

TOWN PLANNING BOARD

TPB Paper No. 10253

For consideration by
the Town Planning Board on 24.2.2017

THE DRAFT TAI HO OUTLINE ZONING PLAN NO. S/I-TH/C
FURTHER CONSIDERATION OF A NEW PLAN

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1 Introduction

The purpose of this paper is to:

- (a) report on the results of the consultation with the Islands District Council (IsDC) and the Mui Wo Rural Committee (MWRC), and other public views received on the draft Tai Ho Outline Zoning Plan (OZP) No. S/I-TH/B; and
- (b) seek Members' agreement that the draft Tai Ho OZP No. S/I-TH/C, its Notes and Explanatory Statement (ES) (**Attachments I to III**) are suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance (the Ordinance).

2 Background

- 2.1 On 24.10.2016, the Town Planning Board (the Board) gave preliminary consideration to the draft Tai Ho OZP No. S/I-TH/B (TPB Paper No. 10186) and agreed that the draft OZP (**Plan 1**) was suitable for consultation with IsDC and MWRC. An extract of the minutes of the Board's meeting held on 24.10.2016 and the TPB Paper No. 10186 are at **Attachments IV and V** respectively for Members' reference. The Tai Ho OZP is to replace the approved Tai Ho Development Permission Area (DPA) Plan which is effective until 28.3.2017. As such, the Tai Ho OZP has to be exhibited on or before 28.3.2017 in order to maintain statutory planning control upon expiry of the DPA Plan.
- 2.2 For Members' ease of reference, major land use proposals of the draft Tai Ho OZP No. S/I-TH/B have been highlighted in the TPB Paper No. 10186 (**Attachment V**) and are recapitulated below (**Plan 1**):

“Village Type Development” (“V”) Total Area: 6.43ha

- (a) There are four recognised villages in the Area, namely Pak Mong, Ngau Kwu Long, Tai Ho (also known as Tai Ho San Tsuen) and Wong Kung Tin (also known as Wong Fung Tin). Except Wong Kung Tin at the southernmost part of the Area where no village cluster is found, the villages in the Area consist of typical 3-storey village houses with ancestral hall (Tsz Tong) and a large area of paved area for ancestral worshipping activities.

- (b) Given the natural environment with high ecological and landscape value, an incremental approach for designation of “V” zone for Small House (SH) development has been adopted with an aim to consolidate SH development at suitable locations so as to avoid undesirable disturbances to the natural environment and overtaxing the limited infrastructure in the Area. The boundaries of the “V” zone are drawn up around existing clusters having regard to ‘Village Environs’ (‘VE’), the local topography, the existing settlement pattern, site characteristics as well as the outstanding SH demand forecast. Areas of difficult terrain, dense vegetation, burial grounds and ecologically sensitive areas have been avoided where possible.

“Government, Institution or Community” (“G/IC”) Total Area: 0.15 ha

- (c) Major existing GIC facilities in the Area including two public toilets located at Pak Mong and Ngau Kwu Long, and Luk Hop Yuen Temple on the eastern site of Tai Ho Wan, are zoned “G/IC” to reflect the existing uses.

“Green Belt” (“GB”) Total Area: 166.97ha

- (d) This zone mainly covers agricultural land, hillslopes, natural vegetations and watercourses in Tai Ho Valley, Hung Fa Ngan and A Po Long area, and Wong Kung Tin. Most of the woodlands and areas adjoining the Lantau North (Extension) Country Parks are within this zone. Some active cultivation activities are found in the agricultural land at Pak Mong, Ngau Kwu Long and Tai Ho villages. Wong Kung Tin, where no village cluster is found, is also included in this zone.
- (e) There are several permitted burial grounds, which are intended for burial places of deceased indigenous villagers in the Area. As they have been in existence before the first publication of DPA Plan, they are considered as an existing use intended for the burial of deceased indigenous villagers in the Area. To respect the local ritual and tradition, burial activities within this zone are generally tolerated.

“Coastal Protection Area” (“CPA”) Total Area: 4.20ha

- (f) This zone generally covers the coastal areas along Tai Ho Wan which primarily consist of coastal vegetation, tidal mudflats, rocky boulder coasts and parts of the mangrove on the western side of Tai Ho Stream’s estuary.

“Conservation Area” (“CA”) Total Area: 15.41ha

- (g) This zone is intended to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment such as Site of Special Scientific Interest (SSSI) or Country

Park from the adverse effects of development. The “CA” zone covers the buffer areas on both sides of Tai Ho Stream SSSI in order to protect the aquatic habitats. It also comprises a patch of mature woodland at the south of Pak Mong village with the intention of preserving the woodland with its existing natural character from further disturbance.

“Site of Special Scientific Interest” (“SSSI”) Total Area: 4.64 ha

- (h) This zone covers the designated Tai Ho Stream SSSI. The SSSI, having an area of about 5 ha, covers a natural stream (Tai Ho Stream) with several tributaries running from upland to the lowland estuary. Tai Ho Stream is a medium-sized natural stream supporting a high diversity of freshwater and brackish-water fishes in Hong Kong, including the rare Largesnout Goby (*Awaous melanocephalus* 黑首阿胡鰕虎魚) and the rare Black Sleeper (*Eleotris melanosoma* 黑體塘鱧); and is the only known location of the rare migratory fish Ayu (*Plecoglossus altivelis* 香魚) in the territory. At the estuary of the stream, horseshoe crabs (*Carcinoscorpius rotundicauda* 圓尾鬚), a species of conservation importance, have also been recorded in the mudflat. The planning intention of this zone is to conserve and protect the features of special scientific interest and their habitats. It intends to deter human activities or developments within the SSSI.

3 Consultation on the draft OZP

IsDC, MWRC and local villagers

- 3.1 IsDC and MWRC were consulted on the draft OZP at their meetings on 19.12.2016 and 15.11.2016 respectively. In response to the Indigenous Inhabitant Representatives (IIR) of Pak Mong, Ngau Kwu Long and Tai Ho as well as members of MWRC’s request, another meeting was held on 7.12.2016 to listen to their concerns on the draft OZP. Their views are submitted in **Attachment VI**. A site visit was conducted on 21.12.2016 with local villagers and representatives of concerned departments. Whilst IsDC and MWRC oppose the conservation zonings in the Area, local villagers are also concerned about their rights on the private land. All of them express concerns on imposing planning control on private land, and request to enhance the provision of infrastructure facilities to improve the living environment of the Area. Major points of IsDC, MWRC and local villagers’ concerns on land use planning on the draft OZP are summarized below:

Planning intention and conservation zonings

- (a) the general planning intention of the draft OZP is biased towards nature conservation and the conservation zonings are excessive. The proposed “GB” zone in the Area is too extensive and contradictory to the Government’s policy of rezoning “GB” sites for residential developments in other districts of the territory. There is opportunity to provide public housing in area with less conservation value. It is considered that

development and conservation should co-exist in harmony. A comprehensive and balanced development at Tai Ho can facilitate the development of “Bridgehead Economy” on North Lantau;

- (b) MWRC and local villagers are concerned that the areas zoned “CA” and “SSSI” would be subject to stringent planning control. The “CA” zone of 30 metres in width for buffer of Tai Ho Stream SSSI is too excessive, and contravenes the commitment made by the Government in 1990s. The repair and maintenance of watercourse within “SSSI” zone would be prohibited;

Expansion of the “V” zone

- (c) MWRC considers that all “V” zones in the Area are too small and there is insufficient land to meet the SH demand of indigenous villagers. The “V” zones should be extended to tally with the ‘VE’, cater for outstanding SH applications and cover the building lots in Ngau Kwu Long and Tai Ho (**Plans 2a, 2b and Attachment VI**). Tin Liu should be considered as a separate recognised village and more land should be reserved for its SH demand. Other proposals by the local villagers include relocation of the public toilet in Pak Mong (**Plan 3**) to make room for SH development on the government land as well as to extend the “V” zones to cover more government land;
- (d) the “V” zones should not be limited by existence of Fung Shui woodland (FSW), stream/watercourses or constraints of difficult terrain as feasibility could be assessed on individual SH grant application. If necessary, technical assessments/measures for environmental and geotechnical impacts could be provided to support the SH development;
- (e) however, some MWRC members are concerned about the north-western portion of the “V” zone in Tai Ho San Tsuen (**Plan 4**). Area of steep terrain should be excluded from the “V” zone as substantial site formation works may be required for SH development. Instead, the “V” zone should be extended to cover the relatively flat area to the south;

Designation of private land for conservation purpose

- (f) the zonings for conservation purpose, such as “SSSI”, “CA” and “GB”, imposed on private land without compensation are unreasonable and contravene the Basic Law. They urge that compensation/resumption of private land affected should be provided/carried out by the Government if private land is zoned for conservation purpose;
- (g) designation of private agricultural land under conservation zonings is unfair and would deprive the concerned land owners’ interest and adversely affect the development potential of the land. Private agricultural land should be rezoned to “AGR” to reflect the rights of private land owners;

“G/IC” zones for old Pak Mong School and Lenug Ma Temple

- (h) more land should be provided for GIC uses. The old Pak Mong School and its playground should be zoned “G/IC” to facilitate the proposed village office at the subject site (**Plan 5**). Leung Ma Temple at the coastal area of Tai Ho Wan (**Plan 6**) should also be zoned “G/IC to reflect the existing structure and facilitate its future repair, maintenance and potential redevelopment; and

Provision of transport and infrastructure facilities

- (i) members of MWRC consider that the Area lacks infrastructure on drainage and sewerage. The Area also lacks proper road access for emergency services to Tai Ho San Tsuen. They suggest provision of such infrastructure/facilities to support village development and ecological conservation in a pro-active manner.

Green/concern groups

- 3.2 On 5.12.2016, a meeting was held with green / concern groups on the draft OZP. The Hong Kong Bird Watching Society (HKBWS), World Wide Fund for Nature Hong Kong, Kadoorie Farm and Botanic Garden Corporation, Green Power, Green Sense and Save Lantau Alliance attended the meeting. Subsequently, HKBWS made a submission on 9.12.2016 (**Attachment VII**) expressing their concerns on the draft OZP. Their views are highlighted below:

Support the planning intention and conservation zonings

- (a) they agree with the general planning intention of the draft Tai Ho OZP which is to conserve the Area’s outstanding natural landscape with unique scientific and ecological values, and support the provision of “SSSI” and “CA” zones to protect Tai Ho Stream SSSI. They also support the coastal areas to be protected by “CPA” and the majority of the remaining area to be covered by “GB” zone;
- (b) they consider that the woodland, shrubland, grassland, natural streams, mudflat, estuary and intertidal wetlands are important habitats in Tai Ho and should be adequately protected from any development threats and potential pollution;

Require protection of two streams/watercourses

- (c) there are concerns about the construction and occupation of SH within the proposed “V” zones immediately next to two streams/watercourses (**Plan 7**) which would adversely affect the quality of water that eventually flows into the Tai Ho Stream SSSI and Tai Ho Wan. This is against the intention of protecting the downstream area by conservation zonings;
- (d) the “V” zones should not encroach onto the riparian zones of the natural streams. Given the incremental approach adopted by the Board in the

provision of “V” zone for SH development, they consider that the adjacent “V” zones should be reduced in area and stay away from the two streams/watercourses for better protection;

Adopt “Ecosystem Approach”

- (e) an “Ecosystem Approach”, which is the primary framework for action under the Convention on Biological Diversity (生物多樣性公約), should be adopted to protect the various sensitive habitats in Tai Ho. All natural streams and watercourses (including all tributaries flowing into the Tai Ho Stream SSSI) should be protected by conservation zonings of 30 metres along both sides of the banks.

4 Planning Department’s Responses

- 4.1 In consultation with departments concerned, the Planning Department(PlanD)’s responses to the above comments/proposals are as follows:

Planning intention and conservation zonings

- (a) According to the Revised Concept Plan for Lantau endorsed by the Lantau Development Task Force in 2007, the Area consisting of woodland, grassland/shrubland, streams, coastal mudflat, agricultural field and villages was identified as a conservation area which aims to conserve the existing natural character and intrinsic landscape value by protecting topographical features from encroachment by adjacent developments. The Area was also identified as a landscape protection area, where new developments should not compromise the existing landscape setting or local environment. In 2016, the Area was considered to be retained for conservation, leisure, cultural, and green tourism with emphasis on protecting sites of conservation value and enhancing their linkages, as well as avoiding large-scale developments in its vicinity as far as possible by the Lantau Development Advisory Committee.
- (b) In addition, as a Country Park Enclave, the Area forms an integral part of the natural system of the adjoining Country Park with a wide spectrum of natural habitats which should be preserved and protected. Tai Ho Stream SSSI designated in 1999 is one of the few remaining medium-sized natural streams of its kind in Hong Kong supporting a high diversity of freshwater and brackish-water fishes in Hong Kong. In view of the unique landscape and ecological value in Tai Ho, the planning intention for the Area is to preserve the natural environment and scenic character of the Area and avoid disturbance to areas with high ecological and landscape values. Conservation zonings have been proposed for the coasts, woodlands, natural vegetated areas as well as streams and the riparian zones within the Area in consultation with the Director of Agriculture, Fisheries and Conservation (DAFC). In particular, the “SSSI” zoning on the draft OZP has duly reflected the designated SSSI boundary to provide planning guidance and control on the site and the 30m-wide buffer zone in “CA” is to protect the aquatic habitats of both sides of Tai Ho Stream SSSI.

It is considered that the general planning intention of the Area is appropriate while relevant government departments have no adverse comments on the current zonings to preserve the existing natural landscape and habitats as indicated in the planning intentions. As advised by DAFC, given the ecological significance of the Area as a whole, large scale development including public housing development is not supported.

- (c) Regarding MWRC's comments on the designation of "GB" zone for majority of land on the draft OZP, it should be noted that the zoning of "GB" sites is proposed after careful land use review to align with the planning intention of the Area. The "GB" zones generally cover agricultural land, hillslopes, natural vegetations including woodland and shrublands and watercourses in Tai Ho Valley. Designation of the "GB" zone not only conserves the natural and landscape characters of the Area, but also provides a buffer between the village type developments, the natural surroundings and the Country Park.
- (d) As regards the repair and maintenance of watercourse within conservation zones such as "SSSI" and "CA", it should be noted that the covering Notes of the OZP stipulate that maintenance or repair of watercourse is always permitted within these zones.

Designation of "V" zone

- (e) The boundaries of the "V" zones are drawn up around existing clusters having regard to 'VE', existing settlement pattern, building lots, local topography, site characteristics, accessibility, outstanding SH application, SH demand forecast and concerned departmental advice. Areas of difficult terrain, dense vegetation, ecological sensitive areas, stream courses and burial grounds have been avoided as far as possible. It should also be noted that SH demand is only one of the various factors being considered in drawing up the "V" zone boundary.
- (f) As advised by District Lands Officer/Islands, Lands Department (DLO/Is, LandsD) in 2016, there are 34 outstanding SH applications in the Area (including 4 in Pak Mong, 7 in Ngau Kwu Long and 23 in Tai Ho) and no such application in Wong Kung Tin. The total of 10-year SH demand forecasts provided by respective IIRs is 196 (including 72 in Pak Mong, 64 in Ngau Kwu Long, 60 in Tai Ho and nil in Wong Kung Tin). Based on PlanD's preliminary estimate, land required for meeting the SH demand of 230 is about 5.76ha.
- (g) With regard to the proposed "V" zone for Tai Ho, taking into account the concerns raised by the locals that SH development in the proposed north-western part of the "V" zone (**Plan 4**) might involve substantial site formation works, it is proposed to rationalise the boundary of the "V" zone by excluding the concerned sloping area (about 0.11ha). In order to maintain the land originally reserved for SH development, it is proposed to extend the boundary of the "V" zone southward with a comparable size

(about 0.20ha). Although the area(**Plan 8**) was originally proposed to be zoned as “GB”, it is relatively flat and with less vegetation from the mature woodland to the further south.

- (h) Opportunity has also been taken for minor boundary adjustment of the southern corner of the proposed “V” zone in Ngau Kwu Long, so as to cover the existing building lots. Some ruin structures are found in these building lots (**Plan 9**) located to the immediate south of the existing village clusters and it is considered suitable to be included in the subject “V” zone to better reflect the current setting.
- (i) Chief Town Planner/Urban Design and Landscape (CTP/UD&L) considers that these amendments compatible with the low-rise village type development in the area and would not significantly alter the rural and natural characters of Tai Ho. Other relevant government departments including DLO/Is, LandsD, DAFC and the Director of Environmental Protection (DEP) have no adverse comments on the proposed amendments on “V” zones in Tai Ho and Ngau Kwu Long.
- (j) As a result, the area of the proposed “V” zone on the draft OZP would be increased to 6.54ha which also represents an increase of 5.27ha in land area as compared with the “V” zones on the DPA Plan (i.e. 1.27ha). The rationalisation in proposed “V” zone would increase the total developable land reserved for SH development from 3.37ha to 3.46ha (due to the increase in Tai Ho from 1.15ha to 1.24ha), equivalent to an increase from about 134 to 138 SH sites (**Table 1**). This can satisfy about 60% of the total 10-year forecast of SH demand in the Area (i.e. 138 out of 230).

Table 1 – Table showing the developable land of “V” zone in the Area

Villages	‘VE’ Approx. Area (ha)	“V” zone area on DPA Plan (ha)	Proposed “V” zone on draft OZP (ha)	Required land to meet new demand (ha)	Available land to meet new demand (ha) [No. of SH]	Percentage of the new demand met (%)*
Pak Mong	5.85	0.68	2.11	1.9	0.96 [38]	50%
Ngau Kwu Long	9.48	0.35	2.48	1.78	1.26 [50]	70%
Tai Ho	9.92	0.24	1.95	2.08	1.24 [50]	60%
Wong Kung Tin	0.80	0	0	0	0	N/A
Total	26.05	1.27	6.54	5.76	3.46 [138]	60%

* new demand includes the total of outstanding application and 10-year forecast

- (k) The Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD) advises that some of the land

near Tai Ho, Ngau Kwu Long and Pak Mong are overlooked by steep natural terrain. It is therefore clearly stated in the Explanatory Statement (ES) of the draft OZP (Attachment III) that for any development or redevelopment within these concerned areas, a natural terrain hazard study (NTHS) would be required and suitable hazard mitigation measures, if found necessary, should be provided as part of the development or redevelopment.

- (l) For the villagers' request on the proposed "V" zone covering the private lots to the further south of Tai Ho with building entitlement (**Plans 11a and 11b**), the private lots are located away from existing village cluster and now overgrown with vegetation amidst the woodland/shrubland. It is considered not appropriate to extend the "V" zone to cover these private lots, having regard to their possible adverse impacts on the natural environment and landscape. In view of the above, the current zoning of "GB" is considered more appropriate, while flexibility is provided through the planning application system to allow house development under the "GB" zone on application to the Board.
- (m) For the MWRC's request on a larger "V" zone designated in Tin Liu to cater for future SH development, as advised by DLO/Is, LandsD, Tin Liu is not a recognised village and there is no record of SH development demand forecast. The existing village cluster at Tin Liu falls partly within the riparian zone of Tai Ho Stream and the adjoining area is currently covered by woodland (**Plan 10**), and hence "V" zone is only designated to cover existing village cluster. It should be noted that available land has been reserved for SH development in Ngau Kwu Long which is within the same "VE" covering Tin Liu (Plan 2b).
- (n) As to the MWRC's suggestion to relocate the public toilet in Pak Mong to make room for SH development on the government land, the Director of Food and Environmental Hygiene (DFEH) advises that they have not received any formal request for removal or relocation of the Pak Mong Village Public Toilet. According to their observation, the public toilet is welcomed by hikers. There is no other public toilet facility in the vicinity and there is no plan to relocate or demolish the public toilet.
- (o) Regarding villagers' request to cover more government land in the "V" zones, it should be noted that both government land and private land within the "V" zone can be used for SH development and land ownership should not be a material planning consideration in formulating the "V" zones as it could change over time.
- (p) Given the natural environment, its ecological and landscape values coupled with its potential natural terrain landslide hazards, an incremental approach has been adopted for designation of "V" zone for SH development with an aim to confine SH development at suitable locations around the existing village clusters so as to avoid undesirable disturbance to the natural environment and to achieve a more orderly development pattern, efficient use of land and provision of infrastructure and services.

This is consistent with the approach adopted in other OZPs for Country Park Enclaves. In relation to MWRC's proposal in further extending all "V" zones in the Area, the draft OZP with the current extent of "V" zones have struck a balance between nature conservation and villagers' development needs. Should there be a genuine need to use the land outside the "V" zone for SH development, there is provision in the Notes of the draft OZP to allow for application in "GB" zone to the Board. Each application would be considered on its individual merits taking into account relevant guidelines of the Board.

Designation of private land for conservation purpose

- (q) Regarding private land within conservation zonings, the concerned private land is primarily demised for agricultural purpose under the block Government lease. Since 'Agricultural Use' is always permitted under "CA", "CPA" and "GB", there is no deprivation of the rights of the land owners and no hindrance to farming activities even not designating the "AGR" zone. Moreover, within these conservative zonings, apart from agricultural use, certain uses are always permitted and specific uses may be permitted upon approval by the Board.
- (r) On the view that the compensation issues and land owners' right under Basic Law have been ignored, Articles 105 (BL 105) and 120 (BL 120) of the Basic Law protect private property rights in Hong Kong while BL 105 further provides that the Government shall compensate for lawful deprivation of property. Based on the draft OZP, the zoning would unlikely constitute "deprivation" of property for the purpose of BL 105 requiring payment of compensation. The draft OZP would not affect any land owner to transfer or assign his/her interest of land, nor would it leave the land concerned without any meaningful use or economically viable use. Besides, insofar as the zoning restrictions pursue the legitimate aim of conserving and protecting the existing natural landscape, ecological or topographical features of the area and the land concerned could be put to "always permitted uses" and uses that may be permitted with or without conditions on application to the Board, it does not appear inconsistent with the protection of property rights under BL 105. As to BL 120, the purpose is to provide for the validity beyond 30 June 1997 of the leases referred thereto. The land in question was subject to the town planning regime under the Ordinance before the establishment of the HKSAR. BL 120 would not have the effect of exempting the land in question from the town planning regime under the Ordinance after 30 June 1997. The planning restrictions and zoning of the land in question imposed by the draft OZP would not be inconsistent with BL 120.

"G/IC" zones for old Pak Mong School and Lenug Ma Temple

- (s) A piece of formed flat land adjacent to the existing footpath to the southeast of Pak Mong village is a vacant school site within unallocated government land which has been abandoned since 1980s. The area is currently occupied by the ruins of an existing building, namely Pak Mong School and a playground (**Plan 5**). This formed land with less

conservation value has the potential to be utilized for the provision of community facility.

- (t) A short-term tenancy application to facilitate the proposed village office of Ngau Kwu Long and Tai Ho at the ex-Pak Mong School site is currently being processed by LandsD. Home Affairs Department has given policy support for the application in the interest and welfare of the two villages. In this connection, the ex-Pak Mong School site, with an area of about 0.16ha, is proposed to be zoned “G/IC” for the potential provision of community facility which is subject to the local consultation to be held by government departments. DLO/Is, LandsD, H(GEO), CEDD and DAFC have no comment on the proposed amendment. A maximum building height of 1 storey is stipulated on the proposed “G/IC” zone with reference to the existing structure on the site so that the proposed development would not adversely affect the rural and natural characters of the area.
- (u) With regard to Leung Ma Temple which is in fact a shrine located at the western shore of Tai Ho Wan, it is currently covered by the proposed “CPA” zone. As the shrine (**Plan 6**) was physically in existence before the first publication in the gazette of the draft Tai Ho Development Permission Plan, it is an ‘existing use’ of which the occupation and operation would not be affected by the subject “CPA” zone. In view of the nature and scale of the shrine, it is generally not practical to zone the site as “G/IC” in this small-scale plan. For the local villagers’ concern on its future maintenance work, according to covering Notes of the draft OZP, maintenance or repair of shrine are always permitted in areas zoned “CPA”. There is also provision under the OZP for planning application for provision (including redevelopment) of shrine in the “CPA” zone which would be considered by the Board on case by case basis.

Provision of transport and infrastructure facilities

- (v) Relevant works departments would keep in view the need for infrastructure subject to detailed consideration and assessments on, inter alia, population, provision standards and resources availability in consultation with relevant government departments. For sewerage facility, DEP confirms that there is no existing or planned public sewer serving the Tai Ho area. Developments thereat shall be required to make own provisions for the treatment and disposal of their sewage arising to meet the Water Pollution Control Ordinance (WPCO) requirements. Chief Engineer/Hong Kong & Islands of Drainage Services Department advises that currently drainage system is only provided along NLH and Cheung Tung Road. If any development or re-development within the Area which may affect the drainage system or change the drainage characteristic, detailed drainage study would be required and suitable mitigation measures should be provided, if necessary, as part of the development or re-development. Concerned departments have not put forth any request for land reservation within the Area for road use or drainage and sewerage facilities as well as other GIC facilities. Commissioner for Transport (C

for T) has no plan to implement any works on road access within the Area at this moment. Project Manager (Hong Kong Island & Islands), CEDD also has no proposed infrastructure works in Tai Ho.

- (w) Notwithstanding the above, villagers' requests are referred to relevant departments for consideration, and if concerned departments have plans to provide infrastructure facilities in the Area, flexibility has been provided in the covering Notes of the OZP for carrying out of 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 which are in general always permitted on land falling within the boundaries of the Plan.

Protection of two streams/watercourses

- (x) Regarding the green/concern groups' views on the protection of two streams/watercourses, it should be noted that both water bodies, Pak Mong Stream and the watercourse to the north of Ngau Kwu Long village currently zoned "GB" are not Ecologically Important Stream. The riparian areas of Pak Mong Stream are largely zoned as either "GB" or "CA" while its lower section is partially channelized (**Plan 12**). The proposed "V" zone in Pak Mong near the stream also reflects the current extent of SH development which was in existence before the gazettal of the DPA plan. As such, additional buffer between the stream course and the "V" zone may not be necessary. As for the watercourse that runs between the existing footpath and the abandoned agricultural land (**Plan 13**) in Ngau Kwu Long, DAFC advises that there is no information to show that this section of watercourse close to the footpath is of particular ecological importance. Given that the watercourse is already included in "GB" zoning with a presumption against development, additional riparian zone to protect the watercourse may not be necessary.
- (y) Moreover, there is sufficient control in the current administrative system to ensure that individual SH development would not entail unacceptable impacts on the surrounding environment. For SH development, the design and construction of the on-site septic tank and soakway (STS) systems need to comply with relevant standards and regulations, such as Environmental Protection Department (EPD)'s Practice Note for Professional Person (ProPECC PN) 5/93 "Drainage Plans subject to Comment by the EPD", for the protection of the water quality of the Area. The ProPECC PN 5/93 has stipulated specific requirements (e.g. minimum clearance distance) to ensure satisfactory performance of the STS system. Operation and maintenance practices for septic tank (e.g. desludging practices) are also given in EPD's "Guidance Notes on Discharges from Village Houses". Besides, 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", development proposals/submissions that may affect natural streams/rivers, the approving/processing

authorities should consult and collate comments from AFCD and relevant authorities. LandsD, when processing SH grant applications, will consult concerned government departments including EPD, AFCD and PlanD to ensure that all relevant departments would have adequate opportunity to review and comment on the applications to avoid adverse impact of SH development on the surrounding environment.

- (z) Thus, the current zoning of “GB” covering the subject stream/watercourse is considered appropriate to reflect the existing natural landscape and provide adequate planning protection. Nevertheless, for the adjoining areas zoned “V”, under its remarks, diversion of streams that may cause adverse impacts on the natural environment should not be undertaken without permission from the Board. As such, any potential adverse impact on the streams/watercourses would be assessed through the planning application system in consultation with departments concerned. Noting the green/concern groups’ concerns, relevant government departments including AFCD and EPD have been further consulted and they have no comment on the proposed “V” zone boundary.

“Ecosystem Approach”

- (aa) As supplemented by DAFC, the “Ecosystem Approach” and its relevant guidance was described in one of the meetings of the conference of the parties to the Convention on Biological Diversity (“CBD”). In general, individual parties to the CBD are required to adopt measures with regard to the CBD’s provisions, as well as decisions arising from the meetings of the conference of the parties, as far as possible and as appropriate in the light of specific local circumstances. The Government has been adopting a nature conservation policy and a wide range of measures in line with the objectives of the CBD. In this regard, conservation zonings have already been provided in the subject OZP to protect the natural streams. In particular, the “SSSI” zoning on the draft OZP has duly reflected the designated SSSI boundary to provide planning guidance and control on the site and the 30m-wide “CA” zone on both sides of the Tai Ho Stream SSSI is to protect the aquatic habitats of the SSSI.

Proposed Amendments to the draft OZP

- 4.2 In summary, having struck a balance between local concerns and other relevant planning factors, it is proposed to rationalise the proposed “V” zones in Ngau Kwu Long and Tai Ho, as well as to rezone the ex-Pak Mong School site from “GB” to “G/IC” (**Plan 14**).
- 4.3 A table comparing the land use budget of the Area covered by the draft Tai Ho OZP No. S/I-TH/C and the previous draft Tai Ho OZP No. S/I-TH/B is shown below:

Land Use Zoning	Draft Tai Ho OZP No. S/I-TH/B (a)		Draft Tai Ho OZP No. S/I-TH/C (b)		Difference (b) – (a)	
	Hectare	%#	Hectare	%#	Hectare	%#
“V”	6.43	3.24	6.54	3.30	+0.11	+0.06
“G/IC”	0.15	0.08	0.31	0.16	+0.16	+0.08
“GB”	166.97	84.16	166.70	84.02	-0.27	-0.14
“CPA”	4.20	2.12	4.20	2.12	No change	No change
“CA”	15.41	7.77	15.41	7.77	No change	No change
“SSSI”	4.64	2.34	4.64	2.34	No change	No change
Major Road etc.	0.60	0.29	0.60	0.29	No change	No change
Total Area	198.4	100.00	198.4	100.00	No change	No change

Note:

Percentages are rounded up to the nearest 2 decimal places. Some minor numerical differences are hence would not be shown.

4.4 The proposed amendments have been incorporated into the draft Tai Ho OZP No. S/I-TH/C (**Attachment I**). Opportunities are also taken to revise the Notes and ES of the draft OZP to reflect the latest planning situation of the Area. The corresponding amendments to the Notes and ES are also highlighted (***bold and italics*** for addition and ~~double cross-out~~ for deletion) at **Attachments II and III** for Members’ ease of reference.

4.5 The draft Tai Ho OZP No. S/I-TH/C together with its Notes and ES have been circulated to relevant government departments for comments. No objection/adverse comment has been received from departments concerned. Comments received have been incorporated into the draft OZP, its Notes and ES as appropriate.

5 Consultation

After the Board’s agreement to the publication of the draft Tai Ho OZP under section 5 of the Ordinance, IsDC and MWRC will be consulted during the exhibition period of the OZP.

6 Decision Sought

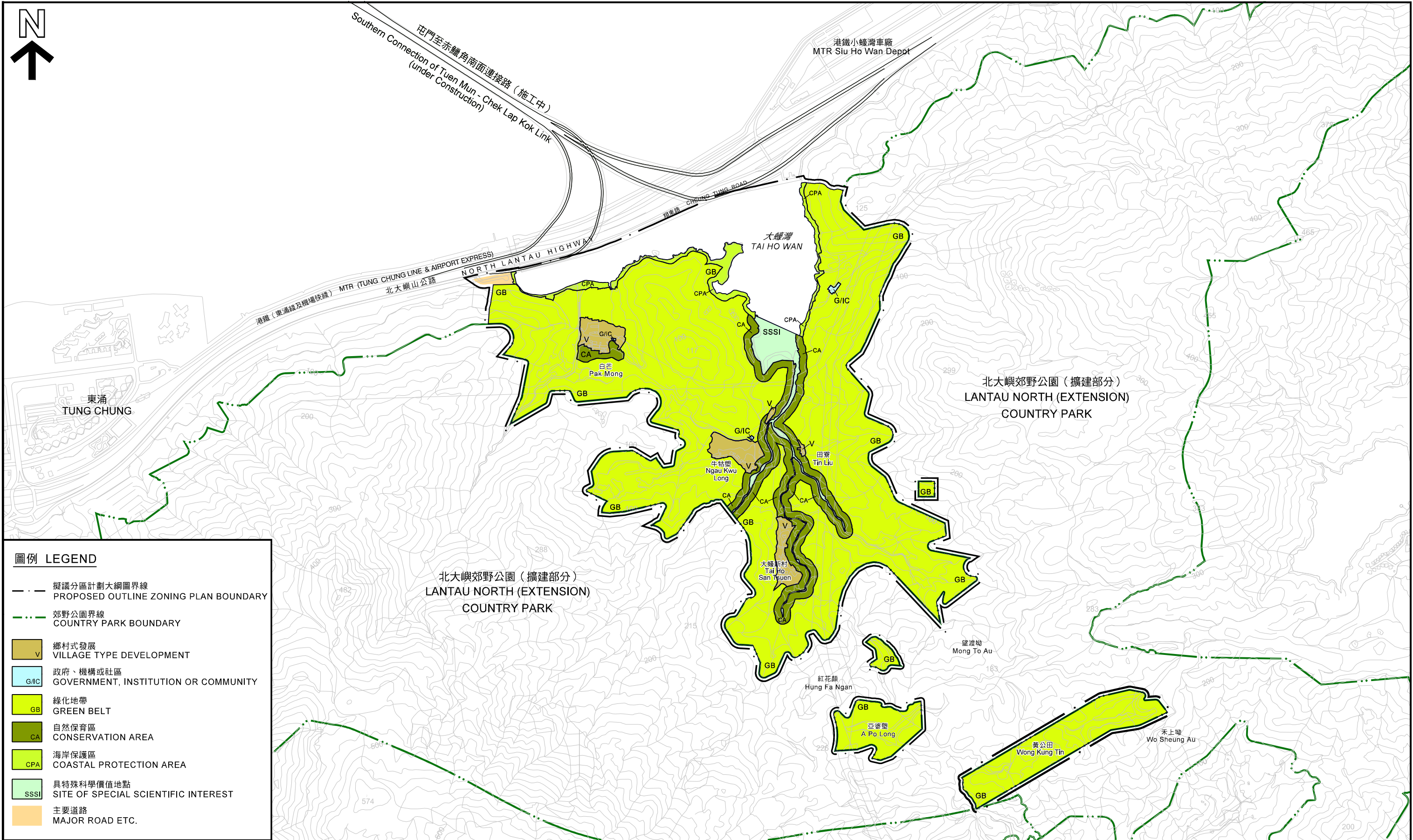
Members are invited to:

- note the comments from and responses to IsDC, RC and others on the draft Tai Ho Outline Zoning Plan (OZP) No. S/I-TH/B;
- agree that the draft Tai Ho OZP No. S/I-TH/C (to be renumbered as S/I-TH/1 upon gazetting) and its Notes (**Attachment I and II**) are suitable for exhibition for public inspection under section 5 of the Ordinance;

- (c) adopt the ES (**Attachment III**) as an expression of the planning intention and objectives of the Board for various land use zonings of the draft Tai Ho OZP No. S/I-TH/C; and
- (d) agree that the ES (**Attachment III**) is suitable for exhibition for public inspection together with the draft OZP and issued under the name of the Board.

