an appraisal of the existing conditions, characteristics and development requirements of the Ping Chau area (the Area). It also aims at providing a basis for the preparation of an Outline Zoning Plan (OZP) for the Area and the formulation of a planning framework to guide future development.

1.2 Background

- 1.2.1 The Area is located on Ping Chau Island, covering a total land area of about 28.91 ha (i.e. around 25% of the total land area of the Island) in Mirs Bay, the easternmost outlying island of Hong Kong (**Figure 1**).
- 1.2.2 There are various conservation designations for the Island, in whole or in part, including the Site of Special Scientific Interest (SSSI), Plover Cove (Extension) Country Park and Tung Ping Chau Geo-Area of Hong Kong UNESCO Global Geopark. The Island is also surrounded by the Tung Ping Chau Marine Park. It is a famous destination for leisure travel and geological studies.
- 1.2.3 Surrounded by the Country Park/Geo-Area and Marine Park, and comprising mainly woodland, shrubland, abandoned agricultural land, streams,

rocky/sandy shore with geological features and coastal vegetation, the Area forms an integral part of the wider natural environment of Ping Chau. Ping Chau Chau Mei, Ping Chau Tai Tong, Ping Chau Sha Tau and Ping Chau Chau Tau are the four recognized villages in the Area. In general, the Area is natural and rural in character, and has high landscape and scenic value with geological resources at the coastal areas.

- 1.2.4 Any large scale and uncontrolled development may affect the natural environment including the geological, ecological and landscape value of the Area. There was an urgent need to prepare a development permission area (DPA) plan for the Area to facilitate proper planning control and enforcement. Under the power delegated by the Chief Executive (CE), on 17.2.2014, the Secretary for Development directed the Town Planning Board (the Board) to prepare a draft plan designating the Area as a DPA.
- 1.2.5 The draft Ping Chau DPA Plan No. DPA/NE-PC/1 was exhibited for public inspection on 28.3.2014 under section 5 of the Town Planning Ordinance (the Ordinance). During the two-month exhibition period, a total of 338 representations were received and there was no comment received on the representations. After giving consideration to the representations on 19.12.2014, the Board decided not to propose any amendment to the draft DPA Plan to meet the representations.

- 1.2.6 On 24.2.2015, the CE in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Ping Chau DPA Plan, which was subsequently renumbered as DPA/NE-PC/2 (**Figure 2**). On 20.3.2015, the approved Ping Chau DPA Plan No. DPA/NE-PC/2 was exhibited for public inspection under section 9(5) of the Ordinance.
- 1.2.7 Pursuant to section 20(5) of the Ordinance, the DPA Plan is effective for three years until 28.3.2017. On 14.3.2016, the CE, pursuant to section 3(1)(a) of the Ordinance, directed the Board to prepare an OZP for the Area.

2. THE STUDY AREA

2.1. Location

- 2.1.1 The Area is located on Ping Chau Island, covering a total land area of about 28.91 ha in Mirs Bay, the easternmost outlying island of Hong Kong. The location of the Area is shown in **Figure 3**.
- 2.1.2 The Area is accessible by sea with a public pier near Tai Tong. There is only a scheduled ferry service from Ma Liu Shui on weekends and public holidays.

2.2. Natural Features

Physical Setting and Topography

- 2.2.1 The crescent-shaped Ping Chau Island has a total land area of about 116 ha, only part of it (i.e. around 25% or 28.91 ha) is covered by the Area, which is surrounded by Plover Cove (Extension) Country Park and Tung Ping Chau Marine Park.
- 2.2.2 The Area is made up of three portions of land. The major portions at the eastern coast and the northern hilltop of the Island mainly comprises a number of recognized villages (namely Ping Chau Chau Mei, Ping Chau Tai Tong, Ping Chau Sha Tau and Ping Chau Chau Tau) and Government, Institution or Community (GIC) facilities (mainly including Marine Department Vessel Traffic Services System East Ping Chau Radar Station, East Ping Chau Police Post, Ping Chau (East) Ex-military Training Camp and a helipad) surrounded by woodland and shrubland. At the seashore, sandy beach, rocky area/geological features, coastal plants and a public pier can be found.
- 2.2.3 The western portion is a narrow strip of land made up of outcrops of sedimentary rock with prominent chert layers and different wave-cut platforms. Overview of the Area is shown in **Figures 3 and 4**.

Geological Features and Natural Habitats (Figures 5a – 5f)

- 2.2.4 Ping Chau Island is renowned for its spectacular rock formations and geological features. The Island has the youngest rocks in Hong Kong which are about 55 million years old, making a complete geological history of Hong Kong.

The peculiar formations are composed of layers of siltstone fossils, exposing a unique sedimentary rock landscape with various wave abrasion landforms along the coastline.

2.2.5 According to the Agriculture, Fisheries and Conservation Department (AFCD), the Island was designated as a SSSI in February 1979 for its geology of special scientific interest. About 87 ha of land (i.e. around 75% of the total land area of the Island), covering the prominent and popular geological features, was subsequently included in the Plover Cove (Extension) Country Park in June 1979 for management and development control by AFCD, which also fell within the Tung Ping Chau Geo-Area of Hong Kong UNESCO Global Geopark in 2011.

2.2.6 Surrounded by the Country Park/Geo-Area and Tung Ping Chau Marine Park designated in 2001 for its diverse coral communities and marine ecosystem, and comprising mainly woodland, shrubland, abandoned agricultural land, streams, rocky/sandy shore with geological features and coastal vegetation, the Area forms an integral part of the wider natural environment of Ping Chau. Details of the natural habitats are listed below:

(a) Native Woodland and Shrubland

The existing village clusters and GIC facilities in the Area are mostly surrounded by native woodland, some of which are regenerated from abandoned

agricultural land. The woodland is ecologically linked to that of the Country Park and dominated by native species, such as *Litsea glutinosa* (潺槁樹), *Macaranga tanarius* var. *tomentosa* (血桐), *Celtis sinensis* (朴樹) and *Ficus hispida* (對葉榕), etc. Some exotic tree species, namely *Acacia confusa* (台灣相思) and *Casuarina equisetifolia* (木麻黃), could also be found. Shrubland is largely located near the coastal area.

(b) Abandoned Agricultural Land

Abandoned agricultural land basically spreads on the hillslopes near the village clusters and has mainly been regenerated into woodland.

(c) Streams

Streams could be found running along hillside valley towards the eastern shore and near the villages, but they are not Ecologically Important Streams.

(d) Seashore Area

The eastern coast of the Area is dominated by sandy beaches of Cheung Sha Wan, Tai Tong Wan and A Ma Wan, with coastal plant species, such as *Pandanus tectorius* (露兜樹), *Caesalpinia bonduc* (刺果蘇木), *Crinum asiaticum* var. *sinicum* (文殊蘭), *Macaranga tanarius* var. *tomentosa* (血桐), *Thespesia populnea* (鵝楊), and *Casuarina equisetifolia* (木麻黃), etc. It is also intersected by

discontinuous sections of flat sedimentary rock stacks straddling the edge of the Area. The western coast of the Area is a narrow strip of land made up of outcrops of sedimentary rock with prominent chert layers and different wave-cut platforms.

2.3 Historical Development

2.3.1 There are five recognized villages of the Sai Kung North Heung namely Ping Chau Chau Mei, Ping Chau Tai Tong, Ping Chau Sha Tau, Ping Chau Chau Tau and Ping Chau Nai Tau in the Ping Chau Island. The village clusters of the former four villages fall within the Area, whilst large portions of their 'VEs' and Ping Chau Nai Tau including its 'VE' fall within the Country Park.

2.3.2 Ping Chau Island was once the home of a bustling community with a population of over 2,000 in its heyday. It was famous for its rich marine and agricultural produce and the villagers were mainly farmers and fishermen. During the Japanese Occupation (1941 to 1945), it was used as a logistic base for the supply of military resources to the Chinese army. The economy of the Island deteriorated in the 1950s due to the dry up of fishery resources and termination of trade with the Mainland due to the Korean War. Many villagers moved to the urban areas leaving a few numbers only by the early 1970s¹.

2.3.3 The village settlements in the Area are showcases of the Island's unique geological features, because most houses were built with local layered shales, creating an amazing maze of tiers and films².

2.3.4 There are Grade 3 historic buildings worthy of preservation, namely the Tin Hau Temple and Tam Tai Sin Temple in Sha Tau and the Old House in Chau Mei.

2.3.5 Tin Hau Temple and Tam Tai Sin Temple are Qing vernacular buildings constructed in 1765 and 1877 respectively. They were for the worship of Tin Hau and Tam Kung and celebration of the respective festivals. Shen Gong opera performances (神功戲) were organized to seek both the blessing of Tin Hau and Tam Kung. Tin Hau Temple also served as a venue to provide education for the village children in the 1940s. The use of volcanic and sedimentary rocks on the Island for construction of the temples is rare and having considerable built heritage value.

2.3.6 The Old House was built in the 1940s and was regarded as one of the grandest buildings on the Island. The residence was of Chinese Eclectic style and also constructed of local sedimentary rocks for its walls. The Old House after left vacated was once

¹ Ngar, Y. N. & Chow, W. K. (Agriculture, Fisheries & Conservation Department, HKSAR Government), 2002, *Exploring Tung Ping Chau*, Cosmos

Books Limited and Annex A to Antiquities and Monuments Office's Memo on 27.1.2016.

² Ngar, Y. N. & Chow, W. K. (Agriculture, Fisheries & Conservation Department, HKSAR Government), 2002, *Exploring Tung Ping Chau*, Cosmos Books Limited.

used as a youth hostel. It is now in ruins with the roofs and interiors collapsed.

2.4 Population and Employment

Based on the 2011 Population Census, the total population of the Area was estimated to be about 70. Ping Chau Island is a famous destination for leisure travel and geological studies. According to AFCD, there were around 64,000 visitors to Ping Chau in 2015. There are a few provision stores in the Area serving visitors during the public holidays. There are also several major GIC facilities in the Area, namely Marine Department Vessel Traffic Services System East Ping Chau Radar Station, East Ping Chau Police Post, Ping Chau (East) Ex-military Training Camp at Au Kung Shan, as well as the AFCD Plover Cove (Extension) Country Park Ping Chau Management Centre in Sha Tau. Besides, certain amount of agricultural land has been lying abandoned, mainly turning into woodland.

2.5 Existing Land Uses (*Figures 6a – 6o*)

2.5.1 The major existing land uses including the following:

Village Type Development

2.5.2 Ping Chau Chau Mei, Ping Chau Tai Tong, Ping Chau Sha Tau and Ping Chau Chau Tau are the four recognized villages within the Area. Another recognized village Ping Chau Nai Tau at the eastern end of the Island is within the Country Park. The village settlements are now largely abandoned and uninhabited. Most of the village houses have

become ruins or in dilapidated condition, in particular in Chau Mei and Chau Tau. Some village houses in Sha Tau and Tai Tong, however, are in fair to good condition, and there are a few provision stores serving visitors during the public holidays.

2.5.3 According to the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD) (as at November 2016), for Ping Chau Chau Mei, Ping Chau Tai Tong, Ping Chau Sha Tau and Ping Chau Chau Tau, there are a total of 47 outstanding Small House applications and the latest 10-year (2016-2025) Small House demand forecast³ provided by the concerned Indigenous Inhabitant Representatives (IIRs) is in total 17,200⁴. The corresponding figures of each recognized village are set out below.

Recognized Village	Outstanding Small House Applications in 2016 (as at November 2016)	10-year Small House Demand Forecast (2016-2025)
Ping Chau Chau Mei	2	9,800
Ping Chau Tai Tong	33	2,900
Ping Chau Sha Tau	10	1,600
Ping Chau Chau Tau	2	2,900
Total	47	17,200

³ The figure of 10-year Small House demand is estimated and provided by the IIR of the respective village and the information so obtained is not verified in any way by the DLO/TP, LandsD.

⁴ For Ping Chau Nai Tau which falls outside the Area, there are two outstanding Small House applications and the latest 10-year (2016-2025) Small House demand forecast provided by the concerned IIR is 220.

Government, Institution or Community (GIC) Facilities

2.5.4 The major existing GIC facilities are mostly located away from the village clusters in the Area and include the Marine Department Vessel Traffic Services System East Ping Chau Radar Station, East Ping Chau Police Post, Ping Chau (East) Ex-military Training Camp, a helipad and two water tanks at Au Kung Shan; a water tank and a water pump in Chau Mei, AFCD Plover Cove (Extension) Country Park Ping Chau Management Centre, a water house and two water tanks⁵ (collectively known as Ping Chau Water Tank) and a new water tank with a solar pumping system under construction located to their east, Electricity Generator House, Tam Tai Sin Temple, Tin Hau Temple, a water pump station and a public toilet in Sha Tau, and a pumping station in Chau Tau⁶.

2.5.5 There are two temples i.e. Tin Hau Temple and Tam Tai Sin Temple in Sha Tau, and a church to the south of the major village cluster of Ping Chau Tai Tong which has been abandoned and become ruins.

⁵ As advised by the District Office (Tai Po), Home Affairs Department (DO(TP), HAD) in October 2016, a new water tank with a solar pumping system located to the east of Ping Chau Water Tank is under construction.

⁶ According to the DLO/TP, LandsD, the Marine Department Vessel Traffic Services System East Ping Chau Radar Station at Au Kung Shan is under Government Land Allocation (GLA) to the Marine Department (MD) and the Electricity Generator House is under GLA to the DO(TP), HAD. Whilst there are no GLA records for the remaining facilities, they are under management of the respective Government departments.

Cultural Heritage Resources

2.5.6 The Tin Hau Temple and Tam Tai Sin Temple in Sha Tau and the Old House in Chau Mei are Grade 3 historic buildings worthy of preservation. Please refer to paragraph 2.3 for details.

2.6 Land Ownership

About 23.17 ha (80.15%) of land in the Area is Government land, and the remaining 5.74 ha (19.85%) are private land comprising agricultural land and building lots.

2.7 Transportation and Access

At present, the Area is accessible by sea with a public pier near Tai Tong. There is only a scheduled ferry service from Ma Liu Shui on weekends and public holidays. The Ping Chau Country Trail runs along the periphery of the Island with some sections falling within the Area in Chau Mei, Tai Tong and Sha Tau. There are also some other footpaths connected with the Country Trail in the villages and at Au Kung Shan in the Area.

2.8 Infrastructure and Utility Services

At present, the Area is provided with electricity supply generators and raw water supply systems. However, there are no telephone services, existing or planned drainage and sewerage systems in the Area.

3. PLANNING ANALYSIS

3.1 Strategic Planning Context

3.1.1 Given the natural environment, its geological, ecological and landscape value coupled with its remote and isolated location, the planning framework for the Area should fundamentally be for preservation of the natural environment and areas of geological significance. Any large-scale development encroached onto the sensitive environment and areas of geological, ecological and landscape conservation values are not recommended.

3.1.2 With reference to the “Landscape Value Mapping of Hong Kong (2005)”, the Island is in general low-lying and undulating in topography with distinct landscape character. There are a number of long sandy beaches (most notably A Ma Wan and Tai Tong Wan) and rocky shores stretching across the eastern coast of the Area, with coastal cliffs and geological formations along the southern and western coasts of the Island. Small villages scatter from the shore to inland, and woodland, abandoned agricultural land, pond and minor inland streams can be found in the Area.

3.2 Environment and Conservation Considerations (Figure 9)

3.2.1 The Area is located on and forms part of Ping Chau Island in Mirs Bay, the easternmost outlying island of Hong Kong. Ping Chau Island was designated as a

SSSI in February 1979 for its spectacular rock formations and geological features. Majority of the Island, covering the prominent and popular geological features, was subsequently included in the Plover Cove (Extension) Country Park in June 1979, which also fell within the Tung Ping Chau Geo-Area of Hong Kong UNESCO Global Geopark in 2011. It was surrounded by the Tung Ping Chau Marine Park designated in 2001 for its diverse coral communities and marine ecosystem.

3.2.2 Surrounded by the Country Park/Geo-Area and Marine Park, and comprising mainly woodland, shrubland, abandoned agricultural land, streams, rocky/sandy shore with geological features and coastal vegetation, the Area forms an integral part of the wider natural environment of Ping Chau.

3.2.3 The Island is in general low-lying and undulating in topography with distinct landscape character and various landscape resources. In general, the Area is natural and rural in character, and has high landscape and scenic value with geological resources at the coastal areas.

3.3 Development Constraints (Figure 10)

Geological Features and Ecological Significance

3.3.1 Ping Chau Island is renowned for its spectacular rock formations and geological features. The Island has the youngest rocks in Hong Kong which are about 55 million years old, making a complete

geological history of Hong Kong. The peculiar formations are composed of layers of siltstone fossils, exposing a unique sedimentary rock landscape with various wave abrasion landforms along the coastline.

3.3.2 Regarding the Area, the western coast is a narrow strip of land made up of outcrops of sedimentary rock with prominent chert layers and different wave-cut platforms. Its eastern coast is dominated by sandy beaches of Cheung Sha Wan, Tai Tong Wan and A Ma Wan, with coastal plant species, such as *Pandanus tectorius* (露兜樹), *Caesalpinia bonduc* (刺果蘇木), *Crinum asiaticum* var. *sinicum* (文殊蘭), *Macaranga tanarius* var. *tomentosa* (血桐), *Thespesia populnea* (鵝楊), and *Casuarina equisetifolia* (木麻黃), etc. It is also intersected by discontinuous sections of flat sedimentary rock stacks straddling the edge of the Area.

3.3.3 The existing village clusters and GIC facilities in the Area are mostly surrounded by native woodland, some of which are regenerated from abandoned agricultural land. The woodland is ecologically linked to that of the Country Park and dominated by native species, such as *Litsea glutinosa* (潺槁樹), *Macaranga tanarius* var. *tomentosa* (血桐), *Celtis sinensis* (朴樹) and *Ficus hispida* (對葉榕), etc. Some exotic tree species, namely *Acacia confusa* (台灣相思) and *Casuarina equisetifolia* (木麻黃), could also be found. Shrubland is largely located near the coastal area. Streams could be found

running along hillside valley towards the eastern shore and near the villages, but they are not Ecologically Important Streams.

3.3.4 From the nature conservation perspective, developments that may adversely affect the natural character, the ecologically sensitive areas and key geological features will not be recommended.

Landscape Character

3.3.5 With reference to the “Landscape Value Mapping of Hong Kong (2005)”, the Island is in general low-lying and undulating in topography with distinct landscape character. There are a number of long sandy beaches (most notably A Ma Wan and Tai Tong Wan) and rocky shores stretching across the eastern coast of the Area, with coastal cliffs and geological formations along the southern and western coasts of the Island. Small villages scatter from the shore to inland and woodland, abandoned agricultural land, pond and minor inland streams can be found in the Area.

3.3.6 Any large scale development with associated utilities installation and slope formation work is not compatible with the existing landscape context. Furthermore, sufficient buffer zone should be provided to significant landscape resources in the Area.

Cultural Heritage

- 3.3.7 There are Grade 3 historic buildings worthy of preservation, namely the Tin Hau Temple and Tam Tai Sin Temple in Sha Tau and the Old House in Chau Mei.
- 3.3.8 The Antiquities Advisory Board (AAB) also released a list of new items in addition to the list of 1,444 historic buildings. These items are subject to grading assessment by the AAB. Details of the list of 1,444 historic buildings and the new items have been uploaded onto the website of the AAB at <http://www.aab.gov.hk>.
- 3.3.9 Prior consultation with the Antiquities and Monuments Office of the Leisure and Cultural Services Department should be made if any development, redevelopment or rezoning proposals might affect the above historic buildings, new items pending grading assessment and their/its immediate environs.

Transportation

- 3.3.10 At present, the Area is accessible by sea with a public pier near Tai Tong. There is only a scheduled ferry service from Ma Liu Shui on weekends and public holidays. The Ping Chau Country Trail runs along the periphery of the Island with some sections falling within the Area in Chau Mei, Tai Tong and Sha Tau. There are also some other footpaths connected with the Country Trail in the villages and

at Au Kung Shan in the Area.

Sewerage

- 3.3.11 There is no existing or planned public sewer in the Area. Any new development proposal should be required to demonstrate that no adverse water quality, ecological or other impacts would be caused to the Area due to the treatment and disposal of sewage arising from the development.

Other Infrastructure and Utility Services

- 3.3.12 At present, the Area is provided with electricity supply generators and raw water supply systems. However, there are no telephone services, existing or planned drainage and sewerage systems in the Area.

Geotechnical and Geological Constraints

- 3.3.13 The western coast of the Area is overlooked by steep rock cliffs and may be affected by potential rock and boulder fall hazards. Geotechnical investigation, including natural terrain hazard study may be required to assess the slope stability issue and suitable hazard mitigation measures, if found necessary, should be provided as part of the future development in this area. The required investigation and hazard mitigation measures may incur significant cost implication to the future development.

- 3.3.14 From the geological perspective, the proposed

development should be located away from the key geological features on Ping Chau.

3.4 Development Opportunities (Figures 8 and 9)

Conservation and Natural Landscape

3.4.1 Ping Chau Island is renowned for its spectacular rock formations and geological features. The peculiar formations are composed of layers of siltstone fossils, exposing a unique sedimentary rock landscape with various wave abrasion landforms along the coastline. Surrounded by the Country Park/Geo-Area and Marine Park, and comprising mainly woodland, shrubland abandoned agricultural land, streams, rocky/sandy shore with geological features and coastal vegetation, the Area forms an integral part of the wider natural environment of Ping Chau.

3.4.2 The Island is in general low-lying and undulating in topography with distinct landscape character and various landscape resources. In general, the Area is natural and rural in character, and has high landscape and scenic value with geological resources at the coastal areas worthy of conservation. The scale of the village development should be compatible with the surrounding landscape and rural setting.

Tourism and Recreation Potentials

3.4.3 Since majority of the Island is designated as the

Plover Cove (Extension) Country Park which also falls within the Tung Ping Chau Geo-Area of the Hong Kong UNESCO Global Geopark, it is a famous destination for leisure travel and geological studies. According to the AFCD, there were around 64,000 visitors to Ping Chau in 2015.

3.4.4 There are a variety of recreational facilities in and near the Area including the Ping Chau Country Trail, a camp site, a picnic site, two barbecue sites, three pavilions and four viewing points. There are also a few provision stores in the Area serving visitors during the public holidays.

Agriculture Potential

3.4.5 There is minimal agricultural activity in Ping Chau and many areas are densely covered by trees.

3.5 Development Pressure

3.5.1 Due to its ecological, landscape and scenic value with geological resources at the coast and access by ferry, there is an urgent need to better protect the natural and unique landscape and geological character of the Area from uncontrolled development.

3.5.2 Ping Chau Chau Mei, Ping Chau Tai Tong, Ping Chau Sha Tau and Ping Chau Chau Tau are the four recognized villages in the Area. According to the LandsD, there are a total of 47 outstanding Small House applications, and the latest 10-year Small

House demand forecasts (2016-2025) provided by the respective IIRs is 17,200.

- 3.5.3 The Area does not involve in any of active enforcement case under the Town Planning Ordinance. However, in April 2015, a warning letter was issued to the owner of Lot 2448 S.B in DDPC by DLO/TP, LandsD for unauthorized occupation of Government land in Tai Tong (**Figure 11**).

3.6 Development Proposals Received in the Course of Preparation of the Plan

- 3.6.1 As at 1.12.2016, since the gazettal of the draft DPA Plan on 28.3.2014, no planning application in the Area has been received by the Board. In the course of preparing the OZP, some views/proposals were received from concerned parties and they are set out below.