7 **Attachments**

Plan 1	Proposed Land Uses of draft Tai Ho Outline Zoning Plan (OZP) No. S/I-PTI/B
Plan 2a	Proposal submitted by local villagers during consultation
Plan 2b	Village Environs
Plan 3	Location Plan and Site photos of public toilet in Pak Mong
Plan 4	Location Plan and Site photos of area of concern
Plan 5	Location Plan and Site photos of ex-Pak Mong School site
Plan 6	Location Plan and Site photos of Leung Ma Temple
Plan 7	Location of streams/watercourses highlighted by HKBWS
Plan 8	Location Plan and Site photos of the flat land to the south of Tai Ho
Plan 9	Location Plan and Site photos of the existing building lots in Ngau Kwu Long
Plan 10	Location Plan and Site photos of the adjoining area in Tiu Liu
Plan 11a	Location Plan of the existing building lots to the further south of Tai Ho
Plan 11b	Aerial photos of the existing building lots to the further south of Tai Ho
Plan 12	Location Plan and Site photos of Pak Mong Stream
Plan 13	Location Plan and Site photos of watercourse to the north of Ngau Kwu Long
Plan 14	Proposed revision to the draft Tai Ho OZP
Attachment I	Draft Tai Ho OZP No. S/I-TH/C
Attachment II	Notes of the draft Tai Ho OZP No. S/I-TH/C
Attachment III	Explanatory Statement of the draft Tai Ho OZP No. S/I-TH/C
Attachment IV	Extract of Minutes of the Town Planning Board Meeting held on 24.10.2016
Attachment V	TPB Paper No. 10186
Attachment VI	Submission received on 15.11.2016 from Mui Wo Rural Committee
Attachment VII	Letter dated 9.12.2016 from the Hong Kong Bird Watching Society



圖例 LEGEND

- · — 擬議分區計劃大綱圖界線
PROPOSED OUTLINE ZONING PLAN BOUNDARY
- · — 郊野公園界線
COUNTRY PARK BOUNDARY
- V 鄉村式發展
VILLAGE TYPE DEVELOPMENT
- G/I/C 政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY
- GB 綠化地帶
GREEN BELT
- CA 自然保育區
CONSERVATION AREA
- CPA 海岸保護區
COASTAL PROTECTION AREA
- SSSI 具特殊科學價值地點
SITE OF SPECIAL SCIENTIFIC INTEREST
- Major Road Etc. 主要道路

本摘要圖於2017年2月2日擬備，
所根據的資料為測量圖編號T9和T10
EXTRACT PLAN PREPARED ON 2.2.2017
BASED ON SURVEY SHEETS No. T9 & T10

大蠔分區規劃大綱草圖編號 S / I - T H / B 擬議的土地用途
PROPOSED LAND USES OF DRAFT TAI HO OUTLINE ZONING PLAN (OZP) No. S/I-TH/B

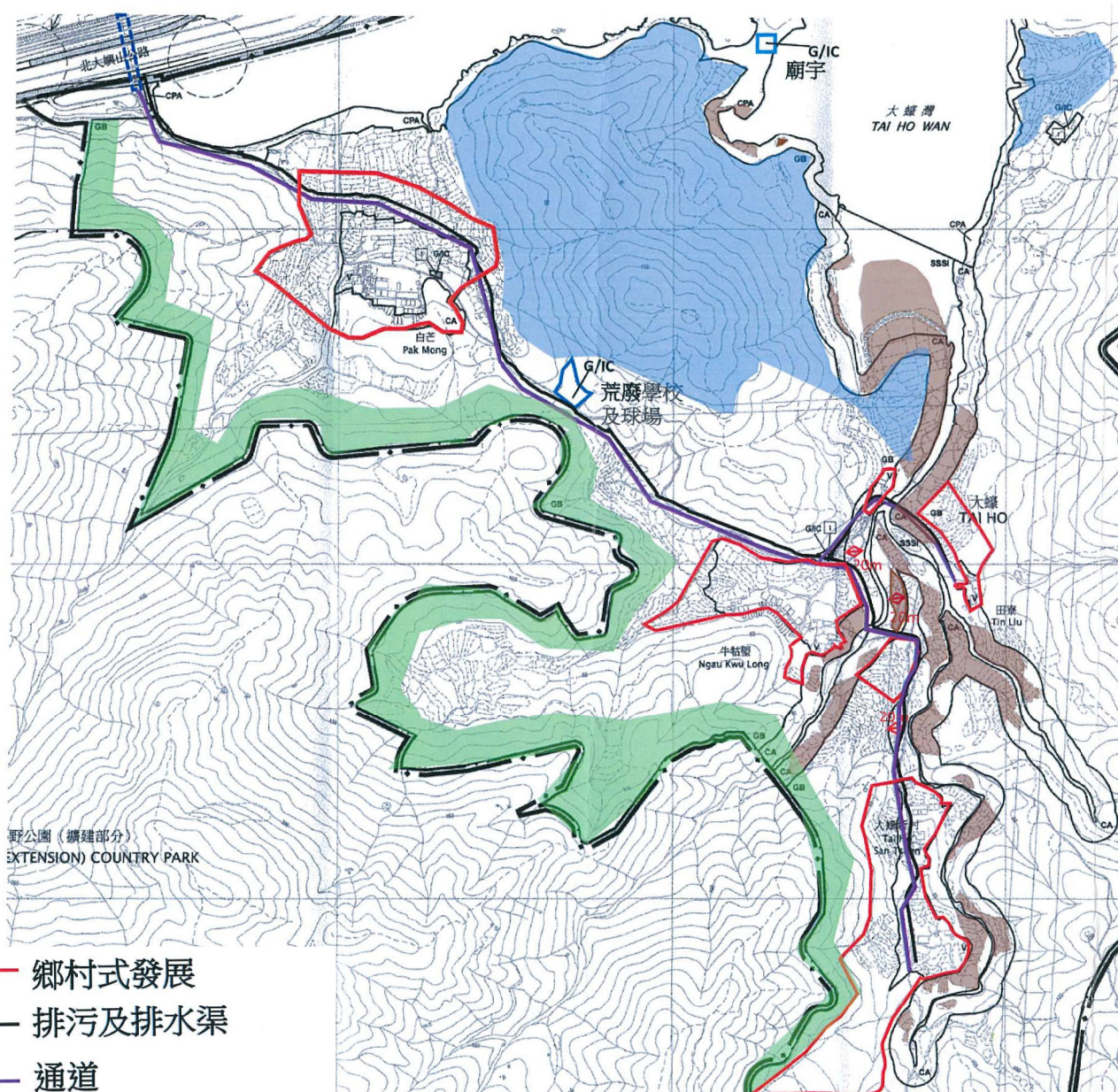
SCALE 1 : 15 000 比例尺

米 200 0 200 400 600 800 1 000 1 200 1 400 米
METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/LI/17/23

圖 PLAN
1



- 鄉村式發展
- 排污及排水渠
- 通道
- 政府、機構或社區
- 改善現有隧道通往未來東涌東發展區
- 農地
- 公營房屋
- 綠化帶

本摘要圖於2017年2月6日擬備
EXTRACT PLAN PREPARED ON 6.2.2017

諮詢期內當地村民提交的建議
PROPOSAL SUBMITTED BY
LOCAL VILLAGERS DURING CONSULTATION

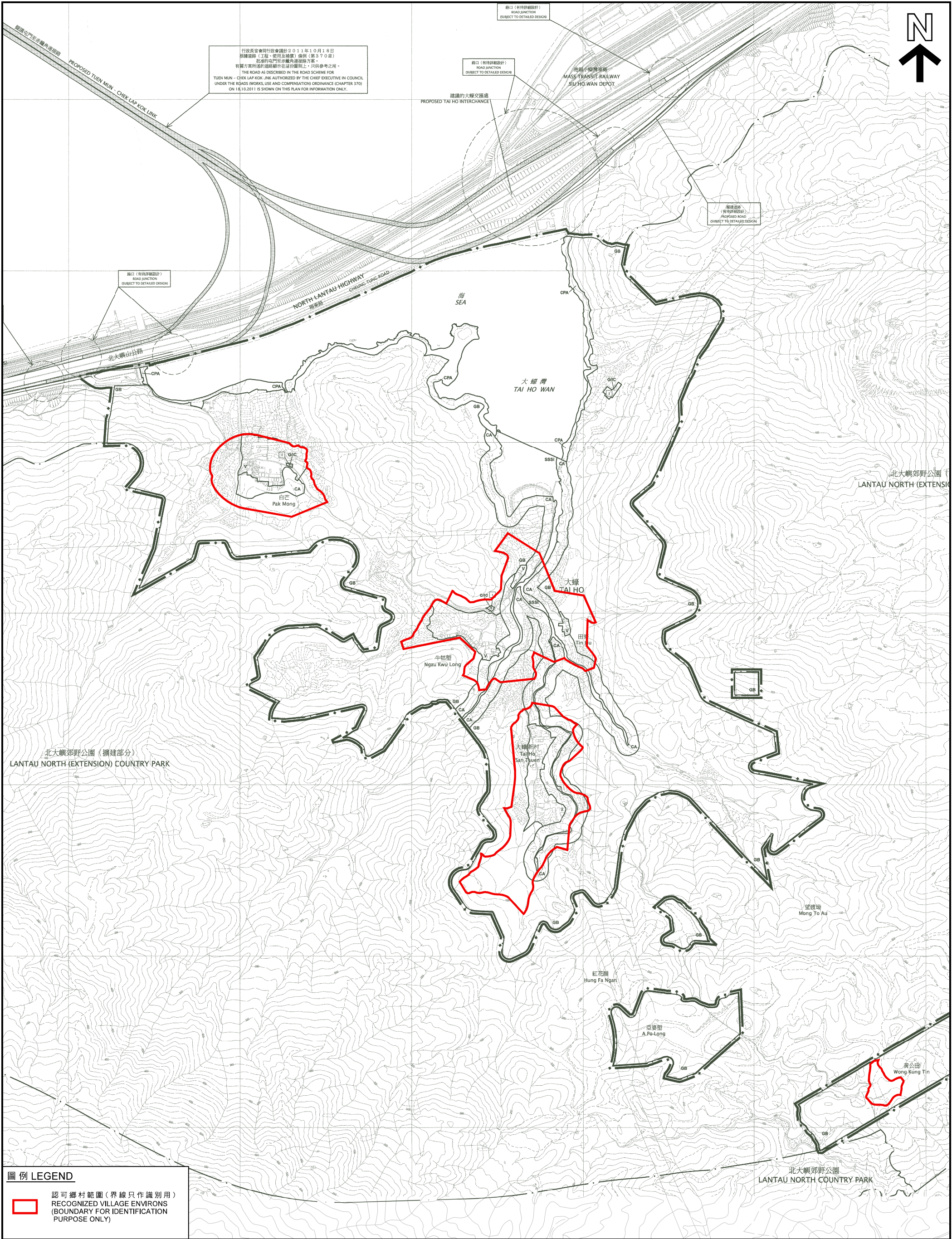
SCALE 1 : 10 000 比例尺
米 100 0 100 200 300 400 500 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/LI/17/23

圖 PLAN
2a



鄉村範圍
VILLAGE ENVIRONS

大蠔
TAI HO

本摘要圖於2017年2月7日擬備，
所根據的資料為分區計劃
大綱草圖編號S/I-TH/B
EXTRACT PLAN PREPARED ON 7.2.2017
BASED ON DRAFT OUTLINE ZONING PLAN
No. S/I-TH/B

SCALE 1:10 000 比例尺

米 METRES

0 100 200 300 400 500 600 700 800 900 1 000

規劃署
PLANNING
DEPARTMENT



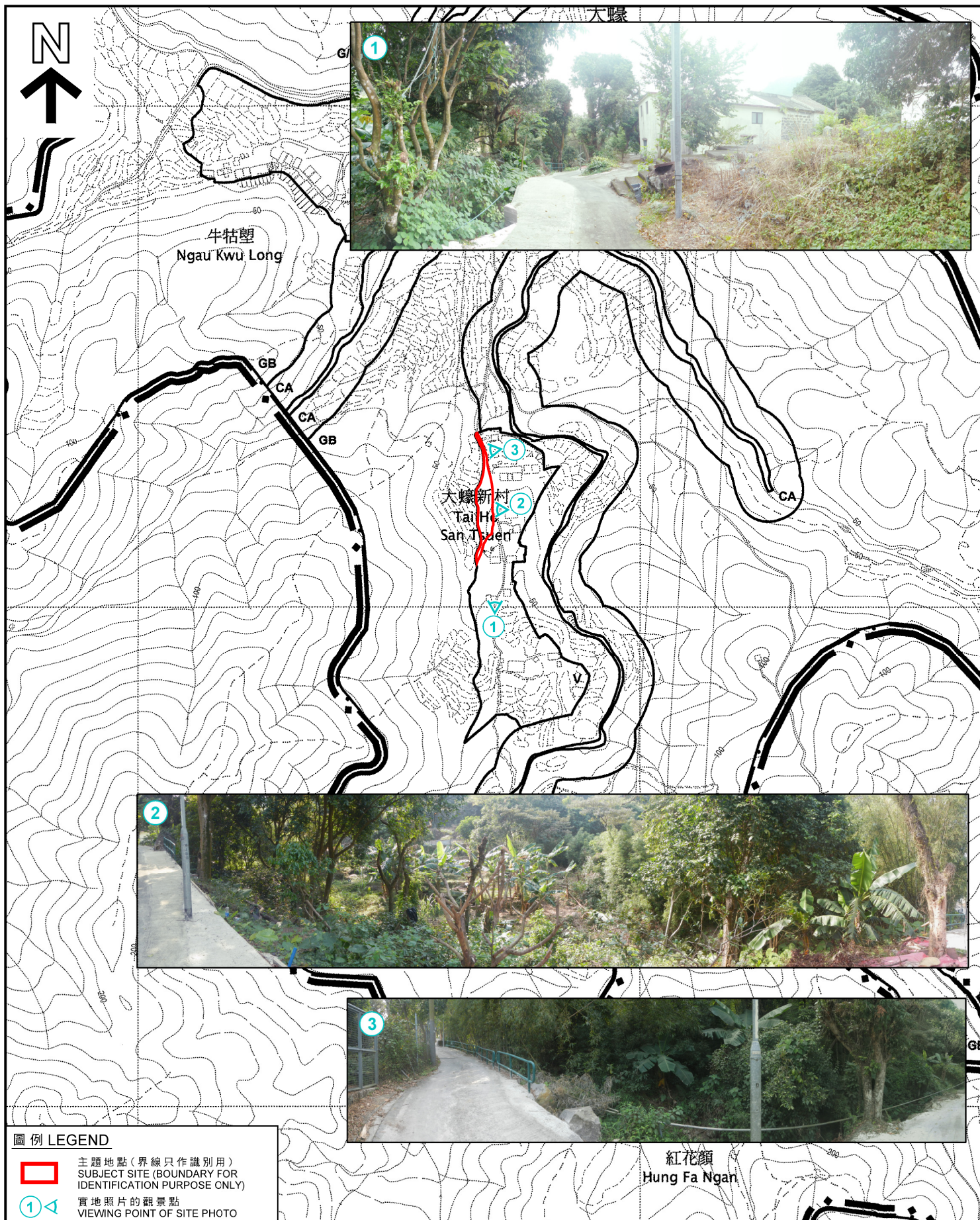
參考編號
REFERENCE No.
M/LI/17/23

圖 PLAN
2b



位置圖及實地照片
LOCATION PLAN AND SITE PHOTOS

PLAN
3



圖例 LEGEND

-  主體地點(界線只作識別用)
SUBJECT SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
-  實地照片的觀景點
VIEWING POINT OF SITE PHOTO

位置圖及實地照片
LOCATION PLAN AND SITE PHOTOS

有關地點
AREA OF CONCERN

本摘要圖於2017年1月25日擬備，所根據的資料為分區計劃大綱草圖編號S/I-TH/B及攝於2016年12月的實地照片
EXTRACT PLAN PREPARED ON 25.1.2017
BASED ON DRAFT OUTLINE ZONING PLAN No. S/I-TH/B & SITE PHOTOS
TAKEN ON 12.2016

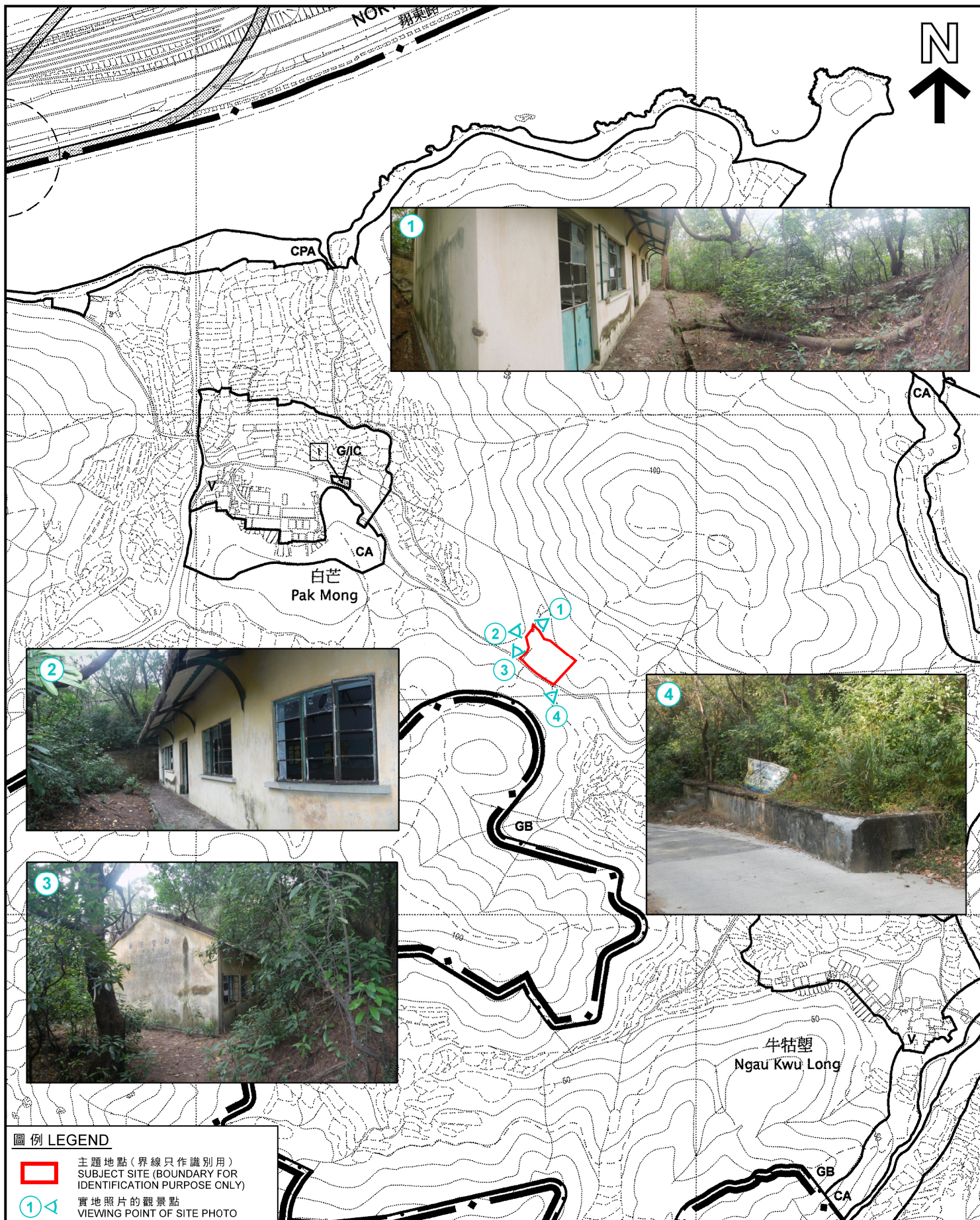
SCALE 1 : 5 000 比例尺
米 100 0 100 200 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/LI/17/23

圖 PLAN
4



圖例 LEGEND



主題地點 (界線只作識別用)
SUBJECT SITE (BOUNDARY FOR
IDENTIFICATION PURPOSE ONLY)



實地照片的觀景點
VIEWING POINT OF SITE PHOTO

位置圖及實地照片 LOCATION PLAN AND SITE PHOTOS

前白芒學校
EX-PAK MONG SCHOOL SITE

本摘要圖於2017年2月6日擬備，所根據的資料為分區計劃大綱草圖編號S/I-TH/B及攝於2016年12月及2017年1月的實地照片
EXTRACT PLAN PREPARED ON 6.2.2017
BASED ON DRAFT OUTLINE ZONING PLAN
No. S/I-TH/B & SITE PHOTOS
TAKEN ON 12.2016 & 1.2017

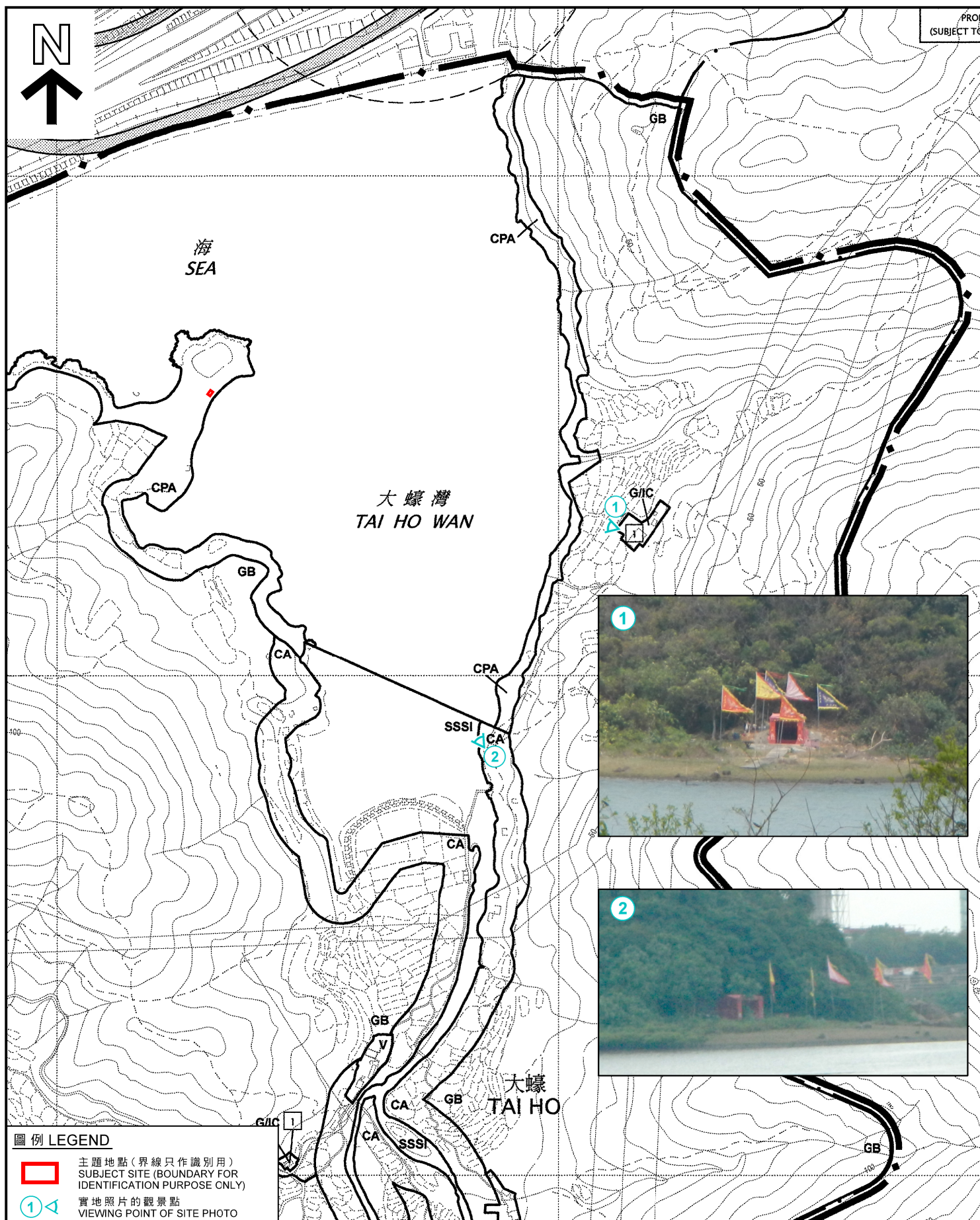
SCALE 1 : 5 000 比例尺
米 100 0 100 200 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/LI/17/23

圖 PLAN
5



梁媽廟
LEUNG MA TEMPLE

SCALE 1 : 5 000 比例尺

米 100 METRES 0 100 200 米 METRES

規劃署
PLANNING
DEPARTMENT

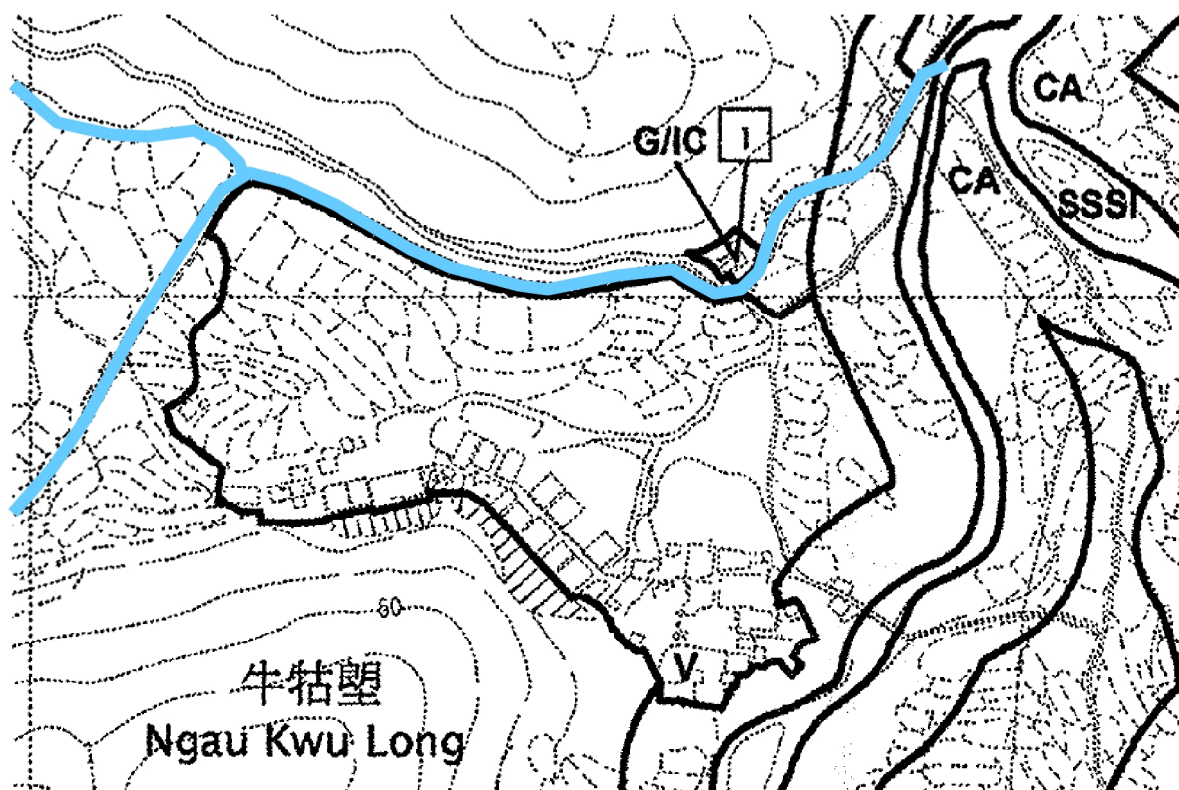
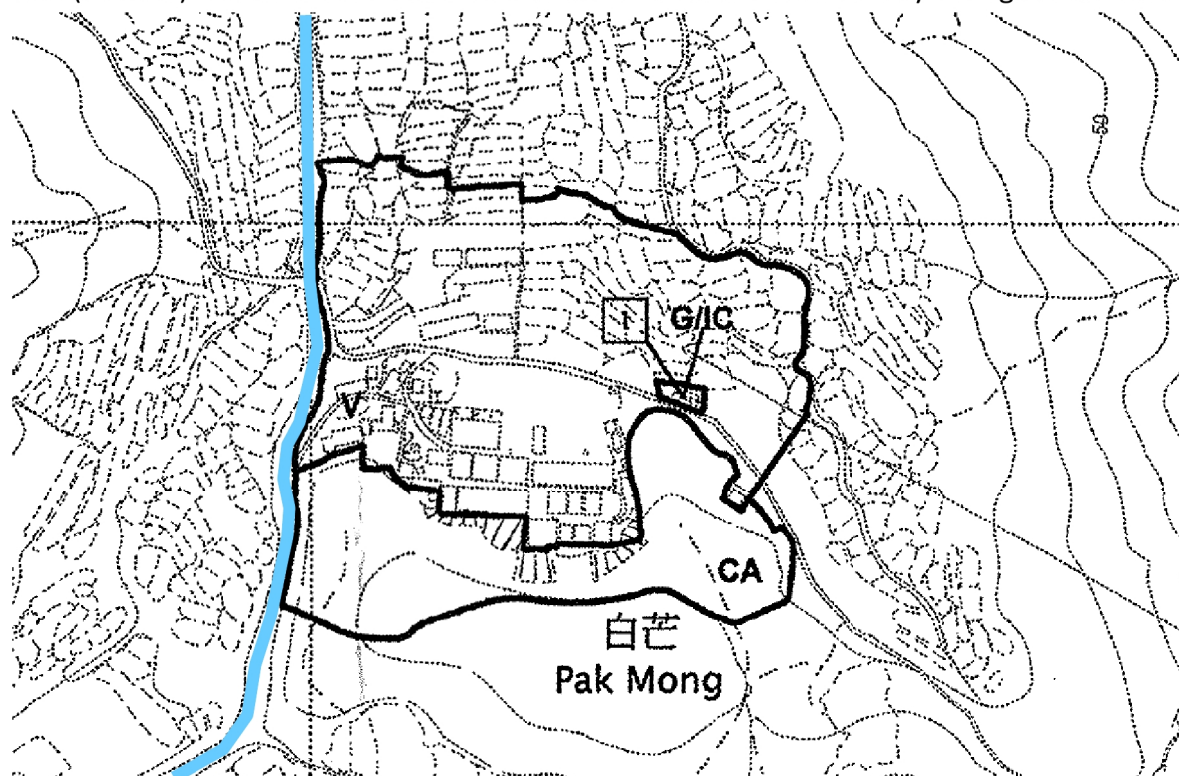


參考編號
REFERENCE No.

M/LI/17/23

PLAN
6

Figure 1. The V zone at Pak Mong is immediately next to the Pak Mong Stream (top), while the V zone at Ngau Kwu Long is immediately next to a tributary of the Tai Ho Stream SSSI (bottom). Sections of streams next to the V zones are indicated by the light blue lines.





圖例 LEGEND



主體地點 (界線只作識別用)
SUBJECT SITE (BOUNDARY FOR
IDENTIFICATION PURPOSE ONLY)



實地照片的觀景點
VIEWING POINT OF SITE PHOTO

位置圖及實地照片 LOCATION PLAN AND SITE PHOTOS

大蠔村南面土地
THE FLAT LAND TO THE SOUTH OF TAI HO

本摘要圖於2017年1月25日擬備，所根據的資料為分區計劃大綱草圖編號S/I-TH/B及攝於2016年12月及2017年1月的實地照片
EXTRACT PLAN PREPARED ON 25.1.2017
BASED ON DRAFT OUTLINE ZONING PLAN No. S/I-TH/B & SITE PHOTOS
TAKEN ON 12.2016 & 1.2017

SCALE 1 : 5 000 比例尺
米 100 0 100 200 米
METRES

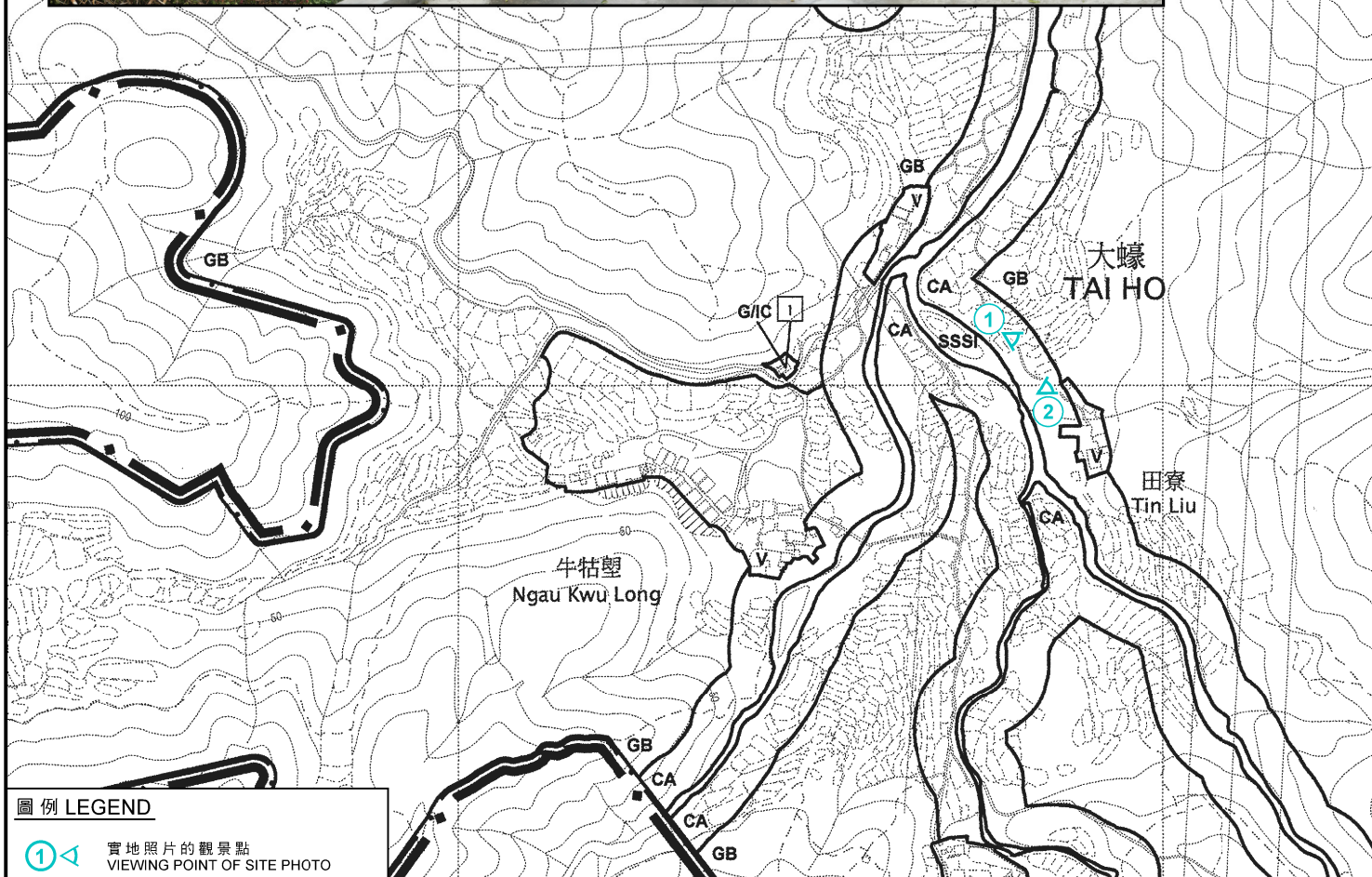
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/LI/17/23

圖 PLAN
8





位置圖及實地照片 LOCATION PLAN AND SITE PHOTOS

田寮北面土地
THE ADJOINING AREA IN TIN LIU

本摘要圖於2017年1月25日擬備，所根據的資料為分區計劃大綱草圖編號S/I-TH/B及攝於2016年12月的實地照片
EXTRACT PLAN PREPARED ON 25.1.2017
BASED ON DRAFT OUTLINE ZONING PLAN
No. S/I-TH/B & SITE PHOTOS
TAKEN ON 12.2016

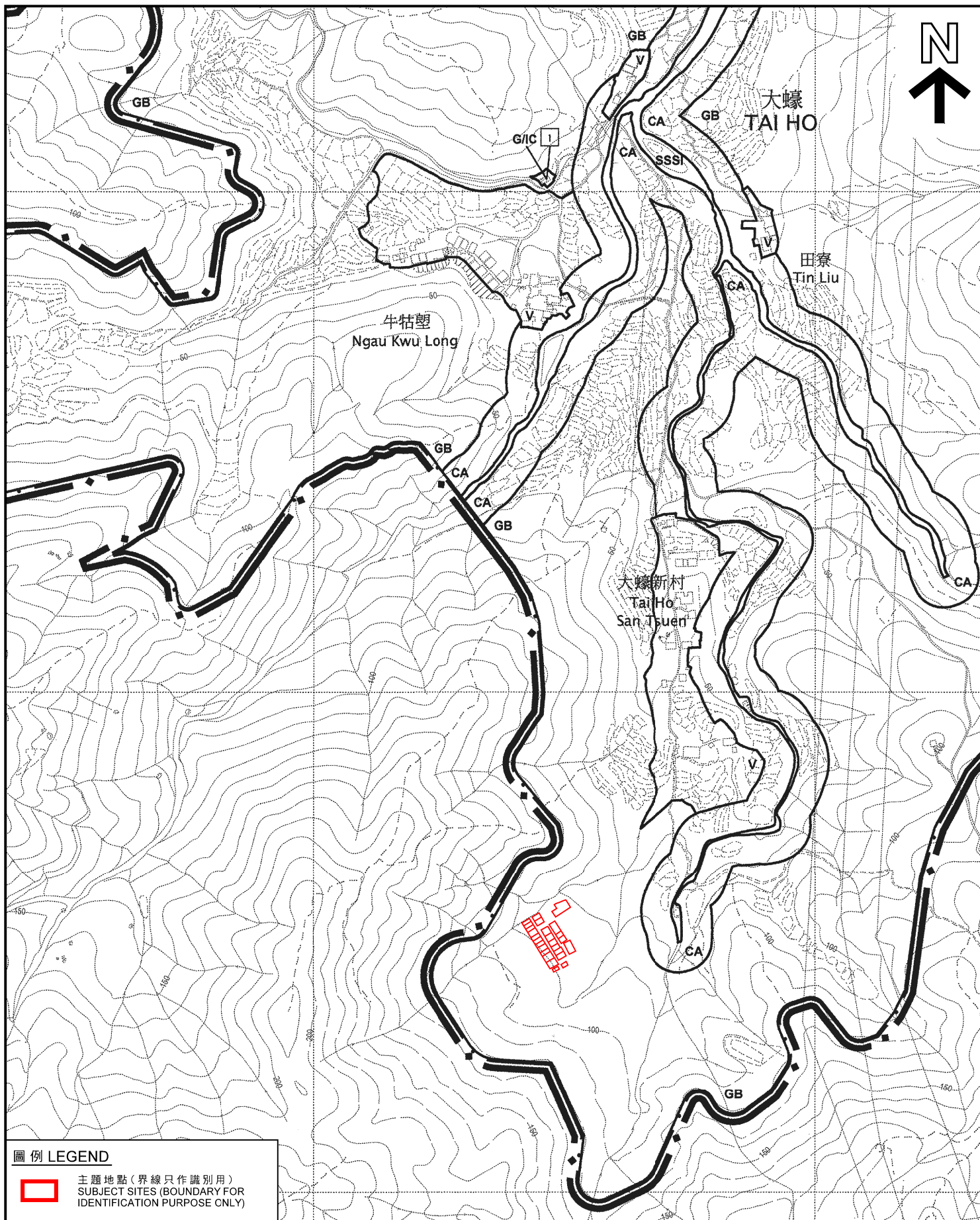
SCALE 1 : 5 000 比例尺
米 100 0 100 200 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/LI/17/23

圖 PLAN
10



圖例 LEGEND



主題地點(界線只作識別用)
SUBJECT SITES (BOUNDARY FOR
IDENTIFICATION PURPOSE ONLY)

本摘要圖於2017年1月25日擬備，所根據的資料為分區計劃大綱草圖編號S/I-TH/B及攝於2016年12月及2017年1月的實地照片
EXTRACT PLAN PREPARED ON 25.1.2017
BASED ON DRAFT OUTLINE ZONING PLAN
No. S/I-TH/B & SITE PHOTOS
TAKEN ON 12.2016 & 1.2017

位置圖 LOCATION PLAN

大蠔村南面屋地
THE EXISTING BUILDING LOTS
TO THE FURTHER SOUTH OF TAI HO

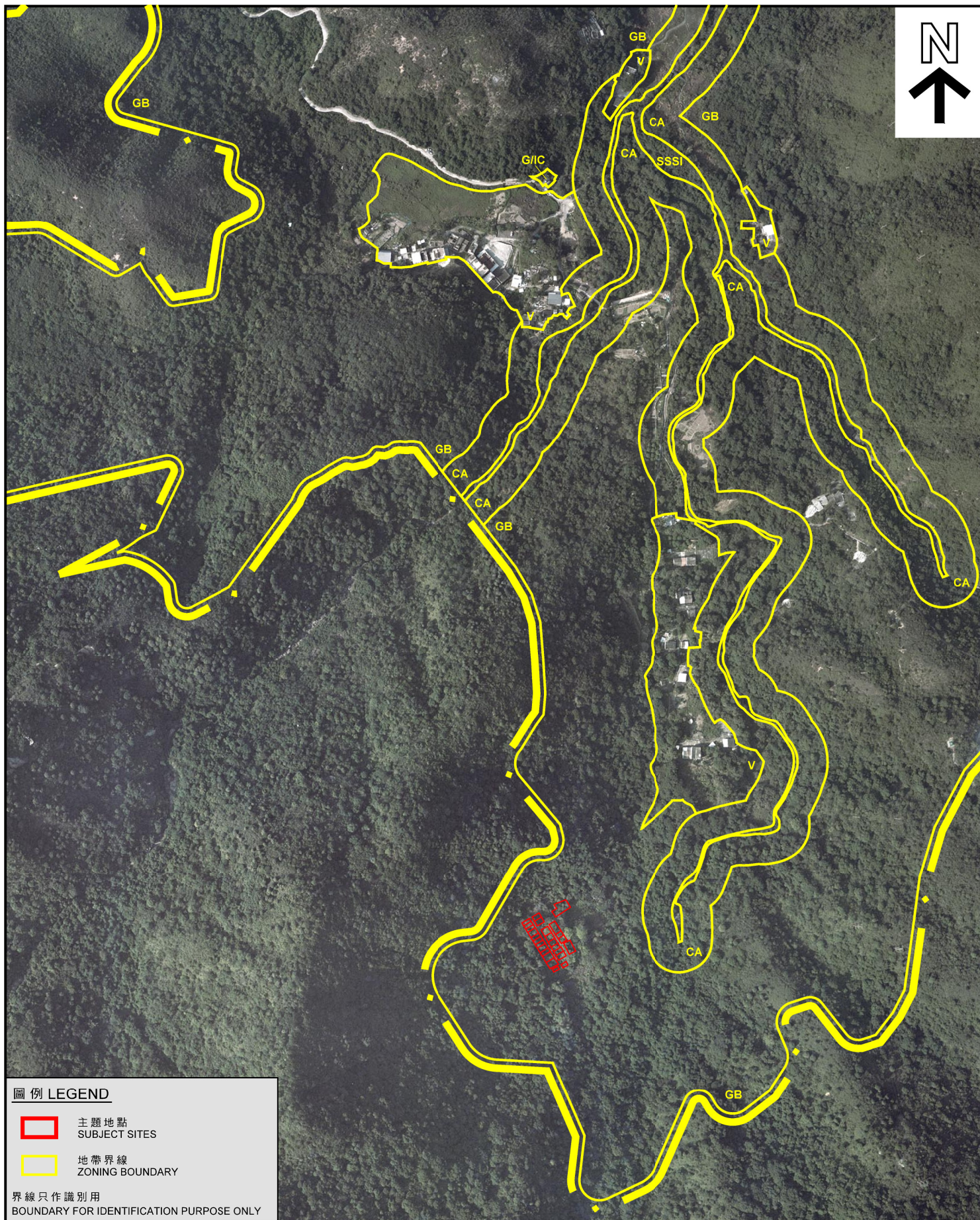
SCALE 1 : 5 000 比例尺
METRES 100 0 100 200 METRES

規劃署
PLANNING
DEPARTMENT




參考編號
REFERENCE No.
M/LI/17/23

圖 PLAN
11a



圖例 LEGEND

 主題地點
SUBJECT SITES

 地帶界線
ZONING BOUNDARY

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2017年1月25日擬備，所根據的資料為地政總署於2016年3月1日拍得的航攝照片編號CS64330
EXTRACT PLAN PREPARED ON 25.1.2017
BASED ON AERIAL PHOTO
No. CS64330 TAKEN ON 1.3.2016
BY LANDS DEPARTMENT