Submission from Kadoorie Farm and Botanic Garden Corporation

- 3.6.2 On 24.3.2016, Kadoorie Farm and Botanic Garden Corporation (KFBG) made a submission indicating that Ping Chau is surrounded by the Marine Park and a long coastline with the best developed shallow-water community of fringing corals in Hong Kong and forms part of the migration pathway of water birds, seabirds and land birds with records of birds species of conservation concern.

- 3.6.3 Since there is no existing/planned sewage treatment

facility, the waste water generated from the “V” zones, including that from the ‘Eating Place’ which is always permitted on the ground floor of a New Territories Exempted House (NTEH), would likely cause severe impact on the coral communities. Also, the “V” zones would attract more human activities and hence have undesirable effects on the birds. KFBG considers that the Tai Long Wan OZP approach (i.e. only the existing village areas are covered by “V” zones and ‘House (NTEH only)’ in “V” zones requires planning permission) should be followed and planning permission should also be required for ‘Eating Place’ on the ground floor of a NTEH in “V” zones.

Meeting with the Sai Kung North Rural Committee

- 3.6.4 A meeting was held on 31.3.2016 under the coordination of the Sai Kung North Rural Committee with the Sai Kung North Tung Ping Chau Affairs Committee, IIRs and villager to solicit their views and land use proposals. They consider that the Government should strike a balance between development and conservation in preparing the draft OZP and facilitate sustainable development of the villages on the Island. They mainly propose to expand the “V” zones to meet their Small House demand and to develop the Island into a resort-type tourist spot with hotels or to revitalize the villages; and request that the planning control on provision of the public utilities and facilities should be relaxed.

4 PLANNING PROPOSALS

4.1 The Outline Zoning Plan

The Ping Chau OZP (the Plan) prepared under section 3(1) of the Ordinance is to provide a statutory basis for planning control over the Area. It will supersede the approved Ping Chau DPA Plan No. DPA/NE-PC/2, which was exhibited for public inspection under section 9(5) of the Ordinance on 20.3.2015. Uses and development that are always permitted and those for which the Board's permission must be sought in various zones are set out in a schedule of Notes attached to the Plan. Also accompanying the Plan is an Explanatory Statement to assist an understanding of the Plan and to reflect the planning intentions and objectives of the Board for various land-use zonings.

4.2 Planning Objectives

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

- (a) to provide a comprehensive planning framework to guide the development on an integrated and co-ordinated basis;
- (b) to conserve areas of high natural landscape, ecological and geological significance in safeguarding the natural habitat and natural system of the wider area; and
- (c) to preserve the natural and rural character of the Area.

4.3 Planning Principles

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

- (a) The Area is located on and forms part of Ping Chau Island in Mirs Bay, the easternmost outlying island of Hong Kong. There are various conservation designations for the Island, in whole or in part. Surrounded by the Country Park/Geo-Area and Marine Park, and comprising mainly woodland, shrubland, abandoned agricultural land, streams, rocky/sandy shore with geological features and coastal vegetation, the Area forms an integral part of the wider natural environment of Ping Chau. The Island is in general low-lying and undulating in topography with distinct landscape character and various landscape resources. It is a famous destination for leisure travel and geological studies. The natural environment, unique landscape and geological character and the rural setting should be preserved and protected.
- (b) Small House development in the recognized villages 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 characteristic and not to overtax the limited infrastructure.

4.4 Land Use Proposals (Figure 12)

4.4.1 In the designation of various land use zones in the

Area, consideration has been given to the natural environment, physical landform, existing land use pattern, demand for Small Houses and availability of infrastructure. The following land use zones are proposed to be designated on the Plan.

4.4.2 Village Type Development (“V”) (about 2.62 ha or 9.06 %)

(a) The planning intention of this zone is to designate both the 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 Board.

(b) Ping Chau Chau Mei, Ping Chau Tai Tong, Ping Chau Sha Tau and Ping Chau Chau Tau are four recognized villages in the Area. The boundaries of the “V” zones are drawn up having regard to the village ‘environs’ (‘VEs’), the number of outstanding Small House application, Small

House demand forecast, local topography and site constraints. Areas of difficult terrain, dense vegetation, stream courses and burial grounds have been avoided as far as possible.

(c) According to the DLO/TP, LandsD, for Ping Chau Chau Mei, Ping Chau Tai Tong, Ping Chau Sha Tau and Ping Chau Chau Tau, there are a total of 47 outstanding Small House applications and the latest 10-year (2016-2025) Small House demand forecast⁷ provided by the concerned IIRs is in total 17,200. The corresponding figures of each recognized village are set out below.

Recognized Village	Outstanding Small House Applications in 2016 (as at November 2016)	10-year Small House Demand Forecast (2016-2025)
Ping Chau Chau Mei	2	9,800
Ping Chau Tai Tong	33	2,900
Ping Chau Sha Tau	10	1,600
Ping Chau Chau Tau	2	2,900
Total	47	17,200

⁷ The figure of 10-year Small House demand is estimated and provided by the IIR of the respective village and the information so obtained is not verified in any way by the DLO/TP, LandsD.

- (d) According to the TPB Paper No. 9580 on Consideration of the Draft Ping Chau DPA Plan No. DPA/NE-PC/B in March 2014, there were a total of 26 outstanding Small House applications and the latest 10-year (2010-2019) Small House demand forecast provided by the concerned IIR is 600. The corresponding figures of each recognized village are set out below.

Recognized Village	Outstanding Small House Applications in 2014	10-year Small House Demand Forecast (2010-2019)
Ping Chau Chau Mei	2	Nil*
Ping Chau Tai Tong	14	600
Ping Chau Sha Tau	8	Nil*
Ping Chau Chau Tau	2	Nil*
Total	26	600

*No 10-year Small House Demand Forecasts were provided by the IIRs of Ping Chau Chau Mei, Ping Chau Sha Tau and Ping Chau Chau Tau.

- (e) Based on PlanD's preliminary estimate, total land required for meeting the Small House demand of 17,247 is about 431.18 ha (**Table 1**). The corresponding figures of each recognized

village are set out below.

Recognized Village	Required Land to Meet Small House Demand (ha)
Ping Chau Chau Mei	245.05
Ping Chau Tai Tong	73.33
Ping Chau Sha Tau	40.25
Ping Chau Chau Tau	72.55
Total	431.18

- (f) With reference to the Small House demand and 'VEs' for the recognized villages, PlanD has analyzed the site conditions of the areas within 'VEs' taking into account the existing village settlements, previously approved Small House grant applications⁸, environmental conditions, natural terrain and topography. The four 'VEs' of Ping Chau Chau Mei, Ping Chau Tai Tong, Ping Chau Sha Tau and Ping Chau Chau Tau have a total area of 47.25 ha⁹ and about a total area of 20.08 ha¹⁰ falls within the boundary of the draft OZP.

⁸ According to the DLO/TP, LandsD's information in September 2016, there is no approved Small House grant application since the implementation of Small House Policy in 1972.

⁹ In which the 'VEs' of Ping Chau Sha Tau and Ping Chau Chau Tau overlap in an area of about 0.94 ha.

¹⁰ In which the 'VEs' of Ping Chau Sha Tau and Ping Chau Chau Tau overlap in an area of about 0.85 ha.

Ping Chau Chau Mei

- (g) The whole 'VE' of Ping Chau Chau Mei has an area of 10.06 ha. Only its eastern portion with an area of 4.44 ha falls within the boundary of the draft OZP (**Figure 10**), where two village clusters, one fronting onto the coast of Cheung Sha Wan and another on the hillslope to its southwest are located. Most of the village houses are now ruins and overgrown with vegetation. Apart from the village clusters, the land within the 'VE' mainly comprises woodland, shrubland, a short stream and coastal vegetation.

Ping Chau Tai Tong

- (h) The whole 'VE' of Ping Chau Tai Tong has an area of 18.64 ha. Its eastern portion and a small portion at its northern fringe with an area of 4.36 ha fall within the boundary of the draft OZP (**Figure 10**). There are one major village cluster along the coast of Tai Tong Wan and four hamlets on the hillslope to its west. While the village houses on the hillslope to the west are now ruins and overgrown with vegetation, some in the major village cluster are in fair to good condition. There is a water tank at the northern fringe of the 'VE' at Au Kung Shan. The other land within the 'VE' mainly comprises woodland, shrubland, short streams and coastal vegetation.

Ping Chau Sha Tau

- (i) The whole 'VE' of Ping Chau Sha Tau has an

area of 7.9 ha and its majority with an area of 6.29 ha falls within the boundary of the draft OZP (**Figure 10**), of which an area of 0.85 ha at its southwestern fringe overlaps with that of Ping Chau Chau Tau. There are a large village cluster with various GIC facilities at the coast of A Ma Wan, and AFCD Plover Cove (Extension) Country Park Ping Chau Management Centre and Ping Chau Water Tank on the hillslope to its south. While most of the village houses are now ruins and some overgrown with vegetation, some in the major village cluster along the coast are in fair to good condition. Apart from the village cluster and major facilities, the land within the 'VE' mainly comprises woodland, shrubland, streams and coastal vegetation.

Ping Chau Chau Tau

- (j) The whole 'VE' of Ping Chau Chau Tau has an area of 10.65 ha and only its northeastern portion with an area of 4.99 ha falls within the boundary of the draft OZP (**Figure 10**), of which an area of 0.85 ha at its northeastern fringe overlaps with that of Ping Chau Sha Tau. There are one major village cluster and one hamlet on the hillslopes, with most of the village houses are now ruins and overgrown with vegetation. Apart from the village settlements, the land within the 'VE' mainly comprises woodland, shrubland, grassland and short streams.

- (k) Throughout the plan-making process, concerned

departments and the IIRs 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.

- (l) There are four recognized villages with notable number of outstanding Small House applications in the Area. Thus there is a need to designate “V” zones at suitable locations to meet the Small House demand of local villagers. Given the natural environment, its geological, ecological and landscape value coupled with its remote and isolated location, an incremental approach for designation of “V” zones for Small House development has been adopted with an aim to confining Small House development at suitable locations so as to avoid undesirable disturbances to the natural environment and overtaxing the limited infrastructure in the Area. A total of about 2.62 ha of land is covered by “V” zones for sustainable development of the villages, which mainly cover the existing village clusters and the adjoining areas of those at more accessible locations near the public pier in Tai Tong and Sha Tau. Within the proposed “V” zones, a total of about 1.95 ha of land is available, equivalent to about 77 Small House sites, meeting about 0.45% of the total Small House demand for 17,247 Small Houses (**Table 1**).

- (m) 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 the first publication in the Gazette of the notice of the draft DPA Plan, whichever is the greater. Application for minor relaxation of these restrictions would be considered by the Board based on individual merits, taking into account site constraints, innovative architectural design and planning merits that would enhance the amenity of the locality.

- (n) As diversion of streams or filling of pond may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activities except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works.
- (o) In accordance with the Environment, Transport and Works Bureau’s Technical Circular (Works) No. 5/2005 “Protection of Natural Streams/Rivers from Adverse Impacts Arising from Construction Works”, under the current administrative practice, 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, LandsD, when processing Small House grant and applications in close proximity to existing stream courses, should consult concerned departments including AFCD, Environmental Protection Department (EPD) and PlanD to ensure that all relevant departments would have adequate opportunity to review and comment on the applications.

- (p) There is no existing or planned public sewer for the Area. For Small House development, the design and construction of the septic tank and soakaway systems need to comply with relevant standards and regulations, such as EPD's Practice Note for Professional Persons (ProPECC PN) 5/93 – "Drainage Plans subject to Comment by the Environmental Protection Department", for protection of the water quality.
- (q) The Old House in Chau Mei is a Grade 3 historic building worthy of preservation. Prior consultation with the Antiquities and Monuments Office of the Leisure and Cultural Services Department should be made if any development, redevelopment or rezoning proposals might affect the above historic buildings and their/its immediate environs.

4.4.3 Government, Institution or Community ("G/IC")
(about 1.01 ha or 3.49%)

- (a) The planning intention of this zone is primarily for the provision of GIC facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.
- (b) The major existing GIC facilities under this zone include the Marine Department Vessel Traffic Services System East Ping Chau Radar Station, East Ping Chau Police Post, Ping Chau (East) Ex-military Training Camp, a helipad and two water tanks at Au Kung Shan; a water tank and a water pump in Chau Mei, AFCD Plover Cove (Extension) Country Park Ping Chau Management Centre, a water house and two water tanks (collectively known as Ping Chau Water Tank) and a new water tank with a solar pumping system under construction located to their east, Electricity Generator House, Tam Tai Sin Temple, Tin Hau Temple, a water pump station and a public toilet in Sha Tau, and a pumping station in Chau Tau.
- (c) To preserve the rural and low-rise character of the Area as well as provide spatial and visual relief, development/redevelopment within this zone should be restricted to a maximum building height as stipulated on the Plan (i.e.

one storey for all these facilities) 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 DPA Plan, whichever is greater.

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

4.4.4 Other Specified Uses (“OU”) (about 0.05 ha or 0.17%)

- (a) This zone is intended for specific development(s) and/or uses, which is/are specified in the annotation of the zone. There is only one “OU” zone on the Plan, which is annotated ‘Pier’ and covers the major existing public transport facility in the Area, namely Tung Ping Chau Public Pier.
- (b) Development/redevelopment within this zone should be restricted to a maximum building height as stipulated on the Plan (i.e. one storey) 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 greater.

- (c) 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.

4.4.5 Green Belt (“GB”) (about 17.22 ha or 59.57%)

- (a) The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.
- (b) The “GB” zone comprises mainly woodland, shrubland, abandoned agricultural land and streams. It can provide a buffer between the village type developments and the Country Park and conserve the natural and landscape character of the Area. The existing village clusters and GIC facilities in the Area are mostly surrounded by native woodland, some of which are regenerated from abandoned agricultural land. The woodland is ecologically linked to that of the Country Park and dominated by native species, such as *Litsea glutinosa* (潺槁樹), *Macaranga tanarius* var. *tomentosa* (血桐), *Celtis sinensis* (朴樹) and *Ficus hispida* (對葉榕), etc. Some exotic tree

species, namely *Acacia confusa* (台灣相思) and *Casuarina equisetifolia* (木麻黃), could also be found. Shrubland is largely located near the coastal area. Streams could be found running along hillside valley towards the eastern shore and near the villages, but they are not Ecologically Important Streams.

- (c) 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.
 - (d) 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 public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works.
- 4.4.6 Coastal Protection Area (“CPA”) (about 5.86 ha or 20.27%)
- (a) This zone is intended to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landforms or areas of high landscape, scenic or ecological value,

with a minimum of built development. It may also cover areas which serve as natural protection areas sheltering nearby developments against the effects of coastal erosion. There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.

- (b) This zone covers the strip of land along the eastern coast of the Area (except the public pier near Tai Tong). It is dominated by sandy beaches of Cheung Sha Wan, Tai Tong Wan and A Ma Wan, with coastal plant species, such as *Pandanus tectorius* (露兜樹), *Caesalpinia bonduc* (刺果蘇木), *Crinum asiaticum var. sinicum* (文殊蘭), *Macaranga tanarius var. tomentosa* (血桐), *Thespesia populnea* (繖楊), and *Casuarina equisetifolia* (木麻黃), etc. It is also intersected by discontinuous sections of flat sedimentary rock stacks straddling the edge of the Area.
- (c) New residential development is not permitted under this zone. Redevelopment of existing houses may be permitted on application to the Board. The redevelopment of existing houses shall not result in a total redevelopment in excess of the plot ratio, site coverage and height of the house which was in existence on the date

of the first publication of the draft DPA Plan.

- (d) Diversion of streams, filling of land/pond or excavation of land may cause adverse drainage impacts on adjacent areas and adverse impacts on the natural environment. In view of the conservation value of the area within this zone, permission from the Board is required for such activities.

4.4.7 Site of Special Scientific Interest (“SSSI”) (about 2.15 ha or 7.44%)

- (a) The planning intention of this zone is to conserve and protect the features of special scientific interest such as rare or particular species of fauna and flora and their habitats, corals, woodlands, marshes or areas of geological, ecological or botanical/ biological interest which are designated as Site of Special Scientific Interest (SSSI). It intends to deter human activities or developments within the SSSI.
- (b) There is a general presumption against development in this zone. No developments are permitted unless they are needed to support the conservation of the features of special scientific interest in the SSSI, to maintain and protect the existing character of the SSSI, or for educational and research purposes.
- (c) The zone covers the narrow strip of land made

up of the outcrops of sedimentary rock with prominent chert layers and different wave-cut platforms at the western coast of the Area.

- (d) In view of the conservation value of the area within this zone, permission from the Board is required for diversion of streams, filling of land/pond and excavation of land that may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment.

4.5 Infrastructural Considerations

- 4.5.1 Ping Chau Island as a famous destination for leisure travel and geological studies and with the presence of inhabited villages, villagers in the Island have long been demanding for provision of infrastructure and utilities. In consultation with the relevant Government departments, infrastructural considerations for the proposed developments in the Area are set out below.

Transportation

- 4.5.2 According to the relevant Government departments, there is currently no planned road infrastructure in the Area.

Sewerage

- 4.5.3 There is no existing or planned public sewer in the Area. As advised by the EPD, for protection of the water quality, the area of the “V” zones should be kept to minimal and the design and construction of the septic tank and soakaway

systems for Small House development need to comply with relevant standards and regulations, such as EPD's Practice Note for Professional Persons (ProPECC PN) 5/93 – "Drainage Plans subject to Comment by the Environmental Protection Department".

Other Infrastructure and Utility Services

4.5.4 At present, the Area is provided with electricity supply generators and raw water supply systems. However, there are no telephone services, existing or planned drainage and sewerage systems in the Area. Water Supplies Department (WSD) would assist District Office (Tai Po), Home Affairs Department (DO(TP), HAD) in providing emergency water tanks for the villages in case of drying up of the local water sources and currently has no plan to extend the water supply system to the Island. DO(TP), HAD has been implementing throughout the years and recently considers series of local public works for maintenance and construction of public utilities, such as footpaths, solar lighting, water supply facilities, etc. Relevant works departments would keep in view the need for infrastructure in future subject to technical feasibility and resources availability. Flexibility should be provided in the draft OZP for the public works coordinated and implemented by Government, which are generally necessary for provision, maintenance, daily operations and emergency repairs of local facilities for the benefits of the public and/or environmental improvement.

5 IMPLEMENTATION

Infrastructural Provisions

5.1 At present, the Area is provided with electricity supply generators and raw water supply systems. However, there are no telephone services, existing or planned drainage and sewerage systems in the Area.

Statutory Development Control

5.2 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.

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

5.4 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.

5.5 The types of permitted developments and uses on land within the Area are listed in the Notes of the Plan. Unless otherwise specified, all building, engineering and other

operations incidental to and all uses directly related and ancillary to the permitted developments and uses within the same zone are always permitted. Any development, other than those referred to in this paragraph 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 the 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 and excavation of land in the relevant zones on or after the date of the 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. Moreover, there is a presumption against filling of ponds for temporary land uses/developments in conservation-related zonings, such as “SSSI” and “CPA”.

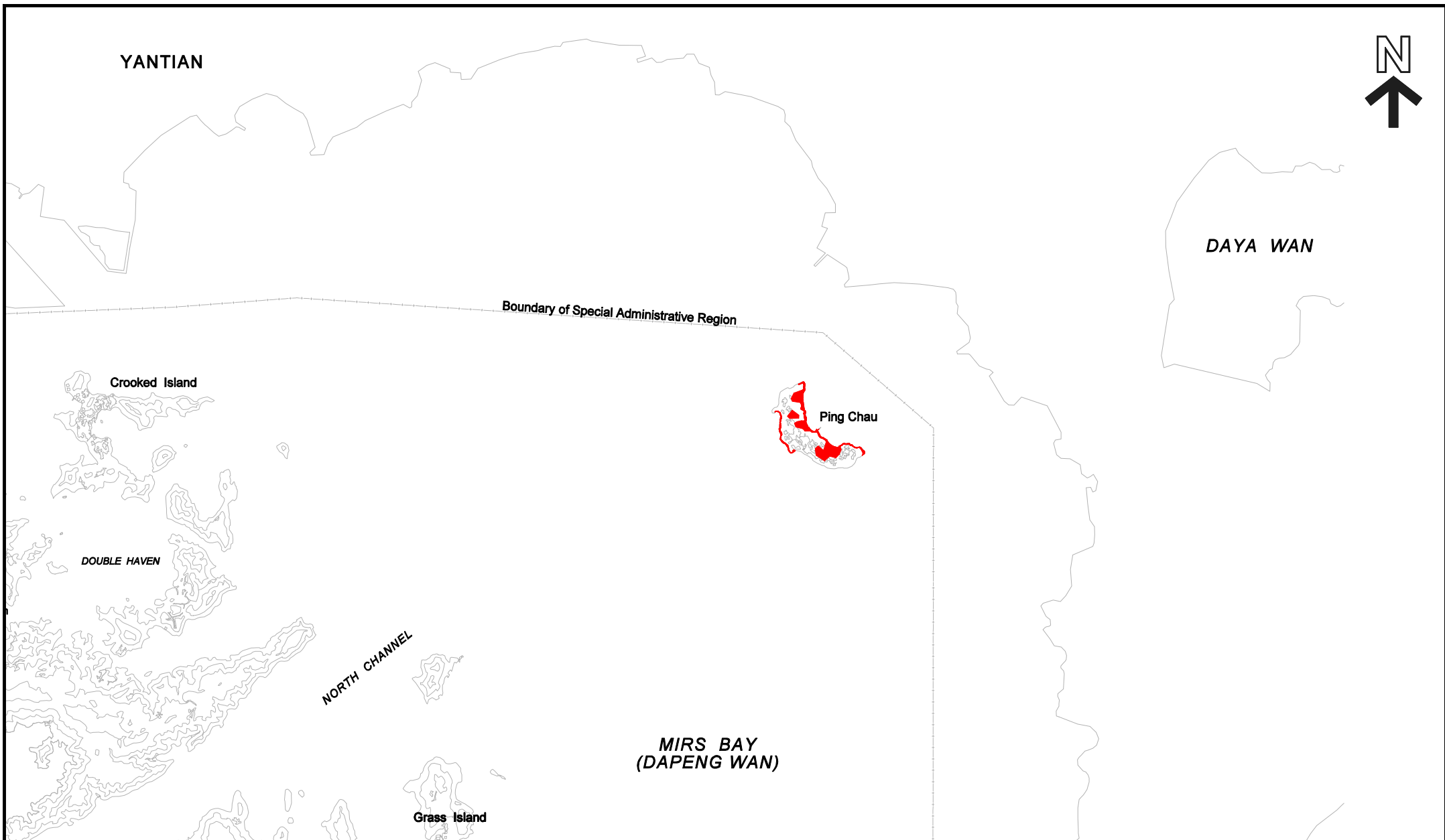
**PLANNING DEPARTMENT
DECEMBER 2016**

Table 1 Small House Demand for the Ping Chau Area in 2014 and 2016

Village	Small House Demand Figure in 2014		Small House Demand Figure in 2016 (New Demand)		'VE' Area ('VE' Area in Draft OZP) (ha)	"V" Zone on Draft OZP (ha)	Required Land to Meet New Demand (ha)	Available Land on Draft OZP to Meet New Demand Figure (ha)	Available Small House to Meet New Demand	Percentage of the New Demand met by Available Land
	Outstanding Demand (Outstanding Demand in DPA)	10-year Forecas ⁽¹⁾	Outstanding Demand (Outstanding Demand in Draft OZP)	10-year Forecast (2016-2025) ⁽¹⁾						
Ping Chau Chau Mei	2 (1)	Nil ⁽²⁾	2 (1)	9,800	10.06 (4.44)	0.48	245.05	0.38	15	0.16%
Ping Chau Tai Tong	14 (3)	600 ⁽³⁾	33 (22)	2,900	18.64 (4.36)	0.76	73.33	0.63	25	0.86%
Ping Chau Sha Tau	8 (8)	Nil ⁽²⁾	10 (10)	1,600	7.9 (6.29)	1.02	40.25	0.63	25	1.57%
Ping Chau Chau Tau	2 (2)	Nil ⁽²⁾	2 (2)	2,900	10.65 (4.99)	0.36	72.55	0.31	12	0.43%
Total	26 (14)	600	47 (35)	17,200	47.25 ⁽⁴⁾ (20.08) ⁽⁵⁾	2.62	431.18	1.95	77	0.45%

Note:

- (1) The figure of 10-year Small House demand is estimated and provided by the IIR of the respective village and the information so obtained is not verified in any way by the DLO/TP, LandsD.
- (2) No relevant figures were provided by the respective IIRs.
- (3) The 10-year Small House Demand forecast provided by the IIR of Ping Chau Tai Tong is 2010-2019.
- (4) In which the 'VEs' of Ping Chau Sha Tau and Ping Chau Chau Tau overlap in an area of about 0.94 ha.
- (5) In which the 'VEs' of Ping Chau Sha Tau and Ping Chau Chau Tau overlap in an area of about 0.85 ha.