航攝照片
AERIAL PHOTO

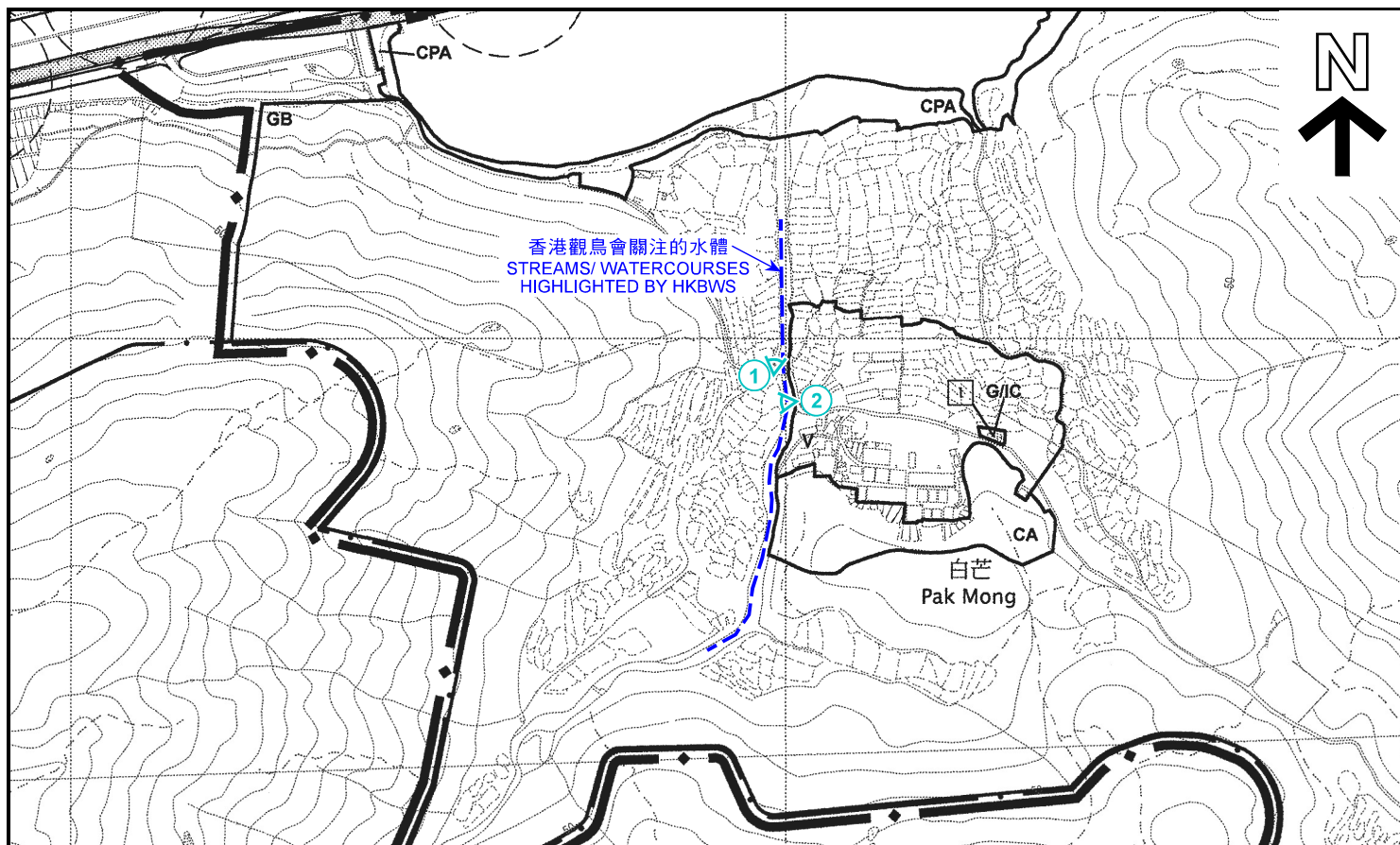
大蠔村南面屋地
THE EXISTING BUILDING LOTS
TO THE FURTHER SOUTH OF TAI HO

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/LI/17/23

圖 PLAN
11b



圖例 LEGEND

- ① ◀ 實地照片的觀景點
VIEWING POINT OF SITE PHOTO

位置圖及實地照片 LOCATION PLAN AND SITE PHOTOS

白芒河
PAK MONG STREAM

SCALE 1: 5 000 比例尺
米 METRES 100 0 100 200 米 METRES

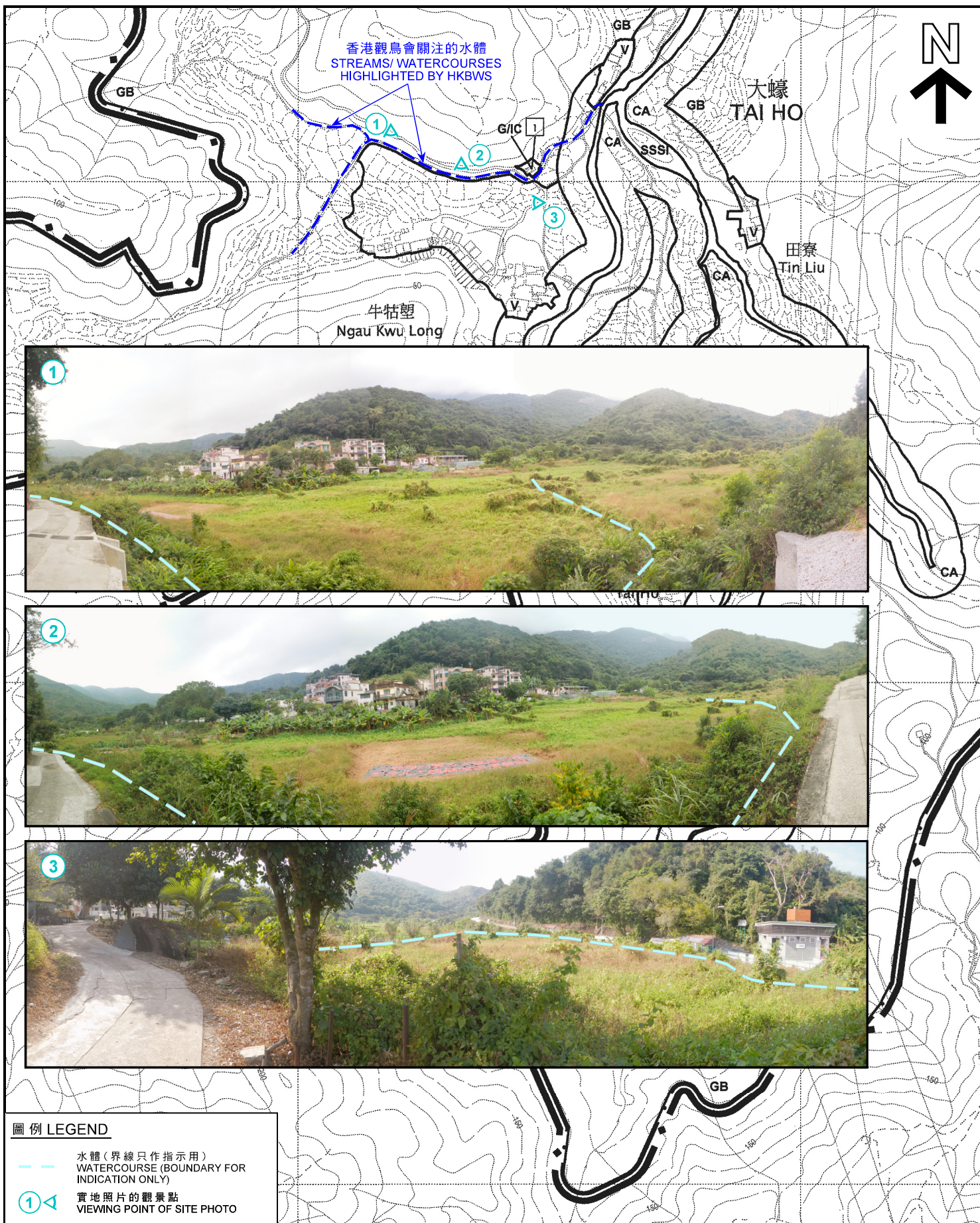
本摘要圖於2017年2月6日擬備，所根據的資料為分區計劃大綱草圖編號S/I-TH/B及攝於2016年10月的實地照片
EXTRACT PLAN PREPARED ON 6.2.2017
BASED ON DRAFT OUTLINE ZONING PLAN
No. S/I-TH/B & SITE PHOTOS
TAKEN ON 10.2016

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/LI/17/23

圖 PLAN
12



位置圖及實地照片
LOCATION PLAN AND SITE PHOTOS

牛牯壆北面水體
WATERCOURSE
TO THE NORTH OF NGAU KWU LONG

SCALE 1:5 000 比例尺

米 100 0 100 200 米
METRES

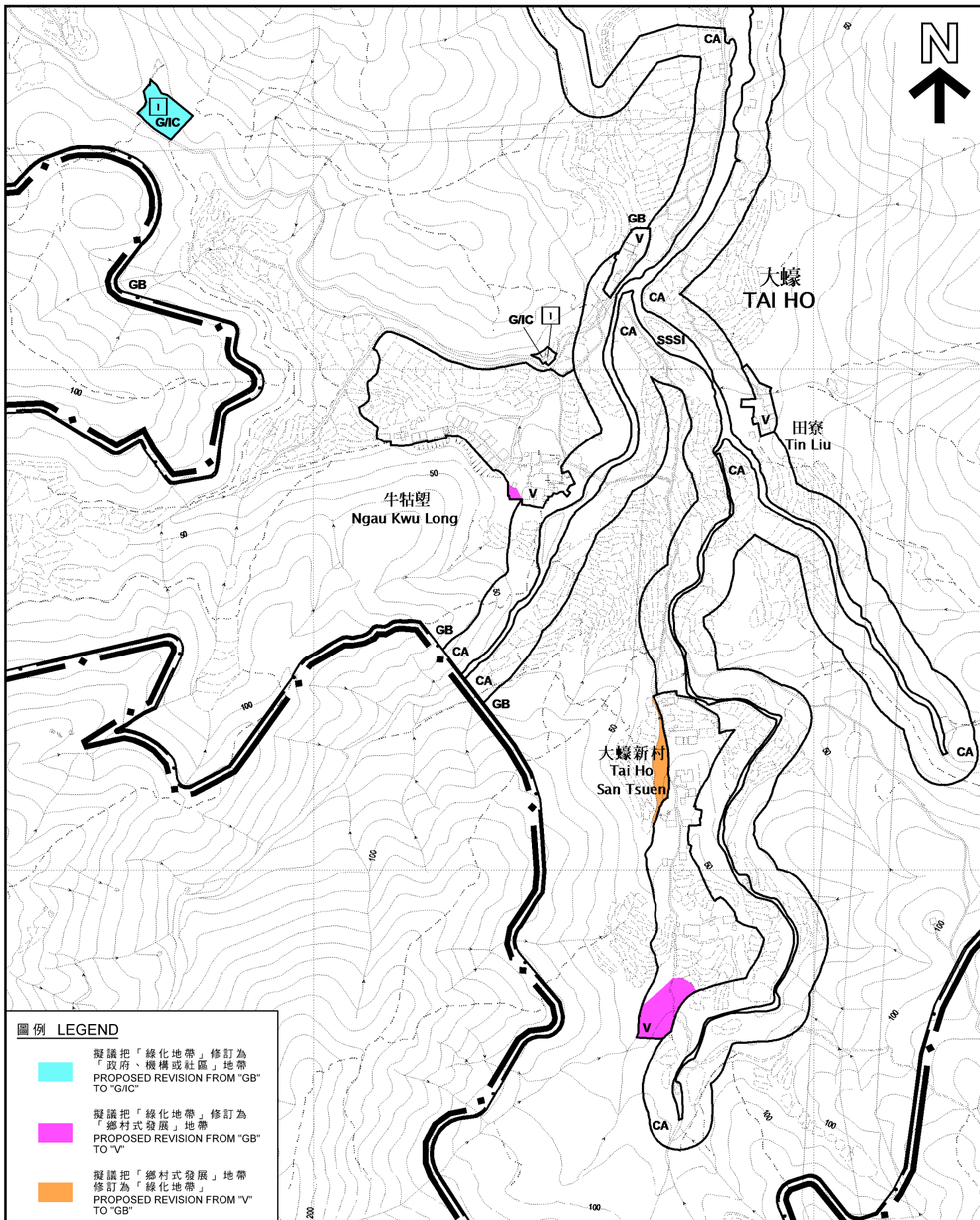
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/LI/17/23

圖 PLAN
13

本摘要圖於2017年2月6日擬備，所根據的資料為分區計劃大綱草圖編號S/I-TH/B及攝於2016年12月及2017年1月的實地照片
EXTRACT PLAN PREPARED ON 6.2.2017
BASED ON DRAFT OUTLINE ZONING PLAN No. S/I-TH/B & SITE PHOTOS
TAKEN ON 12.2016 & 1.2017



圖例 LEGEND

- 擬議把「綠化地帶」修訂為「政府、機構或社區」地帶
PROPOSED REVISION FROM "GB" TO "G/I/C"
- 擬議把「綠化地帶」修訂為「鄉村式發展」地帶
PROPOSED REVISION FROM "GB" TO "V"
- 擬議把「鄉村式發展」地帶修訂為「綠化地帶」
PROPOSED REVISION FROM "V" TO "GB"

本摘要圖於2017年1月25日擬備，所根據的資料為分區計劃大綱草圖編號S/I-TH/B
EXTRACT PLAN PREPARED ON 25.1.2017
BASED ON DRAFT OUTLINE ZONING PLAN
No. S/I-TH/B

位置圖 LOCATION PLAN

擬議修訂的大蠔分區計劃大綱草圖編號S/I-TH/B
PROPOSED REVISION TO
THE DRAFT TAI HO OUTLINE ZONING PLAN No. S/I-TH/B

SCALE 1 : 5 000 比例尺
米 100 0 100 200 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/LI/17/23

圖 PLAN
14

圖例
NOTATION

ZONES		地帶
VILLAGE TYPE DEVELOPMENT	V	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC	政府、機構或社區
GREEN BELT	GB	綠化地帶
CONSERVATION AREA	CA	自然保育區
COASTAL PROTECTION AREA	CPA	海岸保護區
SITE OF SPECIAL SCIENTIFIC INTEREST	SSI	具特殊科學價值地點
COMMUNICATIONS		交通
MAJOR ROAD AND JUNCTION		主要道路及路口
ELEVATED ROAD		高架道路
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	最高建築高度 (樓層數目)

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分比	
VILLAGE TYPE DEVELOPMENT	6.54	3.30	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	0.31	0.16	政府、機構或社區
GREEN BELT	166.70	84.02	綠化地帶
CONSERVATION AREA	15.41	7.77	自然保育區
COASTAL PROTECTION AREA	4.20	2.12	海岸保護區
SITE OF SPECIAL SCIENTIFIC INTEREST	4.64	2.34	具特殊科學價值地點
MAJOR ROAD ETC.	0.60	0.29	主要道路等
TOTAL DEVELOPMENT AREA	198.40	100.00	發展區總面積
SEA	31.78		海
TOTAL PLANNING SCHEME AREA	230.18		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

圖則編號
PLAN No.

S/I-TH/C

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



香港城市規劃委員會依據城市規劃條例擬備的大蠔分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
TAI HO - OUTLINE ZONING PLAN

SCALE 1:5,000 比例尺

0 100 200 300 400 500 600 METRES 米



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

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

DRAFT TAI HO OUTLINE ZONING PLAN NO. S/I-TH/BC

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

NOTES

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

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

- (8) The following uses or developments are always permitted on land falling within the boundaries of the Plan except (a) where the uses or developments are specified in Column 2 of the Notes of individual zones or (b) as provided in paragraph (9) in relation to areas zoned “Site of Special Scientific Interest”, “Conservation Area” or “Coastal Protection Area”:
- (a) maintenance, repair or demolition of a building;
 - (b) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, footpath, 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”, “Conservation Area” or “Coastal Protection Area”,
- (a) the following uses or developments are always permitted:
 - (i) maintenance or repair of plant nursery, amenity planting, sitting out area, rain shelter, refreshment kiosk, 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", "Coastal Protection Area" or "Conservation 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", "Conservation Area" or "Coastal Protection Area", temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years, or refuse to grant permission.

- (c) Temporary use or development of land or building exceeding three years requires permission from the Town Planning Board in accordance with the terms of the Plan.

- (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 TAI HO OUTLINE ZONING PLAN NO. S/I-TH/BC

Schedules of Uses

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VILLAGE TYPE DEVELOPMENT

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

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

Eating Place
Library
School
Shop and Services

Planning Intention

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

VILLAGE TYPE DEVELOPMENT (cont'd)

Remarks

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

GOVERNMENT, INSTITUTION OR COMMUNITY

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Educational Institution Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) Institutional Use (not elsewhere specified) Library Market Place of Recreation, Sports or Culture Public Clinic Public Convenience Public Utility Installation Recyclable Collection Centre Religious Institution Rural Committee/Village Office School Social Welfare Facility	Animal Boarding Establishment Animal Quarantine Centre Columbarium Crematorium Eating Place Funeral Facility Helicopter Landing Pad Helicopter Fuelling Station Holiday Camp House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) Place of Entertainment Private Club Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Residential Institution Sewage Treatment/Screening Plant Shop and Services Utility Installation for Private Project

Planning Intention

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

GOVERNMENT, INSTITUTION OR COMMUNITY (cont'd)

Remarks

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

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	Animal Boarding Establishment
Barbecue Spot	Broadcasting, Television and/or Film Studio
Government Use (Police Reporting Centre only)	Burial Ground
Nature Reserve	Columbarium (within a Religious Institution or extension of existing Columbarium only)
Nature Trail	Crematorium (within a Religious Institution or extension of existing Crematorium only)
On-Farm Domestic Structure	Field Study/Education/Visitor Centre
Picnic Area	Government Refuse Collection Point
Public Convenience	Government Use (not elsewhere specified)
Tent Camping Ground	Helicopter Landing Pad
Wild Animals Protection Area	Holiday Camp
	House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes)
	Place of Recreation, Sports or Culture
	Public Utility Installation
	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
	Religious Institution
	Residential Institution
	Rural Committee/Village Office
	School
	Service Reservoir
	Social Welfare Facility
	Utility Installation for Private Project

Planning Intention

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

GREEN BELT (cont'd)

Remarks

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

COASTAL PROTECTION AREA

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use (other than Plant Nursery)	Field Study/Education/Visitor Centre
Nature Reserve	Government Use
Nature Trail	House (Redevelopment only)
On-Farm Domestic Structure	Pier
Wild Animals Protection Area	Public Convenience
	Public Utility Installation
	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
	Tent Camping Ground
	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 (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

CONSERVATION AREA

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use (other than Plant Nursery) Nature Reserve Nature Trail On-Farm Domestic Structure Picnic Area Wild Animals Protection Area	Field Study /Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) House (Redevelopment only) Public Convenience Public Utility Installation Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Utility Installation for Private Project

Planning Intention

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

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

Remarks

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

SITE OF SPECIAL SCIENTIFIC INTEREST

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

DRAFT TAI HO OUTLINE ZONING PLAN NO. S/I-TH/BC

EXPLANATORY STATEMENT

DRAFT TAI HO OUTLINE ZONING PLAN NO. S/I-TH/BC

EXPLANATORY STATEMENT

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DRAFT TAI HO OUTLINE ZONING PLAN NO. S/I-TH/~~BC~~

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

EXPLANATORY STATEMENT

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

1 INTRODUCTION

This Explanatory Statement is intended to assist an understanding of the draft Tai Ho Outline Zoning Plan (OZP) No. S/I-TH/~~BC~~. It reflects the planning intention and objectives of the Town Planning Board (the Board) for various land-use zonings for the Plan.

2 AUTHORITY FOR THE PLAN AND PROCEDURE

- 2.1 On 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 draft plan designating the Tai Ho area (the Area) as a development permission area (DPA).
- 2.2 On 28 March 2014, the draft Tai Ho DPA Plan No. DPA/I-TH/1 was exhibited for public inspection under section 5 of the Ordinance. During the two-month exhibition period, a total of 642 representations were received. During the first three weeks of the publication period, a total of 206 comments on the representations were received. After giving consideration to the representations and comments on 19 December 2014, the Board decided not to uphold the representations.
- 2.3 On 24 February 2015, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Tai Ho DPA Plan, which was subsequently renumbered as DPA/I-TH/2. On 20 March 2015, the approved Tai Ho DPA Plan No. DPA/I-TH/2 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.4 On 24 August 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 Area.
- 2.5 On XX XXXXX XXXX, the draft Tai Ho OZP No. S/I-TH/1 (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~~ **area of Tai Ho** so that development and redevelopment within the ~~Area~~ **area of Tai Ho** can be put under statutory planning control. It also provides the planning

framework for preparing more detailed non-statutory plans which form the basis for public works planning and site reservation for various uses.

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

4 NOTES OF THE PLAN

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

5 THE PLANNING SCHEME AREA

- 5.1 The Area covers a total area of about 230 ha including about 32 ha of water body (Tai Ho Wan). It is located to the east of Tung Chung New Town Extension (TCNTE) Area and is separated by the mountain ridges of Por Kai Shan within Lantau North (Extension) Country Park. The Area mainly consists of Tai Ho Valley, which comprises Tai Ho Wan, village settlements, agricultural land, the natural vegetated areas including woodland, shrubland, streams etc. and several pieces of isolated vegetated upland areas on the eastern and southern sides, i.e. Tin Liu, Hung Fa Ngan, A Po Long and Wong Kung Tin. The boundary of the Area is shown by a heavy broken line on the Plan.
- 5.2 The Area generally consists of a low lying valley at the centre with hilly terrain descending from the mountain ranges and peaks in the south towards the seashore. According to the Landscape Value Mapping of Hong Kong, the Area including the four isolated vegetated upland areas is classified as having high landscape value.
- 5.3 The Area has rich landscape resources including mature woodland, shrubland, grassland, valley, knolls, and streams. There are also natural coastal features such as the estuary and shorelines at Tai Ho Wan. Tai Ho Wan is a major landmark along North Lantau Highway (NLH), which previously was an open coastal bay before the highway was built. The estuary area of Tai Ho Stream consists of mangrove and inter-tidal mudflats. Along the eastern periphery of Tai Ho Wan, coastal vegetations are found, dominant species include young and scattered patches of *Kandelia obovata*, abundant young *Cerbera manghas*, *Hibiscus tiliaceus* and *Pongamia pinnata*.

- 5.4 Part of Tai Ho Stream is listed as an Ecologically Important Stream (EIS) and is a designated Site of Special Scientific Interest (SSSI). Tai Ho Stream SSSI is one of the few remaining medium-sized natural streams of its kind in Hong Kong. The stream supports a high diversity of freshwater and brackish-water fishes in Hong Kong with various species recorded, including the rare Largesnout Goby (*Awaous melanocephalus* 黑首阿胡鰕虎魚), the rare Black Sleeper (*Eleotris melanosoma* 黑體塘鱧) and the rare migratory fish Ayu (*Plecoglossus altivelis* 香魚). The Seagrass *Halophila beccarii* (貝克喜鹽草) and Horseshoe crabs (*Carcinoscorpius rotundicauda* 圓尾蟹), a species of conservation importance, have also been recorded in the mudflat within the boundary of Tai Ho Stream SSSI.
- 5.5 Tai Ho also supports the reptile of regional concern Tokay Gecko (*Gekko gekko* 大壁虎), as well as a number of rare/uncommon butterflies including the rare Red Lacewing (*Cethosia biblis* 紅鋸蛺蝶). Two amphibian species of conservation interest, namely Romer's Tree Frog (*Liuixalus romeri* 盧氏小樹蛙) and Short-legged Toad (*Megophrys brachykolos* 短腳角蟾), have also been recorded at Tai Ho.
- 5.6 The area further uphill is densely vegetated woodland and shrubland on the valley sides extending into Lantau North (Extension) Country Park and Lantau North Country Park beyond the Area. A concrete footpath links the NLH to the country parks uphill, going through village settlements at Pak Mong, Ngau Kwu Long and Tai Ho San Tsuen with associated agricultural land.
- 5.7 There are four recognised villages within the Area, namely Pak Mong, Ngau Kwu Long, Tai Ho (also known as Tai Ho San Tsuen) and Wong Kung Tin (also known as Wong Fung Tin). Except Wong Kung Tin at the southernmost part of the Area where no village settlement is found, ~~all other~~ **the** villages in the Area consist of typical 3-storey village houses with ancestral halls (Tsz Tong) and a large area of paved area for ancestral worshipping activities.

6 **POPULATION**

Based on the ~~population data of the~~ 2011 **Population** Census, the population ~~in~~ **of** the Area ~~is was~~ **is** estimated ~~to be by the Planning Department as~~ about 150 and most of them are living in the recognised villages. It is expected that the planned population of the Area would be about 830.

7 **OPPORTUNITIES AND CONSTRAINTS**

7.1 *Opportunities*

7.1.1 Nature and Heritage Conservation

- (a) Located at northshore Lantau and bounded by Lantau North (Extension) Country Park, the Area is one of the country park "enclaves" identified to be protected against incompatible uses. It is also an integral part of the natural landscape comprising a

diversity of woodland, shrubland, grassland and streams with high ecological and conservation value as mentioned in paragraph 5 above. The natural landscape in the Area are worthy of protection as they provide habitats which support the fauna and flora species of conservation importance.

- (b) The Watchtower at Pak Mong Tsuen (Grade 2), Watchtower at Tai Ho (Grade 3) and the Entrance Gate at Pak Mong (Grade 3) are graded historic buildings, which are worthy of preservation.

7.1.2 Lantau Development Context

- (a) Development of the Area has been considered under the context of the entire Lantau development. According to the Revised Concept Plan for Lantau (2007), the Area consisting of woodland, grassland/shrubland, streams, coastal mudflat, agricultural field and villages was identified as a conservation area, which aims to conserve the existing natural character and intrinsic landscape value by protecting topographical features from encroachment by adjacent developments. The Area was also identified as a landscape protection area, where new developments should not compromise the existing landscape setting or local environment. Landscaping should be carried out to mitigate the effect of any new development. There is a hiking trail as proposed in the Revised Concept Plan that connects to Mui Wo. The proposed Lantau Development Strategy *namely “Space for All”* submitted to the CE *by the Lantau Development Advisory Committee* in January 2016 ~~further proposes~~ *considered the Area as an area falling within the “Predominant Part of Lantau” where to be retained—be used* for conservation, leisure, cultural and green tourism with emphasis on protecting sites of conservation value and enhancing their linkages, *as well as avoiding large-scale developments in its vicinity as far as possible.*
- (b) Given the ecological sensitivity of Tai Ho Stream SSSI and Tai Ho Wan, no large-scale development should be introduced in order not to compromise the rural setting and natural environment. Further developments should be of a low-rise character and give regards to the existing landscape.

7.2 *Constraints*

7.2.1 Ecological Sensitivity

- (a) Within the Area, Tai Ho Stream is one of the few remaining medium-sized natural streams of its kind in Hong Kong that supports a high diversity of freshwater and brackish-water fish in Hong Kong. It was designated as a SSSI in 1999. The stream should be protected and conserved against developments unless it is 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.

- (b) The Tai Ho Wan catchment is a well preserved rural coastal Hong Kong landscape, and is considered of high conservation value due to its high diversity of habitats and species, presence of species of conservation concern, high degree of naturalness and should be protected against any impact from development.

7.2.2 Cultural Heritage

- (a) Within the Area, there are some archaeological and historical remains of various periods, which are worthy of preservation. There are two sites of archaeological interest in the Area. Pak Mong Site of Archaeological Interest covers Pak Mong village and its immediate surroundings. Abundant archaeological remains of various periods including Neolithic Period, Bronze Age, Qin, Han and Six dynasties and Tang dynasty are found. Tai Ho Site of Archaeological Interest lies on the floodplain amidst Tai Ho San Tsuen, Ngau Kwu Long and Tin Liu. Few coins and blue-and-white ceramic sherds of Qing dynasty are discovered. There are three graded historic buildings / structures found within the Area, i.e. Watchtower, Pak Mong Tsuen (Grade 2), Watchtower, Tai Ho (Grade 3) and Entrance Gate, Pak Mong (Grade 3).
- (b) Prior consultation with the Antiquities and Monuments Office (AMO) of the Leisure and Cultural Services Department (LCSD) should be made if any works, developments, redevelopment or rezoning proposals may affect the above graded historic buildings/structures, new items pending grading assessment, site of archaeological interest and their immediate environs. If disturbance to the site of archaeological interest is unavoidable, a detailed archaeological impact assessment (AIA) shall be conducted to evaluate the archaeological impact imposed by the proposed works if there is any development within the site of archaeological interest. If necessary, a qualified archaeologist shall apply for a licence under the Antiquities and Monuments Ordinance (Cap. 53) for an archaeological investigation. A proposal of the AIA shall be submitted to AMO for agreement prior to applying for the licence. Subject to the findings of the AIA, appropriate mitigation measures shall be fully implemented by the project proponent in consultation with AMO of LCSD.

7.2.3 Civil Aviation

- (a) Given its proximity to the Hong Kong International Airport (HKIA), the Area is subject to Airport Height Restriction (AHR). No part of any building or buildings or other structure or equipment erected or to be erected within the Area, or any addition or fitting to such building or buildings or structure or equipment shall exceed the “restricted height” prescribed under the Hong Kong Airport (Control of Obstructions) Ordinance (Cap. 301), any regulation or order made thereunder and any amending legislation.

- (b) Besides, the Area is beneath a helicopter holding area “H5” over ~~“Pak Mong”~~, which is an essential helicopter holding point for Air Traffic Control (ATC) to separate local helicopter traffic from international traffic on departure and arrival within the Air Traffic Zone (ATZ). The use of ~~“Pak Mong”~~ **helicopter holding area** is subject to ATC instructions for the purpose to enhance flight safety as well as to allow effective flow of helicopter traffic movements to and from the Government Flying Service (GFS) base or Business Aviation Centre located at HKIA.
- (c) The helicopter noise arising from the frequent use of GFS helicopters flyover “Pak Mong” will present an adverse impact on any residential development within the Area. More importantly, any development within the “Pak Mong” area will adversely affect GFS flight operations, particularly for emergency flights during bad weather times. Any future development or redevelopment within the Area should take into account this constraint.

7.2.4 Accessibility

- (a) Currently, Cheung Tung Road is the only external vehicular access to Tai Ho. The slip road linking Cheung Tung Road and the Tai Ho Interchange proposed under the TCNTE project would improve the connectivity between TCNTE area and the Area. Within the Area, no proper vehicular access is available except for the footpath connecting Pak Mong and Ngau Kwu Long. Other forms of connection are through hiking trails/footpaths linking Tai Ho area with Mui Wo, Tung Chung, Sunny Bay and Discovery Bay.
- (b) Marine access to the Area by provision of public ferry service is also considered not feasible because the depth of water at the pier at NLH and its approach area is about 1m to 2m, which can only be used by vessels with shallow draft.

7.2.5 Noise and Vehicle Emissions

Although the Area falls outside the coverage of HKIA Noise Exposure Forecast (NEF) 25 contour under the current two-runway and three-runway system in the future, the Area falls within the helicopter holding area above Pak Mong and is in proximity to HKIA, which contributes to noise exposure to the Area. Development within the Area is also constrained by adverse traffic noise and vehicle emissions from NLH. The latest infrastructure proposals around North Lantau such as Tuen Mun-Chek Lap Kok Link would likely increase the traffic flow on NLH which in turn may adversely affect the environment of the Area.

7.2.6 Risk Hazard

The high pressure gas pipeline and offtake & pigging station located to the northeast of the Area are classified as Notifiable Gas Installations (NGIs) under the Gas Safety Ordinance (Cap. 51), and its construction

and use are required to undergo an approval system. The northeastern part of the Area is within 200m of these NGIs. For any proposed development in the vicinity (i.e. within 200m) of these NGIs, the increase in population brought by these developments would be a concern and thus a risk assessment would be required from the project proponent to assess the potential risks associated with these NGIs.

7.2.7 Infrastructure and Utility Services

- (a) Currently, drainage system is only provided along NLH and Cheung Tung Road. If any development or redevelopment within the Area which may affect the drainage system or change the drainage characteristic, detailed drainage study would be required and suitable mitigation measures should be provided, if necessary, as part of the development or redevelopment.
- (b) There is no existing or planned public sewer serving the area. For any development or redevelopment that will lead to an increase in population or number of visitors to the Area, the project proponent should provide additional sewage treatment facility as an integral part of the development. Should septic tank and soakaway (STS) system be proposed, the design and construction of the STS system would need to comply with relevant standards, regulations and requirements, including the Environmental Protection Department (EPD)'s Practice Note for Professional Persons (ProPECC) PN 5/93 "Drainage Plans subject to comment by the EPD".
- (c) Fresh water supply is available to the existing villages in the Area. The water supply system is however of limited capacity. If any major development is envisaged in this Area, sufficient lead time should be allowed for upgrading the water supply system as necessary.

7.2.8 Geotechnical Safety

- (a) The Area and its vicinity comprise hilly natural terrain with past natural terrain landslide records. Some of the land near Tai Ho San Tsuen, Ngau Kwu Long and Pak Mong are overlooked by steep natural terrain. For any development or redevelopment within these areas, a natural terrain hazard study (NTHS) would be required and suitable mitigation measures, if found necessary, should be provided as part of the development or redevelopment.
- (b) There are about 60 registered man-made slopes and retaining walls located within the Area and the stability of these slope features is mostly unknown. If these slope features would affect or be affected by any development and redevelopment, geotechnical investigations and studies including the details of any permanent geotechnical works should be submitted to the Geotechnical Engineering Office (GEO) of the Civil Engineering and Development Department (CEDD) for checking in accordance

with the principle laid down in the Environment, Transport and Works Bureau Technical Circular (Works) No. 29/2002.

7.2.9 Burial Grounds

There are seven permitted burial grounds in the Area for indigenous villagers and they are not suitable for any development. They are located to the southeast of Pak Mong, southwest of the hillside near Tai Ho Wan, south of the Luk Hop Yuen Temple, and east of Tai Ho San Tsuen.

8 GENERAL PLANNING INTENTION

The general planning intention for the Area is to conserve the Area's outstanding natural landscape with unique scientific and ecological values in safeguarding the natural habitat and natural system of the wider area and to preserve historical artifacts, local culture and traditions of the villages. Due consideration should be given to the conservation of the ecologically and environmentally sensitive areas, such as Tai Ho Stream SSSI, when development in or near the Area is proposed. Small House development in recognised villages will be consolidated at suitable locations to preserve the rural character of the Area.

9 LAND USE ZONINGS

9.1 "Village Type Development" ("V"): Total Area 6.4354 ha

- 9.1.1 The planning intention of this zone is to designate both existing recognised villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Board.
- 9.1.2 Except Wong Kung Tin where there is no existing village settlement, the "V" zones designated for the three recognised villages, namely Pak Mong, Ngau Kwu Long and Tai Ho, are drawn up having regard to the 'Village Environs' ('VE'), the local topography, the existing settlement pattern, the outstanding Small House applications and demand forecast. Areas of difficult terrain, potential natural terrain hazards, dense vegetation, conservation and ecological value, burial grounds and the buffer area for the stream courses are excluded.
- 9.1.3 Except for those specified, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a

maximum building height of 3 storeys (8.23m) or the height of the building which was in existence on the date of first publication in the Gazette of the notice of the draft DPA plan, whichever is the greater. To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height restriction may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

- 9.1.4 *Some areas are overlooked by steep natural hillsides and may be affected by potential natural terrain landslide hazards. For future development in these areas, the developer(s) may be required to carry out natural terrain hazard study to assess the scale of hazards and provide suitable hazard mitigation measures, if found necessary, as part of the development.*
- 9.1.5 *Some areas are within or in vicinity of man-made slopes and retaining walls and the areas may affect or be affected by these slopes and retaining walls. For future development/re-development in these areas, the developer(s) may be required to carry out geotechnical assessment to assess if the development/re-development would affect or be affected by man-made slopes and retaining walls and provide upgrading works, if found necessary, as part of the development/re-development.*
- 9.1.6 As diversion of streams may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such works and related activities except public works co-ordinated or implemented by the Government, and maintenance, repair or rebuilding works.
- 9.1.7 There is no existing or planned public sewer for the Area, and at present, each house is typically served by its own on-site STS system. In accordance with the Environment, Transport and Works Bureau's Technical Circular (Works) No. 5/2005, under the current administrative practice, for development proposals/submissions that may affect natural streams/rivers, the approving/processing authorities at various stages of the development should consult and collate comments from the Director of Agriculture, Fisheries and Conservation and relevant authorities and incorporate relevant comments/advice as conditions of approval wherever possible. For the protection of the water quality of the streams and sea, the design and construction of on-site STS system for any development proposals/submissions also need to comply with relevant standards, regulations and requirements, including EPD's ProPECC Practice Note PN 5/93. Accordingly, the Lands Department (LandsD) when processing Small House grant and applications in close proximity to existing stream courses should consult concerned departments including EPD, the Agriculture, Fisheries and Conservation Department and PlanD to ensure that all relevant departments would have adequate opportunity to review and comment on the applications.
- 9.1.8 *The Watchtower (Grade 2) and the Entrance Gate (Grade 3) in Pak Mong and the Watchtower (Grade 3) in Tai Ho are graded historic building/structure worthy of preservation. Prior consultation with*

AMO of LCSD should be made if any works, developments, redevelopment or rezoning proposals may affect the above graded historic buildings/structures and their/its immediate environs.

9.2 “Government, Institution or Community” (“G/IC”): Total Area 0.4531 ha

- 9.2.1 The planning intention of this zone is primarily for the provision of Government, institution or community (GIC) facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organisations providing social services to meet community needs, and other institutional establishments.
- 9.2.2 Existing GIC uses include two public toilets located at Pak Mong and Ngau Kwu Long, and Luk Hop Yuen Temple on the eastern side of Tai Ho Wan. ***The abandoned school site in Pak Mong is zoned “G/IC” to reserve for future GIC uses.***
- 9.2.3 To preserve the rural and low-rise character of the Area, development/redevelopment within this zone should be restricted to the maximum building height as stipulated on the Plan or the height of building which was in existence on the date of first publication in the Gazette of the notice of the draft DPA Plan, whichever is greater. To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height restriction may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

9.3 “Green Belt” (“GB”): Total Area 166.9770 ha

- 9.3.1 The planning intention of this zone is primarily for defining the limits of development areas by natural features and to preserve the existing natural landscape as well as to provide passive recreational outlets. There is a general presumption against development within this zone.
- 9.3.2 The “GB” zone mainly covers agricultural land, hillslopes, natural vegetations and small streams in Tai Ho Valley, Hung Fa Ngan and A Po Long area, and Wong Kung Tin. Some active cultivation activities are found in the agricultural land at Pak Mong, Ngau Kwu Long and Tai Ho villages. Wong Kung Tin, where no village settlement is found, is also included in this zone.
- 9.3.3 There are several permitted burial grounds, which are intended for burial places of deceased indigenous villagers in the Area. To respect the local ritual and tradition, burial activities in the permitted burial grounds within this zone are generally tolerated. The District Office (DO) is delegated with authority under the Public Health and Municipal Services Ordinance (Cap 132) to issue the burial certificates within the boundaries of permitted burial grounds. Burial activities within permitted burial grounds are also governed by separate conditions stipulated by LandsD, the Food and Environmental Hygiene Department and the Water Supplies Department. Any burial activities should be confined within the

designated grounds as far as practicable.

- 9.3.4 As diversion of streams, filling of land/pond or excavation of land may cause adverse drainage impacts on the adjacent areas and the natural environment, permission from the Board is required for such works and related activities except public works co-ordinated or implemented by the Government, and maintenance, repair or rebuilding works.

9.4 “Coastal Protection Area” (“CPA”): Total Area 4.20 ha

- 9.4.1 The planning intention of this zone is to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. It may also cover areas which serve as natural protection areas sheltering nearby developments against the effects of coastal erosion. There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.
- 9.4.2 This zone covers the coastal areas along Tai Ho Wan which primarily consist of coastal vegetation, tidal mudflats, rocky boulder coasts and part of the mangrove on the western side of Tai Ho Stream’s estuary.
- 9.4.3 New residential development is not permitted under this zone. Redevelopment of existing house may be permitted on application to the Board. The redevelopment of an existing house shall not result in a total redevelopment in excess of the plot ratio, site coverage and height of the house which was in existence on the date of the first publication of the draft DPA Plan.
- 9.4.4 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 or excavation of land that may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, except public works co-ordinated or implemented by the Government, and maintenance, repair or rebuilding works.

9.5 “Conservation Area” (“CA”): Total Area 15.41 ha

- 9.5.1 This zone is intended to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment such as SSSI or Country Park from the adverse effects of development. There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.
- 9.5.2 Buffers are provided on both sides of Tai Ho Stream SSSI in order to

protect the aquatic habitats.

- 9.5.3 This zone also comprises a patch of mature woodland at the south of Pak Mong village with the intention of preserving the woodland with its existing natural character from further disturbance.
- 9.5.4 New residential development is not permitted within this zone. Redevelopment of existing house may be permitted on application to the Board. The redevelopment of existing house shall not result in a total redevelopment in excess of the plot ratio, site coverage and height of the house which was in existence on the date of the first publication of the draft DPA Plan.
- 9.5.5 Works relating to diversion of streams, filling of land/pond or excavation of land may cause adverse drainage impacts on adjacent areas and the natural environment. In view of the conservation value of the area within this zone, permission from the Board is required for such activities except public works co-ordinated or implemented by the Government, and maintenance, repair or rebuilding works.

9.6 “Site of Special Scientific Interest” (“SSSI”): Total Area 4.64 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 which are designated as SSSI. It intends to deter human activities or developments within the SSSI. There is a general presumption against development in this zone. No developments are permitted unless they are needed to support the conservation of the features of special scientific interest in the SSSI, to maintain and protect the existing character of the SSSI, or for educational and research purposes.
- 9.6.2 This zone covers the designated Tai Ho Stream SSSI. The SSSI, having an area of about 5 ha, covers a natural stream (Tai Ho Stream) with several tributaries running from upland to the lowland estuary. Tai Ho Stream is a medium-sized natural stream supporting a high diversity of freshwater and brackish-water fish in Hong Kong, including the rare Largesnout Goby (*Awaous melanocephalus* 黑首阿胡鰕虎魚) and the rare Black Sleeper (*Eleotris melanosoma* 黑體塘鱧); and is the only known location of the rare migratory fish Ayu (*Plecoglossus altivelis* 香魚) in the territory. At the estuary of the stream, horseshoe crabs (*Carcinoscorpius rotundicauda* 圓尾鬚), a species of conservation importance, have also been recorded in the mudflat.
- 9.6.3 Diversion of streams, filling of land/pond or excavation of land may cause adverse impacts on the 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 COMMUNICATIONS

- 10.1 There is no direct access to the Area from NLH. The Area is accessible via Cheung Tung Road, which is a single two-way road that links up NLH at Sunny Bay and Tung Chung New Town. A slip road linking Cheung Tung Road and the proposed Tai Ho Interchange is proposed under the TCNTE project to improve the connectivity between TCNTE area and the Area. The implementation is subject to review in the detailed design stage of TCNTE. There is a public pier located to the northwest of Tai Ho Wan across NLH, which provides marine access to the Area. However, there is no public ferry service available.
- 10.2 Currently, the available public transport to the Area are by Lantau taxis, Urban taxis or by the franchised bus service No. 36, which provides several departures daily each way (with additional services on Sunday and public holidays) between Siu Ho Wan and Tung Chung New Town (with stop at Pak Mong).
- 10.3 Regarding internal vehicular access within the Area, there is only a section of road branching off Cheung Tung Road which ends in a cul-de-sac at the entrance of Pak Mong. The villages in the Area are connected with concrete-paved footpaths.

11 UTILITY SERVICES

- 11.1 No drainage system is provided at the inland area of Tai Ho. There is no existing and planned public sewer for the Area.
- 11.2 The Area is not within any water gathering ground. Fresh water supply is available to the existing clusters of village houses at Pak Mong, Ngau Kwu Long, Tin Liu and Tai Ho San Tsuen but it is of limited capacity. There is no water supply to Hung Fa Ngan, A Po Long and Wong Kung Tin. There is also no salt water supply system in the Area.
- 11.3 Telephone network and electricity supply are available in the Area. At present, there is no gas supply to the Area. However, there are several high and intermediate pressure town gas transmission pipelines running along NLH and a town gas offtake and pigging station (Tai Ho) to the northeast of Tai Ho Wan (outside the Area) serving Tung Chung New Town and its vicinity.

12 CULTURAL HERITAGE

- 12.1 Within the Area, there are some archaeological and historical remains of various periods, which are worthy of preservation. There are two sites of archaeological interest in the Area. Pak Mong Site of Archaeological Interest covers Pak Mong village and its immediate surroundings. Abundant archaeological remains of various periods including Neolithic Period, Bronze Age, Qin, Han and Six dynasties and Tang dynasty are found. Tai Ho Site of Archaeological Interest lies on the floodplain amidst Tai Ho San Tsuen, Ngau Kwu Long and Tin Liu. Few coins and blue-and-white ceramic sherds of Qing dynasty are discovered. There are three graded historic buildings / structures found within the Area, i.e. Watchtower, Pak Mong Tsuen (Grade 2), Watchtower,

Tai Ho (Grade 3) and Entrance Gate, Pak Mong (Grade 3).

- 12.2 The Antiquities Advisory Board (AAB) has 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>.
- 12.3 Prior consultation with AMO of LCSD should be made if any works, developments, redevelopment or rezoning proposals may affect the above graded historic buildings/structures, new items pending grading assessment, site of archaeological interest and their immediate environs. If disturbance to the site of archaeological interest is unavoidable, a detailed AIA shall be conducted to evaluate the archaeological impact imposed by the proposed works if there is any development within the site of archaeological interest. If necessary, a qualified archaeologist shall apply for a licence under the Antiquities and Monuments Ordinance (Cap. 53) for an archaeological investigation. A proposal of the AIA shall be submitted to AMO for agreement prior to applying for the licence. Subject to the findings of the AIA, appropriate mitigation measures shall be fully implemented by the project proponent in consultation with AMO of LCSD.

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 improvement or provision of infrastructure within the Area. The implementation process will be gradual and may stretch over a long period of time depending on the availability of resources. However, project works for maintenance and repair of existing utilities would be carried out within the Area by the Islands DO. Upgrading of the water supply system will be required if future developments are proposed in the Area.
- 13.3 For developments in the vicinity of NGIs which require a risk assessment, the project proponent should maintain liaison/coordination with the Hong Kong and China Gas Company Limited in respect of the exact location of existing and planned gas pipes routes/gas installations in the vicinity of the proposed works area and the minimum set back distance away from the gas pipelines if any excavation works is required during the design and construction stages of the development. The project proponent should also note the requirements of the Electrical and Mechanical Services Department's "Code of Practice on Avoiding Danger from Gas Pipes".
- 13.4 Any development planning in this Area shall reserve sufficient land for necessity of drainage improvement in future. If any development or re-development within the Area which may affect the drainage system or change the drainage characteristic, drainage studies including the details of the affected drainage system and any mitigation measures should be submitted to DSD for checking in accordance with the principle laid down in the Environment, Transport and

Works Bureau Technical Circular (Works) Nos. 14/2004, 5/2005, 2/2006 and DSD Advice Note No. 1.

- 13.5 There is no existing or planned public sewer serving the area. On-site discharge systems, e.g. septic tanks and soakaway pits, are generally used in the villages. Any increase in population, number of visitors to the Area or further recreational/residential/commercial/institutional developments would require additional facilities to be provided as an integral part of the development. The design and construction of the on-site STS need to comply with relevant standards, regulations and requirements, including EPD's ProPECC PN 5/93, for the protection of the water quality and the natural streams flowing through the Area.
- 13.6 Notwithstanding the above, minor improvement works, e.g. access improvements, utility services installation and public works projects will be implemented through the Public Works Programme and the Rural Public Works Programme subject to priority and resource availability. Private developments will be effected principally through private sector initiatives in accordance with the zoned uses indicated on the Plan, provided that their proposals meet Government requirements.

14 PLANNING CONTROL

- 14.1 The types of permitted developments and uses on land within the Area are listed in the Notes to the Plan. Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted developments and uses within the same zone are always permitted and no separate permission is required.
- 14.2 Uses of land or building which were in existence immediately before the first publication in the Gazette of the notice of the draft DPA Plan and which are not in compliance with the terms of the Plan may have adverse impact on the environment, drainage and traffic of the Area. Although no action is required to make such use conform to this Plan, any material change of such use or any other development (except minor alteration and/or modification to the development of the land or building in respect of such use which is always permitted) must be always permitted in terms of the Plan or, if permission is required, in accordance with a permission granted by the Board. The Board will consider these applications on their individual merits. Those alteration and/or modification works which may lead to an environmental improvement or upgrading to the Area may be considered favourably by the Board.
- 14.3 Planning applications to the Board will be assessed on individual merits. In general, the Board, in considering the planning applications, will take into account all relevant planning considerations which may include the guidelines published by the Board. Application forms and Guidance Notes for planning applications can be downloaded from the Board's website and are available from the Secretariat of the Board, the Technical Services Division and relevant District Planning Office of 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 or after 27 March 2014 on land included in a Plan of the Tai Ho DPA may be subject to enforcement proceedings under the Ordinance. Any diversion of streams, filling of land/pond or excavation of land in relevant zones on or after the exhibition of the specific plan referred to in the Notes of the relevant zones without permission from the Board may also be subject to enforcement proceedings.

TOWN PLANNING BOARD
~~OCTOBER 2016~~ MARCH 2017

Extract minutes of the 1125th TPB meeting on 24.10.2016

34

Sai Kung and Islands District

Agenda Item 5

[Open meeting]

Draft Tai Ho Outline Zoning Plan No. S/I-TH/B – Preliminary Consideration of a New Plan
(TPB Paper No. 10186)

[The meeting was conducted in Cantonese]

41. The Secretary reported that a land use proposal was received during the preparation of the Outline Zoning Plan (OZP), which was submitted by the major private owners in Tai Ho, including Sun Hung Kai Properties Limited (SHK) and Swire Properties (Swire). The following Members had declared interests in the item :

Mr Thomas O.S. Ho]	having current business dealings
Mr Stephen L.H. Liu]	with SHK and Swire
Ms Janice W.M. Lai	-	having current business dealings with SHK and her firm being tenant of the properties of Swire
Mr Ivan C.S. Fu	-	having current business dealings with SHK
Mr Franklin Yu	-	having past business dealings with SHK and his spouse was an employee of SHK
Mr Patrick H.T. Lau	-	having current business dealings with SHK and past business dealings with Swire
Miss Winnie W.M. Ng	-	being a Director of Kowloon Motor Bus Co. Ltd (KMB) and SHK was one of the shareholders of KMB
Professor S.C. Wong	-	being the Chair Professor and Head of Department of Civil Engineering of the University of

Hong Kong where SHK had sponsored some activities of the Department before

Ms Christina M. Lee - being the Secretary-General of the Hong Kong Metropolitan Sports Event Association which had obtained sponsorship from SHK before

Mr Wilson Y.W. Fung - being a Director of the Hong Kong Business Accountants Association which had obtained sponsorship from SHK

42. Members noted that Ms Christina M. Lee and Mr Thomas O.S. Ho had tendered apologies for being unable to attend the meeting, and Professor S.C. Wong and Mr Ivan C.S. Fu had left the meeting. Members considered that the interests of Mr Stephen L.H. Liu, Ms Janice W.M. Lai, Mr Patrick H.T. Lau and Miss Winnie W.M. Ng were direct and agreed that they should be invited to leave the meeting temporarily for the item. As the interests of Mr Franklin Yu were remote, Members agreed that he should be allowed to stay at the meeting.

[Mr Stephen L.H. Liu, Ms Janice W.M. Lai and Miss Winnie W.M. Ng left the meeting temporarily and Mr Patrick H.T. Lau left the meeting at this point.]

43. The following representative from Planning Department (PlanD) was invited to the meeting at this point :

Ms Donna Y.P. Tam - District Planning Officer/Sai Kung & Islands (DPO/SKIs), PlanD

44. With the aid of a PowerPoint presentation, Ms Donna Y.P. Tam, DPO/SKIs made the following main points on the Draft Tai Ho Sheung Outline Zoning Plan (OZP) No. S/I-TH/B as outlined in the Paper :

Background

- (a) On 28 March 2014, the draft Tai Ho Development Permission Area (DPA) Plan No. DPA/I-TH/1 was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). The DPA Plan was subsequently approved by the Chief Executive in Council (CE in C) on 24.2.2015;
- (b) pursuant to section 20(5) of the Ordinance, the Tai Ho DPA Plan was effective for a period of three years until 28 March 2017. As such, an OZP had to be prepared to replace the DPA Plan in order to maintain statutory planning control over the Area upon expiry of the DPA Plan.

The Planning Scheme Area

- (c) the Planning Scheme Area (the Area) covered a total area of about 230ha (including about 32ha of water body (Tai Ho Wan)). Only about 38.79ha of land was under private ownership while the remaining was government land. It was located to the east of Tung Chung New Town Extension (TCNTE) Area and was separated by the mountain ridges of Por Kai Shan within Lantau North (Extension) Country Park. Vehicular access to the Area was via an access road branching off Cheung Tung Road which ran in parallel to the North Lantau highway (NLH), connecting the Area to Tung Chung, the Hong Kong International Airport (HKIA) and the metro area. A concrete footpath linked the NLH to the country parks uphill, going through village settlements at Pak Mong, Ngau Kwu Long and Tai Ho San Tsuen with associated agricultural land;

- (d) there are four recognised villages within the Area, namely Pak Mong, Ngau Kwu Long, Tai Ho (also known as Tai Ho San Tsuen) and Wong Kung Tin (also known as Wong Fung Tin). However, there was no existing village settlement in Wong Kung Tin village. Based on the population data of the 2011 Census, the population in the Area is estimated to be about 150. Some active agricultural activities were found at Pak Mong, Ngau Kwu Long and Tai Ho, but most other agricultural land had been abandoned;
- (e) the Area had rich landscape resources including mature woodland, shrubland, grassland, valley, knolls, and streams. There were also natural coastal features such as the estuary and shorelines at Tai Ho Wan. Tai Ho Wan was a major landmark along NLH, which previously was an open coastal bay before the highway was built. The estuary area of Tai Ho Stream consisted of mangrove and inter-tidal mudflats;
- (f) part of Tai Ho Stream was listed as an Ecologically Important Stream (EIS) and was a designated Site of Special Scientific Interest (SSSI) which was one of the few remaining medium-sized natural streams of its kind in Hong Kong. The stream supported a high diversity of freshwater and brackish-water fishes in Hong Kong. Seagrass and Horseshoe crabs of conservation importance had also been recorded in the mudflat within the boundary of Tai Ho Stream SSSI;
- (g) Tai Ho also supported the reptile of regional concern as well as a number of rare/uncommon butterflies. Two amphibian species of conservation interest, namely Romer's Tree Frog (*Liuixalus romeri* 盧氏小樹蛙) and Short-legged Toad (*Megophrys brachykolos* 短腳角蟾) had also been recorded at Tai Ho;

- (h) the area further uphill was densely vegetated woodland and shrubland on the valley sides extending into Lantau North (Extension) Country Park and Lantau North Country Park beyond the Area. The mature woodland at the south of Pak Mong was also an important inhabitat;

Consideration of the DPA Plan

- (i) during the consideration of the representations to the draft DPA Plan on 19 December 2014, the following proposals from major groups were put forward for the Board's consideration :
 - (i) the Mui Wo RC and local villagers suggested that the "Village Type Development" ("V") zone boundaries of all villages (including Wong Kung Tin) should follow the 'Village Environs' ('VE') and additional government land should be included in the "V" zone to meet the demand for Small House development. Road access, drainage and sewerage facilities should be provided for Pak Mong, Ngau Kwu Long and Tai Ho;
 - (ii) the private land owners of Tai Ho suggested to designate the least environmentally sensitive areas in the western part of Tai Ho Valley and an area in the east of Tai Ho Wan as "Comprehensive Development Area" ("CDA") zone for low to medium-density residential developments and tourism-related facilities; and
 - (iii) the green/concern groups and some individuals suggested to designate the important habitats of Tai Ho, especially the areas around Tai Ho Stream SSSI, as Country Park and the "V" zone should only cover the existing village settlements;

- (j) on 19 December 2014, the Board decided not to uphold the representations nor propose amendment to the DPA Plan. The Board also noted the suggestions of green/concern groups on conservation zonings and agreed that detailed studies and analysis would be conducted to determine the appropriate land use zonings of the concerned area in the preparation of the OZP stage. Since the gazettal of the draft DPA Plan on 28 March 2014, no planning application was received in the Area;

Development Proposals Received

- (k) in the course of preparing the OZP, some views/proposals were received from concerned parties and they are set out below :
- (i) land use proposal, similar to that previously submitted and considered, submitted by the major private landowners in the Area;
 - (ii) the views of the Mui Wo RC on the land uses of the Area expressed in the meetings held on 13 May 2016 and 13 September 2016; and
 - (iii) the views of green/concern groups including Green Power, Kadoorie Farm and Botanic Garden (KFBG), Designing Hong Kong Limited (DHK) and Hong Kong Bird Watching Society (HKBWS);
- (l) letters were also received after issuance of Paper from Green Power, KFBG providing suggestions and comments on the draft OZP, and from MasterPlan Limited and the village representatives of Pak Mong, Tai Ho San Tsuen and Ngau Kwu Long raising objections to the draft OZP. The letters were circulated to Members for information. The

views were similar to those received mentioned above and were summarised below :

- (i) KFBG considered that the “V” zones of Pak Mong Village and Ngau Kwu Long village was too close to the watercourses;
- (ii) Green Power proposed to extend the SSSI to cover the whole river course and river banks of all tributaries, ‘Agricultural Use’ that involved excavation of top soil, paving with concrete/asphalt or non-arable materials should be prohibited, and “V” zoned should not be designated near the existing streams;
- (iii) MasterPlan Limited considered that the “GB” zoning could not conserve the ecologically sensitive areas but it would restricted development at less ecologically sensitive areas, the “V” zone was too small to meet the Small House demand, and there was no measures for eco-tourism and conservation of other stream courses and coastal shorelines; and
- (iv) village representatives objected to the designation of private land in the “GB” and “CA” zones, and agricultural use should be maintained in those areas;
- (m) regarding KFBG and Green Power’s comments, the streams near Pak Mong and Ngau Kwu Long Villages were not EIS, the “V” zones were to reflect the existing village developments. Future Small House developments would need to comply with the requirement regarding sewage treatment, e.g. provision of septic tanks. Excavation and land filling in “V”, “Green Belt” (“GB”), “Coastal Protection Area” (“CPA”) and “Conservation Area” (“CA”) zones required planning permission from the Board. AFCD had confirmed

that the SSSI was appropriate. The proposal submitted by MasterPlan Limited was similar to that submitted previously and was considered not acceptable as there was no assessment to demonstrate the feasibility of the proposal. The “GB” and “CA” zoning designated for the abandoned agricultural land with high ecological value was considered appropriate;

Land Use Planning Considerations

- (n) Lantau Development Context – under the Revised Concept Plan for Lantau, the Area consisting of woodland, grassland/shrubland, streams, coastal mudflat, agricultural field and villages was identified as a conservation area to conserve the existing natural character and intrinsic landscape value. The Area was also identified as a landscape protection area. Given the ecological sensitivity of Tai Ho Stream SSSI and Tai Ho Wan, no large-scale development should be introduced in order not to compromise the rural setting and natural environment. Developments should be of a low-rise character and had regards to the existing landscape;
- (o) Nature Conservation – Tai Ho formed an integral part of the natural landscape in the adjoining country parks with a wide spectrum of natural habitats. It was designated as one of the 12 priority sites for enhanced conservation under the New Nature Conservation Policy (NNCP) introduced in November 2004, which aimed at regulating, protecting and managing natural resources that were important for the conservation of biological diversity of Hong Kong in a sustainable manner. On this aspect, a Public-Private Partnership (PPP) pilot scheme which involved the establishment of an Ecology Park in Tai Ho was received in 2005. On 14.4.2008, the Advisory Council on the Environment (ACE) considered that the pilot scheme was not ready to be taken forward in the present form in view of, amongst others, the potentially complicated land related issues and the lack of

an experienced partner to manage the proposed Ecology Park. Similar proposal to designate areas mainly in the western part of Tai Ho Valley as development sites for low to medium-density residential developments and tourism-related facilities was also received during the DPA plan representation stage and the OZP preparation stage;

- (p) Land for Village Development – there were four recognised villages in the Area and their ‘VE’ covered an area of about 26.05ha. Except for Wong Kung Tin at the southernmost part of the Area where no village settlement was found, all other villages in the Area consisted of typical 3-storey village houses with ancestral halls (Tsz Tong) and a large area of paved area for ancestral worshipping activities. There were 34 outstanding applications for Small House in the Area. According to the 10-year forecast of Small House demand, there would be a demand for 196 Small Houses. About 5.76ha of land would be required to meet the Small House demand. About 3.37ha of land would be available within the “V” zone, meeting 58% of the demand. An incremental approach for designation of “V” zone for Small House development had been adopted with an aim to consolidating Small House development at suitable locations in order to avoid undesirable disturbances to the natural environment and overtaxing the limited infrastructure in the Area;

Planning Intention

- (q) the general planning intention of the Area was to conserve the Area’s outstanding natural landscape with unique scientific and ecological values in safeguarding the natural habitat and natural system of the wider area and to preserve historical artifacts, local culture and traditions of the villages. Due consideration should be given to the conservation of the ecologically and environmentally sensitive areas, such as Tai Ho Stream SSSI, when development in or near the Area was proposed. Small House development in recognised villages

would be consolidated at suitable locations to preserve the rural character of the Area;

Land Use Zonings

- (r) the proposed zoning included :
- (i) “V” (about 6.43ha) – the planning intention of this zone was to designate both existing recognised villages and area of land considered suitable for village expansion. Except Wong Kwun Tin where there was no existing village settlement, outstanding Small House application and forecast for Small House demand, “V” zones were designated for Pak Mong, Ngau Kwu Long and Tai Ho Village around existing village cluster having regard to the ‘VE’, approved Small House applications, building lots, local topography, site characteristics and Small House demand forecast. Areas of difficult terrain, dense vegetation, ecologically sensitive areas and buffer area for stream courses were excluded;
 - (ii) “Government, Institution or Community” (“G/IC”) (about 0.15ha) – the planning intention of this zone is primarily for the provision of Government, institution or community (GIC) facilities serving the needs of the local residents and/or a wider district, region or the territory. The two existing public toilets located at Pak Mong and Ngau Kwu Long, and the existing Luk Hop Yuen Temple on the eastern side of Tai Ho Wan were zoned “G/IC”;
 - (iii) “Green Belt” (“GB”) (about 166.97ha) – the planning intention of this zone was primarily for defining the limits of development areas by natural features and to preserve the existing natural landscape as well as to provide passive

recreational outlets. There was a general presumption against development within this zone. The “GB” zone mainly covered agricultural land, hillslopes, natural vegetations and small streams in Tai Ho Valley, Hung Fa Ngan and A Po Long area, and Wong Kung Tin. Agricultural land at Pak Mong, Ngau Kwu Long, Tai Ho and Wong Kung Tin Villages was also included in this zone;

- (iv) “Coastal Protection Area” (“CPA”) (about 4.20ha) – the planning intention of this zone was 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. The coastal areas along Tai Ho Wan which primarily consist of coastal vegetation, tidal mudflats, rocky boulder coasts and part of the mangrove on the western side of Tai Ho Stream’s estuary were zoned “CPA”. New residential development was not permitted under this zone. Redevelopment of existing house might be permitted on application to the Board;
- (iv) “Conservation Area” (“CA”) (about 15.41ha) – this zone was intended to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment such as SSSI or Country Park from the adverse effects of development. The “CA” zone covered buffers areas on both sides of Tai Ho Stream SSSI and a mature woodland at the south of Pak Mong village. Redevelopment of existing house might be permitted on application to the Board; and

- (v) “SSSI” (about 4.64ha) – the planning intention of this zone was to conserve and protect the features of special scientific interest such as rare or particular species of fauna and flora and their habitats which are designated as SSSI. The designated Tai Ho Stream SSSI, which was a natural stream with several tributaries running from upland to the lowland estuary and of conservation importance were zoned “SSSI”. Diversion of streams, filling of land/pond or excavation of land might cause adverse impacts on the 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 was required for such activities; and

Consultation

- (s) the draft OZP together with its Notes and Explanatory Statement (ES) as well as the Planning Report had been circulated to the relevant government bureaux and departments for comments. Comments received had been incorporated where appropriate. Islands District Council and Mui Wo Rural Committee would be consulted and their comments would be submitted to the Board for consideration prior to the publication of the draft OZP.

45. As the presentation of the PlanD was completed, the Chairman invited comments/questions from Members.

46. In response to a Member’s question on whether agricultural use would be permitted in “GB” and “CA” zones, the Chairman invited DPO/SKIs to elaborate on the different treatments on agricultural use in various zonings. In this regard, Ms Donna Y.P. Tam said that agricultural use was always permitted in “V”, “AGR”, “GB” and “CA” zones as it was considered compatible with the village and natural environment. Areas with active agricultural activities or areas considered by Agriculture, Fisheries and Conservation Department (AFCD) of having potential for agricultural rehabilitation would

be zoned “AGR”. “GB” zoning would usually be designated to derelict farm land or area covered with vegetation. Developments within “GB” and “CA” zones would be subject to more stringent controls as there was a general presumption against development in these zones.

47. Another Member noted that the boundary of two “V” zones was very near the natural stream and asked whether the “V” zone concerned could be set back. In response, Ms Donna P.Y. Tam said that the existing village cluster and some abandoned agricultural land in front were designated “V”. It was common that villages and agricultural land were situated close to streams for cultivation purpose. For the “V” zones in Tai Ho, relevant departments had been consulted and it was considered that the small streams did not have any significant ecological value that warranted the need for a buffer. Notwithstanding, future Small House development within the “V” zone would need to comply with government’s requirement in terms of drainage and sewage treatment. Sceptic tanks would not be permitted within 30m from the stream.

48. The same Member further asked about the alignment of the “V” zone and whether there would be room to build a concrete pavement along the stream. With the aid of the visualiser, Ms Donna Y.P. Tam showed a plan of Ngau Kwu Long Village and explained that the “V” zone generally follow the boundary of agricultural lots. In processing applications for Small House, PlanD would provide comment to the Lands Department regarding the location of the Small House to avoid intruding onto the stream.

49. Another Member said that preserving the ecologically valuable area might impose constraints on village development and asked whether there was any policy to relocate the affected villages so that villagers could develop and the natural environment could be preserved. In response, Ms Donna Y.P. Tam said that in designating “V” zones in high ecologically sensitive areas, the “V” zone would be confined to the existing village cluster. However, in less ecologically sensitive areas, a slightly bigger “V” zone might be considered, which might serve to accommodate cross-village application of Small House developments from villages of the same Heung. As Tai Ho was far away from Mui Wo under Mui Wo Heung, cross-village application of Tai Ho villagers for Small House development in Mui Wo would be likely not acceptable. Pak Mong Village was away

from the Tai Ho EIS and there were existing village developments in the area. For Ngau Kwu Long Village and Tai Ho San Tsuen, the “V” zones were mainly to reflect the existing village clusters and there was no spare capacity in the “V” zone to accommodate additional Small House development. A 30m buffer from the EIS was generally maintained. Future Small House demand for those two villages might need to be accommodated in Pak Mong Village.

50. Mr K.K. Ling, D of Plan said that there was no policy to relocate a village on conservation ground. Regarding a Member’s suggestion to set back the “V” zone of Ngau Kwu Long Village from the stream, as the stream will flow into the EIS, he suggested that AFCD should be consulted on whether the boundary of the concerned “V” zone should be adjusted. Members agreed.

51. After deliberation, the Board agreed that :

- (a) the draft Tai Ho OZP No. S/I-TH/B (Appendix I of the Paper) together with its Notes (Appendix II of the Paper) was suitable for consultation with IsDC;
- (b) the ES (Appendix III of the Paper) was suitable to serve as an expression of the planning intentions and objectives of the Board for the land use zoning of the draft Tai Ho OZP No. S/I-TH/B and the ES should be issued under the name of the Board; and
- (c) the ES (Appendix III of the Paper) was suitable for consultation with IsDC together with the draft OZP.

[Mr Stephen L.H. Liu, Ms Janice W.M. Lai and Miss Winnie W.M. Ng returned to join the meeting at this point.]

TOWN PLANNING BOARD

TPB Paper No. 10186

for consideration by
the Town Planning Board on 7.10.2016

THE DRAFT TAI HO OUTLINE ZONING PLAN NO. S/I-TH/B
PRELIMINARY CONSIDERATION OF A NEW PLAN

DRAFT TAI HO OUTLINE ZONING PLAN NO. S/I-TH/B
PRELIMINARY CONSIDERATION OF A NEW PLAN

1 Purpose

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

- (a) the draft Tai Ho Outline Zoning Plan (OZP) No. S/I-TH/B (**Appendix I**) and its Notes (**Appendix II**) are suitable for consultation with the Islands District Council (IsDC) and Mui Wo Rural Committee (RC); and
- (b) the Explanatory Statement (ES) (**Appendix III**) is an expression of the planning intention and objectives of the Town Planning Board (the Board) for the various land use zonings of the draft OZP and is suitable for consultation with IsDC and RC together with the draft OZP.

2 Background

- 2.1 On 17 February 2014, under the power delegated by the Chief Executive (CE), the Secretary for Development (SDEV) directed the Board, under section 3(1)(b) of the Ordinance, to prepare a Development Permission Area (DPA) Plan for Tai Ho (the Area).
- 2.2 On 28 March 2014, the draft Tai Ho DPA Plan No. DPA/I-TH/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 642 valid representations were received. During the first three weeks of the publication period, a total of 206 comments on the representations were received. After giving consideration to the representations and comments on 19 December 2014, the Board decided not to uphold 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 Tai Ho DPA Plan, which was subsequently renumbered as DPA/I-TH/2. On 20 March 2015, the approved Tai Ho DPA Plan No. DPA/I-TH/2 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.4 Pursuant to section 20(5) of the Ordinance, the Tai Ho DPA Plan is effective for a period of three years until 28 March 2017. As such, 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.
- 2.5 On 24 August 2016, under the power delegated by CE, SDEV directed the

Board, under section 3(1)(a) of the Ordinance, to prepare an OZP to cover the Area.

3 Strategic Planning Context

- 3.1 The Area covers a total area of about 230 ha including about 32 ha of water body (Tai Ho Wan). It is located to the east of Tung Chung New Town Extension (TCNTE) Area at the northern part of Lantau Island, fronting the North Lantau Highway (NLH) and is separated by the mountain ridges of Por Kai Shan within Lantau North (Extension) Country Park. Vehicular access to the Area is via an access road branching off Cheung Tung Road which runs in parallel to NLH, connecting the Area to Tung Chung, the Hong Kong International Airport (HKIA) and the metro area (**Plans 1 and 2**).
- 3.2 The Area has a natural character with rich landscape resources including mature woodland, shrubland, grassland, valley, knolls, and streams. There are also natural coastal features such as the estuary and shorelines at Tai Ho Wan. In particular, part of the Tai Ho Stream is listed as an Ecologically Important Stream (EIS) and is a designated Site of Special Scientific Interest (SSSI). Further uphill is densely vegetated woodland and shrubland on the valley sides extending into Lantau North (Extension) Country Park and Lantau North Country Park beyond the Area. A concrete footpath links the NLH to the country parks uphill, going through village settlements at Pak Mong, Ngau Kwu Long and Tai Ho San Tsuen with associated agricultural land (**Plan 3**).
- 3.3 The Area, situated in the northshore Lantau, has always been an integral part of Lantau development. Upon completion of the Port and Airport Development Strategy (PADS) in 1989, the Government decided to build a replacement international airport at Chek Lap Kok, i.e. the current HKIA. The PADS also recommended to develop North Lantau New Town (NLNT) as a supporting community of HKIA, in which Tai Ho was, amongst others, one of the key development areas. Subsequently, the North Lantau Development Study (1992) and the Remaining development in Tung Chung and Tai Ho (1999) proposed to develop NLNT to accommodate a population target of 260,000 and 334,000 respectively. Together with other land use proposals, a total land area of about 27 ha of village-type development in Tai Ho was proposed under the Recommended Outline Development Plan (RODP) of the North Lantau Development Study. However, such proposals had been withheld due to subsequent change in planning circumstances including the designation of Tai Ho Stream as SSSI in 1999, the introduction of the New Nature Conservation Policy (NNCP) in 2004 under which Tai Ho was identified as one of the 12 Priority Sites for enhanced conservation¹, and the development of strategic infrastructure projects in North Lantau such as the Hong Kong-Zhuhai-Macao Bridge (HZMB) and the associated boundary crossing facilities, as well as the Tuen Mun-Chek Lap Kok Link (TM-CLKL).

¹ A landuse proposal involving the establishment of an Ecology Park in Tai Ho was received in 2005 and assessed by an inter-departmental task force. However, the proposal was considered not ready to be taken forward by the Advisory Council on the Environment (ACE). Further details are set out in paragraph 8.2.

- 3.4 Pursuant to the 2004 Policy Address, the Lantau Development Task Force led by the Financial Secretary was set up in February 2004 to provide a high-level policy steer on the economic and infrastructure development on Lantau, taking into account the development of strategic infrastructure projects in North Lantau as mentioned above. The Revised Concept Plan for Lantau endorsed by the Task Force in 2007 recommended, amongst others, that the Area consisting of woodland, grassland/shrubland, streams, coastal mudflat, agricultural field and villages as a conservation area which aims to conserve the existing natural character and intrinsic landscape value by protecting topographical features from encroachment by adjacent developments. The Area was also identified as a landscape protection area, where new developments should not compromise the existing landscape setting or local environment. Landscaping should be carried out to mitigate the effect of any new development. By then, Tai Ho has been recommended as an area for conservation. Subsequently, the proposed Lantau Development Strategy submitted by the Lantau Development Advisory Committee (LanDAC) to the CE in Jan 2016 recommended Tai Ho be used for conservation, leisure, cultural and green tourism with emphasis on protecting sites of conservation value and enhancing their linkages. Owing to the presence of Tai Ho Stream being designated as SSSI, as well as the natural vegetated area, the extent of village-type development should be critically reviewed to exclude the designated areas and the riparian areas of the stream.
- 3.5 Given the natural environment with high ecological value and the latest planning concept for Lantau Development, the planning framework for the Area is to preserve the natural environment and scenic character of the Area and avoid disturbance to areas with high ecological and landscape values. No large-scale development should be introduced in order to minimise encroachment onto the sensitive environment and to protect and enhance ecological conservation. To meet the housing demand of indigenous villagers under the Small House Policy, suitable land will be reserved for the need of Small House development. Details of the land use considerations are contained in the Planning Report on Tai Ho 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 consideration of the representations to the draft DPA Plan on 19 December 2014, the following proposals from major groups were put forward for the Board's consideration:
- (a) the Mui Wo RC and local villagers suggested that the "Village Type Development" ("V") zone boundaries of all villages (including Wong Kung Tin) should follow the 'Village Environs' ('VE') and include some additional government land to provide land to meet the demand for Small House development, and road access, drainage and sewerage facilities should be provided for Pak Mong, Ngau Kwu Long and Tai Ho;

- (b) the private land owners of Tai Ho suggested to designate the least environmentally sensitive areas in the western part of Tai Ho Valley and an area in the east of Tai Ho Wan as “Comprehensive Development Area” (“CDA”) zone for low to medium-density residential developments and tourism-related facilities; and
 - (c) the green/concern groups and some individuals suggested to designate the important habitats of Tai Ho, especially the areas around Tai Ho Stream SSSI, as Country Park and the “V” zone should only cover the existing village settlements.
- 4.2 On 19 December 2014, the Board decided not to uphold the representations nor propose amendment to the DPA Plan. The Board also noted the suggestions of green/concern groups on conservation zonings. It was agreed that detailed studies and analysis would be conducted to determine the appropriate land use zonings of the concerned area in the preparation of the OZP stage.

5 Object of the Plan

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

6 The Planning Scheme Area (Plans 1 to 3)

- 6.1 The Area covers a total area of about 230 ha including about 32 ha of water body (Tai Ho Wan). It is located to the east of TCNTE Area and is separated by the mountain ridges of Por Kai Shan within Lantau North (Extension) Country Park. Vehicular access to the Area is via an access road branching off Cheung Tung Road which runs in parallel to NLH, connecting the Area to Tung Chung, the HKIA and the metro area. The boundary of the Area is shown by a heavy broken line on the OZP (**Appendix I**). There are four recognised villages within the Area, namely Pak Mong, Ngau Kwu Long, Tai Ho (also known as Tai Ho San Tsuen) and Wong Kung Tin (also known as Wong Fung Tin). However, there is no existing village settlement in Wong Kung Tin village. Based on the population data of the 2011 Census, the population in the Area is estimated to be about 150.
- 6.2 The Area mainly consists of Tai Ho Valley, which comprises Tai Ho Wan, village settlements, agricultural land, the natural vegetated areas including

woodland, shrubland, streams etc. and several pieces of isolated vegetated upland areas on the eastern and southern sides, i.e. Tin Liu, Hung Fa Ngan, A Po Long and Wong Kung Tin (**Plan 3**).

- 6.3 The Area has rich landscape resources including mature woodland, shrubland, grassland, valley, knolls, and streams. There are also natural coastal features such as the estuary and shorelines at Tai Ho Wan. Tai Ho Wan is a major landmark along NLH, which previously was an open coastal bay before the highway was built. The estuary area of Tai Ho Stream consists of mangrove and inter-tidal mudflats. Along the eastern periphery of Tai Ho Wan, coastal vegetations are found, dominant species include young and scattered patches of *Kandelia obovata*, abundant young *Cerbera manghas*, *Hibiscus tiliaceus* and *Pongamia pinnata*.
- 6.4 Part of Tai Ho Stream is listed as an EIS and is a designated SSSI. Tai Ho Stream SSSI is one of the few remaining medium-sized natural streams of its kind in Hong Kong. The stream supports a high diversity of freshwater and brackish-water fishes in Hong Kong with various species recorded, including the rare Largesnout Goby (*Awaous melanocephalus* 黑首阿胡鰕虎魚), the rare Black Sleeper (*Eleotris melanosoma* 黑體塘鱧) and the rare migratory fish Ayu (*Plecoglossus altivelis* 香魚). The Seagrass *Halophila beccarii* (貝克喜鹽草) and Horseshoe crabs (*Carcinoscorpius rotundicauda* 圓尾鬚), a species of conservation importance, have also been recorded in the mudflat within the boundary of Tai Ho Stream SSSI.
- 6.5 Tai Ho also supports the reptile of regional concern Tokay Gecko (*Gekko gecko* 大壁虎), as well as a number of rare/uncommon butterflies including the rare Red Lacewing (*Cethosia biblis* 紅鋸蛺蝶). Two amphibian species of conservation interest, namely Romer's Tree Frog (*Liuixalus romeri* 盧氏小樹蛙) and Short-legged Toad (*Megophrys brachykolos* 短腳角蟾), have also been recorded at Tai Ho.
- 6.6 The area further uphill is densely vegetated woodland and shrubland on the valley sides extending into Lantau North (Extension) Country Park and Lantau North Country Park beyond the Area. A concrete footpath links NLH to the country parks uphill, going through village settlements at Pak Mong, Ngau Kwu Long and Tai Ho San Tsuen with associated agricultural land (**Figure 4a in Appendix IV**).

7 Development Proposals/Views Received in the Course of Preparation of the Plan

- 7.1 Since the gazettal of the draft DPA Plan on 28 March 2014, there has been no planning application received in the Area. In the course of preparing the OZP, the following proposals/views have been received:
 - (a) land use proposal, similar to that previously submitted and considered, submitted by the major private landowners in the Area;

- (b) the views of the Mui Wo RC on the land uses of the Area expressed in the meetings held on 13 May 2016 and 13 September 2016; and
- (c) the views of green/concern groups including Green Power, Kadoorie Farm and Botanic Garden (KFBG), Designing Hong Kong Limited (DHK) and Hong Kong Bird Watching Society (HKBWS).

7.2 Planning Assessments on the above proposals/views are provided in paragraphs 3.5.2 to 3.5.12 in **Appendix IV**.

8 Land Use Planning Considerations

Lantau Development Context (Plan 4)

8.1 Under the Revised Concept Plan for Lantau, the Area consisting of woodland, grassland/shrubland, streams, coastal mudflat, agricultural field and villages was identified as a conservation area which aims to conserve the existing natural character and intrinsic landscape value by protecting topographical features from encroachment by adjacent developments. The Area was also identified as a landscape protection area, where new developments should not compromise the existing landscape setting or local environment. There is a hiking trail as proposed in the Revised Concept Plan that connects to Mui Wo. Subsequently, the proposed Lantau Development Strategy also recommended Tai Ho be used for conservation, leisure, cultural and green tourism with emphasis on protecting sites of conservation value and enhancing their linkages. Given the ecological sensitivity of Tai Ho Stream SSSI and Tai Ho Wan, no large-scale development should be introduced in order not to compromise the rural setting and natural environment. Further developments should be of a low-rise character and give regards to the existing landscape.