 **STUDY AREA**

PLAN PREPARED ON 5.4.2016
BASED ON SHEET SERIES HM100C

LOCATION PLAN

PING CHAU

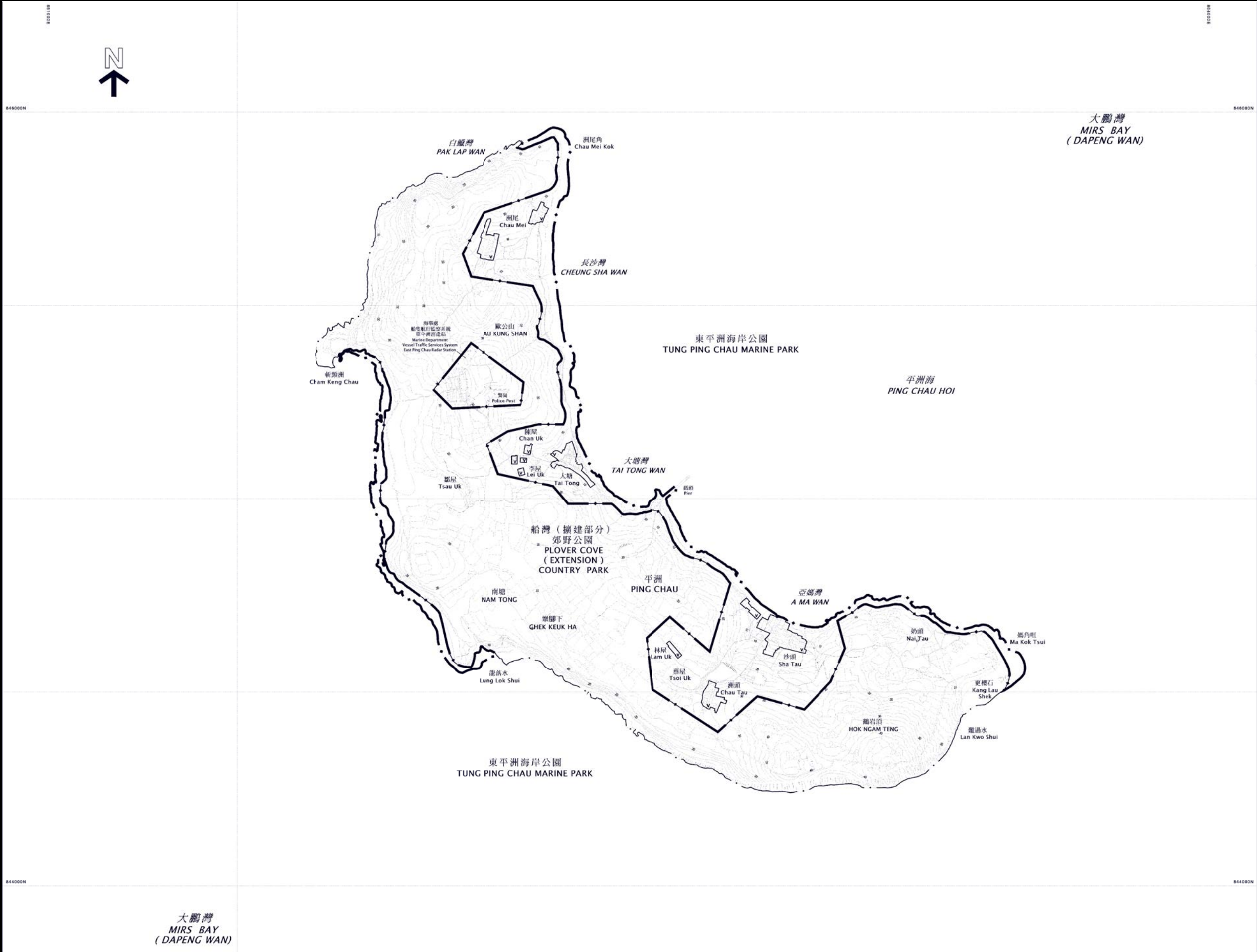
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**PLANNING
DEPARTMENT**



REFERENCE No.
M/CPE/PC/16/1

**FIGURE
1**



圖例
NOTATION

ZONES	地帶
VILLAGE TYPE DEVELOPMENT	鄉村式發展
MISCELLANEOUS	其他
BOUNDARY OF DEVELOPMENT PERMISSION AREA	發展審批地區界線
BOUNDARY OF COUNTRY PARK / SPECIAL AREA	郊野公園 / 特別地區界線

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分率 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分率	
VILLAGE TYPE DEVELOPMENT	2.15	7.44	鄉村式發展
UNSPECIFIED USE	26.76	92.56	非指定用途
TOTAL AREA OF DEVELOPMENT PERMISSION AREA	28.91	100.00	發展審批地區總面積