Nature Conservation

8.2 Tai Ho forms an integral part of the natural landscape in the adjoining country parks with a wide spectrum of natural habitats including mature woodland at Pak Mong, shrubland and grassland, active/fallow agricultural land, stream courses and coastal habitats. It was designated as one of the 12 priority sites for enhanced conservation under NNCP introduced in November 2004 (**Plan 5**). This policy aims at regulating, protecting and managing natural resources that are important for the conservation of biological diversity of Hong Kong in a sustainable manner, taking into account economic and social considerations, for the benefit and enjoyment of the present and future generations of the community. One of the objectives is to enhance conservation of ecologically important sites under private ownership. The Management Agreement (MA) and Public-Private Partnership (PPP) schemes are two measures to achieve this objective. Under the PPP scheme promulgated under NNCP, developments at an agreed scale will be allowed at the less ecologically sensitive portion of a site provided that the developer undertakes to conserve and manage the rest of the site that is ecologically more sensitive on a long-term basis. On this

aspect, a PPP Pilot scheme application at Tai Ho which involved the establishment of an Ecology Park in Tai Ho was received in 2005. The application was assessed by an inter-departmental task force and discussed at the meeting of the Advisory Council on the Environment (ACE) on 14 April 2008. Nevertheless, ACE considered that the project was not ready to be taken forward in the present form in view of, amongst others, the potentially complicated land related issues and the lack of an experienced partner to manage the proposed Ecology Park. Similar proposal to designate areas mainly in the western part of Tai Ho Valley as development sites for low to medium-density residential developments and tourism-related facilities was also received during the DPA plan representation stage and the OZP preparation stage. AFCD and EPD advise that there are no detailed assessments to substantiate that the proposed development is in the least ecologically sensitive portion of the priority site, and that suitable measures are proposed to conserve the ecological sensitive areas required under the PPP Scheme of NNCP, not to mention that the technical feasibility of the proposal is yet to be ascertained.

Land for Village Development

- 8.3 In general, the OZP will reflect, amongst others, the existing recognised villages and designate areas considered suitable for provision of village expansion. For the subject OZP, there are four recognised villages in the Area, namely Pak Mong, Ngau Kwu Long, Tai Ho (also known as Tai Ho San Tsuen) and Wong Kung Tin (also known as Wong Fung Tin) and their 'VE' cover an area of about 26.05 ha (**Plan 6**). Except Wong Kung Tin at the southernmost part of the Area where no village settlement is found, all other villages in the Area consist of typical 3-storey village houses with ancestral halls (Tsz Tong) and a large area of paved area for ancestral worshipping activities.
- 8.4 Since the publication of the DPA Plan, as stated in paragraphs 4.1(a) and 7.1(b) above, the RC/local villagers has been asking for reservation of sufficient land in the Area for Small House development to cope with the Small House demand. On the contrary, the green/concern groups consider that the "V" zone boundary should be confined to the existing village clusters and exclude ecologically sensitive areas and natural habitats.
- 8.5 Noting the concerns of RC/local villagers and the green/concern groups, the Small House demand of the recognised villages in the Area has been assessed by obtaining the latest information on the outstanding Small House applications and the 10-year forecast of Small House demand from the District Lands Officer/Islands, Lands Department (DLO/Is, LandsD) in 2016 (**Appendix V**) which are summarised as below (**Table 1**):

Table 1 – Small House demand of the recognised villages at Tai Ho

Villages	Demand figures in 2014		Demand figures in 2016	
	Outstanding Application	10-year forecast	Outstanding Application	10-year forecast
Pak Mong	0	99	4	72
Ngau Kwu Long	0	56	7	64
Tai Ho	0	120	23	60
Wong Kwun Tin	0	0	0	0
Total	0	275	34	196

- 8.6 Based on PlanD's preliminary estimate, the total land area required for meeting the total Small House demand of the recognised villages is about 5.76 ha. With reference to the Small House demand and 'VE' for the recognised villages as enumerated above, PlanD has analysed the site conditions of the area within 'VE' taking into account of the existing village settlement, approved and outstanding Small House applications, infrastructural constraints, environmental conditions, natural terrain and topography of the Area. An incremental approach for designation of "V" zone for Small House development has been adopted with an aim to consolidating Small House development at suitable locations in order to avoid undesirable disturbances to the natural environment and overtaxing the limited infrastructure in the Area. Such approach could achieve a more orderly development pattern, efficient use of land as well as provision of infrastructures and services in areas around the existing village settlements (Table 2).

Table 2 – Available land in the proposed "V" zone to meet the Small House demand

Villages	'VE' Approx. Area (ha)	"V" zone area on DPA Plan (ha)	Proposed "V" zone on draft OZP (ha)	Required land to meet new demand (ha)	Available land to meet new demand (ha) [No. of SH]	Percentage of the new demand met (%) ²
Pak Mong	5.85	0.68	2.11	1.9	0.96 [38]	50%
Ngau Kwu Long	9.48	0.35	2.46	1.78	1.26 [50]	70%
Tai Ho	9.92	0.24	1.86	2.08	1.15 [46]	55%
Wong Kwun Tin	0.80	0	0	0	0	N/A
Total	26.05	1.27	6.43	5.76	3.37 [134]	58%

² new demand includes the total of outstanding application and 10-year forecast

- 8.7 The currently proposed “V” zones cover a total area of 6.43 ha. They fall entirely within the ‘VE’. The area reserved for Small House development comprises mainly vacant land and agricultural land. The total developable land available for Small House developments amounts to about 3.37 ha, equivalent to about 134 Small House sites (**Table 2**). This can satisfy about 58% of the total outstanding Small House demand and the 10-year forecast of Small House demand in the Area. Although the area of the proposed “V” zones could not meet all the current forecast of Small House demand, it should be noted that the Small House demand forecast is only one of the many factors in considering the “V” zone. The forecast provided by the RC to LandsD could be subject to changes over time for reasons like demographic changes (birth/death) as well as aspiration of indigenous villagers currently living outside the village, local and overseas, to move back to Tai Ho in future. In this regard, an incremental approach for designation of “V” zone for Small House development has been adopted. Under the provision of the OZP, the villagers could still apply for Small House development/redevelopment of Small House to the Board under the planning permission system. Each application will be considered on its own merits.

9 Planning Intention

The general planning intention for the Area is to conserve the Area’s outstanding natural landscape with unique scientific and ecological values in safeguarding the natural habitat and natural system of the wider area and to preserve historical artifacts, local culture and traditions of the villages. Due consideration should be given to the conservation of the ecologically and environmentally sensitive areas, such as Tai Ho Stream SSSI, when development in or near the Area is proposed. Small House development in recognised villages will be consolidated at suitable locations to preserve the rural character of the Area.

10 Land Use Zonings (Plan 7)

10.1 “Village Type Development” (“V”): Total Area 6.43 ha

- 10.1.1 The planning intention of this zone is to designate both existing recognised villages and area 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.
- 10.1.2 Except Wong Kwun Tin where there is no existing village settlement, outstanding Small House application and 10-year forecast of Small House demand, “V” zones designated for three

recognised villages, namely Pak Mong, Ngau Kwu Long and Tai Ho are drawn up having regard to the 'VE', the local topography, the existing settlement pattern, the outstanding Small House applications and demand forecast. Areas of difficult terrain, potential natural terrain hazards, dense vegetation, conservation and ecological value, burial grounds and the buffer area for the stream courses are excluded.

- 10.1.3 Except for those specified, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23m) or the height of the building which was in existence on the date of first publication in the Gazette of the notice of the draft DPA plan, whichever is the greater. To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height restriction may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.
- 10.1.4 As diversion of streams may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such works and related activities except public works co-ordinated or implemented by the Government, and maintenance, repair or rebuilding works.
- 10.1.5 There is no existing or planned public sewer for the Area, and at present, each house is typically served by its own on-site septic tank and soakaway (STS) system. In accordance with the Environment, Transport and Works Bureau's Technical Circular (Works) No. 5/2005, under the current administrative practice, for development proposals/submissions that may affect natural streams/rivers, the approving/processing authorities at various stages of the development should consult and collate comments from the Director of Agriculture, Fisheries and Conservation and relevant authorities and incorporate relevant comments/advice as conditions of approval wherever possible. For the protection of the water quality of the streams and sea, the design and construction of on-site STS system for any development proposals/submissions also need to comply with relevant standards, regulations and requirements, including EPD's ProPECC Practice Note PN 5/93. Accordingly, the Lands Department (LandsD) when processing Small House grant and applications in close proximity to existing stream courses should consult concerned departments including EPD, AFCD and PlanD to ensure that all relevant departments would have adequate opportunity to review and comment on the applications.

10.2 "Government, Institution or Community" ("G/IC"): Total Area 0.15 ha

- 10.2.1 The planning intention of this zone is primarily for the provision of Government, institution or community (GIC) facilities serving the needs of the local residents and/or a wider district, region or the

territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organisations providing social services to meet community needs, and other institutional establishments.

10.2.2 Existing GIC uses include two public toilets located at Pak Mong and Ngau Kwu Long, and Luk Hop Yuen Temple on the eastern side of Tai Ho Wan.

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

10.3 “Green Belt” (“GB”): Total Area 166.97 ha

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

10.3.2 The “GB” zone mainly covers agricultural land, hillslopes, natural vegetations and small streams in Tai Ho Valley, Hung Fa Ngan and A Po Long area, and Wong Kung Tin. Some active cultivation activities are found in the agricultural land at Pak Mong, Ngau Kwu Long and Tai Ho villages. Wong Kung Tin, where no village settlement is found, is also included in this zone.

10.3.3 There are several permitted burial grounds, which are intended for burial places of deceased indigenous villagers in the Area. To respect the local ritual and tradition, burial activities in the permitted burial grounds within this zone are generally tolerated. The District Office (DO) is delegated with authority under the Public Health and Municipal Services Ordinance (Cap 132) to issue the burial certificates within the boundaries of permitted burial grounds. Burial activities within permitted burial grounds are also governed by separate conditions stipulated by LandsD, the Food and Environmental Hygiene Department and the Water Supplies Department. Any burial activities should be confined within the designated grounds as far as practicable.

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 the natural environment, permission from the Board is required for such works and related activities except public works co-ordinated or

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

10.4 “Coastal Protection Area” (“CPA”): Total Area 4.20 ha

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

10.4.2 This zone covers the coastal areas along Tai Ho Wan which primarily consist of coastal vegetation, tidal mudflats, rocky boulder coasts and part of the mangrove on the western side of Tai Ho Stream’s estuary.

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

10.4.4 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 or excavation of land that may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, except public works co-ordinated or implemented by the Government, and maintenance, repair or rebuilding works.

10.5 “Conservation Area” (“CA”): Total Area 15.41 ha

10.5.1 This zone is intended to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment such as SSSI or Country Park from the adverse effects of development. There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.

- 10.5.2 Buffers are provided on both sides of Tai Ho Stream SSSI in order to protect the aquatic habitats.
 - 10.5.3 This zone also comprises a patch of mature woodland at the south of Pak Mong village with the intention of preserving the woodland with its existing natural character from further disturbance.
 - 10.5.4 New residential development is not permitted within this zone. Redevelopment of existing house may be permitted on application to the Board. The redevelopment of existing house shall not result in a total redevelopment in excess of the plot ratio, site coverage and height of the house which was in existence on the date of the first publication of the draft DPA Plan.
 - 10.5.5 Works relating to diversion of streams, filling of land/pond or excavation of land may cause adverse drainage impacts on adjacent areas and the natural environment. In view of the conservation value of the area within this zone, permission from the Board is required for such activities except public works co-ordinated or implemented by the Government, and maintenance, repair or rebuilding works.
- 10.6 “Site of Special Scientific Interest” (“SSSI”): Total Area 4.64 ha
- 10.6.1 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 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.
 - 10.6.2 This zone covers the designated Tai Ho Stream SSSI. The SSSI, having an area of about 5 ha, covers a natural stream (Tai Ho Stream) with several tributaries running from upland to the lowland estuary. Tai Ho Stream is a medium-sized natural stream supporting a high diversity of freshwater and brackish-water fishes in Hong Kong, including the rare Largesnout Goby (*Awaous melanocephalus* 黑首阿胡鰕虎魚) and the rare Black Sleeper (*Eleotris melanosoma* 黑體塘鱧); and is the only known location of the rare migratory fish Ayu (*Plecoglossus altivelis* 香魚) in the territory. At the estuary of the stream, horseshoe crabs (*Carcinoscorpius rotundicauda* 圓尾鱗), a species of conservation importance, have also been recorded in the mudflat.
 - 10.6.3 Diversion of streams, filling of land/pond or excavation of land may cause adverse impacts on the 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.

- 10.7 A comparison of land use zonings on the approved Tai Ho DPA Plan No. DPA/I-TH/2 and the draft OZP No. S/I-TH/B is shown in the table below:

Land Use Zoning	Area on Approved DPA Plan (ha) (a)	Area on Draft OZP (ha) (b)	Difference (b) – (a)
“V”	1.27 (0.64%)	6.43 (3.24%)	+ 5.16 ha
“G/IC”	-	0.15 (0.08%)	+ 0.15 ha
“GB”	-	166.97 (84.16%)	+ 166.97 ha
“CPA”	-	4.20 (2.12%)	+ 4.20 ha
“CA”	-	15.41 (7.77%)	+ 15.41 ha
“SSSI”	4.64 (2.34%)	4.64 (2.34%)	No Change
Major Road etc.	-	0.60 (0.29%)	+ 0.60 ha
Unspecified Use	192.49 (97.02%)	-	- 192.49 ha
Total Area	198.4	198.4	

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 which may be permitted by the Board, with or without conditions, on application. The provision for application for planning permission under section 16 of the Ordinance allows flexibility in land use planning and control of development to meet the changing needs.
- 11.2 The draft Notes are formulated on the basis of the latest set of Master Schedule of Notes (MSN) to Statutory Plans endorsed by the Board whilst having regard to the particular characteristics of the Area. Deviations from MSN are summarised at **Appendix VI**.

12 Consultation

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

13 Decision Sought

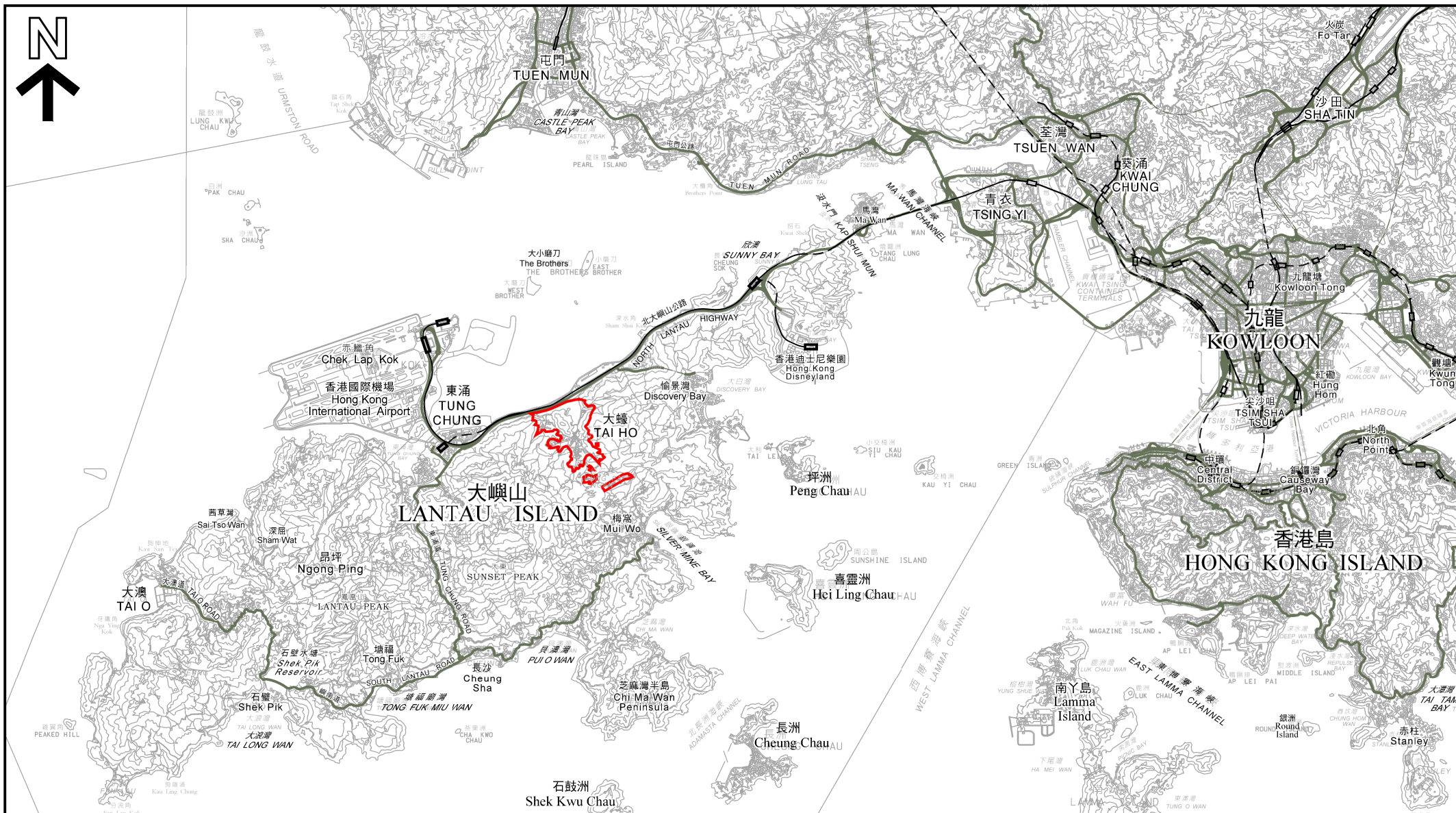
Members are invited to:

- (a) agree that the draft Tai Ho Outline Zoning Plan (OZP) No. S/I-TH/B (**Appendix I**) together with its Notes (**Appendix II**) is suitable for consultation with IsDC and RC;
- (b) agree that the ES (**Appendix III**) is suitable to serve as an expression of the planning intention and objectives of the Board for the various land use zonings of the draft OZP; and
- (c) agree that the ES (**Appendix III**) is suitable for consultation with IsDC and RC together with the draft OZP.

14 Attachments

Plan 1	Location Plan of the Planning Scheme Area
Plan 2	Aerial Photo
Plan 3	Existing Landscape Features
Plan 4	Planning Framework for Recreation and Tourism
Plan 5	Site for Enhanced Conservation under the New Nature Conservation Policy
Plan 6	Land Ownership and 'Village Environs' Boundary
Plan 7	Proposed Land Use Pattern
Appendix I	Draft Tai Ho Outline Zoning Plan (OZP) No. S/I-TH/B
Appendix II	Notes of the draft Tai Ho OZP No. S/I-TH/B
Appendix III	Explanatory Statement of the draft Tai Ho OZP No. S/I-TH/B
Appendix IV	Planning Report on Tai Ho
Appendix V	10-year Small House demand submitted by Indigenous Inhabitant Representatives
Appendix VI	Summary of Deviations from the Master Schedules of Notes

**PLANNING DEPARTMENT
OCTOBER 2016**

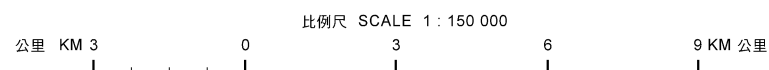


研究範圍
STUDY AREA

位置圖 LOCATION PLAN

大蠔
TAI HO

本摘要圖於2016年8月26日擬備，
所根據的資料為測量圖編號 B100000
EXTRACT PLAN PREPARED ON 26.8.2016
BASED ON SURVEY SHEET SERIES B100000



規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/LI/16/45

圖 PLAN
1



航攝照片 AERIAL PHOTO

大嶼
TAI HO

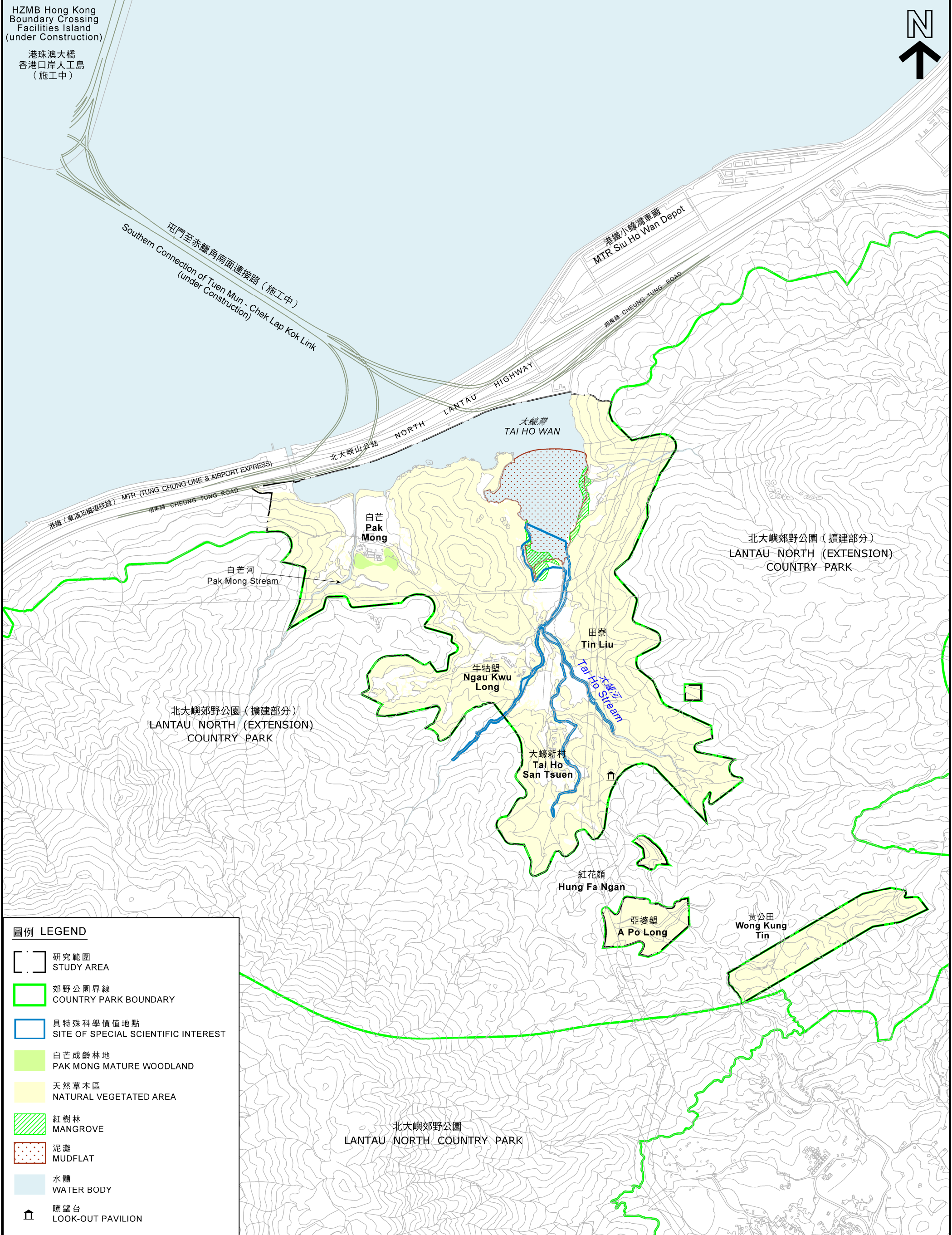
規劃署
PLANNING DEPARTMENT



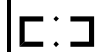
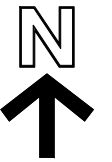
本摘要圖於2016年8月26日擬備，
所根據的資料為正射影像圖DOP5000(2015年)
EXTRACT PLAN PREPARED ON 26.8.2016
BASED ON ORTHOPHOTO DOP5000 (Year 2015)

參考編號
REFERENCE No.
M/LI/16/45

圖 PLAN
2



<p>本摘要圖於2016年8月26日擬備， 所根據的資料為測量圖編號T9和T10</p> <p>EXTRACT PLAN PREPARED ON 26.8.2016 BASED ON SURVEY SHEETS No. T9 & T10</p>	<p>現時景觀特徵 EXISTING LANDSCAPE FEATURES</p> <p>大蠔 TAI HO</p> <p>SCALE 1 : 15 000 比例尺</p> <p>米 METRES 150 0 150 300 450 600 750 900 米 METRES</p>	<p>規劃署 PLANNING DEPARTMENT</p> <p>參考編號 REFERENCE No. M/LI/16/45</p>	<p>圖 PLAN 3</p>



大蠔分區計劃大綱草圖的規劃範圍界線（只作識別用）
PLANNING SCHEME BOUNDARIES OF
THE DRAFT TAI HO OUTLINE ZONING PLAN
(FOR IDENTIFICATION PURPOSE ONLY)

本摘要圖於2016年9月6日擬備，
所根據的資料為大嶼山發展公眾參與摘要

EXTRACT PLAN PREPARED ON 6.9.2016
BASED ON LANTAU DEVELOPMENT PUBLIC ENGAGEMENT DIGEST

康樂及旅遊規劃大綱
PLANNING FRAMEWORK FOR RECREATION AND TOURISM

大蠔
TAI HO

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/LI/16/45

圖 PLAN
4



屯門至赤鱗角南面連接路 (施工中)
Southern Connection of Tuen Mun - Chek Lap Kok Link
(under Construction)

港鐵小蠔灣車廠
MTR Siu Ho Wan Depot

港鐵東涌及機場線
MTR TUNG CHUNG LINE & AIRPORT EXPRESS
港車路 CHEUNG TUNG ROAD
北大嶼公路 NORTH LANTAU HIGHWAY
大蠔灣 TAI HO WAN

白芒
Pak Mong

大蠔
TAI HO

牛牯圍
Ngau Kwu Long

田寮
Tin Lau

大蠔新村
Tai Ho San Tsuen

北大嶼郊野公園 (擴建部分)
LANTAU NORTH (EXTENSION)
COUNTRY PARK

紅花顏
Hung Fa Ngan

亞婆灣
A Po Long

黃公田
Wong Kung Tin

北大嶼郊野公園 (擴建部分)
LANTAU NORTH (EXTENSION)
COUNTRY PARK



圖例 LEGEND

 研究範圍
STUDY AREA

 新自然保育政策地點界線
NEW NATURE CONSERVATION
POLICY SITE BOUNDARY

新自然保育政策下的強化保育地點 SITE FOR ENHANCED CONSERVATION UNDER THE NEW NATURE CONSERVATION POLICY

大蠔
TAI HO

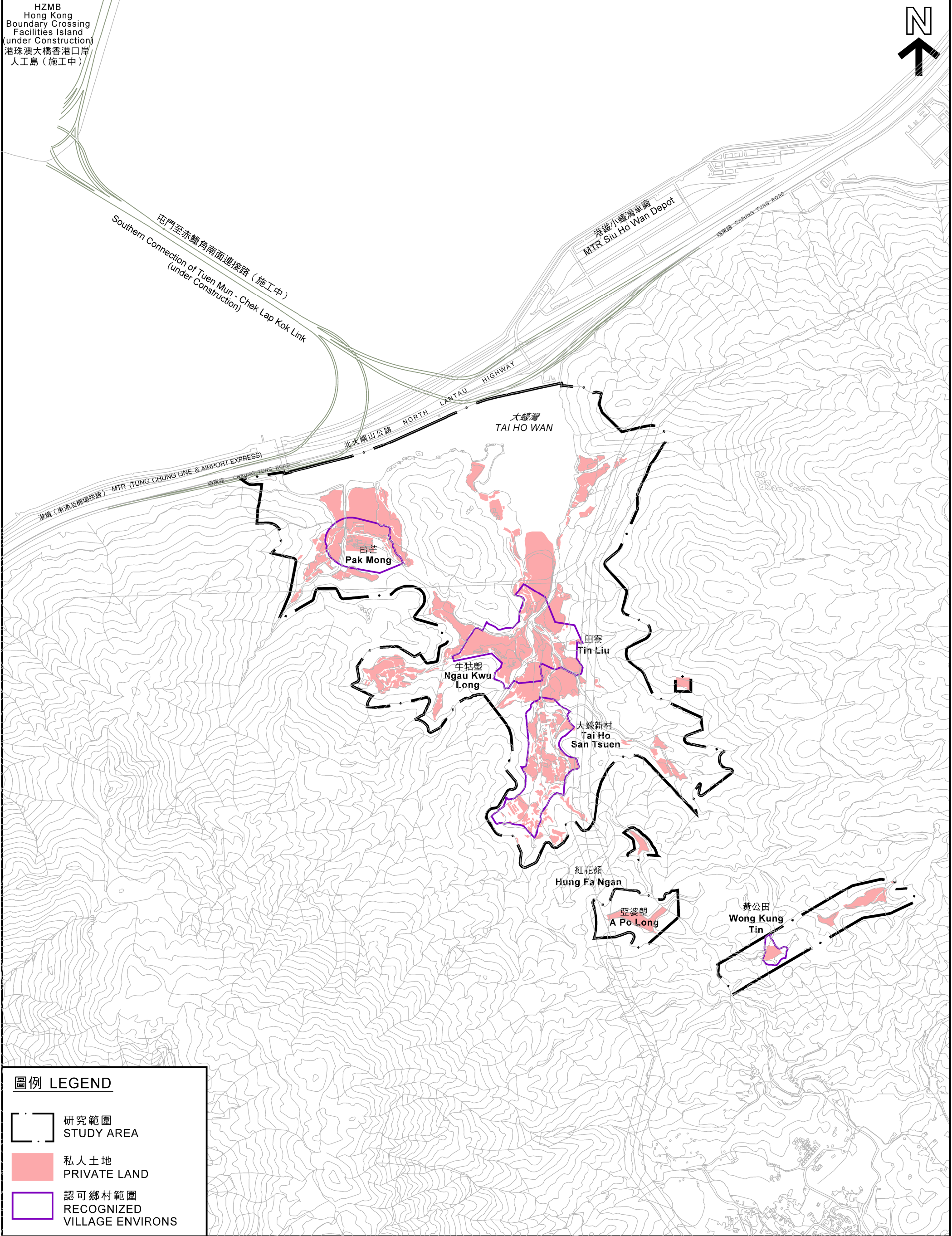
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PLANNING
DEPARTMENT

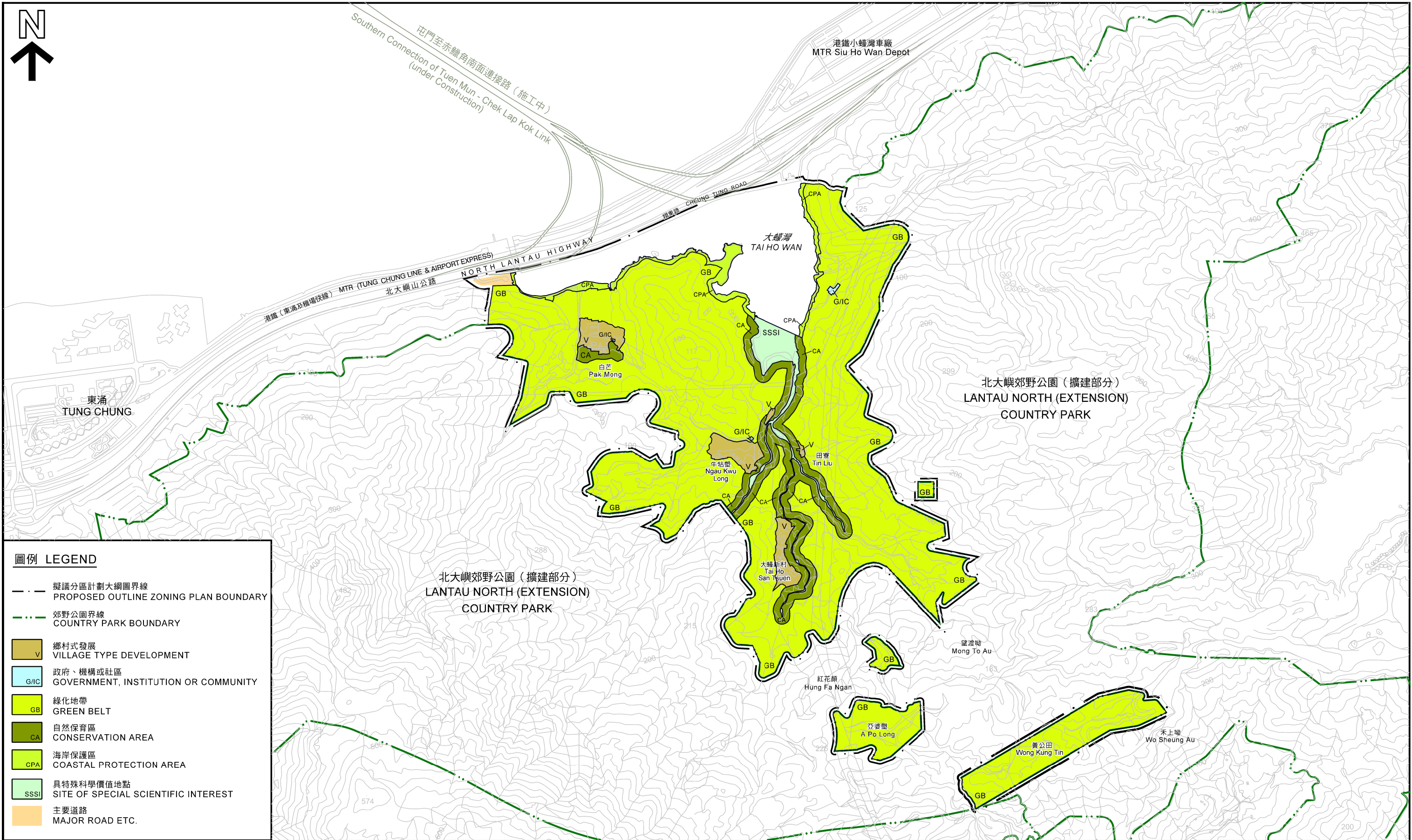


本摘要圖於2016年8月26日擬備，
來源自漁農自然護理署
EXTRACT PLAN PREPARED ON 26.8.2016
SOURCE: AGRICULTURE, FISHERIES AND
CONSERVATION DEPARTMENT

參考編號
REFERENCE No.
M/LI/16/45

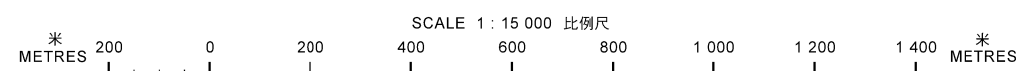
圖 PLAN
5





擬議的概括土地用途模式 PROPOSED BROAD LAND USE PATTERN

大嶼
TAI HO



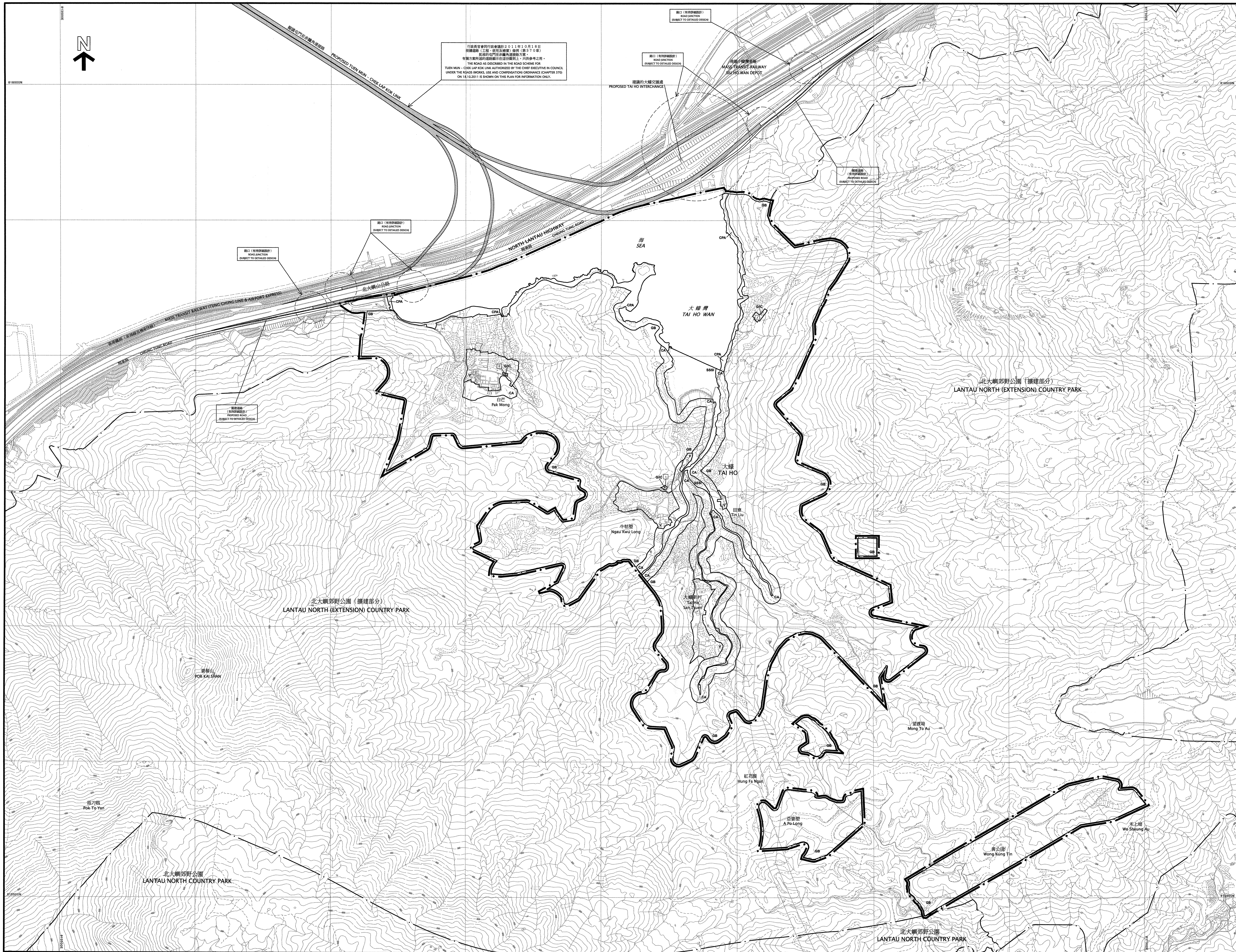
規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/LI/16/45

圖 PLAN
7

本摘要圖於2016年9月23日擬備，
所根據的資料為測量圖編號T9和T10
EXTRACT PLAN PREPARED ON 23.9.2016
BASED ON SURVEY SHEETS No. T9 & T10



圖例
NOTATION

ZONES

VILLAGE TYPE DEVELOPMENT	V	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC	政府、機構或社區
GREEN BELT	GB	綠化地帶
CONSERVATION AREA	CA	自然保育區
COASTAL PROTECTION AREA	CPA	海岸保護區
SITE OF SPECIAL SCIENTIFIC INTEREST	SSI	具特殊科學價值地點

COMMUNICATIONS

MAJOR ROAD AND JUNCTION		主要道路及路口
ELEVATED ROAD		高架道路

MISCELLANEOUS

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	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分比	
VILLAGE TYPE DEVELOPMENT	6.43	3.24	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	0.15	0.08	政府、機構或社區
GREEN BELT	196.97	84.16	綠化地帶
CONSERVATION AREA	15.41	7.77	自然保育區
COASTAL PROTECTION AREA	4.20	2.12	海岸保護區
SITE OF SPECIAL SCIENTIFIC INTEREST	4.64	2.34	具特殊科學價值地點
MAJOR ROAD ETC.	0.60	0.29	主要道路等
TOTAL DEVELOPMENT AREA	198.40	100.00	發展區總面積
SEA	31.78		海
TOTAL PLANNING SCHEME AREA	230.18		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 TAI HO OUTLINE ZONING PLAN NO. S/I-TH/B

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

NOTES

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

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

- (8) The following uses or developments are always permitted on land falling within the boundaries of the Plan except (a) where the uses or developments are specified in Column 2 of the Notes of individual zones or (b) as provided in paragraph (9) in relation to areas zoned "Site of Special Scientific Interest", "Conservation Area" or "Coastal Protection Area":
- (a) maintenance, repair or demolition of a building;
 - (b) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, footpath, 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", "Conservation Area" or "Coastal Protection Area",
- (a) the following uses or developments are always permitted:
 - (i) maintenance or repair of plant nursery, amenity planting, sitting out area, rain shelter, refreshment kiosk, 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", "Coastal Protection Area" or "Conservation 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", "Conservation Area" or "Coastal Protection Area", temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years, or refuse to grant permission.
- (c) Temporary use or development of land or building exceeding three years requires permission from the Town Planning Board in accordance with the terms of the Plan.

- (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 TAI HO OUTLINE ZONING PLAN NO. S/I-TH/B

Schedules of Uses

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VILLAGE TYPE DEVELOPMENT

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

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

Eating Place
Library
School
Shop and Services

Planning Intention

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

VILLAGE TYPE DEVELOPMENT (cont'd)

Remarks

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

GOVERNMENT, INSTITUTION OR COMMUNITY

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<p>Educational Institution Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) Institutional Use (not elsewhere specified) Library Market Place of Recreation, Sports or Culture Public Clinic Public Convenience Public Utility Installation Recyclable Collection Centre Religious Institution Rural Committee/Village Office School Social Welfare Facility</p>	<p>Animal Boarding Establishment Animal Quarantine Centre Columbarium Crematorium Eating Place Funeral Facility Helicopter Landing Pad Helicopter Fuelling Station Holiday Camp House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) Place of 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</p>

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.

GOVERNMENT, INSTITUTION OR COMMUNITY (cont'd)

Remarks

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

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	Animal Boarding Establishment
Barbecue Spot	Broadcasting, Television and/or Film Studio
Government Use (Police Reporting Centre only)	Burial Ground
Nature Reserve	Columbarium (within a Religious Institution or extension of existing Columbarium only)
Nature Trail	Crematorium (within a Religious Institution or extension of existing Crematorium only)
On-Farm Domestic Structure	Field Study/Education/Visitor Centre
Picnic Area	Government Refuse Collection Point
Public Convenience	Government Use (not elsewhere specified)
Tent Camping Ground	Helicopter Landing Pad
Wild Animals Protection Area	Holiday Camp
	House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes)
	Place of Recreation, Sports or Culture
	Public Utility Installation
	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
	Religious Institution
	Residential Institution
	Rural Committee/Village Office
	School
	Service Reservoir
	Social Welfare Facility
	Utility Installation for Private Project

Planning Intention

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

GREEN BELT (cont'd)

Remarks

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

COASTAL PROTECTION AREA

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use (other than Plant Nursery)	Field Study/Education/Visitor Centre
Nature Reserve	Government Use
Nature Trail	House (Redevelopment only)
On-Farm Domestic Structure	Pier
Wild Animals Protection Area	Public Convenience
	Public Utility Installation
	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
	Tent Camping Ground
	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 (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

CONSERVATION AREA

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use (other than Plant Nursery)	Field Study /Education/Visitor Centre
Nature Reserve	Government Refuse Collection Point
Nature Trail	Government Use (not elsewhere specified)
On-Farm Domestic Structure	House (Redevelopment only)
Picnic Area	Public Convenience
Wild Animals Protection Area	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 protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment such as Site of Special Scientific Interest or Country Park from the adverse effects of development.

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

Remarks

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

SITE OF SPECIAL SCIENTIFIC INTEREST

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

DRAFT TAI HO OUTLINE ZONING PLAN NO. S/I-TH/B

EXPLANATORY STATEMENT

DRAFT TAI HO OUTLINE ZONING PLAN NO. S/I-TH/B

EXPLANATORY STATEMENT

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DRAFT TAI HO OUTLINE ZONING PLAN NO. S/I-TH/B

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

EXPLANATORY STATEMENT

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

1 INTRODUCTION

This Explanatory Statement is intended to assist an understanding of the draft Tai Ho Outline Zoning Plan (OZP) No. S/I-TH/B. It reflects the planning intention and objectives of the Town Planning Board (the Board) for various land-use zonings for the Plan.

2 AUTHORITY FOR THE PLAN AND PROCEDURE

- 2.1 On 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 draft plan designating the Tai Ho area (the Area) as a development permission area (DPA).
- 2.2 On 28 March 2014, the draft Tai Ho DPA Plan No. DPA/I-TH/1 was exhibited for public inspection under section 5 of the Ordinance. During the two-month exhibition period, a total of 642 representations were received. During the first three weeks of the publication period, a total of 206 comments on the representations were received. After giving consideration to the representations and comments on 19 December 2014, the Board decided not to uphold the representations.
- 2.3 On 24 February 2015, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Tai Ho DPA Plan, which was subsequently renumbered as DPA/I-TH/2. On 20 March 2015, the approved Tai Ho DPA Plan No. DPA/I-TH/2 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.4 On 24 August 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 Area.
- 2.5 On XX XXXXX XXXX, the draft Tai Ho OZP No. S/I-TH/1 (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 so that development and redevelopment within the Area can be put under statutory planning control. It also provides the planning framework for preparing more

detailed non-statutory plans which form the basis for public works planning and site reservation for various uses.

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

4 NOTES OF THE PLAN

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

5 THE PLANNING SCHEME AREA

- 5.1 The Area covers a total area of about 230 ha including about 32 ha of water body (Tai Ho Wan). It is located to the east of Tung Chung New Town Extension (TCNTE) Area and is separated by the mountain ridges of Por Kai Shan within Lantau North (Extension) Country Park. The Area mainly consists of Tai Ho Valley, which comprises Tai Ho Wan, village settlements, agricultural land, the natural vegetated areas including woodland, shrubland, streams etc. and several pieces of isolated vegetated upland areas on the eastern and southern sides, i.e. Tin Liu, Hung Fa Ngan, A Po Long and Wong Kung Tin. The boundary of the Area is shown by a heavy broken line on the Plan.
- 5.2 The Area generally consists of a low lying valley at the centre with hilly terrain descending from the mountain ranges and peaks in the south towards the seashore. According to the Landscape Value Mapping of Hong Kong, the Area including the four isolated vegetated upland areas is classified as having high landscape value.
- 5.3 The Area has rich landscape resources including mature woodland, shrubland, grassland, valley, knolls, and streams. There are also natural coastal features such as the estuary and shorelines at Tai Ho Wan. Tai Ho Wan is a major landmark along North Lantau Highway (NLH), which previously was an open coastal bay before the highway was built. The estuary area of Tai Ho Stream consists of mangrove and inter-tidal mudflats. Along the eastern periphery of Tai Ho Wan, coastal vegetations are found, dominant species include young and scattered patches of *Kandelia obovata*, abundant young *Cerbera manghas*, *Hibiscus tiliaceus* and *Pongamia pinnata*.

- 5.4 Part of Tai Ho Stream is listed as an Ecologically Important Stream (EIS) and is a designated Site of Special Scientific Interest (SSSI). Tai Ho Stream SSSI is one of the few remaining medium-sized natural streams of its kind in Hong Kong. The stream supports a high diversity of freshwater and brackish-water fishes in Hong Kong with various species recorded, including the rare Largesnout Goby (*Awaous melanocephalus* 黑首阿胡鰕虎魚), the rare Black Sleeper (*Eleotris melanosoma* 黑體塘鱧) and the rare migratory fish Ayu (*Plecoglossus altivelis* 香魚). The Seagrass *Halophila beccarii* (貝克喜鹽草) and Horseshoe crabs (*Carcinoscorpius rotundicauda* 圓尾鬚), a species of conservation importance, have also been recorded in the mudflat within the boundary of Tai Ho Stream SSSI.
- 5.5 Tai Ho also supports the reptile of regional concern Tokay Gecko (*Gekko gekko* 大壁虎), as well as a number of rare/uncommon butterflies including the rare Red Lacewing (*Cethosia biblis* 紅鋸蛺蝶). Two amphibian species of conservation interest, namely Romer's Tree Frog (*Liuixalus romeri* 盧氏小樹蛙) and Short-legged Toad (*Megophrys brachykolos* 短腳角蟾), have also been recorded at Tai Ho.
- 5.6 The area further uphill is densely vegetated woodland and shrubland on the valley sides extending into Lantau North (Extension) Country Park and Lantau North Country Park beyond the Area. A concrete footpath links the NLH to the country parks uphill, going through village settlements at Pak Mong, Ngau Kwu Long and Tai Ho San Tsuen with associated agricultural land.
- 5.7 There are four recognised villages within the Area, namely Pak Mong, Ngau Kwu Long, Tai Ho (also known as Tai Ho San Tsuen) and Wong Kung Tin (also known as Wong Fung Tin). Except Wong Kung Tin at the southernmost part of the Area where no village settlement is found, all other villages in the Area consist of typical 3-storey village houses with ancestral halls (Tsz Tong) and a large area of paved area for ancestral worshipping activities.

6 POPULATION

Based on the population data of the 2011 Census, the population in the Area is estimated to be about 150 and most of them are living in the recognised villages. It is expected that the planned population of the Area would be about 830.

7 OPPORTUNITIES AND CONSTRAINTS

7.1 *Opportunities*

7.1.1 Nature and Heritage Conservation

- (a) Located at northshore Lantau and bounded by Lantau North (Extension) Country Park, the Area is one of the country park "enclaves" identified to be protected against incompatible uses. It is also an integral part of the natural landscape comprising a diversity of woodland, shrubland, grassland and streams with high

ecological and conservation value as mentioned in paragraph 5 above. The natural landscape in the Area are worthy of protection as they provide habitats which support the fauna and flora species of conservation importance.

- (b) The Watchtower at Pak Mong Tsuen (Grade 2), Watchtower at Tai Ho (Grade 3) and the Entrance Gate at Pak Mong (Grade 3) are graded historic buildings, which are worthy of preservation.

7.1.2 Lantau Development Context

- (a) Development of the Area has been considered under the context of the entire Lantau development. According to the Revised Concept Plan for Lantau (2007), the Area consisting of woodland, grassland/shrubland, streams, coastal mudflat, agricultural field and villages was identified as a conservation area, which aims to conserve the existing natural character and intrinsic landscape value by protecting topographical features from encroachment by adjacent developments. The Area was also identified as a landscape protection area, where new developments should not compromise the existing landscape setting or local environment. Landscaping should be carried out to mitigate the effect of any new development. There is a hiking trail as proposed in the Revised Concept Plan that connects to Mui Wo. The proposed Lantau Development Strategy submitted to the CE in January 2016 further proposes the Area be used for conservation, leisure, cultural and green tourism with emphasis on protecting sites of conservation value and enhancing their linkages.
- (b) Given the ecological sensitivity of Tai Ho Stream SSSI and Tai Ho Wan, no large-scale development should be introduced in order not to compromise the rural setting and natural environment. Further developments should be of a low-rise character and give regards to the existing landscape.

7.2 *Constraints*

7.2.1 Ecological Sensitivity

- (a) Within the Area, Tai Ho Stream is one of the few remaining medium-sized natural streams of its kind in Hong Kong that supports a high diversity of freshwater and brackish-water fish in Hong Kong. It was designated as a SSSI in 1999. The stream should be protected and conserved against developments unless it is 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.
- (b) The Tai Ho Wan catchment is a well preserved rural coastal Hong Kong landscape, and is considered of high conservation value due to its high diversity of habitats and species, presence of species of conservation concern, high degree of naturalness and should be

protected against any impact from development.

7.2.2 Cultural Heritage

- (a) Within the Area, there are some archaeological and historical remains of various periods, which are worthy of preservation. There are two sites of archaeological interest in the Area. Pak Mong Site of Archaeological Interest covers Pak Mong village and its immediate surroundings. Abundant archaeological remains of various periods including Neolithic Period, Bronze Age, Qin, Han and Six dynasties and Tang dynasty are found. Tai Ho Site of Archaeological Interest lies on the floodplain amidst Tai Ho San Tsuen, Ngau Kwu Long and Tin Liu. Few coins and blue-and-white ceramic sherds of Qing dynasty are discovered. There are three graded historic buildings / structures found within the Area, i.e. Watchtower, Pak Mong Tsuen (Grade 2), Watchtower, Tai Ho (Grade 3) and Entrance Gate, Pak Mong (Grade 3).
- (b) Prior consultation with the Antiquities and Monuments Office (AMO) of the Leisure and Cultural Services Department (LCSD) should be made if any works, developments, redevelopment or rezoning proposals may affect the above graded historic buildings/structures, new items pending grading assessment, site of archaeological interest and their immediate environs. If disturbance to the site of archaeological interest is unavoidable, a detailed archaeological impact assessment (AIA) shall be conducted to evaluate the archaeological impact imposed by the proposed works if there is any development within the site of archaeological interest. If necessary, a qualified archaeologist shall apply for a licence under the Antiquities and Monuments Ordinance (Cap. 53) for an archaeological investigation. A proposal of the AIA shall be submitted to AMO for agreement prior to applying for the licence. Subject to the findings of the AIA, appropriate mitigation measures shall be fully implemented by the project proponent in consultation with AMO of LCSD.

7.2.3 Civil Aviation

- (a) Given its proximity to the Hong Kong International Airport (HKIA), the Area is subject to Airport Height Restriction (AHR). No part of any building or buildings or other structure or equipment erected or to be erected within the Area, or any addition or fitting to such building or buildings or structure or equipment shall exceed the "restricted height" prescribed under the Hong Kong Airport (Control of Obstructions) Ordinance (Cap. 301), any regulation or order made thereunder and any amending legislation.
- (b) Besides, the Area is beneath a helicopter holding area "H5" over "Pak Mong", which is an essential helicopter holding point for Air Traffic Control (ATC) to separate local helicopter traffic from international traffic on departure and arrival within the Air Traffic Zone (ATZ). The use of "Pak Mong" is subject to ATC

instructions for the purpose to enhance flight safety as well as to allow effective flow of helicopter traffic movements to and from the Government Flying Service (GFS) base or Business Aviation Centre located at HKIA.

- (c) The helicopter noise arising from the frequent use of GFS helicopters flyover "Pak Mong" will present an adverse impact on any residential development within the Area. More importantly, any development within the "Pak Mong" area will adversely affect GFS flight operations, particularly for emergency flights during bad weather times. Any future development or redevelopment within the Area should take into account this constraint.

7.2.4 Accessibility

- (a) Currently, Cheung Tung Road is the only external vehicular access to Tai Ho. The slip road linking Cheung Tung Road and the Tai Ho Interchange proposed under the TCNTE project would improve the connectivity between TCNTE area and the Area. Within the Area, no proper vehicular access is available except for the footpath connecting Pak Mong and Ngau Kwu Long. Other forms of connection are through hiking trails/footpaths linking Tai Ho area with Mui Wo, Tung Chung, Sunny Bay and Discovery Bay.
- (b) Marine access to the Area by provision of public ferry service is also considered not feasible because the depth of water at the pier at NLH and its approach area is about 1m to 2m, which can only be used by vessels with shallow draft.

7.2.5 Noise and Vehicle Emissions

Although the Area falls outside the coverage of HKIA Noise Exposure Forecast (NEF) 25 contour under the current two-runway and three-runway system in the future, the Area falls within the helicopter holding area above Pak Mong and is in proximity to HKIA, which contributes to noise exposure to the Area. Development within the Area is also constrained by adverse traffic noise and vehicle emissions from NLH. The latest infrastructure proposals around North Lantau such as Tuen Mun-Chek Lap Kok Link would likely increase the traffic flow on NLH which in turn may adversely affect the environment of the Area.

7.2.6 Risk Hazard

The high pressure gas pipeline and offtake & pigging station located to the northeast of the Area are classified as Notifiable Gas Installations (NGIs) under the Gas Safety Ordinance (Cap. 51), and its construction and use are required to undergo an approval system. The northeastern part of the Area is within 200m of these NGIs. For any proposed development in the vicinity (i.e. within 200m) of these NGIs, the increase in population brought by these developments would be a concern and thus a risk assessment would be required from the project

proponent to assess the potential risks associated with these NGIs.

7.2.7 Infrastructure and Utility Services

- (a) Currently, drainage system is only provided along NLH and Cheung Tung Road. If any development or redevelopment within the Area which may affect the drainage system or change the drainage characteristic, detailed drainage study would be required and suitable mitigation measures should be provided, if necessary, as part of the development or redevelopment.
- (b) There is no existing or planned public sewer serving the area. For any development or redevelopment that will lead to an increase in population or number of visitors to the Area, the project proponent should provide additional sewage treatment facility as an integral part of the development. Should septic tank and soakaway (STS) system be proposed, the design and construction of the STS system would need to comply with relevant standards, regulations and requirements, including the Environmental Protection Department (EPD)'s Practice Note for Professional Persons (ProPECC) PN 5/93 "Drainage Plans subject to comment by the EPD".
- (c) Fresh water supply is available to the existing villages in the Area. The water supply system is however of limited capacity. If any major development is envisaged in this Area, sufficient lead time should be allowed for upgrading the water supply system as necessary.

7.2.8 Geotechnical Safety

- (a) The Area and its vicinity comprise hilly natural terrain with past natural terrain landslide records. Some of the land near Tai Ho San Tsuen, Ngau Kwu Long and Pak Mong are overlooked by steep natural terrain. For any development or redevelopment within these areas, a natural terrain hazard study (NTHS) would be required and suitable mitigation measures, if found necessary, should be provided as part of the development or redevelopment.
- (b) There are about 60 registered man-made slopes and retaining walls located within the Area and the stability of these slope features is mostly unknown. If these slope features would affect or be affected by any development and redevelopment, geotechnical investigations and studies including the details of any permanent geotechnical works should be submitted to the Geotechnical Engineering Office (GEO) of the Civil Engineering and Development Department (CEDD) for checking in accordance with the principle laid down in the Environment, Transport and Works Bureau Technical Circular (Works) No. 29/2002.

7.2.9 Burial Grounds

There are seven permitted burial grounds in the Area for indigenous villagers and they are not suitable for any development. They are located to the southeast of Pak Mong, southwest of the hillside near Tai Ho Wan, south of the Luk Hop Yuen Temple, and east of Tai Ho San Tsuen.

8 GENERAL PLANNING INTENTION

The general planning intention for the Area is to conserve the Area's outstanding natural landscape with unique scientific and ecological values in safeguarding the natural habitat and natural system of the wider area and to preserve historical artifacts, local culture and traditions of the villages. Due consideration should be given to the conservation of the ecologically and environmentally sensitive areas, such as Tai Ho Stream SSSI, when development in or near the Area is proposed. Small House development in recognised villages will be consolidated at suitable locations to preserve the rural character of the Area.

9 LAND USE ZONINGS

9.1 "Village Type Development" ("V"): Total Area 6.43 ha

- 9.1.1 The planning intention of this zone is to designate both existing recognised villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Board.
- 9.1.2 Except Wong Kwun Tin where there is no existing village settlement, the "V" zones designated for the three recognised villages, namely Pak Mong, Ngau Kwu Long and Tai Ho, are drawn up having regard to the 'Village Environs' ('VE'), the local topography, the existing settlement pattern, the outstanding Small House applications and demand forecast. Areas of difficult terrain, potential natural terrain hazards, dense vegetation, conservation and ecological value, burial grounds and the buffer area for the stream courses are excluded.
- 9.1.3 Except for those specified, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23m) or the height of the building which was in existence on the date of first publication in the Gazette of the notice of the draft DPA plan, whichever is the greater. To

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

- 9.1.4 As diversion of streams may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such works and related activities except public works co-ordinated or implemented by the Government, and maintenance, repair or rebuilding works.
- 9.1.5 There is no existing or planned public sewer for the Area, and at present, each house is typically served by its own on-site STS system. In accordance with the Environment, Transport and Works Bureau's Technical Circular (Works) No. 5/2005, under the current administrative practice, for development proposals/submissions that may affect natural streams/rivers, the approving/processing authorities at various stages of the development should consult and collate comments from the Director of Agriculture, Fisheries and Conservation and relevant authorities and incorporate relevant comments/advice as conditions of approval wherever possible. For the protection of the water quality of the streams and sea, the design and construction of on-site STS system for any development proposals/submissions also need to comply with relevant standards, regulations and requirements, including EPD's ProPECC Practice Note PN 5/93. Accordingly, the Lands Department (LandsD) when processing Small House grant and applications in close proximity to existing stream courses should consult concerned departments including EPD, the Agriculture, Fisheries and Conservation Department and PlanD to ensure that all relevant departments would have adequate opportunity to review and comment on the applications.

9.2 "Government, Institution or Community" ("G/IC"): Total Area 0.15 ha

- 9.2.1 The planning intention of this zone is primarily for the provision of Government, institution or community (GIC) facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organisations providing social services to meet community needs, and other institutional establishments.
- 9.2.2 Existing GIC uses include two public toilets located at Pak Mong and Ngau Kwu Long, and Luk Hop Yuen Temple on the eastern side of Tai Ho Wan.
- 9.2.3 To preserve the rural and low-rise character of the Area, development/redevelopment within this zone should be restricted to the maximum building height as stipulated on the Plan or the height of building which was in existence on the date of first publication in the Gazette of the notice of the draft DPA Plan, whichever is greater. To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height restriction may be considered by the Board through the planning permission system. Each

proposal will be considered on its individual planning merits.

9.3 “Green Belt” (“GB”): Total Area 166.97 ha

- 9.3.1 The planning intention of this zone is primarily for defining the limits of development areas by natural features and to preserve the existing natural landscape as well as to provide passive recreational outlets. There is a general presumption against development within this zone.
- 9.3.2 The “GB” zone mainly covers agricultural land, hillslopes, natural vegetations and small streams in Tai Ho Valley, Hung Fa Ngan and A Po Long area, and Wong Kung Tin. Some active cultivation activities are found in the agricultural land at Pak Mong, Ngau Kwu Long and Tai Ho villages. Wong Kung Tin, where no village settlement is found, is also included in this zone.
- 9.3.3 There are several permitted burial grounds, which are intended for burial places of deceased indigenous villagers in the Area. To respect the local ritual and tradition, burial activities in the permitted burial grounds within this zone are generally tolerated. The District Office (DO) is delegated with authority under the Public Health and Municipal Services Ordinance (Cap 132) to issue the burial certificates within the boundaries of permitted burial grounds. Burial activities within permitted burial grounds are also governed by separate conditions stipulated by LandsD, the Food and Environmental Hygiene Department and the Water Supplies Department. Any burial activities should be confined within the designated grounds as far as practicable.
- 9.3.4 As diversion of streams, filling of land/pond or excavation of land may cause adverse drainage impacts on the adjacent areas and the natural environment, permission from the Board is required for such works and related activities except public works co-ordinated or implemented by the Government, and maintenance, repair or rebuilding works.

9.4 “Coastal Protection Area” (“CPA”): Total Area 4.20 ha

- 9.4.1 The planning intention of this zone is to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. It may also cover areas which serve as natural protection areas sheltering nearby developments against the effects of coastal erosion. There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.
- 9.4.2 This zone covers the coastal areas along Tai Ho Wan which primarily consist of coastal vegetation, tidal mudflats, rocky boulder coasts and part of the mangrove on the western side of Tai Ho Stream’s estuary.
- 9.4.3 New residential development is not permitted under this zone.

Redevelopment of existing house may be permitted on application to the Board. The redevelopment of an existing house shall not result in a total redevelopment in excess of the plot ratio, site coverage and height of the house which was in existence on the date of the first publication of the draft DPA Plan.

- 9.4.4 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 or excavation of land that may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, except public works co-ordinated or implemented by the Government, and maintenance, repair or rebuilding works.

9.5 “Conservation Area” (“CA”): Total Area 15.41 ha

- 9.5.1 This zone is intended to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment such as SSSI or Country Park from the adverse effects of development. There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.
- 9.5.2 Buffers are provided on both sides of Tai Ho Stream SSSI in order to protect the aquatic habitats.
- 9.5.3 This zone also comprises a patch of mature woodland at the south of Pak Mong village with the intention of preserving the woodland with its existing natural character from further disturbance.
- 9.5.4 New residential development is not permitted within this zone. Redevelopment of existing house may be permitted on application to the Board. The redevelopment of existing house shall not result in a total redevelopment in excess of the plot ratio, site coverage and height of the house which was in existence on the date of the first publication of the draft DPA Plan.
- 9.5.5 Works relating to diversion of streams, filling of land/pond or excavation of land may cause adverse drainage impacts on adjacent areas and the natural environment. In view of the conservation value of the area within this zone, permission from the Board is required for such activities except public works co-ordinated or implemented by the Government, and maintenance, repair or rebuilding works.

9.6 “Site of Special Scientific Interest” (“SSSI”): Total Area 4.64 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 which are designated as SSSI. It intends to deter human activities or developments within the SSSI. There is a general

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

9.6.2 This zone covers the designated Tai Ho Stream SSSI. The SSSI, having an area of about 5 ha, covers a natural stream (Tai Ho Stream) with several tributaries running from upland to the lowland estuary. Tai Ho Stream is a medium-sized natural stream supporting a high diversity of freshwater and brackish-water fish in Hong Kong, including the rare Largesnout Goby (*Awaous melanocephalus* 黑首阿胡鰕虎魚) and the rare Black Sleeper (*Eleotris melanosoma* 黑體塘鱧); and is the only known location of the rare migratory fish Ayu (*Plecoglossus altivelis* 香魚) in the territory. At the estuary of the stream, horseshoe crabs (*Carcinoscorpius rotundicauda* 圓尾鬚), a species of conservation importance, have also been recorded in the mudflat.

9.6.3 Diversion of streams, filling of land/pond or excavation of land may cause adverse impacts on the 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 COMMUNICATIONS

- 10.1 There is no direct access to the Area from NLH. The Area is accessible via Cheung Tung Road, which is a single two-way road that links up NLH at Sunny Bay and Tung Chung New Town. A slip road linking Cheung Tung Road and the proposed Tai Ho Interchange is proposed under the TCNTE project to improve the connectivity between TCNTE area and the Area. The implementation is subject to review in the detailed design stage of TCNTE. There is a public pier located to the northwest of Tai Ho Wan across NLH, which provides marine access to the Area. However, there is no public ferry service available.
- 10.2 Currently, the available public transport to the Area are by Lantau taxis, Urban taxis or by the franchised bus service No. 36, which provides several departures daily each way (with additional services on Sunday and public holidays) between Siu Ho Wan and Tung Chung New Town (with stop at Pak Mong).
- 10.3 Regarding internal vehicular access within the Area, there is only a section of road branching off Cheung Tung Road which ends in a cul-de-sac at the entrance of Pak Mong. The villages in the Area are connected with concrete-paved footpaths.

11 UTILITY SERVICES

- 11.1 No drainage system is provided at the inland area of Tai Ho. There is no existing and planned public sewer for the Area.
- 11.2 The Area is not within any water gathering ground. Fresh water supply is

available to the existing clusters of village houses at Pak Mong, Ngau Kwu Long, Tin Liu and Tai Ho San Tsuen but it is of limited capacity. There is no water supply to Hung Fa Ngan, A Po Long and Wong Kung Tin. There is also no salt water supply system in the Area.

- 11.3 Telephone network and electricity supply are available in the Area. At present, there is no gas supply to the Area. However, there are several high and intermediate pressure town gas transmission pipelines running along NLH and a town gas offtake and pigging station (Tai Ho) to the northeast of Tai Ho Wan (outside the Area) serving Tung Chung New Town and its vicinity.

12 CULTURAL HERITAGE

- 12.1 Within the Area, there are some archaeological and historical remains of various periods, which are worthy of preservation. There are two sites of archaeological interest in the Area. Pak Mong Site of Archaeological Interest covers Pak Mong village and its immediate surroundings. Abundant archaeological remains of various periods including Neolithic Period, Bronze Age, Qin, Han and Six dynasties and Tang dynasty are found. Tai Ho Site of Archaeological Interest lies on the floodplain amidst Tai Ho San Tsuen, Ngau Kwu Long and Tin Liu. Few coins and blue-and-white ceramic sherds of Qing dynasty are discovered. There are three graded historic buildings / structures found within the Area, i.e. Watchtower, Pak Mong Tsuen (Grade 2), Watchtower, Tai Ho (Grade 3) and Entrance Gate, Pak Mong (Grade 3).
- 12.2 The Antiquities Advisory Board (AAB) has 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>.
- 12.3 Prior consultation with AMO of LCSD should be made if any works, developments, redevelopment or rezoning proposals may affect the above graded historic buildings/structures, new items pending grading assessment, site of archaeological interest and their immediate environs. If disturbance to the site of archaeological interest is unavoidable, a detailed AIA shall be conducted to evaluate the archaeological impact imposed by the proposed works if there is any development within the site of archaeological interest. If necessary, a qualified archaeologist shall apply for a licence under the Antiquities and Monuments Ordinance (Cap. 53) for an archaeological investigation. A proposal of the AIA shall be submitted to AMO for agreement prior to applying for the licence. Subject to the findings of the AIA, appropriate mitigation measures shall be fully implemented by the project proponent in consultation with AMO of LCSD.

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 improvement or provision of infrastructure within the Area. The implementation process will be gradual and may stretch over a long period of time depending on the availability of resources. However, project works for maintenance and repair of existing utilities would be carried out within the Area by the Islands DO. Upgrading of the water supply system will be required if future developments are proposed in the Area.
- 13.3 For developments in the vicinity of NGIs which require a risk assessment, the project proponent should maintain liaison/coordination with the Hong Kong and China Gas Company Limited in respect of the exact location of existing and planned gas pipes routes/gas installations in the vicinity of the proposed works area and the minimum set back distance away from the gas pipelines if any excavation works is required during the design and construction stages of the development. The project proponent should also note the requirements of the Electrical and Mechanical Services Department's "Code of Practice on Avoiding Danger from Gas Pipes".
- 13.4 Any development planning in this Area shall reserve sufficient land for necessity of drainage improvement in future. If any development or re-development within the Area which may affect the drainage system or change the drainage characteristic, drainage studies including the details of the affected drainage system and any mitigation measures should be submitted to DSD for checking in accordance with the principle laid down in the Environment, Transport and Works Bureau Technical Circular (Works) Nos. 14/2004, 5/2005, 2/2006 and DSD Advice Note No. 1.
- 13.5 There is no existing or planned public sewer serving the area. On-site discharge systems, e.g. septic tanks and soakaway pits, are generally used in the villages. Any increase in population, number of visitors to the Area or further recreational/residential/commercial/institutional developments would require additional facilities to be provided as an integral part of the development. The design and construction of the on-site STS need to comply with relevant standards, regulations and requirements, including EPD's ProPECC PN 5/93, for the protection of the water quality and the natural streams flowing through the Area.
- 13.6 Notwithstanding the above, minor improvement works, e.g. access improvements, utility services installation and public works projects will be implemented through the Public Works Programme and the Rural Public Works Programme subject to priority and resource availability. Private developments will be effected principally through private sector initiatives in accordance with the zoned uses indicated on the Plan, provided that their proposals meet Government requirements.

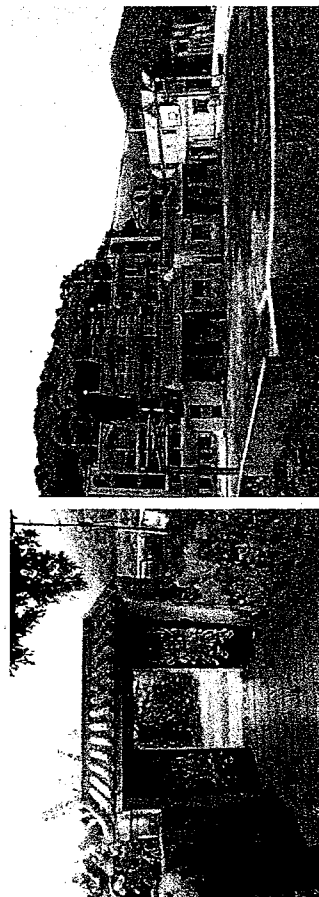
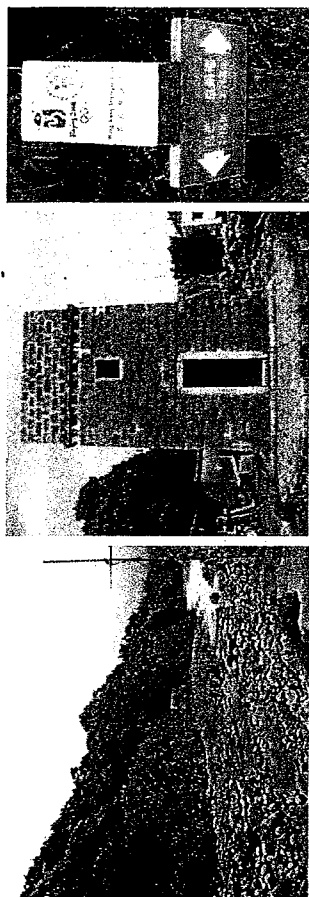
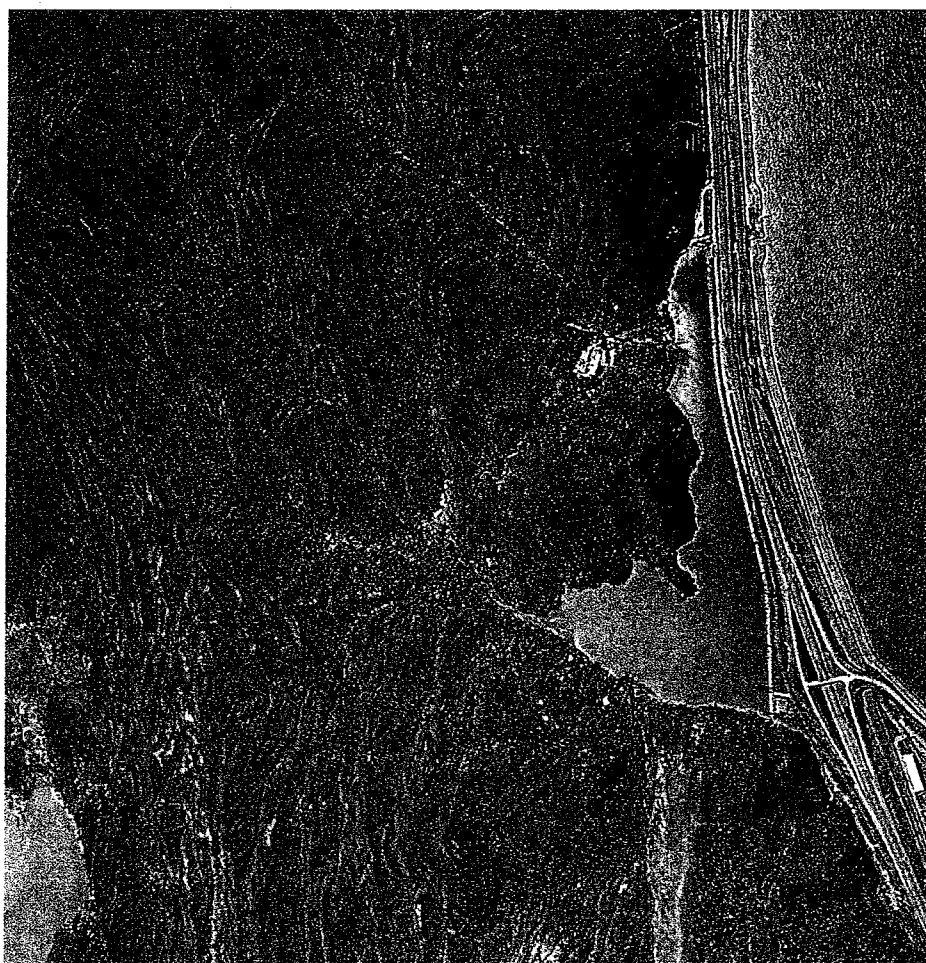
14 PLANNING CONTROL

- 14.1 The types of permitted developments and uses on land within the Area are listed in the Notes to the Plan. Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted developments and uses within the same zone are always permitted

and no separate permission is required.

- 14.2 Uses of land or building which were in existence immediately before the first publication in the Gazette of the notice of the draft DPA Plan and which are not in compliance with the terms of the Plan may have adverse impact on the environment, drainage and traffic of the Area. Although no action is required to make such use conform to this Plan, any material change of such use or any other development (except minor alteration and/or modification to the development of the land or building in respect of such use which is always permitted) must be always permitted in terms of the Plan or, if permission is required, in accordance with a permission granted by the Board. The Board will consider these applications on their individual merits. Those alteration and/or modification works which may lead to an environmental improvement or upgrading to the Area may be considered favourably by the Board.
- 14.3 Planning applications to the Board will be assessed on individual merits. In general, the Board, in considering the planning applications, will take into account all relevant planning considerations which may include the guidelines published by the Board. Application forms and Guidance Notes for planning applications can be downloaded from the Board's website and are available from the Secretariat of the Board, the Technical Services Division and relevant District Planning Office of 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 or after 27 March 2014 on land included in a Plan of the Tai Ho DPA may be subject to enforcement proceedings under the Ordinance. Any diversion of streams, filling of land/pond or excavation of land in relevant zones on or after the exhibition of the specific plan referred to in the Notes of the relevant zones without permission from the Board may also be subject to enforcement proceedings.

PLANNING REPORT ON TAI HO



PLANNING DEPARTMENT

PLANNING REPORT ON TAI HO

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1 INTRODUCTION

1.1 Purpose of the Planning Report

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

1.2 Background

1.2.1 Tai Ho (**Figure 1a**) is located on the eastern side of Tung Chung New Town at the northern part of Lantau Island, fronting the North Lantau Highway (NLH). The Area has a natural character with rich landscape resources. The natural coastline along the Tai Ho Wan and the designated Site of Special Scientific Interest (SSSI) are well preserved despite developments along the Northeast Lantau area.

1.2.2 Apart from the environmental and ecological

considerations, development in the Area is constrained by inadequate road network and other infrastructural provisions. It is necessary to consolidate the villages and other developments in order to avoid undesirable disturbances to the natural environment and overtaking the limited infrastructure.

1.2.3 Following the 2010-11 Policy Address of applying protective measures to the country park enclaves, the draft Tai Ho DPA Plan No. DPA/I-TH/1 was exhibited for public inspection on 28 March 2014. During the plan exhibition period, a total of 642 valid representations and 206 comments on the representations were received. After giving consideration to the representations and comments on 19 December 2014, the Town Planning Board (the Board) decided not to amend the draft DPA Plan to meet the representations.

1.2.4 On 24 February 2015, the Chief Executive in Council (CE in C) approved the draft Tai Ho DPA Plan, which was subsequently renumbered as DPA/I-TH/2. On 20 March 2015, the approved Tai Ho DPA Plan No. DPA/I-TH/2 was exhibited for

public inspection under section 9(5) of the Town Planning Ordinance (the Ordinance) (**Figure 2**).

- 1.2.5 Pursuant to section 20(5) of the Ordinance, the DPA Plan is effective for three years until 28 March 2017. On 24 August 2016, under the power delegated by the Chief Executive (CE), the Secretary for Development pursuant to section 3(1)(a) of the Ordinance, directed the Board to prepare an OZP for the Area.

2 THE STUDY AREA

2.1 Location (Figure 1b)

2.1.1 The Area covers about 230 ha including about 32 ha of water body (Tai Ho Wan). It is located to the east of Tung Chung New Town Extension (TCNTE) Area and is separated by the mountain ridges of Por Kai Shan within Lantau North (Extension) Country Park. Vehicular access to the Area is via an access road branching off Cheung Tung Road which runs in parallel to NLH, connecting the Area to Tung Chung, the Hong Kong International Airport (HKIA) and the metro area.

2.2 Physical Setting and Topography

2.2.1 The Area mainly consists of Tai Ho Valley, which comprises Tai Ho Wan, village settlements, agricultural land, the natural vegetated areas including woodland, shrubland, streams etc. and several pieces of isolated vegetated upland areas on the eastern and southern sides, i.e. Tin Liu, Hung Fa Ngan, A Po Long and Wong Kung Tin. The Area generally consists of a low lying valley at the

centre with hilly terrain descending from the mountain ranges and peaks in the south towards the seashore (Figure 3).

2.2.2 The Area has rich landscape resources including mature woodland, shrubland, grassland, valley, knolls, and streams. There are also natural coastal features such as the estuary and shorelines at Tai Ho Wan. Further uphill is densely vegetated woodland and shrubland on the valley sides extending into Lantau North (Extension) Country Park and Lantau North Country Park beyond the Area. A concrete footpath links NLH to the country parks uphill, going through village settlements at Pak Mong, Ngau Kwu Long and Tai Ho San Tsuen with associated agricultural land (Figures 4a and 6a).