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

PING CHAU
DEVELOPMENT PERMISSION AREA PLAN

PLANNING DEPARTMENT

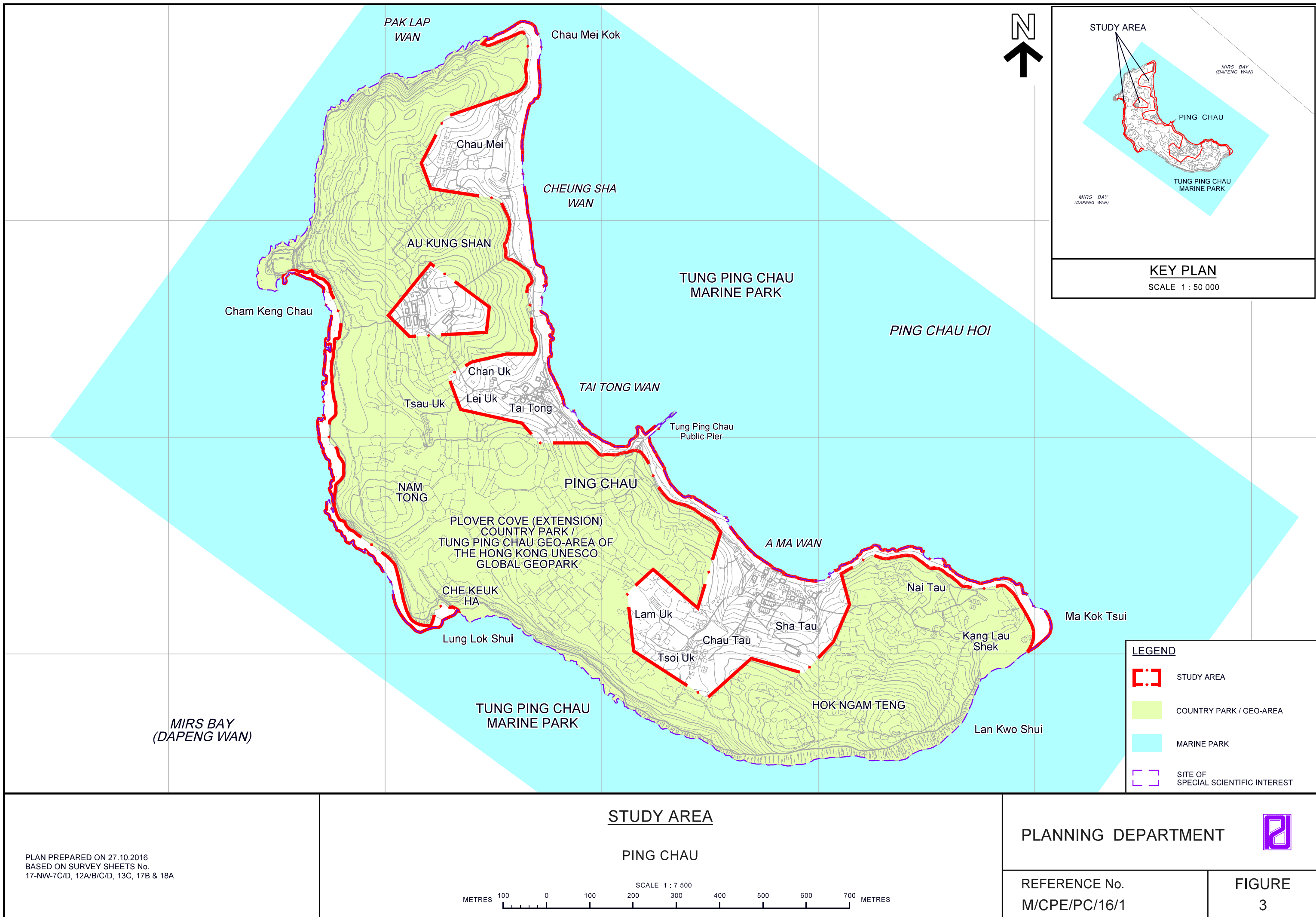


EXTRACT PLAN PREPARED ON 5.4.2016
BASED ON DEVELOPMENT PERMISSION AREA
PLAN No. DPA/NE-PC/2 APPROVED ON 24.2.2015



REFERENCE No.
M/CPE/PC/16/1

FIGURE
2





AERIAL PHOTOS

PING CHAU

PLAN PREPARED ON 27.10.2016 BASED ON
AERIAL PHOTOS No.CS60263 & CS60265
TAKEN ON 20.6.2015 BY LANDS DEPARTMENT

PLANNING DEPARTMENT



REFERENCE No.
M/CPE/PC/16/1

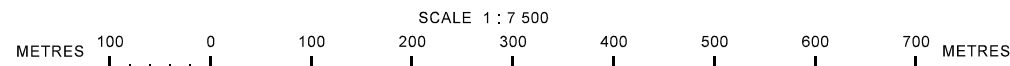
FIGURE
4



PLAN PREPARED ON 9.12.2016
BASED ON SURVEY SHEETS No.
17-NW-7C/D, 12A/B/C/D, 13C, 17B & 18A

EXISTING PHYSICAL FEATURES

PING CHAU



PLANNING DEPARTMENT



REFERENCE No.
M/CPE/PC/16/1

FIGURE
5a



KANG LAU SHEK AND LAN KWO SHUI



OVERVIEW FROM THE SOUTHEAST

PHOTOS 1 & 2 TAKEN FROM HELICOPTER

**SITE PHOTOS -
EXISTING PHYSICAL FEATURES**

PING CHAU

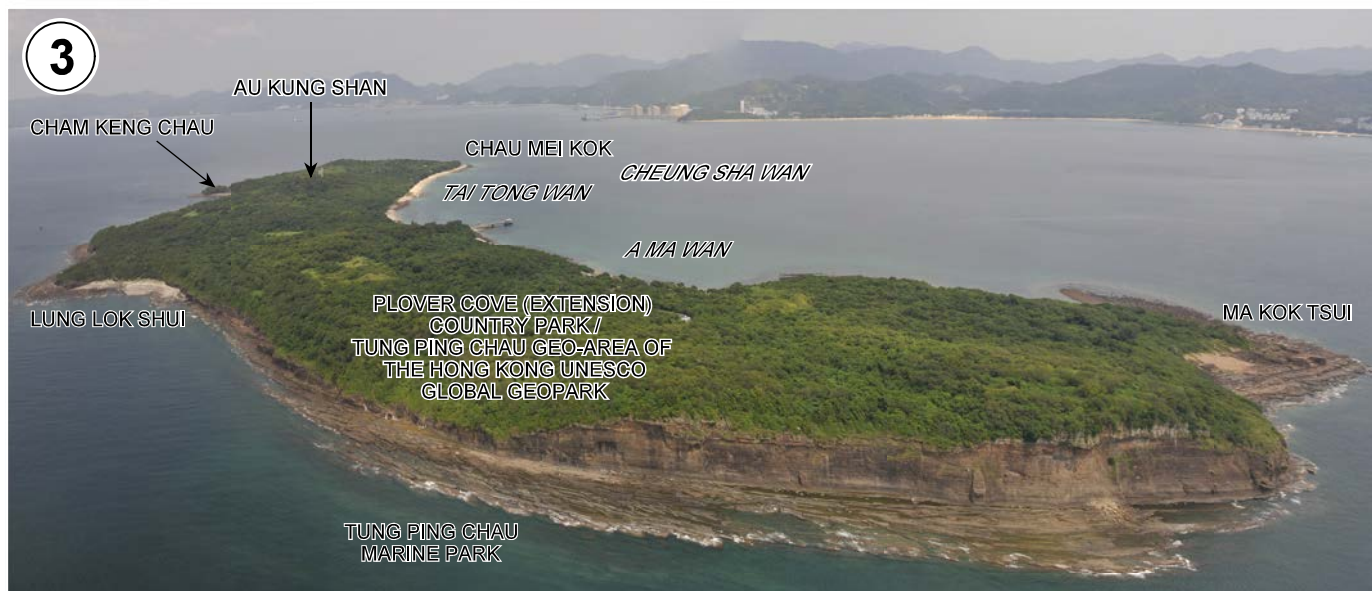
**PLANNING
DEPARTMENT**



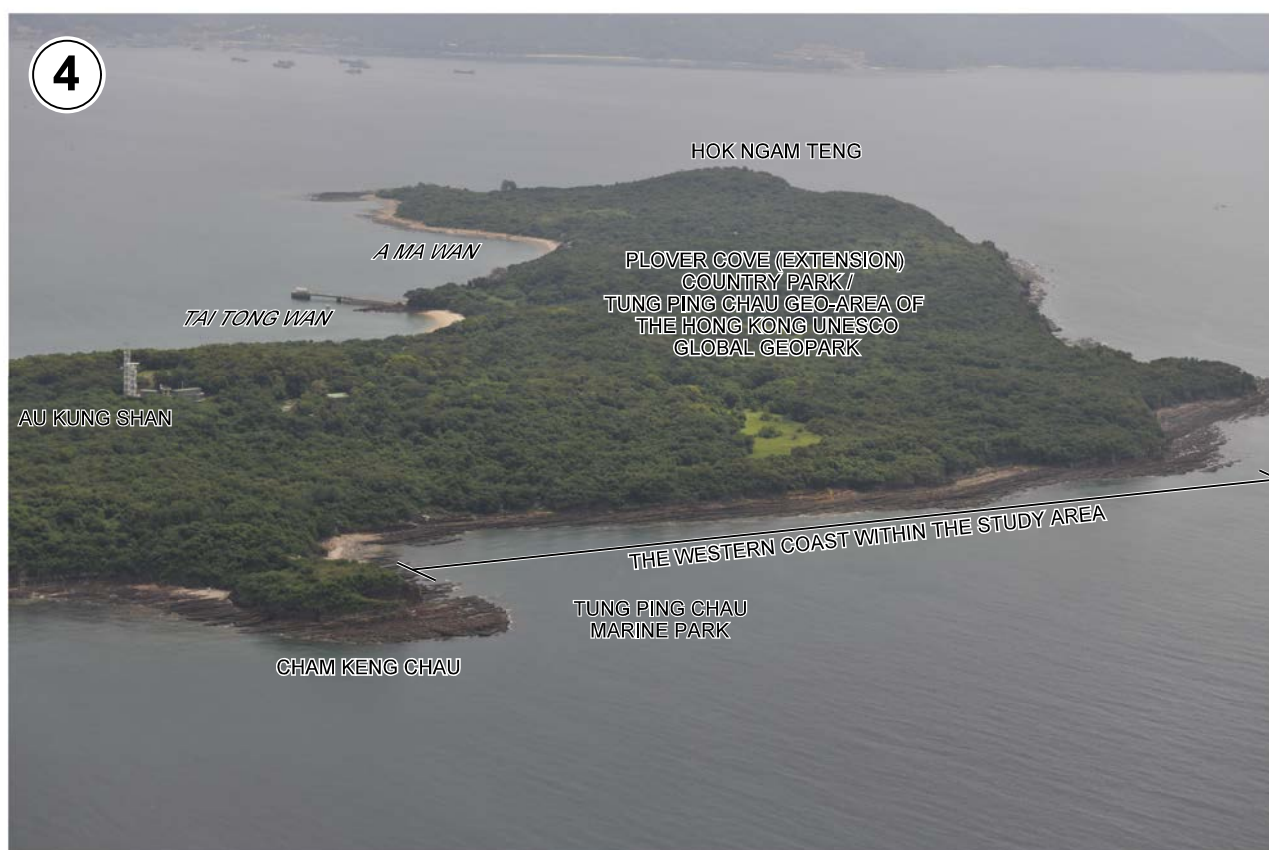
PLAN PREPARED ON 12.12.2016
BASED ON SITE PHOTOS
TAKEN ON 9.9.2015

REFERENCE No.
M/CPE/PC/16/1

FIGURE
5b



LUNG LOK SHUI



THE WESTERN COAST WITHIN THE STUDY AREA

PHOTOS 3 & 4 TAKEN FROM HELICOPTER

SITE PHOTOS - EXISTING PHYSICAL FEATURES

PING CHAU

PLANNING
DEPARTMENT



PLAN PREPARED ON 12.12.2016
BASED ON SITE PHOTOS
TAKEN ON 9.9.2015

REFERENCE No.
M/CPE/PC/16/1

FIGURE
5c



CHAM KENG CHAU



OVERVIEW FROM THE NORTHWEST

PHOTOS 5 & 6 TAKEN FROM HELICOPTER

SITE PHOTOS - EXISTING PHYSICAL FEATURES

PING CHAU

PLANNING
DEPARTMENT



PLAN PREPARED ON 12.12.2016
BASED ON SITE PHOTOS
TAKEN ON 9.9.2015

REFERENCE No.
M/CPE/PC/16/1

FIGURE
5d



WOODLAND



STREAM

SITE PHOTOS -
EXISTING PHYSICAL FEATURES
PING CHAU

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PLAN PREPARED ON 21.4.2016
 BASED ON SITE PHOTOS
 TAKEN ON 9.3.2016

REFERENCE No.
M/CPE/PC/16/1

FIGURE
5e



SEASHORE AREA



SEASHORE AREA

SITE PHOTOS -
EXISTING PHYSICAL FEATURES

PING CHAU

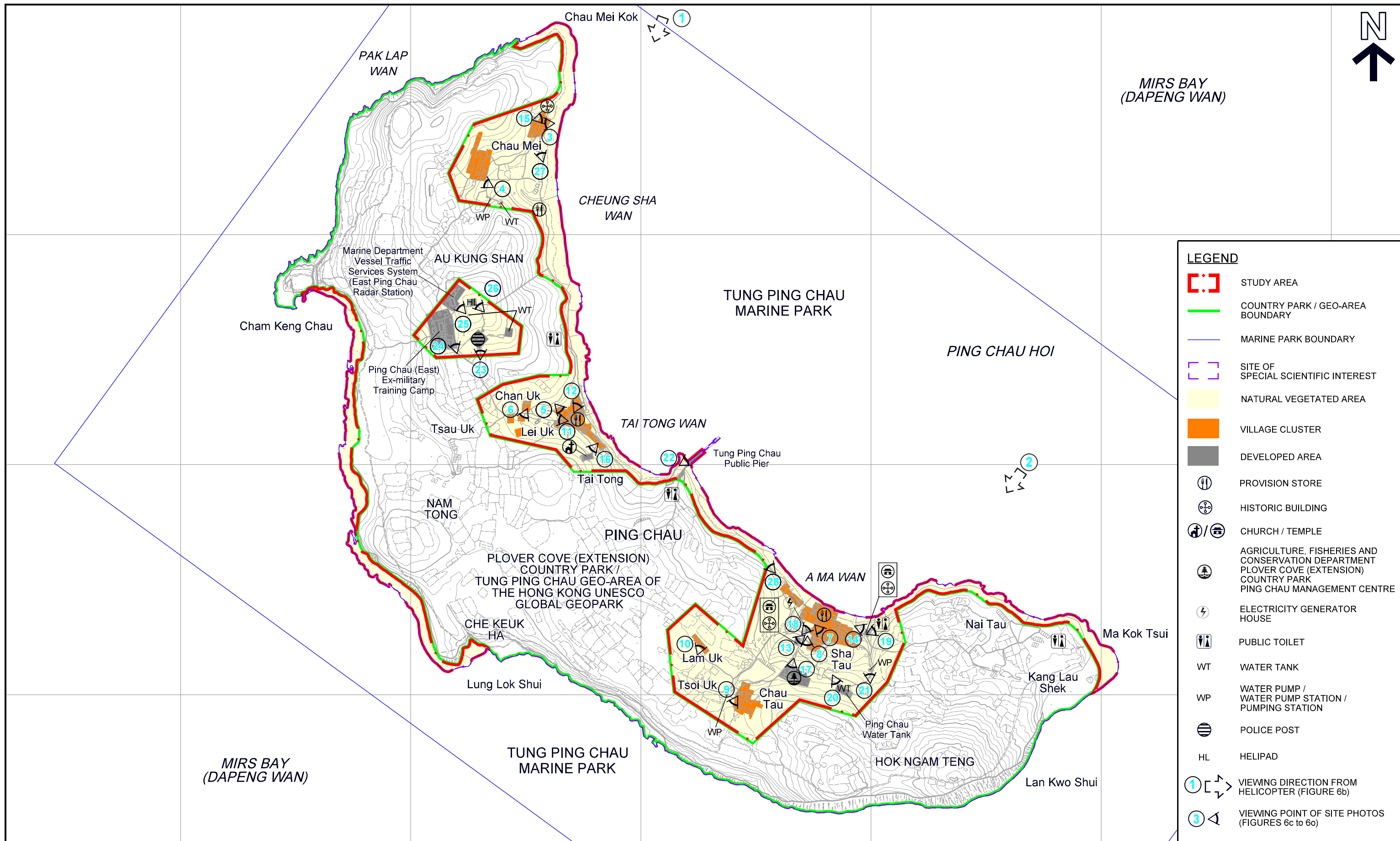
**PLANNING
DEPARTMENT**



PLAN PREPARED ON 10.5.2016
BASED ON SITE PHOTOS
TAKEN ON 9.3.2016 AND 27.4.2016

REFERENCE No.
M/CPE/PC/16/1

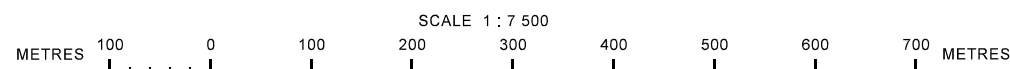