2.2.3 Tai Ho Wan is a major landmark along NLH, which previously was an open coastal bay before the highway was built (Figure 4b). Along the eastern periphery of Tai Ho Wan, coastal vegetation are found, dominant species include young and scattered patches of *Kandelia obovata*, abundant young *Cerbera manghas*, *Hibiscus*

tiliaceus and *Pongamia pinnata*. The inland area at Tai Ho Wan is a valley surrounded by mountain ridges of Por Kai Shan to the west, Lo Fu Tau to the east and Hung Fa Ngan to the south within Lantau North and Lantau North (Extension) Country Parks. The contrast of the low lying valley areas to the elevated backdrop of ridges and peaks contribute to the Area's outstanding scenic value. Pak Mong knoll, consisting of a natural stream and a mature woodland, is also a major element of the landscape setting. The Area is a valuable landscape area on the northern side of Lantau.

- 2.2.4 Tai Ho Stream is a natural stream running from uphill in the south towards Tai Ho Wan in the north. It is an Ecologically Important Stream (EIS) and is a designated Site of Special Scientific Interest (SSSI) which is one of the few remaining medium-sized natural streams of its kind in Hong Kong supporting a high diversity of freshwater and brackish-water fishes in Hong Kong (Figure 4c). The estuary area of Tai Ho Stream consists of mangrove and inter-tidal mudflats. Besides, abundant and mature trees are found along the river bank of Pak Mong Stream (Figure 4d), with

dominant species include *Celtis sinensis*, *Cleistocalyx operculata*, and *Diamocarpus longan*. Apart from Tai Ho Stream and Pak Mong Stream, there are many smaller streams running within the Area, converging into Tai Ho Wan from its east, south and west directions. Fresh water plant species *Colocasia esculenta* is abundant along various small streams.

- 2.2.5 From Pak Mong to Tin Liu village, mature fruit trees are dominant along roadside, agricultural fields and hillside at the backdrop of village houses, including *Dimocarpus longan*, *Mangifera indica*, *Litchi chinensis*, and *Syzygium jambos*. Area between Tin Liu village to Ngau Kwu Long village is dominated by mature native trees, including *Liquidambar formosana*, *Bombax ceiba*, *Sterculia lanceolata*, *Litsea glutinosa* and *Cinnamomum parthenoxylon*.
- 2.2.6 Woodland and shrubland are also found at Hung Fa Ngan, A Po Long, Wong Kung Tin and a rectangular plot of land east of Tin Liu within the Area. The plot of land to the east of Tin Liu is part of the natural woodland stretching into the Lantau

North (Extension) Country Park while the area at Hung Fa Ngan is a piece of abandoned agricultural land regenerating into a young woodland dominated by species including *Machilus chekiangensis*, *Aporosa dioica*, *Litsea rotundifolia*, *Phyllanthus emblica*, *Rhodomyrtus tomentosa* and *Cleistoalyx nervosum*. A Po Long and Wong Kung Tin are abandoned agricultural fields, the majority of which have been developed into a young woodland dominated by shrub species and scattered clusters of tree species, including *Schefflera heptaphylla*, *Rhodomyrtus tomentosa*, *Melastoma sanguineum*, *Garcinia oblongifolia*, *Glochidion zeylanicum* and *Cleistocalyx operculata* (Figure 4e).

2.3 Natural Habitats

2.3.1 The Area forms an integral part of the natural woodland system in the adjoining country parks with a wide spectrum of natural habitats including mature woodland at Pak Mong, shrubland and grassland, active/fallow agricultural land, stream courses and coastal habitats. Details of the natural habitats are listed below:

(a) Stream Courses

Tai Ho Stream is one of the few remaining medium-sized natural streams of its kind in Hong Kong. It was designated as a SSSI in 1999. The stream supports a high diversity of freshwater and brackish-water fishes in Hong Kong with a total of 82 species recorded, including the rare Largesnout Goby (*Awaous melanocephalus* 黑首阿胡鰕虎魚) and the rare Black Sleeper (*Eleotris melanosoma* 黑體塘鱧); and is the only known location of the rare migratory fish Ayu (*Plecoglossus altivelis* 香魚). Other uncommon freshwater fish species include Giant Mottled Eel (*Anguilla marmorata* 花鰻鱺), Japanese Eel (*Anguilla japonica* 日本鰻鱺) and Rice-paddy Eel (*Pisodonophis boro* 雜食豆齒鰻) (source: AFCD) (Figure 5).

(b) Coastal Mudflat

Tai Ho Wan is a bay sheltered from the open sea at the Tai Ho Stream estuary. It is sheltered

from the open sea by the NLH but is still connected to the sea through an outlet underneath the NLH. The NLH does not prevent tidal exchange within the bay, while sheltering the bay from offshore wind and waves.

A stretch of mangrove stand of about 2 ha can be found at the coastal mudflat (**Figure 4a**), with a total of six out of eight mangrove species recorded in Hong Kong. The Seagrass *Halophila beccarii* (貝克喜鹽草) had been recorded at the mudflat (**Figure 5**). Horseshoe crabs (*Carcinoscorpius rotundicauda* 圓尾蟹), a species of conservation importance, have also been recorded in the mudflat within the boundary of Tai Ho Stream SSSI.

(c) Woodland

A mature woodland can be found behind Pak Mong village (about 0.9 ha). The overall landscape of the mature woodland in Pak Mong is very typical as it features a new-moon shape behind the village. A total of 96

plant species has been recorded in this mature woodland (**Figure 6a**). Other tree species recorded in the Area are typical of local mature woodlands.

Other natural secondary woodlands could be found along the hillsides and the tributaries of the streams.

(d) Fauna

Tai Ho also supports the reptile of regional concern Tokay Gecko (*Gekko gekko* 大壁虎), as well as a number of rare/uncommon butterflies including the rare Red Lacewing (*Cethosia biblis* 紅鋸蛺蝶) (**Figure 5**). Two amphibian species of conservation interest, namely Romer's Tree Frog (*Liuixalus romeri* 盧氏小樹蛙) and Short-legged Toad (*Megophrys brachykolos* 短腳角蟾), have also been recorded at Tai Ho.

2.4 Historical Development

2.4.1 The long history of human occupation at Tai Ho

could be traced back to the Neolithic age, some 2000 years BC. There are important sites of archaeological interest in Tai Ho, particularly in the area between Pak Mong village and the water edge. Archaeological remains are found in Pak Mong and Tai Ho sites.

- 2.4.2 The present indigenous clans apparently all settled in the Area in the middle of the eighteenth century. The Area was then subject to pirate attacks that prompted the three main villages to construct stone watchtowers, two of which remain today. The main path from Pak Mong to Mui Wo was an important trading route linking Shenzhen with Cheung Chau. The villages in the valley primarily focused on subsistence farming. The general scale and quality of the buildings are relatively small and of simple design. Notwithstanding this fact, the scale of remaining buildings are compatible with the existing natural state of the valley and hence are worthy of conservation.

2.5 Population and Employment

- 2.5.1 Based on the population data of the 2011 Census,

the population in the Area is estimated to be about 150 and most of them are living in the recognised villages. Employment opportunities provided in the Area are mainly contributed by the Government, Institution or Community (GIC) facilities located in the Area, e.g. refuse collection point, public toilets, temples etc., as well as the small-scale active agricultural land.

2.6 Existing Land Uses

The major existing land uses include the following (Figure 6a):

Village Type Development

- 2.6.1 There are four recognised villages within the Area, namely Pak Mong, Ngau Kwu Long, Tai Ho (also known as Tai Ho San Tsuen) and Wong Kung Tin (also known as Wong Fung Tin). However, there is no existing village settlement in Wong Kung Tin village. The traditional villages in the Area have evolved over time in response to the natural landscape and community needs in the past (Figures 6b to 6d).

Open Space

- 2.6.2 Several small sitting-out areas, an open square at Pak Mong, and a basketball field at Ngau Kwu Long are the recreational facilities for local residents. The playground of the former Pak Mong School is now abandoned. Alternative use can be explored if the whole building is to be retained.

Hiking Trail and Olympic Trail

- 2.6.3 A section of the hiking trail running between Cheung Tung Road in North Lantau and Mui Wo, known as Islands Nature Trail – Mui Wo Section, was upgraded and renamed as Hong Kong Olympic Trail in 2008 in commemoration of the Beijing Olympic Games. The 5.6 km long hiking trail begins at Pak Mong and terminates at Pak Ngan Heung in Mui Wo, and is running through the Lantau North and Lantau North (Extension) Country Parks.

GIC Facilities

- 2.6.4 There are two temples adjacent to Tai Ho Wan, namely the Luk Hop Yuen Temple (六合玄宮) at the eastern side and the Leung Ma Temple (梁媽廟) at the western shore (**Figures 6c & 6d**). Besides, the watchtowers at Pak Mong and Tai Ho San Tsuen, the six Clan Ancestral Halls, the former Pak Mong School and the Ngau Kwu Long Sam Heung Co-operative Society (牛牯塢三鄉合作社) are the historical institutions in the Area.

- 2.6.5 Other GIC facilities including a temporary refuse collection point near Cheung Tung Road, public toilets at Pak Mong and Ngau Kwu Long are provided to serve the local and visitors.

Burial Grounds

- 2.6.6 There are seven main permitted burial grounds in the Area. They are located at the southeast of Pak Mong, southwest of the hillside near Tai Ho Wan, south of Luk Hop Yuen Temple and east of Tai Ho San Tsuen respectively. There are a few smaller

ones scattering within the Area (Figure 6a).

Agricultural Use

2.6.7 According to AFCD, agricultural land with a total of about 28.3 ha can be found near the villages in Tai Ho. There are still some active agricultural activities at Pak Mong, Ngau Kwu Long and Tai Ho San Tsuen but most of the agricultural land had been abandoned.

2.7 Transportation

2.7.1 The existing NLH is the major strategic road link connecting HKIA and Tung Chung New Town with other parts of the territory.

2.7.2 The Tuen Mun – Chek Lap Kok Link (TM-CLKL) is a strategic road link connecting HZMB with other parts of the territory. The Southern Connection of TM-CLKL will connect with the existing NLH at Tai Ho.

2.7.3 There is no direct access to the Area from NLH. The area is accessible via Cheung Tung Road,

which is a single two-way road that links up NLH at Sunny Bay and Tung Chung New Town. A slip road linking Cheung Tung Road and the Tai Ho Interchange is proposed under the TCNTE project to improve the connectivity between TCNTE area and Tai Ho area. The implementation is subject to review in the detailed design stage of TCNTE. There is a public pier located to the northwest of Tai Ho Wan across NLH, which provides marine access to the Area. However, there is no public ferry service available.

2.7.4 Currently, the available public transport to the Area is by Lantau taxis, Urban taxis or by the franchised bus service No. 36, which provides several departures daily each way (with additional services on Sunday and public holidays) between Siu Ho Wan and Tung Chung New Town (with stop at Cheung Tung Road near Pak Mong).

2.7.5 Regarding internal vehicular access within the Area, there is only a section of road branching off Cheung Tung Road which ends in a cul-de-sac at the entrance of Pak Mong. The villages in the Area are connected with concrete-paved footpaths.

2.8 Land Ownership

2.8.1 Land tenure within the study area comprises private land, government land, Government Land Licenses and other permits. Most of the Area is government land which comprises knolls, hillslopes and seashores. About 12.7% (about 38.79 ha) (**Figure 7**) of the Area is privately owned which have been developed as village houses, ancestral halls and active/fallow agricultural land.

2.9 Infrastructure and Utility Services

Drainage

2.9.1 Currently, no drainage system is provided at the inland area of Tai Ho.

Water Supply

2.9.2 The Area is not within any water gathering ground. Fresh water supply is available to the existing clusters of village houses at Pak Mong, Ngau Kwu Long, Tin Liu and Tai Ho San Tsuen but it is of

limited capacity. There is no water supply to Hung Fa Ngan, A Po Long and Wong Kung Tin. There is also no salt water supply system in the Area.

Sewerage and Sewage Treatment

2.9.3 There is no existing or planned public sewer serving the Area. At present, septic tanks and soakaway pits are generally used in villages. Sewage is most commonly disposed of by on-site systems for treatment and disposal.

Telephone, Electricity and Gas

2.9.4 Telephone network and electricity supply are available in the Area. At present, there is no gas supply to the Area. However, there are several high and intermediate pressure town gas transmission pipelines running along NLH and a town gas offtake and pigging station (outside the Study Area) to the northeast of Tai Ho Wan serving Tung Chung New Town and its vicinity.

3 PLANNING ANALYSIS

3.1 Strategic and Planning Contexts

3.1.1 The contrast of low lying valley areas and elevated backdrop of ridges and peaks shape the unique landscape and provide the habitat for the wildlife. Within the Area, there are several graded historic buildings and sites of archaeological interest. Given the natural environment with high ecological value and the latest planning concept for Lantau Development, the planning framework for the Area is to preserve the natural environment and scenic character of the Area and avoid disturbances to areas with high ecological and landscape values. No large-scale development should be introduced in order to minimise encroachment onto the sensitive environment and to protect and enhance ecological conservation.

Lantau Development

3.1.2 The Area, situated in the northshore Lantau, has always been an integral part of Lantau development. Upon completion of the Port and Airport Development Strategy (PADS) in 1989, the

Government decided to build a replacement international airport at Chek Lap Kok, i.e. the current HKIA. The PADS also recommended to develop North Lantau New Town (NLNT) as a supporting community of HKIA, in which Tai Ho was, amongst others, one of the key development areas. Subsequently, the North Lantau Development Study (1992) and the Remaining development in Tung Chung and Tai Ho (1999) proposed to develop NLNT to accommodate a population target of 260,000 and 334,000 respectively. Together with other land use proposals, a total land area of about 27 ha of village-type development in Tai Ho was proposed under the RODP of the North Lantau Development Study. However, such proposals had been withheld due to subsequent change in planning circumstances including the designation of Tai Ho Stream as SSSI in 1999, the introduction of the New Nature Conservation Policy in 2004 (paragraph 3.1.4 below) and the development of strategic infrastructure projects in North Lantau such as HZMB and the associated boundary crossing facilities, as well as the TM-CLKL.

3.1.3 Pursuant to the 2004 Policy Address, the Lantau Development Task Force led by the Financial Secretary was set up in February 2004 to provide a high-level policy steer on the economic and infrastructure development on Lantau. The Revised Concept Plan for Lantau endorsed by the Task Force in 2007 recommended, amongst others, that the Area consisting of woodland, grassland/shrubland, streams, coastal mudflat, agricultural field and villages as a conservation area which aims to conserve the existing natural character and intrinsic landscape value by protecting topographical features from encroachment by adjacent developments. The Area was also identified as a landscape protection area, where new developments should not compromise the existing landscape setting or local environment. Landscaping should be carried out to mitigate the effect of any new development. By then, Tai Ho has been recommended as an area for conservation. Subsequently, the proposed Lantau Development Strategy submitted by the Lantau Development Advisory Committee (LanDAC) to the CE in Jan 2016 recommended Tai Ho be used for conservation, leisure, cultural and green tourism

with emphasis on protecting sites of conservation value and enhancing their linkages. Owing to the presence of Tai Ho Stream being designated as SSSI, as well as the natural vegetated area, the extent of village-type development should be critically reviewed to exclude the designated areas and the riparian areas of the stream. The public engagement exercise for the proposed Lantau Development Strategy was held between end January to end April 2016. After consolidating the public views and updating information, it is expected that a new Blueprint for Lantau Development will be promulgated in end 2016 / early 2017 the earliest.

Nature Conservation

3.1.4 Tai Ho was designated as a priority site for enhanced conservation under the New Nature Conservation Policy (NNCP) which was introduced in November 2004 (**Figure 8**). This policy aims at regulating, protecting and managing natural resources that are important for the conservation of biological diversity of Hong Kong in a sustainable manner, taking into account

economic and social considerations, for the benefit and enjoyment of the present and future generations of the community. One of the objectives is to enhance conservation of ecological important sites under private ownership. The Management Agreement (MA) and Public-Private Partnership (PPP) schemes are two measures to achieve this objective. Under the PPP scheme promulgated under NNCP, developments at an agreed scale will be allowed at the less ecologically sensitive portion of a site provided that the developer undertakes to conserve and manage the rest of the site that is ecologically more sensitive on a long-term basis. On this aspect, a PPP Pilot scheme application at Tai Ho which involved the establishment of an Ecology Park in Tai Ho was received in 2005. The application was assessed by an inter-departmental task force and discussed at the meeting of the Advisory Council on the Environment (ACE) on 14 April 2008. Nevertheless, ACE considered that the project was not ready to be taken forward in the present form in view of, amongst others, the potentially complicated land related issues and the lack of an experienced partner to manage the proposed

Ecology Park.

Land for Village Development

- 3.1.5 There are four recognised villages in the Area, namely Pak Mong, Ngau Kwu Long, Tai Ho (also known as Tai Ho San Tsuen) and Wong Kung Tin (also known as Wong Fung Tin) and their 'Village Environs' ('VE') cover an area of about 26.05 ha (**Figure 7**). Except Wong Kung Tin at the southernmost part of the Area where no village settlement is found, all other villages in the Area consist of typical 3-storey village houses with ancestral halls (Tsz Tong) and a large area of paved area for ancestral worshipping activities.
- 3.1.6 The District Lands Officer/Islands, Lands Department (DLO/Is, LandsD) advises that there has been no approved Small House application since the gazettal of the draft DPA Plan. The outstanding Small House applications and 10-year forecast of Small House demand for Pak Mong, Ngau Kwu Long, Tai Ho and Wong Fung Tin are shown in the following table:

Recognised Villages	Number of outstanding Small House Applications	10-year Small House demand forecast
Pak Mong	4	72
Ngau Kwu Long	7	64
Tai Ho	23	60
Wong Fung Tin	0	0
Total	34	196

Small House development at suitable areas within the 'VE' by designating "Village Type Development" ("V") zone should be provided to cater for the future demand.

3.2 Development Opportunities (Figures 4a, 6a and 9a)

Nature and Heritage Conservation

3.2.1 Located at northshore Lantau and bounded by Lantau North (Extension) Country Park, the Area is one of the country park "enclaves" identified to be protected against incompatible uses. It is also an integral part of the natural landscape comprising a

diversity of woodland, shrubland, grassland and streams with high ecological and conservation value as mentioned in paragraphs 2.2.3 and 2.2.4 above. The natural vegetations and streams in the Area are worthy of protection as they provide habitats which support the fauna and flora species of conservation importance.

3.2.2 The Watchtower at Pak Mong Tsuen (Grade 2), Watchtower at Tai Ho (Grade 3) and the Entrance Gate at Pak Mong (Grade 3) are graded historic buildings, which are worthy of preservation.

Lantau Development Context

3.2.3 Under the Revised Concept Plan for Lantau, the Area consisting of woodland, grassland/shrubland, streams, coastal mudflat, agricultural field and villages was identified as a conservation area which aims to conserve the existing natural character and intrinsic landscape value by protecting topographical features from encroachment by adjacent developments. The Area was also identified as a landscape protection area, where new developments should not compromise

the existing landscape setting or local environment. Landscaping should be carried out to mitigate the effect of any new development. There is a hiking trail as proposed in the Revised Concept Plan that connects to Mui Wo. Subsequently, the proposed Lantau Development Strategy also recommended Tai Ho be used for conservation, leisure, cultural and green tourism with emphasis on protecting sites of conservation value and enhancing their linkages. Given the ecological sensitivity of Tai Ho Stream SSSI and Tai Ho Wan, no large-scale development should be introduced in order not to compromise the rural setting and natural environment. Further developments should be of a low-rise character and give regards to the existing landscape.

3.3 Development Constraints (Figure 9b)

Ecological Sensitivity

- 3.3.1 Within the Area, Tai Ho Stream is one of the few remaining medium-sized natural streams of its kind in Hong Kong that supports a high diversity of freshwater and brackish-water fishes in Hong Kong.

It was designated as a SSSI in 1999. The stream should be protected and conserved against developments unless it is 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.

- 3.3.2 The Tai Ho Wan catchment is a well preserved rural coastal Hong Kong landscape, and is considered of high conservation value due to its high diversity of habitats and species, presence of species of conservation concern, high degree of naturalness and should be protected against any impact from development.
- 3.3.3 The mature woodlands at Pak Mong should be preserved. Moreover, the rural character of the Area with the natural setting and stream courses should also be maintained.

Accessibility

- 3.3.4 Currently, Cheung Tung Road is the only external vehicular access to Tai Ho. The slip road linking

Cheung Tung Road and the Tai Ho Interchange proposed under the TCNTE project would improve the connectivity between TCNTE area and the Area. Within the Area, no proper vehicular access is available except for the footpath connecting Pak Mong and Ngau Kwu Long. Other forms of connection are through hiking trails/footpaths linking Tai Ho area with Mui Wo, Tung Chung, Sunny Bay and Discovery Bay.

- 3.3.5 Marine access to the Area by provision of public ferry service is also considered not feasible because the depth of water at the pier and its approach area is about 1m to 2m, which can only be used by vessels with shallow draft.

Cultural Heritage

- 3.3.6 Within the Area, there are some archaeological and historical remains of various periods, which are worthy of preservation.

- (a) Pak Mong and Tai Ho Sites of Archaeological Interest

There are two sites of archaeological interest in the Area. Pak Mong Site of Archaeological Interest covers Pak Mong village and its immediate surroundings. Abundant archaeological remains of various periods including Neolithic Period, Bronze Age, Qin, Han and Six dynasties and Tang dynasty were unearthed by the Northern Lantau Survey in 1991-92. The Second Territory-wide Survey in 1997 revealed similar findings. In addition to prehistoric and early historic periods, archaeological remains of latter periods including Song, Ming and Qing dynasties were also discovered at the site.

Tai Ho Site of Archaeological Interest lies on the floodplain amidst Tai Ho San Tsuen, Ngau Kwu Long and Tin Liu. The Northern Lantau Survey in 1991 discovered few coins and blue-and-white ceramic sherds of Qing dynasty. Kiln debris and associated finds of Tang Dynasty were found by the archaeological survey of Tung Chung/Tai Ho Development Feasibility Study in 1998.

Owing to the archaeological significance of the Area, only passive recreation is considered appropriate and any works should ensure minimum disturbance to the sites of archaeological interest. If disturbance of the sites of archaeological interest and areas of archaeological potential is unavoidable, a detailed Archaeological Impact Assessment (AIA) conducted by a qualified archaeologist is required. The archaeologist shall apply for a licence to conduct the AIA under the Antiquities and Monuments Ordinance (Cap. 53). A proposal of the AIA shall be submitted to the Antiquities and Monuments Office (AMO) of the Leisure and Cultural Services Department (LCSD) for agreement prior to applying for a licence.

(b) Historic Buildings (**Figure 6a**)

Within the Area, there are three graded historic buildings / structures, i.e.:

- Watchtower, Pak Mong Tsuen (Grade 2)
- Watchtower, Tai Ho (Grade 3)

- Entrance Gate, Pak Mong (Grade 3)

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 the 1,444 historic buildings and the new items have been uploaded onto the website of AAB at <http://www.aab.gov.hk>.

Prior consultation with the AMO of LCSD should be made if any developments, re-developments or rezoning proposals may affect the above graded historic buildings/structures, new items pending grading assessment and their immediate environs.

Geotechnical Constraints

3.3.7 The Area and its vicinity comprise hilly natural terrain with past natural terrain landslide records. Some of the land near Tai Ho San Tsuen, Ngau Kwu Long and Pak Mong are overlooked by steep

natural terrain. For any development or redevelopment within these areas, a natural terrain hazard study (NTHS) would be required and suitable mitigation measures, if found necessary, should be provided as part of the development or redevelopment.

- 3.3.8 There are about 60 registered man-made slopes and retaining walls located within the Area and the stability of these slope features is mostly unknown. If these slope features would affect or be affected by any development and redevelopment, geotechnical investigations and studies including the details of any permanent geotechnical works should be submitted to the Geotechnical Engineering Office (GEO) of the Civil Engineering and Development Department (CEDD) for checking in accordance with the principle laid down in the Environment, Transport and Works Bureau Technical Circular (Works) No. 29/2002.

Burial Grounds

- 3.3.9 There are seven permitted burial grounds in the Area for indigenous villagers and they are not

suitable for any development. They are located to the southeast of Pak Mong, southwest of the hillside near Tai Ho Wan, south of the Luk Hóp Yuen Temple, and east of Tai Ho San Tsuen.

Limited Infrastructure

- 3.3.10 Currently, drainage system is only provided along NLH and Cheung Tung Road. If any development or re-development within the Area which may affect the drainage system or change the drainage characteristic, detailed drainage study would be required and suitable mitigation measures should be provided, if necessary, as part of the development or re-development.
- 3.3.11 There is no existing or planned public sewer serving the area. On-site discharge systems, e.g. septic tanks and soakaway pits, are generally used in the villages. Any increase in population or number of visitors to the Area or further recreation/residential/commercial/institutional developments will require additional sewage treatment facility to be provided as an integral part of the development.

3.3.12 Fresh water supply is available to the existing villages in the Area. The water supply system is however of limited capacity. If any major development is envisaged in this Area, sufficient lead time should be allowed for upgrading the water supply system as necessary.

Civil Aviation

3.3.13 Given its proximity to the HKIA, the Area is subject to Airport Height Restriction (AHR). No part of any building or buildings or other structure or equipment erected or to be erected within the Area, or any addition or fitting to such building or buildings or structure or equipment shall exceed the "restricted height" prescribed under the Hong Kong Airport (Control of Obstructions) Ordinance (Cap. 301), any regulation or order made thereunder and any amending legislation.

3.3.14 Besides, the Area is beneath a helicopter holding area "H5" over "Pak Mong", which is an essential helicopter holding point for Air Traffic Control (ATC) to separate local helicopter traffic from

international traffic on departure and arrival within the Air Traffic Zone (ATZ). The use of "Pak Mong" is subject to ATC instructions for the purpose to enhance flight safety as well as to allow effective flow of helicopter traffic movements to and from the Government Flying Service (GFS) base or Business Aviation Centre located at HKIA.

3.3.15 "Pak Mong" is an essential helicopter holding area being used for GFS flight operations and emergency response flights. For normal operations, helicopters will transit over "Pak Mong" when the weather conditions permit the use of primary helicopter entry/exit route namely "Silvermine Pass". In addition, "Pak Mong" also provides an essential transiting point for GFS helicopter to use the bad weather alternate route, namely "North Lantau Expressway", when "Silvermine Pass" is obscured by low cloud.

3.3.16 The helicopter noise arising from the frequent use of GFS helicopters flyover "Pak Mong" will present an adverse impact on any residential development within the Area. More importantly, any development within the "Pak Mong" area will

adversely affect GFS flight operations, particularly for emergency flights during bad weather times. Any future development or redevelopment within the Area should take into account this constraint.

Risk Hazard

3.3.17 The high pressure gas pipeline and offtake & pigging station located to the northeast of the Area are classified as Notifiable Gas Installations (NGIs) under the Gas Safety Ordinance (Cap. 51), and its construction and use are required to undergo an approval system. The northeastern part of the Area is within 200m of these NGIs. For any proposed development in the vicinity (i.e. within 200m) of these NGIs, the increase in population brought by these developments would be a concern and thus a risk assessment would be required from the project proponent to assess the potential risks associated with these NGIs.

Noise and Vehicle Emissions

3.3.18 Although the Area falls outside the coverage of Noise Exposure Forecast (NEF) 25 contour under

the HKIA three-runway system, the Area falls within the helicopter holding area above Pak Mong and is in proximity to HKIA, which contributes to noise exposure to the Area. Development within the Area is also constrained by adverse traffic noise and vehicle emissions from NLH. The latest infrastructure proposals around North Lantau including TM-CLKL and HZMB (including the associated Hong Kong Link Road and Boundary Crossing Facilities) projects would likely increase the traffic flow on NLH which in turn may adversely affect the environment of the Area.

3.4 Development Pressure

3.4.1 In view of the unique ecological, scientific, landscape and heritage values of the Area, there is a need to protect the natural and rural characters of the Area from haphazard development.

3.4.2 Village-type development is found in the four recognised villages within the Area, i.e. Pak Mong, Ngau Kwu Long, Tai Ho and Wong Kung Tin. Most of the land within the 'VE' of the recognised villages are agricultural land under private

ownership. According to DLO/Is, LandsD, there are 34 outstanding Small House applications in the Area and the 10-year forecast of Small House demand provided by the Indigenous Inhabitants' Representative (IIR) are 196.

3.4.3 Although there is no active enforcement case under the Town Planning Ordinance involved in the Area, occasional complains about disturbance to the natural environment have been observed in the Area since the gazettal of the draft DPA Plan. Vegetation clearance are observed in the estuary of Tai Ho Stream SSSI and suspected site formation works are observed along the footpath from Ngau Kwu Long to Tai Ho San Tsuen

3.5 Development Proposals/Views received since the Gazettal of the DPA Plan

3.5.1 Since the gazettal of the draft DPA Plan on 28 March 2014, there has been no planning application received in the Area. In the course of preparing the OZP, the following proposals/views have been received:

- (a) land use proposals, similar to that previously submitted and considered under NNCP, submitted by the major private landowners in the Area;
- (b) meetings with Mui Wo Rural Committee (MWRC) to solicit their views on the preparation of the draft OZP was held on 13 May 2016 and 13 September 2016. The MWRC members express their concerns on the land uses and development potential of the Area; and
- (c) Planning Department (PlanD) held a meeting with green/concern groups including representatives from Green Power, Kadoorie Farm and Botanic Garden (KFBG) and Designing Hong Kong Limited on 8 June 2016 to collect their views on the conservation and land uses of the Area. Submission from the Hong Kong Bird Watching Society (HKBWS) was received on 26 May 2016 and that from Green Power and KBFG were received on 17 June 2016 and 26 June 2016 respectively.

Land use proposals under NNCP

3.5.2 During the gazettal of the draft DPA Plan, the major private landowners in the Area submitted a representation (R197) on the draft DPA Plan enclosing a preliminary land use proposals for the Board's consideration. Similar proposal was received during the OZP preparation stage (**Annex I**). The representer considered that its proposal to designate the least environmentally sensitive areas mainly in the western part of Tai Ho Valley as development sites for low to medium-density residential developments and tourism-related facilities could strike a balance between development and conservation. Land can be better utilised while measures to conserve the natural setting and cultural heritage can be incorporated in the development. The representer also claimed that such proposals would also facilitate the implementation of, amongst others, the PPP Scheme under NNCP to conserve the ecologically important sites, including Tai Ho which is one of the 12 Priority Sites identified for enhanced conservation under the NNCP.

3.5.3 Nevertheless, AFCD and EPD advise that there are no detailed assessments/proposal submitted in the representation to substantiate that the proposed development is in the least ecologically sensitive portion of the priority site, and that suitable measures are proposed to conserve the ecological sensitive areas required under the PPP Scheme of NNCP, not to mention that the technical feasibility of the proposal is yet to be ascertained.

Views of the Mui Wo Rural Committee/Local villagers

3.5.4 The major concerns of MWRC and local villagers are about the rights for Small House development in the Area. They consider that the current "V" zones on the DPA Plan, which only reflect the existing village houses, are not sufficient. The "V" zone should tally with the 'VE' of the indigenous villages and the 10-year forecast of Small House demand obtained from LandsD should be made reference to in formulating the "V" zone.

3.5.5 Besides, MWRC submitted a letter from the District Officer/Islands, Home Affairs Department

(DO/Is, HAD) dated 14 May 1999 (**Annex II**) stating that the buffer to protect the riparian zone for Tai Ho Stream SSSI should be 20m and a letter from the then Lantau and Islands District Planning Office, PlanD dated 13 July 1992 stating that about 27 ha of land would be reserved for “V” zone in the future statutory plan (**Annex III**). MWRC urges PlanD to stick with the promises made by the concerned government departments.

3.5.6 Other concerns raised by MWRC and local villagers include, inter alia, zoning the agricultural land in the Area as “Agriculture” but not conservation zonings or otherwise it would also affect villagers’ livelihood, and improvements to the vehicular access and sewerage system of the villages in the Area.

3.5.7 The requests of MWRC for larger “V” zone and provision of not more than 20m buffer for Tai Ho Stream SSSI to protect its riparian zone are noted. However, due to changing planning circumstances as mentioned in paragraphs 3.1.2 and 3.1.3 above, the current land use proposals drawn up would give due consideration to prevailing environmental

protection requirements, ecological constraints, and take into account factors including but not limited to ‘VE’ boundaries, Small House demand, topography, land status, and other technical constraints. Areas with high ecological and geotechnical sensitivity would be excluded from the “V” zone. The request for improvements in transport and infrastructures has been conveyed to concerned government departments for consideration.

Views of the Green Groups (Annexes IV to VI)

3.5.8 Most green groups support the conservation of the natural landscape in the Area, in particular the Tai Ho Stream SSSI. To better conserve the stream and its riparian zone, green groups request that the boundary of “SSSI” zone should be extended to cover the whole stream courses and all tributaries in the Area. At least 30m buffering areas on both sides of the Tai Ho Stream SSSI should be protected by conservation zonings. The inter-tidal mudflat as well as the coastline of Tai Ho Wan not covered by “SSSI” zone should also be zoned as “Coastal Protection Area” (“CPA”) or

“Conservation Area” (“CA”).

3.5.9 KFBG and Green Power further raise that apart from Tai Ho Stream SSSI, the stream at Pak Mong and a stream to the east of Tai Ho Wan are also of conservation importance. According to the EIA carried out for the HZMB, Ayu and the Scaly Neon Goby could also be found in the stream to the east of Tai Ho Wan. The Pak Mong Stream to the west of Pak Mong village is also considered to be of some concern as it is largely natural and is potentially suitable for diadromous species such as the Ayu and the Neon Goby. It is recommended that these streams should also be listed as EIS and be protected with conservation zonings.

3.5.10 Other concerns/proposals raised by the green groups include, inter alia, imposing traffic restriction in the Area, especially for construction trucks and machinery, avoiding non-essential roads access to ecologically sensitive areas to prevent pollution caused by uncontrollable works and developments, restricting “V” zone to the existing village cluster area only and the “V” zone should not encroach into the riparian/buffer zone of the

Tai Ho Stream SSSI.

3.5.11 For the proposed conservation zonings as buffer area on both sides of Tai Ho Stream SSSI, DAFC comments that the currently proposed “CA” zone of 30m wide in general is considered appropriate. The current “SSSI” zone already includes the entire Tai Ho Stream SSSI, covering the ecological core part of Tai Ho Stream and its estuary at Tai Ho Wan. The areas adjoining the SSSI are covered by the “CPA” or “CA” zones for the sake of protecting the ecological habitat there and at the same time serving as buffer for the SSSI.

3.5.12 The stream at Pak Mong is largely natural while its lower section partially channelised. With a planning intention to preserve natural vegetation, DAFC advises that the proposed “Green Belt” (“GB”) zone is considered appropriate for the subject area. The stream to the east of Tai Ho Wan and its vicinity is also zoned “GB” with the same intention.

4 PLANNING PROPOSALS

4.1 The Outline Zoning Plan

4.1.1 The draft Tai Ho OZP (the Plan) prepared under section 3(1)(a) of the Ordinance is to provide a statutory basis for planning control over the Area. It will supersede the approved Tai Ho DPA Plan No. DPA/I-TH/2. Uses and developments that are always permitted and those for which the Board's permission must be sought in various zones are set out in a schedule of Notes attached to the Plan. Also accompanying the Plan is an Explanatory Statement to assist an understanding of the Plan and to reflect the planning intentions and objectives of the Board for various land-use zonings.

4.2 Planning Objectives

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

- to conserve the Area's outstanding natural landscape with unique scientific and ecological values in safeguarding the natural habitat and

natural system of the wider area; and

- to preserve historical artifacts, local culture and traditions of the villages.

4.3 Planning Principles

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

- (a) The Area, adjoining the Lantau North (Extension) Country Park, is part of the natural system of the wider area. With the high ecological value of Tai Ho Stream, it should be preserved and protected in its natural state in safeguarding the uniqueness of the Area and integrity of the system.
- (b) The existing heritage features are conserved and to serve as landmarks to promote cultural heritage of the Area.
- (c) Small House development in recognised villages will be consolidated at suitable

locations to preserve the rural character of the Area. Its existing built fabric of a height of not more than 3 storeys village house is kept.

4.4 Land Use Proposals (Figure 10)

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

4.4.2 *"Village Type Development" ("V")*

(a) The planning intention of this zone is to designate both existing recognised villages and areas of land considered suitable for village expansion. Land within this zone is primarily

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

(b) Except Wong Kwun Tin where there is no existing village cluster, no outstanding Small House application and 10-year forecast of Small House demand, "V" zones are designated for the three recognised villages, namely Pak Mong, Ngau Kwu Long and Tai Ho, are drawn up having regard to the 'VE', the local topography, the existing settlement pattern, the outstanding Small House applications and demand forecast. Areas of difficult terrain, potential natural terrain

hazards, dense vegetation, conservation and ecological value, burial grounds and the buffer area for the stream courses are excluded.

- (c) Except for those specified, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23m) or the height of the building which was in existence on the date of first publication in the Gazette of the notice of the draft DPA plan, whichever is the greater.
- (d) To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height restriction may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.
- (e) As diversion of streams may cause adverse drainage impacts on the adjacent areas and

adverse impacts on the natural environment, permission from the Board is required for such works and related activities except public works co-ordinated or implemented by the Government, and maintenance, repair or rebuilding works.

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

- (a) The planning intention of this zone is primarily for the provision of Government, institution or community (GIC) facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organisations providing social services to meet community needs, and other institutional establishments.
- (b) Existing GIC uses include two public toilets located at Pak Mong and Ngau Kwu Long, and Luk Hop Yuen Temple on the eastern side of Tai Ho Wan.

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

4.4.4 “Green Belt” (“GB”)

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

- (b) The “GB” zone mainly covers agricultural land, hillslopes, natural vegetations and small streams in Tai Ho Valley, Hung Fa Ngan and A Po Long area, and Wong Kung Tin. Some active cultivation activities are found in the agricultural land at Pak Mong, Ngau Kwu Long and Tai Ho villages. Wong Kung Tin, where no village settlement is found, is also included in this zone.

- (c) There are several permitted burial grounds, which are intended for burial places of deceased indigenous villagers in the Area. To respect the local ritual and tradition, burial activities in the permitted burial grounds within this zone are generally tolerated. The District Office (DO) is delegated with authority under the Public Health and Municipal Services Ordinance (Cap 132) to issue the burial certificates within the boundaries of permitted burial grounds. Burial activities within permitted burial grounds are also governed by separate conditions stipulated by LandsD, the Food and Environmental Hygiene Department and the

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

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

4.4.5 “Coastal Protection Area” (“CPA”)

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

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

- (c) This zone covers the coastal areas along Tai Ho Wan which primarily consist of coastal vegetation, tidal mudflats, rocky, boulder coasts and part of the mangrove stand on the western side of Tai Ho Stream’s estuary.

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

- (e) 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 or excavation of land that may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, except public works co-ordinated or implemented by the Government, and maintenance, repair or rebuilding works.

4.4.6 "Conservation Area" ("CA")

- (a) This zone is intended to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment such as SSSI or Country Park from the adverse effects of development.
- (b) There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public

interest may be permitted.

- (c) Buffers are provided on both sides of Tai Ho Stream SSSI in order to protect the aquatic habitats.
- (d) This zone also comprises a patch of mature woodland at the south of Pak Mong village with the intention of preserving the woodland with its existing natural character from further disturbance. This piece of woodland contains a total of 96 plant species.
- (e) New residential development is not permitted within this zone. Redevelopment of existing house may be permitted on application to the Board. The redevelopment of existing house shall not result in a total redevelopment in excess of the plot ratio, site coverage and height of the house which was in existence on the date of the first publication of the draft DPA Plan.
- (f) Works relating to diversion of streams, filling of land/pond or excavation of land may cause

adverse drainage impacts on adjacent areas and the natural environment. In view of the conservation value of the area within this zone, permission from the Board is required for such activities except public works co-ordinated or implemented by the Government, and maintenance, repair or rebuilding works.

4.4.7 "Site of Special Scientific Interest" ("SSSI")

- (a) The planning intention of this zone is to conserve and protect the features of special scientific interest such as rare or particular species of fauna and flora and their habitats 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) This zone covers the designated Tai Ho Stream SSSI. The SSSI, having an area of about 5 ha, covers a natural stream (Tai Ho Stream) with several tributaries running from upland to the lowland estuary. Tai Ho Stream is a medium-sized natural stream supporting a high diversity of freshwater and brackish-water fishes in Hong Kong, including the rare Largesnout Goby (*Awaous melanocephalus* 黑首阿胡鰕虎魚) and the rare Black Sleeper (*Eleotris melanosoma* 黑體塘鱧); and is the only known location of the rare migratory fish Ayu (*Plecoglossus altivelis* 香魚) in the territory. At the estuary of the stream, horseshoe crabs (*Carcinoscorpius rotundicauda* 圓尾蟹), a species of conservation importance, have also been recorded in the mudflat.
- (d) Diversion of streams, filling of land/pond or excavation of land may cause adverse impacts on the 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.