FIGURE
5f



PLAN PREPARED ON 12.12.2016
BASED ON SURVEY SHEETS No.
17-NW-7C/D, 12A/B/C/D, 13C, 17B & 18A

EXISTING LAND USES

PING CHAU



PLANNING DEPARTMENT



REFERENCE No.
M/CPE/PC/16/1

FIGURE
6a



PHOTOS 1 & 2 TAKEN FROM HELICOPTER

SITE PHOTOS - EXISTING LAND USES

PING CHAU

PLANNING
DEPARTMENT



PLAN PREPARED ON 12.12.2016
BASED ON SITE PHOTOS
TAKEN ON 9.9.2015

REFERENCE No.
M/CPE/PC/16/1

FIGURE
6b

3



VILLAGE CLUSTER IN CHAU MEI

4



VILLAGE CLUSTER IN CHAU MEI

SITE PHOTOS -
EXISTING LAND USES

PING CHAU

PLANNING
DEPARTMENT



PLAN PREPARED ON 21.4.2016
BASED ON SITE PHOTOS
TAKEN ON 9.3.2016

REFERENCE No.
M/CPE/PC/16/1

FIGURE
6c



VILLAGE CLUSTER IN TAI TONG



VILLAGE CLUSTER IN TAI TONG

SITE PHOTOS -
EXISTING LAND USES

PING CHAU

PLANNING
DEPARTMENT



REFERENCE No.
M/CPE/PC/16/1

FIGURE
6d

PLAN PREPARED ON 21.4.2016
BASED ON SITE PHOTOS
TAKEN ON 9.3.2016



VILLAGE CLUSTER IN SHA TAU



VILLAGE CLUSTER IN SHA TAU

SITE PHOTOS -
EXISTING LAND USES

PING CHAU

PLANNING
DEPARTMENT



REFERENCE No.
M/CPE/PC/16/1

FIGURE
6e

PLAN PREPARED ON 21.4.2016
BASED ON SITE PHOTOS
TAKEN ON 9.3.2016



VILLAGE CLUSTER IN CHAU TAU



VILLAGE CLUSTER IN CHAU TAU

SITE PHOTOS -
EXISTING LAND USES

PING CHAU

PLANNING
DEPARTMENT



REFERENCE No.
M/CPE/PC/16/1

FIGURE
6f

PLAN PREPARED ON 21.4.2016
BASED ON SITE PHOTOS
TAKEN ON 9.3.2016



PROVISION STORE IN TAI TONG



PROVISION STORE IN TAI TONG

SITE PHOTOS -
EXISTING LAND USES

PING CHAU

PLANNING
DEPARTMENT



PLAN PREPARED ON 9.5.2016
BASED ON SITE PHOTOS
TAKEN ON 9.3.2016

REFERENCE No.
M/CPE/PC/16/1

FIGURE
6g



TAM TAI SIN TEMPLE IN SHA TAU



TIN HAU TEMPLE IN SHA TAU

SITE PHOTOS -
EXISTING LAND USES

PING CHAU

PLANNING
DEPARTMENT



REFERENCE No.
M/CPE/PC/16/1

FIGURE
6h

PLAN PREPARED ON 5.4.2016
BASED ON SITE PHOTOS
TAKEN ON 9.3.2016



OLD HOUSE IN CHAU MEI



ABANDONED CHURCH IN TAI TONG

SITE PHOTOS -
EXISTING LAND USES

PING CHAU

PLANNING
DEPARTMENT



PLAN PREPARED ON 10.5.2016
BASED ON SITE PHOTOS
TAKEN ON 9.3.2016 AND 27.4.2016

REFERENCE No.
M/CPE/PC/16/1

FIGURE
6i



AGRICULTURE, FISHERIES AND CONSERVATION DEPARTMENT
PLOVER COVE (EXTENSION) COUNTRY PARK
PING CHAU MANAGEMENT CENTRE IN SHA TAU



ELECTRICITY GENERATOR HOUSE IN SHA TAU

SITE PHOTOS -
EXISTING LAND USES

PING CHAU

PLANNING
DEPARTMENT



PLAN PREPARED ON 21.4.2016
BASED ON SITE PHOTOS
TAKEN ON 9.3.2016

REFERENCE No.
M/CPE/PC/16/1

FIGURE
6j



PUBLIC TOILET IN SHA TAU



PING CHAU WATER TANK IN SHA TAU

SITE PHOTOS -
EXISTING LAND USES

PING CHAU

PLANNING
DEPARTMENT



REFERENCE No.
M/CPE/PC/16/1

FIGURE
6k

PLAN PREPARED ON 24.11.2016
BASED ON SITE PHOTOS
TAKEN ON 9.3.2016



WATER PUMP STATION IN SHA TAU



TUNG PING CHAU PUBLIC PIER

SITE PHOTOS -
EXISTING LAND USES

PING CHAU

PLANNING
DEPARTMENT



REFERENCE No.
M/CPE/PC/16/1

FIGURE
6I

PLAN PREPARED ON 9.12.2016
BASED ON SITE PHOTOS
TAKEN ON 30.11.2016 AND 27.4.2016



EAST PING CHAU POLICE POST AT AU KUNG SHAN



PING CHAU (EAST) EX-MILITARY TRAINING CAMP AT AU KUNG SHAN

SITE PHOTOS -
EXISTING LAND USES

PING CHAU

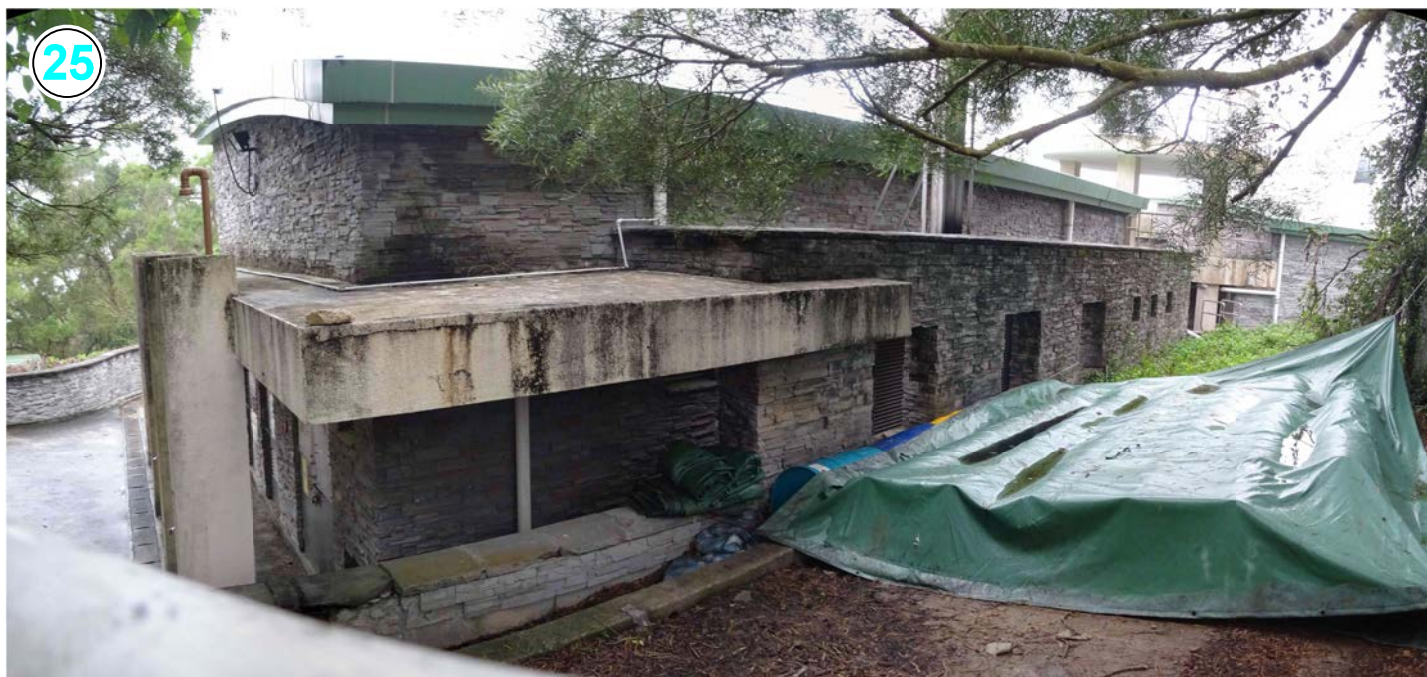
PLANNING
DEPARTMENT



REFERENCE No.
M/CPE/PC/16/1

FIGURE
6m

PLAN PREPARED ON 24.11.2016
BASED ON SITE PHOTOS
TAKEN ON 9.3.2016



MARINE DEPARTMENT VESSEL TRAFFIC SERVICES SYSTEM
EAST PING CHAU RADAR STATION AT AU KUNG SHAN



HELIPAD AT AU KUNG SHAN

SITE PHOTOS -
EXISTING LAND USES

PING CHAU

PLANNING
DEPARTMENT



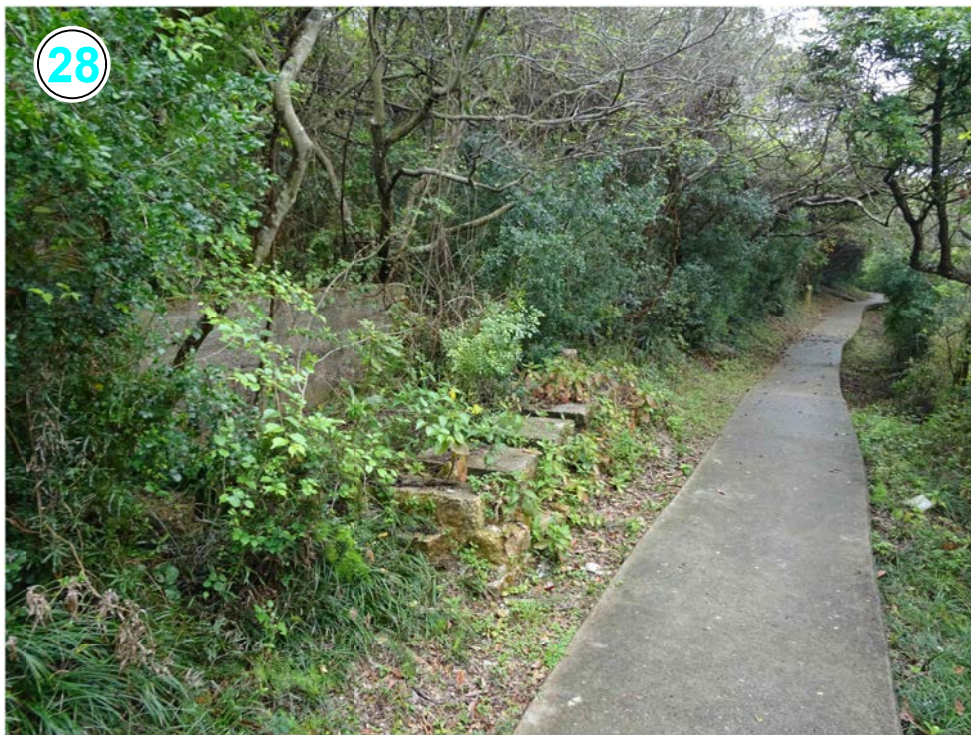
PLAN PREPARED ON 24.11.2016
BASED ON SITE PHOTOS
TAKEN ON 9.3.2016

REFERENCE No.
M/CPE/PC/16/1

FIGURE
6n



PING CHAU COUNTRY TRAIL



PING CHAU COUNTRY TRAIL

SITE PHOTOS -
EXISTING LAND USES

PING CHAU

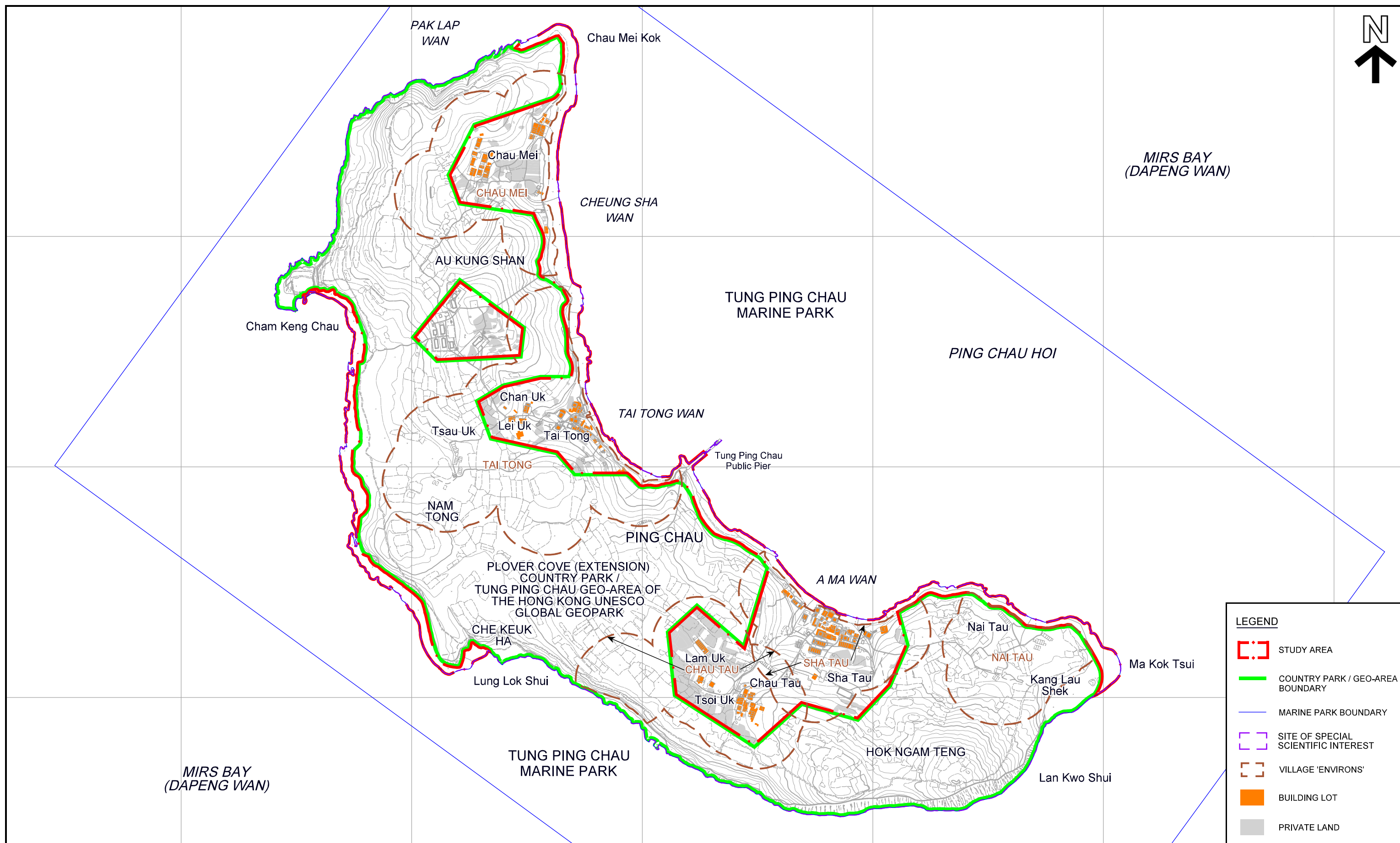
PLANNING
DEPARTMENT



REFERENCE No.
M/CPE/PC/16/1

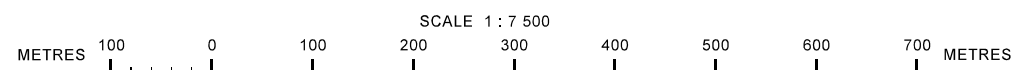
FIGURE
60

PLAN PREPARED ON 24.11.2016
BASED ON SITE PHOTOS
TAKEN ON 27.4.2016 AND 9.3.2016



LAND OWNERSHIP AND VILLAGE 'ENVIRONS'

PING CHAU



PLANNING DEPARTMENT



REFERENCE No.
M/CPE/PC/16/1

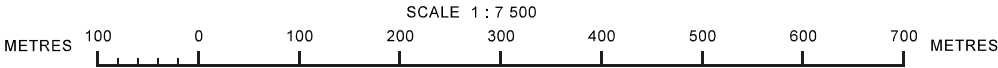
FIGURE
7

PLAN PREPARED ON 12.12.2016
BASED ON SURVEY SHEETS No.
17-NW-7C/D, 12A/B/C/D, 13C, 17B & 18A



EXISTING GIC, INFRASTRUCTURAL, RECREATION
AND TOURISM-RELATED FACILITIES

PING CHAU



PLANNING DEPARTMENT



REFERENCE No.
M/CPE/PC/16/1

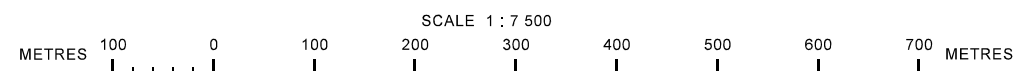
FIGURE
8

PLAN PREPARED ON 9.12.2016
BASED ON SURVEY SHEETS No.
17-NW-7C/D, 12A/B/C/D, 13C, 17B & 18A



ECOLOGICAL, GEOLOGICAL AND CULTURAL HERITAGE RESOURCES

PING CHAU



PLANNING DEPARTMENT

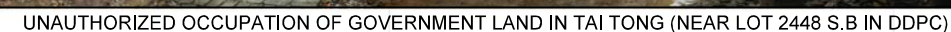
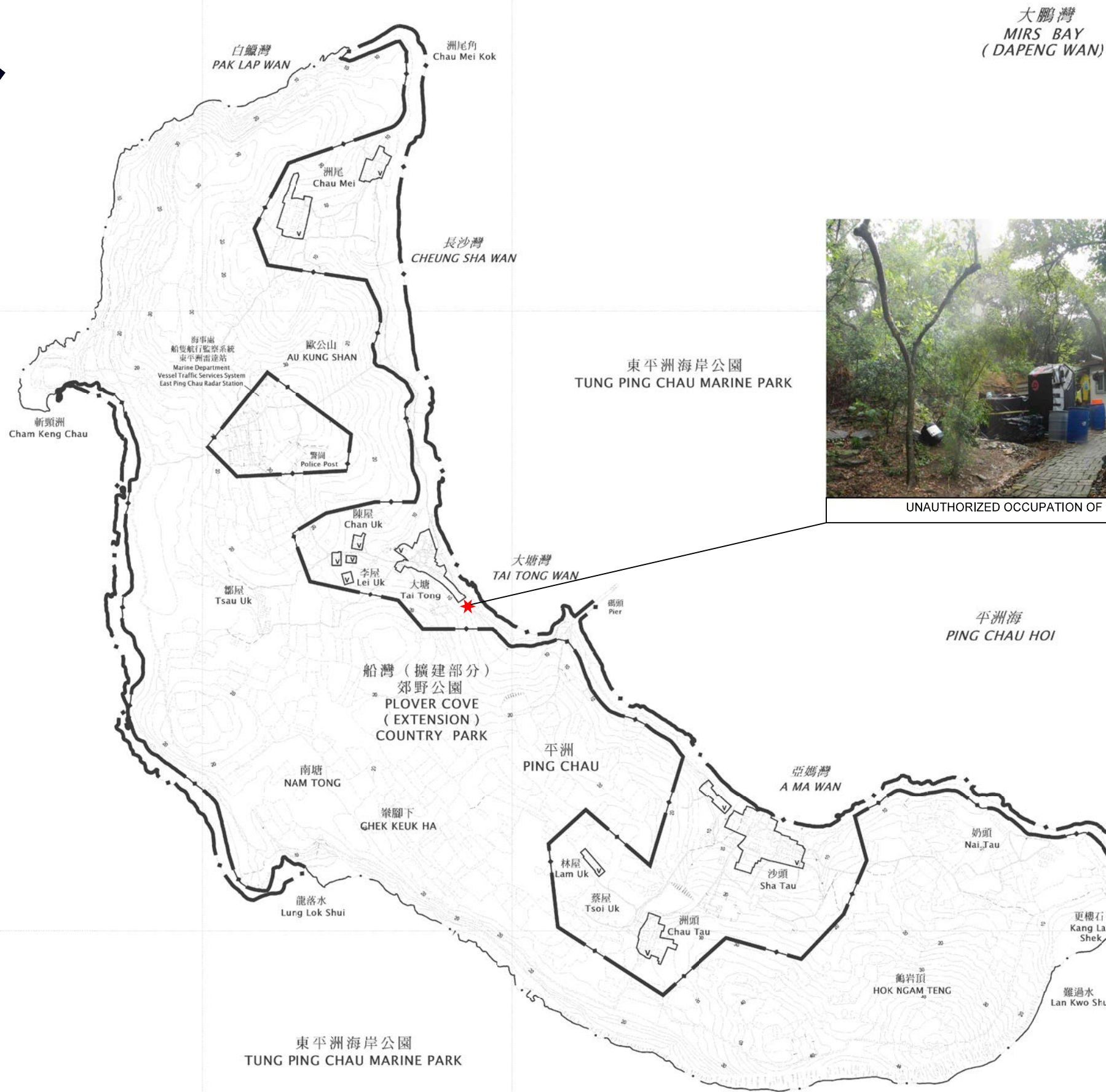


REFERENCE No.
M/CPE/PC/16/1

FIGURE
9

PLAN PREPARED ON 27.10.2016
BASED ON SURVEY SHEETS No.
17-NW-7C/D, 12A/B/C/D, 13C, 17B & 18A





PING CHAU



FIGURE
11

PLAN PREPARED ON 29.11.2016
 BASED ON DEVELOPMENT PERMISSION
 AREA PLAN No. DPA/NE-PC/2
 APPROVED ON 24.2.2015

Proposal by the Kadoorie Farm and Botanic Garden Corporation

Ping Chau:

We should have mentioned in our previous submission that Tung Ping Chau is surrounded by a Marine Park and a long coastline with the best developed shallow-water community of fringing corals in Hong Kong. We wish to strongly state that this vital piece of information is very important as the designation of Village Type Development (V) zone would have a very high potential to severely impact this Marine Park with its coral communities of exceptional quality through the discharge of wastewaters.

In the draft DPA, it is now being suggested that several V zones are proposed to be set up in Tung Ping Chau, and in these zones "eating place" is an always permitted use at the ground floor of the always permitted New Territories Exempted House (NTEH).

There is no existing/ planned sewerage system/ sewage treatment facility on the island, the septic tank and soak away pit system would be the only means to collect sewage generated from the V zone. Please consider, if in the future many restaurants are operated on Tung Ping Chau, how the waste water generated can/ would be properly treated?

The Tung Ping Chau area forms part of the migration pathway of water birds, seabirds and land birds. Bird species of conservation concern recorded in Tung Ping Chau include: the Eastern Cattle Egret, Chinese Pond Heron, Black-crowned Night Heron, Striated Heron, White-bellied Sea Eagle, Peregrine Falcon, Greater Sand Plover, Grey-tailed Tattler, Sharp-tailed Sandpiper, Ruddy Turnstone, Emerald Dove and Collared Crow. We are concerned that the V zones would attract even more human activities and, thus, would have undesirable effects upon these birds.

To conclude, we strongly urge that the Planning Department to very carefully re-consider the planning intention to draw up locations and sizes of the V zones on this relatively distant and remote outlying island with limited access, and the planning consideration for the proposed OZP should follow the approach of the Tai Long Wan OZP. Any building of a NTEH should also require planning permission. In addition, the item "eating place" should not be an always permitted use on the ground floor of an NTEH and planning permission should be required for this kind of use of premises. Only with the provision of these planning controls can we be certain that the surrounding Marine Park and its exceptional community of corals would be protected for the enjoyment of the general public who dive and snorkel in the scenic and spectacular underwater landscapes of Tung Ping Chau.