5 IMPLEMENTATION

5.1 Infrastructural Provisions

5.1.1 For developments in the vicinity of NGIs which require a risk assessment, the project proponent should maintain liaison/coordination with the Hong Kong and China Gas Company Limited in respect of the exact location of existing and planned gas pipes routes/gas installations in the vicinity of the proposed works area and the minimum set back distance away from the gas pipelines if any excavation works is required during the design and construction stages of the development. The project proponent should also note the requirements of the Electrical and Mechanical Services Department's "Code of Practice on Avoiding Danger from Gas Pipes".

5.1.2 Rapid development over the past decade in the surrounding of the Area has generated substantial traffic flow. Developments of the Area are constrained by adverse traffic noise and vehicle emissions from the NLH, the noise exposure and height restriction from the HKIA.

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

5.1.4 There is no existing or planned public sewer serving the area. On-site discharge systems, e.g. septic tanks and soakaway pits, are generally used in the villages. Any increase in population or number of visitors to the Area or further recreation/residential/commercial/institutional developments will require additional sewage treatment facility to be provided as an integral part of the development. The design and construction of the on-site STS need to comply with relevant standards, regulations and requirements, including EPD's ProPECC PN 5/93, for the protection of the water

quality and the natural streams flowing through the Area.

- 5.1.5 Water supply is available to the existing villages in the Area. Upgrading of the water supply system will be required if future developments are proposed in the Area.

PLANNING DEPARTMENT
OCTOBER 2016

**Proposal for a Balanced Conservation
and Development Approach for Tai Ho OZP**

1. INTRODUCTION

- 1.1 The Proponent is made up of the major private land owners within Tai Ho, namely Sun Hung Kai Properties Limited, Swire Properties Limited, and Hong Kong Land Limited.
- 1.2 At the representation hearing in December 2014, the Town Planning Board decided not to uphold any representations (including R197, the one made by the Proponent) to the draft DPA/I-TH/1. However, the Board agreed that the Proponent's proposals could be further studied during the OZP preparation stage.
- 1.3 Further to our meeting with Planning Department on 24 May, 2016, this is the follow-up proposal, where the Proponent has further studied and refined the proposals to assist with determining the zoning of the Tai Ho OZP. The zoning would form the basis for the future implementation of the proposed scheme in this document.

2. BACKGROUND

(a) New Nature Conservation Policy 2004

- 2.1 The New Nature Conservation Policy has recognized Tai Ho as the third priority site for enhanced conservation. The high conservation and scientific value is mainly based on the ecologically important Tai Ho Stream, which is zoned Site of Special Scientific Study (SSSI).
- 2.2 The Conservation Policy provides for a scheme, where private development of an appropriate scale is allowed at the least ecologically sensitive portion of the site. The Proponent's proposed in-situ or non-in-situ land exchange at Tai Ho has made reference to this principle.

(b) Lantau Development Advisory Committee: First-term Work Report (2016)

- 2.3 In the LanDAC report, one of the major planning principles is for natural and heritage conservation of Lantau, and a planning framework comprising several potential recreation and tourism areas, which includes labeling Tai Ho for ecotourism and enhanced conservation. It's also mentioned that there needs to be a balance between the need for conservation and development.
- 2.4 Tai Ho falls within the Northern Lantau Corridor for economic and housing development, and is closely linked to the Siu Ho Wan Development that's earmarked for reclamation and strategic economic and housing development.
- 2.5 It's projected in the medium term (within 15 years) that the total population on Lantau Island would increase up to 160,000 and employment opportunities of 138,000. By then, it is anticipated that developments on Siu Ho Wan Depot reclamation and the surroundings, including Tai Ho, would be completed.

(c) Local Villagers' Major Concerns

- 2.6 The Proponent had meetings and discussions with the local villagers. The local villagers have been long-time occupiers of Tai Ho. At present, they only want land for their real housing needs and not for unnecessary expansion.
- 2.7 Their major concerns are that the land areas defined for "V" (Village Type Development) zone is inadequate, and the existing vehicular access and public infrastructure (including sewage and drainage facilities) is substandard. This has deprived their rights for small houses. In particular, the V zones designated for Tai Ho San Tsuen has no vehicular accessibility and construction is restricted by the adjacent ecologically sensitive SSSI zone.

(d) Green Groups' Major Concerns

- 2.8 The Proponent had meetings and discussions with the Green Groups. The Green Groups are concerned with the adverse impact of any development in or near the SSSI zone and at the east of Tai Ho Bay, along the shoreline. Any new development at these ecologically sensitive sites would be detrimental to the natural environment and stream course.
- 2.9 Our proposed scheme has been revised to address the Green Groups' concerns.

3. THE PROPOSED SCHEME

(a) The Design Concept

- 3.1 The design concept is for a balanced development and conservation approach, where compatible residential development and supporting facilities could be located at the least environmental sensitive sites, while avoiding any development at eco-sensitive areas along Tai Ho stream and east of the bay. The new developments would be environmentally designed with infrastructure upgrades to provide a high quality of life for residents and visitors.

(b) Four Development Sites

- 3.2 The proposal has addressed Green Groups' concerns and avoided any development in the sensitive areas. The originally proposed residential developments at east of Tai Ho Bay have been removed to coincide with the conservation intent of that location.
- 3.3 There are now four development sites proposed, including Site 1, with mid-rise residential; Site 2 with mid-rise residential and eco-tourism supporting facilities; and Sites 3 and 4, with low-rise, low-density residential. (Figure 2) Tentatively, the total GFA for private residential is about 183,467 m², including 108 houses and over 2,000 flats (subject to the assumption of unit size). For more detailed parameters of the development sites, please refer to Table 1 below. It is proposed that the 4 Development Sites be zoned as Residential (Group C) with development restrictions based on plot ratio and building height in Table 1.

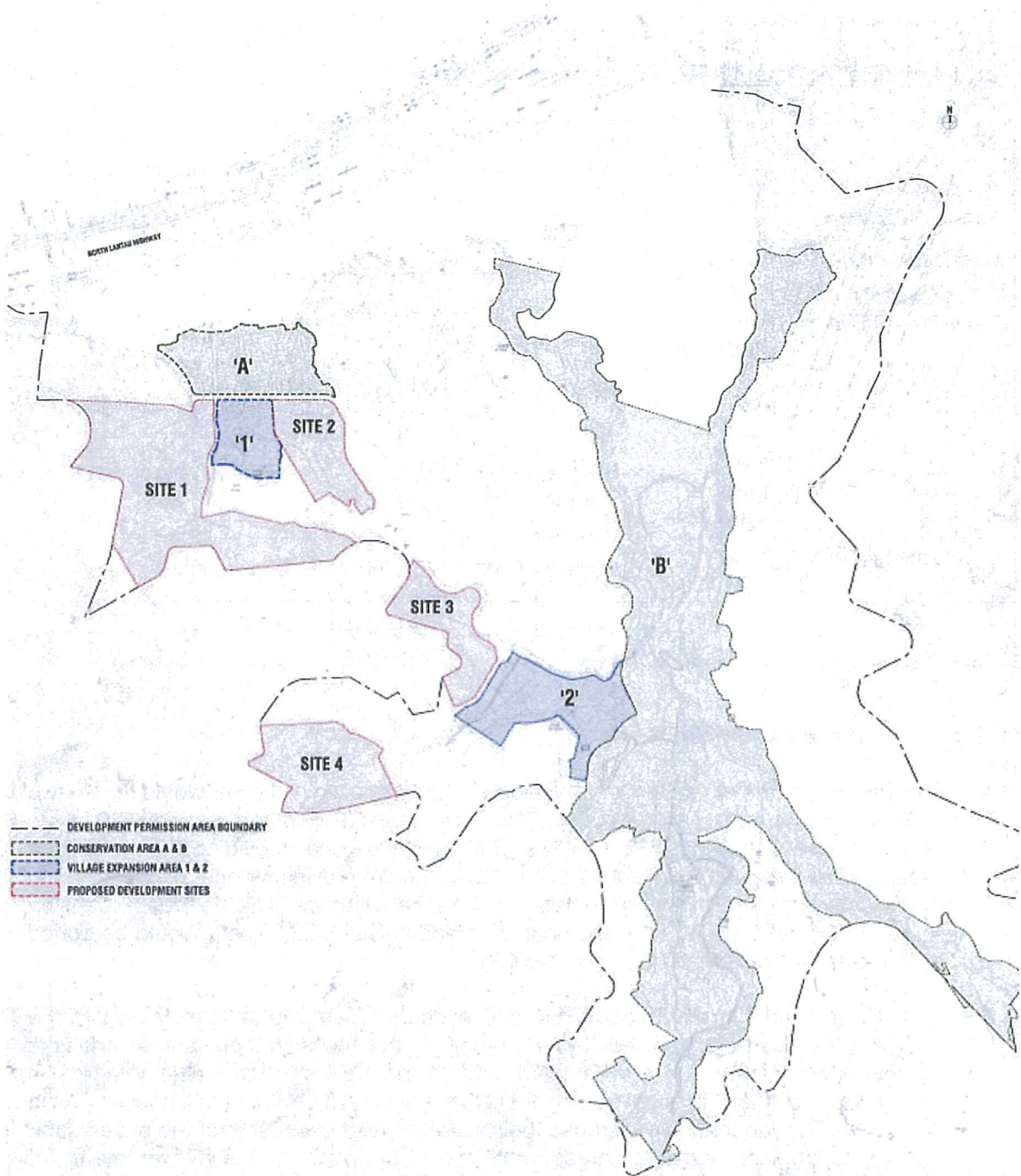


Figure 2: Proposed Land Designations

Table 1: Indicative Parameters of Development Sites

	Use	Site Area (m ²)	Plot Ratio	Total GFA (m ²)	No. Storeys above ground	No. Houses
Development Site 1	Private residential	77,889	1.8	140,200	10-22	-
Development Site 2	Private residential and tourism-related facilities	22,083	1.0	22,083	10-14	-
Development Site 3	Private residential	21,151	0.4	8,460	3	40
Development Site 4	Private residential	31,809	0.4	12,724	3	68
Total		152,932		183,467		108

(c) Two Village Expansion Areas

- 3.4 To safeguard the rights of local villagers, the proposed scheme would have two Village Expansion Areas (VEAs). VE1 would be at Pak Mong, providing 21 new village house sites; and VE2 would be at Ngau Kwu Long, providing 99 new village house sites. (Figure 2) (Table 2) The VEAs could provide village house sites to sufficiently meet the housing demand of the local villagers. The needed expansion area for Tai Ho San Tsuen could be accommodated at VE2. These could be zoned "Village Type Development" (V) on the OZP.
- 3.5 The Proponent is open to carry out land exchange to swap land they own in the VEAs with the land owned by villagers at the conservation areas and the development sites. The consolidated land at the VEAs could enable villagers to apply for a building license from the District Lands Office for small house. As a result, the Proponent could increase their percentage of ownership of the private land in the ecological sensitive areas and then surrender to the Government for conservation purposes.

Table 2: Indicative Parameters of Village Expansion Areas

	Use	Site Area (m ²)	No. Storeys	No. Houses
Village Expansion Area 1	Village Houses	15,114	3	21
Village Expansion Area 2	Village Houses	33,594	3	99

(d) Sustainable Plan for Conservation

- 3.6 Two Conservation Areas are identified to promote ecotourism, outdoor recreational opportunities, and long-term conservation of the ecologically sensitive environment.
- 3.7 Conservation Area "A" (ConA) is indicated to protect the Pak Mong archaeological site, which has an area of about 3 ha. It could potentially be converted into a public open space or garden area and managed by the Government for cultural and nature conservation purposes. (Figure 2) The ConA could potentially be zoned as "open space" (O) in the Tai Ho OZP.
- 3.8 Conservation Area "B" (ConB) is proposed to protect the SSSI zone and inner valley, which has an area of about 45ha (including water area). (Figure 2) The purpose of ConB is to ensure conservation of the Tai Ho Stream and ecologically sensitive areas by preventing man-made activities at these locations. The SSSI (Tai Ho Stream) should be kept pristine and natural. In fact, eco-tourism should not be encouraged at the SSSI zone; but some form of ecotourism could be adopted at the less ecologically sensitive locations.
- 3.9 For ConB, the Proponent objects to designate the private lands in the ecologically sensitive areas and SSSI zone as purely "CA" (Conservation Area) zone under the Tai Ho OZP, without a sustainable plan that can balance the need for development. The CA zone would restrict any form of development by private land owners and villagers in Tai Ho without promoting positive conservation and management.
- 3.10 Public access by vehicle and foot entering the ConB could be restricted at the west boundary of VE2. The Tai Ho Stream (SSSI zone) could be protected by a 30m buffer of non-building area. Other smaller streams could be protected by a 20m buffer of non-building area.
- 3.11 The Proponent believes that the Government should consider taking up the long-term management of ConB. The Government has already committed conservation resources to the SSSI designation of the Tai Ho Stream since 1999. The Government recognizes the ecological significance of the Tai Ho Stream in the greater context. They would be in a better position, with greater expertise, foresight and resources to ensure the long-term management of ConB as a public conservation area. Therefore, three options are proposed for consideration:
- (i) The Government may contract out to an experienced Non-Government Organization to manage ConB. The Proponent is open to building the necessary hardware needed by the NGO to facilitate management and prevent man-made activities at the locations. The zoning for this option could involve expanding the SSSI zone; or
 - (ii) The ConB, along with any of the non-development land in between, could be integrated into the North Lantau Country Park (NLCP). (Figure 3) The NLCP and its established country park management system could be extended to include the SSSI zone and ensure the long-term conservation of the ecologically sensitive area; or
 - (iii) The Proponents may consider taking up management of ConB; should the long-term works and management of ConB be relatively simple and inexpensive. Details of the arrangement need to be further negotiated.

- 3.12 The Proponent is open to land exchange to consolidate Government land in the Conservation Areas in both options (i) and (ii).
- 3.13 The existing "Olympic" hiking trail from Mui Wo could be retained with its public facilities upgraded to encourage outdoor recreation.

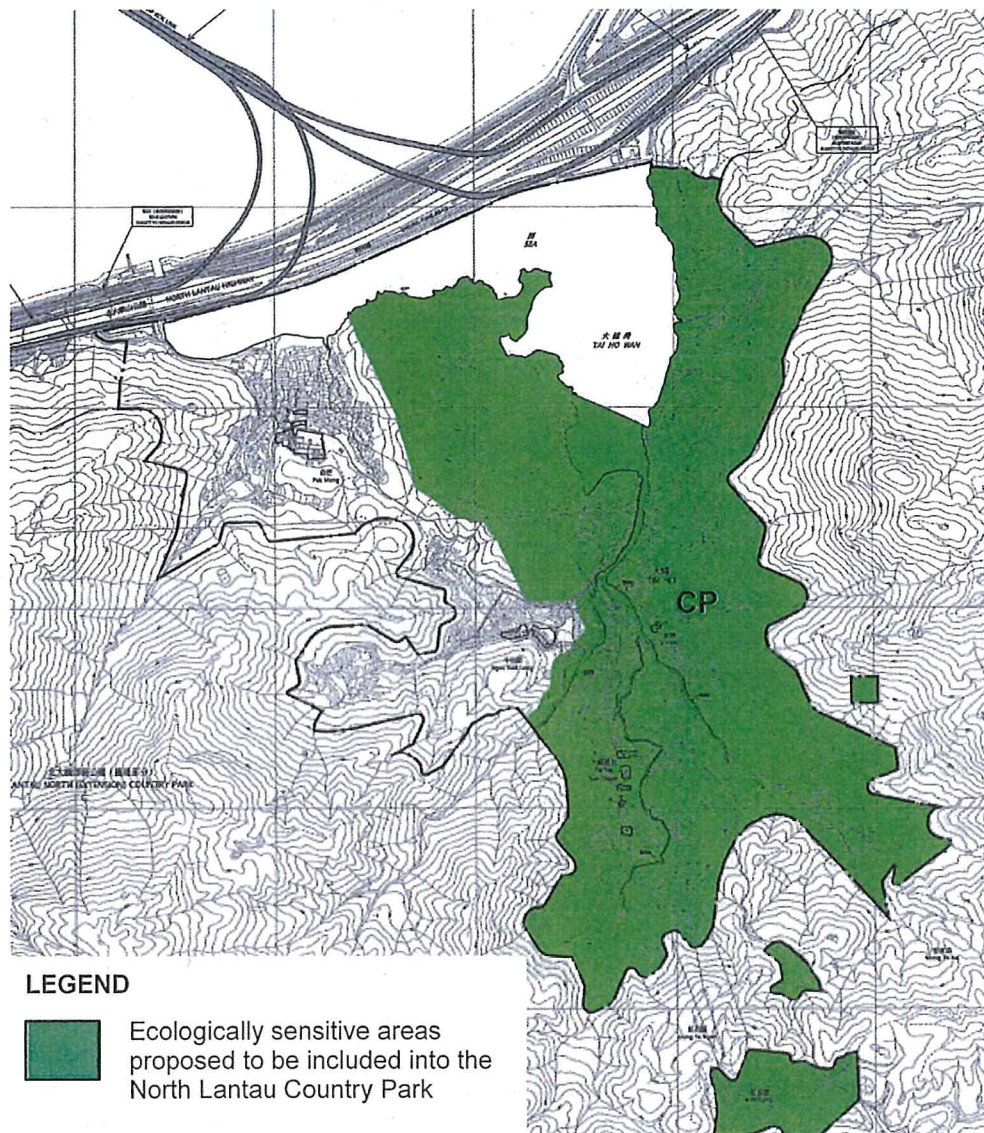


Figure 3: Indicative Area that could be included into the NLCP

(e) Road Implementation

- 3.14 There is an existing track road into Tai Ho that runs from Cheung Tung Road to Ngau Kwu Long village. This track is in substandard condition. The Olympic hiking trail from Mui Wo forms part of this track.
- 3.15 The Proponent proposes to upgrade and widen the existing track to a standard public access road for the villagers and residents. The public access road would connect to the internal roads of the Development Sites and Village Expansion Areas. The public road will stop at the entrance to Ngau Kwu Long Village Expansion Area. The public access road would also provide foundation to accommodate the underground public sewage and drainage facilities, which has been a standard practice for public road developments in Hong Kong. The indicative layout of roads is provided in Figure 4 below.
- 3.16 The Proponents are open to construct the public access road up to Government standards, and then transfer ownership to relevant Government departments for their long-term maintenance and management.

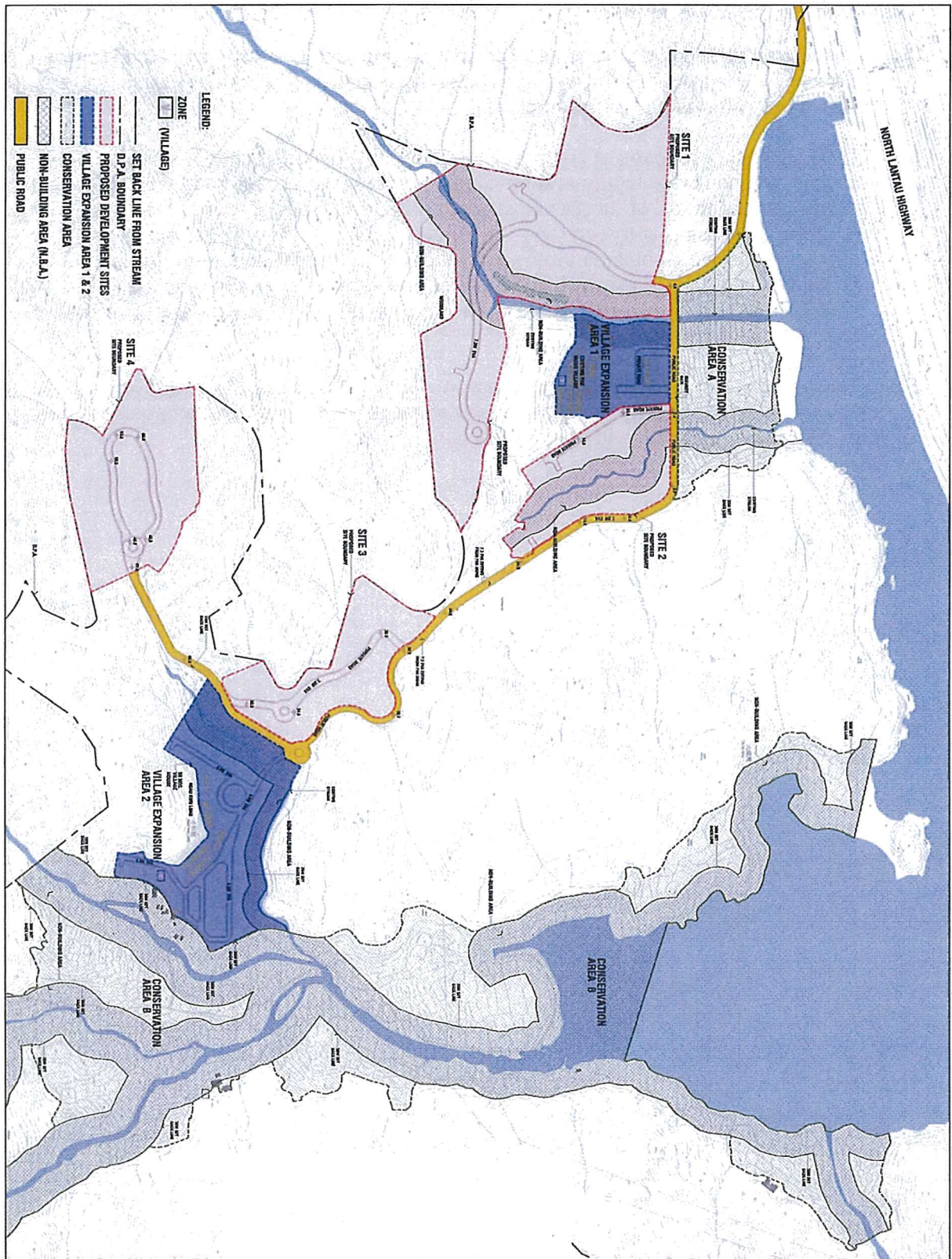


Figure 4: Indicative layout of roads

4. LAND OWNERSHIP

- 4.1 The Proponent owns about 72% of all private land in Tai Ho. They are also in communication with local villagers who are open to a land exchange approach to consolidate the ownership in the proposed Village Expansion Areas. The Proponent is open to surrender all their land in the Conservation Areas to Government through a land exchange approach. The zoning on the OZP should be designed to facilitate the consolidation of the land holdings in this manner.

5. LAND EXCHANGE OPTIONS

- 5.1 The Proponent wish to explore the potential of land exchange options as follows:-

Option 1: In-situ Land Exchange for Development Sites and Surrender of land in Conservation Areas

- 5.2 The Proponent could surrender all their land in the ConA and ConB and Development Sites to the Government, in return for in-situ land exchange of Government land and private land in the Development Sites 1 to 4.
- 5.3 The Proponents would liaise with villagers for land exchange between the Proponent's land in the VEAs and villagers' land in the Conservation Areas.

Option 2: Non-insitu Land Exchange

- 5.4 The Proponent could surrender all their land in Tai Ho to the Government in return for a non in-situ land exchange of a site in the proposed Tung Chung East reclamation area. This has the advantage of moving development out of Tai Ho completely to enable long-term conservation of the sensitive environment.

6. CONCLUSION

- 6.1 The current land holdings of the proponents enable a realistic basis for the implementation of a balanced conservation, village expansion and development scheme for Tai Ho. They currently own 69% and 85% of the private land in the Conservation Areas. Should there be policy support and an appropriate zoning; the Proponents would explore increasing the land holding within the selected Conservation Areas for surrender to Government.
- 6.2 Land ownership within the Development Sites varies from 59% to 95% of the private land within each of these areas.
- 6.3 The proposals within this submission could contribute to the housing supply with private residential of around 108 houses and tentatively over 2,000 apartment units, subject to the assumption for unit size.
- 6.4 The proposed development scheme has addressed the major concerns of the Local Villagers and Green Groups.
- 6.5 The proposed development scheme has echoed with the recently announced Lantau Development Advisory Committee's First-term Work Report.

- 6.6 This proposal aims to provide a framework for determining the zoning of Tai Ho OZP, which would form the basis to take forward the implementation mechanism of a balanced conservation, village expansion and development scheme for Tai Ho.

Masterplan Limited – Planning and Development Advisors

August 2016

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大蠔村村代表

張松帶先生

張先生：

建議位於北大嶼山大濠河的具特殊科學價值地點

在本月五日的會議上，西貢及離島規劃處，漁農處及本處代表曾向你及牛牯壆村村代表林吉勝先生解釋政府建議將位於北大嶼山大濠河的一帶列為「具特殊科學價值地點」的原因，以及相應的規劃。

漁農處的代表在會上解釋了該地點的特殊生態價值。此外，規劃處的代表表示，為了配合保護大濠河一帶的自然生態，該處會把沿河岸兩旁約 20 米闊的土地規劃為「保育區」以作緩衝之用。在保育區內仍然准許小型屋宇的重建，不過新建的丁屋將受到限制。該處已考慮在附近覓地以彌補在原村界內所失去的可供發展的土地。

大濠河「具特殊科學價值地點」及其緩衝區將會納入「大蠔分區計劃大綱圖」內並刊登憲報，徵詢公眾的意見。屆時，如果你或其他人士欲提出意見，可於指定的時間內根據《城市規劃條例》向城市規劃委員會提出。

若果你有任何疑問及其他建議，本處定當將你的意見向有關部門反映及作出跟進。

離島民政事務專員
(陸嘉健 陸嘉健代行)

副本送：漁農處處長

西貢及離島規劃專員

環境保護署署長

一九九九年五月十四日

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大嶼山梅窩
梅窩鄉事委員會
曾連主席

曾主席：

北大嶼山發展研究
白芒、牛牯壆及大蠔新村的土地用途建議

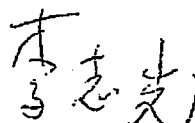
本年六月十七日來信已收到。

本年五月十一日在離島區議會的特別會議上，本人已約略解釋過；在制訂土地用途建議時，特別是在界定標題所述鄉村的「鄉村式發展用地」範圍時，負責「北大嶼山發展研究」的顧問已對多項因素作出適當的考慮，包括認可鄉村範圍、天然地形、環境狀況、基礎設施、道路及其他發展需要等，其中原居民對小型屋宇的需求亦已全面顧及。正如「大蠔建議發展大綱圖」上所顯示，現有鄉村兩側兩大片共約27公頃的土地，已劃為「鄉村式發展用地」，並特別指定作鄉村式發展用途。該兩片土地的面積，已足以應付預測中此區的小型屋宇用地長遠需求。

當局對上述地區的土地用途建議，目前未有計劃在可見的將來實施。由於規劃工作需要一段頗長的時間；在這段時間本處定會留意有關地區的情況，如有需要，在制訂詳細藍圖時並會對各土地用途分區的界線作出必要的調整。本處亦會密切注意原居民對小型屋宇的真正需要；另外在實施有關地區的發展建議時，定會特別留意來信第(1)至(3)分段提出的各點。

至於你在第(4)分段提出的一點，希望你明白，賠償問題不屬本處的職權範圍。本人建議你直接向屋宇地政署查詢。

如果你仍有不明白的地方或需要其他資料，請隨時與本處的高級城市規劃師盧惠明先生(電話：881 7127)或直接與本人聯絡。



大嶼山及離島規劃專員李志光

一九九二年七月十三日



香港觀鳥會
THE
HONG
KONG
BIRD
WATCHING
SOCIETY

Since 1957 成立

Mr. LUI Tak Shing, Gary
Town Planner/ Islands 6,
Sai Kung & Islands District Planning Office,
Planning Department,
15/F, Sha Tin Government Offices,
1 Sheung Wo Che Road,
Sha Tin, N.T.
(E-mail: gtslui@pland.gov.hk)

By email only

26 May 2016

Dear Mr. Lui,

Information for the upcoming draft Tai Ho Outline Zoning Plan

The Hong Kong Bird Watching Society (HKBWS) understands that the Planning Department is currently preparing the draft Outline Zoning Plan for Tai Ho, and would like to provide the information below for you and your Department's consideration.



1. Consistent with the Tai Ho DPA

We support the general planning intention of the approved Tai Ho Development Permission Area (DPA) plan which is to conserve its rich natural landscape resources with high conservation and scientific values. We also support the provision of a Site of Special Scientific Interest (SSSI) with statutory support under the Town Planning Ordinance (Cap. 131) to Tai Ho Stream with boundaries which follow that of the Register of Sites of Special Scientific Interest¹. We consider the general planning intention of the DPA and the SSSI zoning should be kept in the upcoming draft OZP.

2. Ecological value of Tai Ho

2.1. The HKBWS would like to provide the following information which was not mentioned in the explanatory statement of the approved Tai Ho DPA plan. Tai Ho is listed as third out of the twelve priority sites under the New Nature Conservation Policy². It supports the endemic Romer's Tree Frog (*Philautus romeri*)³ which is globally endangered⁴ and of potential global concern⁵. In addition, bird species of

¹ Planning Department, 1995. *Register of Sites of Special Scientific Interest*. Site no. 63 – Tai Ho Stream, Lantau Island.

² AFCD – List of priority sites for enhanced conservation. Available at:

http://www.afcd.gov.hk/english/conservation/con_nncp/con_nncp_list/con_nncp_list.html

³ AFCD – List of priority sites for enhanced conservation: Tai Ho. Available at:

http://www.afcd.gov.hk/english/conservation/con_nncp/con_nncp_list/files/tai_ho_public.pdf

⁴ IUCN Red List version 2013.2. Available at: <http://www.iucnredlist.org/details/587940>

⁵ Fellowes, J.R., Lau, M.W.N., Dudgeon, D., Reels, G.T., Ades, G.W.J., Carey, G.J., Chan, B.P.L., Kendrick, R.C.,

conservation importance were recorded in Tai Ho, including Brown Fish Owl (*Ketupa zeylonensis*)⁶, Eurasian Eagle Owl (*Bubo bubo*)⁷, and Swinhoe's Egret (*Egretta eulophotes*)⁸. All three species are scarce in Hong Kong^{9,10} and are listed under Class II protection in the People's Republic of China List of Wild Animals¹¹.

2.2. Brown Fish Owl is considered to be of regional concern⁵. This species has specific habitat requirements and only feeds in undisturbed, unpolluted lowland streams and tidal creeks⁹. The woodlands in Tai Ho provide suitable roosting habitats for Brown Fish Owl, while the wetlands and unpolluted natural streams and their riparian vegetation are suitable foraging grounds and perches for this species.

2.3. Eurasian Eagle Owl is of regional concern and considered to be rare in the China Red Data Book¹². It is recorded in remote areas of hill slope grassland¹⁰.

2.4. Swinhoe's Egret is considered of global concern⁵, nationally endangered¹², and globally vulnerable⁴. The greatest threat to this species is habitat loss and degradation through reclamation of tidal mudflats, estuarine habitats and uninhabited offshore breeding islands, and through pollution¹³.

2.5. Therefore, we consider that the woodland, shrubland, grassland, natural streams, mudflats, estuary and intertidal wetlands are important habitats in Tai Ho and should be adequately protected from any development and potential pollution.

3. Our recommendations

In order to conserve Tai Ho's high landscape and scientific conservation values, the HKBWS proposes the following:

- a. "Conservation Area" zoning should be provided to at least 30 metre buffering areas on both sides of the Tai Ho SSSI and to the existing natural habitats (i.e. secondary woodland, Fung Shui woodland, shrubland, grassland and marsh).
- b. "Coastal Protection Area" zoning should cover all areas of mudflats and intertidal areas to safeguard habitats of species of conservation importance, including the rare Largesnout Goby (*Awaous melanocephalus*), the rare

Lee, K.S., Leven, M.R., Wilson, K.D.P. and Yu, Y.T. (2002). Wild animals to watch: Terrestrial and freshwater fauna of conservation concern in Hong Kong. *Memoirs of the Hong Kong Natural History Society* No. 25, 123-160.

⁶ HKBWS Hong Kong Bird Report 2012.

⁷ HKBWS Hong Kong Bird Report 2004.

⁸ HKBWS internal records, data obtained in 2001.

⁹ Carey, G.J., Chalmers, M.L., Diskin, D.A., Kennerley, P.R., Leader, P.J., Leven, M.R., Lewthwaite, R.W., Melville, D.S., Turnbull, M. and Young, L. (2001). *The Avifauna of Hong Kong*. Hong Kong Bird Watching Society.

¹⁰ HKBWS Hong Kong Bird Report 2013.

¹¹ List of Wild Animals under State Protection (promulgated by State Forestry Administration and Ministry of Agriculture on 14 January, 1989).

¹² Zheng, G. M. and Wang, Q. S. (1998).

¹³ <http://www.birdlife.org/datazone/species/factsheet/22696977>

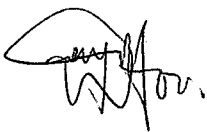
migratory fish Ayu (*Plecoglossus altivelis*), Horseshoe Crab (*Carcinoscorpius rotundicauda*), Seagrass (*Halophila becarrii*)¹⁴, the scarce Brown Fish Owl and the globally vulnerable Swinhoe's Egret.

- c. "Village Type Development" zone should be restricted to the existing village cluster area only given that there are currently no outstanding Small House applications¹⁵. It also should not encroach into the riparian/buffer zone of the Tai Ho stream and SSSI.

The introduction of planning control alone could not fully protect the sites from activities such as unauthorized tree felling and vegetation removal. In order to fully protect the ecological and landscape values of the site, as well as the overall value of the surrounding Lantau North (Extension) Country Park, the Authority should consider including Tai Ho into the Lantau North (Extension) Country Park following detailed assessments and public consultation. HKBWS believes that Tai Ho and surrounding areas are qualified for such purpose given its value in terms of ecology, landscape and built heritage.

Thank you for your kind attention and we hope that the Planning Department would take our comments into consideration.

Yours sincerely,



Woo Ming Chuan
Conservation Officer
The Hong Kong Bird Watching Society

cc.

The Conservancy Association
Designing Hong Kong
Kadoorie Farm and Botanic Garden
WWF – Hong Kong

¹⁴ Section 7.4.2(c) of the explanatory statement of the approved Tai Ho DPA (DPA/I-TH/2)

¹⁵ TPB paper No. 9579 – Section 4.1.7.



BY E-MAIL ONLY

Mr. SIU Yee-lin, Richard
Senior Town Planner,
Sai Kung & Islands District Planning Office
Planning Department,
15/F, Sha Tin Government Offices,
1 Sheung Wo Che Road,
Sha Tin, N.T.
(E-mail: rylsiu@pland.gov.hk)

17 June, 2016

Dear Mr. Siu,

Wise Land Use for River Basin in Tai Ho Outline Zoning Plan

1. Green Power is a local charitable green group with river conservation being one of our focused issues. We submitted our views and comments on the Draft Tai Ho Development Permission Area Plan (DPA/I-TH/1) on 28 May, 2014 regarding the preservation of water quality, ecology, hydrology and landscape of Tai Ho River system.
2. Herein, we would like to draw your kind attention to the environmental, ecological and hydrological impacts of land use planning in Tai Ho River Basin and Tai Ho Bay.

Why should rivers be taken into consideration for land use planning?

3. River system, which comprises mainstream and tributaries, and their whole sections of courses, estuary and river basin, is a dynamic natural system that integrates and interacts with the geological, hydrological and ecological settings holistically. Negligence in river functions and processes during land use planning will lead to depreciation and loss of favourable ecological services of rivers to community and result in adverse consequences.
4. Land use planning that wisely takes into account of the presence of rivers can
 - (a) lower the flood risk to secure the public's safety and properties.
 - (b) protect the river, marine and bathing beach water quality to avoid water pollution, odour nuisance, communal hygiene degradation and urban blight.

- (c) conserve river and estuarine ecology to protect biodiversity and fishery resources.
- (d) act as breeze corridors to disperse air pollutants, relieve heat island effect and moderate microclimate.
- (e) preserve few remaining natural river landscapes in the territory for public's appreciation, leisure and recreation pursuits, and as natural heritage.

How could rivers be taken into account for land use planning?

5. A holistic approach should be adopted for land use planning for river basins which, in principle, includes preserving:
 - (a) natural geometry and substratum of rivers courses including river banks, alignment and estuaries,
 - (b) river water quality,
 - (c) permeability of the whole river basin, and
 - (d) vegetation cover of river basin
6. Putting these holistic principles into planning practices for land use of river basins, the plan
 - (a) should retain the original natural alignments and banks of river courses and estuaries. Any zonings that initiate, facilitate and/or require disturbance and alteration to the environmental settings and landscape of natural river courses, banks and estuaries must be avoided.
 - (b) should not zone any residential areas or facilities vulnerable to flooding in vicinity to river courses and estuaries to secure public's life and properties from flooding and storm surges.
 - (c) should protect the water quality of rivers and estuaries by zoning nonpolluting land uses in the river basins and mouths. Polluting zonings, such as industry, restaurants, livestock farms and roads, should not be zoned in vicinity to river courses and estuaries.
 - (d) should not allow or facilitate direct discharge of sewage and surface runoff from buildup areas in the river basins through drains or outfalls. Unpaved, undisturbed and well-vegetated buffering zones on both sides of river courses should be designated to provide infiltration of surface runoff, retain permeability and its river landscape.
 - (e) should maintain the permeability of river basins by reserving sufficient vegetation cover and avoid extensive impermeable concrete paving.
 - (f) should preserve the hydrological and ecological continuity of river from estuary to headwater. Zonings should allow continuous flow of river water from the upper courses to estuaries without great man-made elevation drop and habitat fragmentation.

What are the adverse consequences of improper land use planning in river basins?

7. Irreversible and/or unnecessary adverse consequences have already been resulted locally by ignorance of river functions and processes in land use planning such as
 - (a) threat to public's life and loss of properties in flood-prone areas zoned for residential land use in flooding and storm surges,

- (b) increase in flood incidents as land uses in river basins involved extensive concrete paving leading to excessive surface runoff during storms.
- (c) deterioration of water quality of rivers, estuaries and/or bathing beaches as wastewater and polluted stormwater are discharged to river courses from adjoining polluting land uses through stormwater drains and surface runoff,
- (d) exacerbating urban heat island effect and air pollution due to sparse vegetation in the land uses in the river basins,
- (e) destruction of natural river courses and estuaries leading to ruin of natural river ecology by incompatible land uses along river courses and estuaries such as roads and residential developments that destroyed and fragmented the habitats, and/or obstructed the migration of aquatic wildlife by elevation drop, pollution, insufficient flow volume or decking of river channels

Green Power's concerns on Tai Ho River and Bay

8. Green Power opines that the land use of Tai Ho area must be wisely planned to protect its rich, remarkable and valueable ecology, water quality and landscape.
9. Tai Ho is officially recognized as one of the twelve Priority Sites for Enhanced Conservation by Agricultural, Fisheries and Conservation Department¹ where significant percentage of species in different taxa are recorded, especially freshwater fish (35%) and amphibians (46%).
10. According to a recent biodiversity study of Lantau², Tai Ho River is the richest freshwater species of any in Hong Kong, with a total of 46 species recorded. Tai Ho is of the well-known site in Hong Kong or Guangdong for the amphidromous Ayu, *Plecoglossus altivelis* which is of high conservation importance globally. In 2003, Ayu was recorded in another stream which drains into Tai Ho Bay and this and other streams at Pak Mong are believed to provide habitats for this species.
11. The Tai Ho River estuary provides an important corridor for other amphidromous fish species such as sicydiine gobies, a breeding ground for threatened horseshoe crabs (*Carcinoscorpius rotundicauda*) and a nurturing habitat for locally rare seagrasses (*Halophila beccarii*).
12. The ecological significance and biodiversity value of Tai Ho Bay and Tai Ho River estuary (refer to Appendix) is further confirmed by the ecological study of statutory Environmental Impact Assessment (Application No. 233/2015)³ recently.

¹ AFCD, HKSAR: https://www.afcd.gov.hk/english/conservation/con_nncp/con_nncp_list/files/tai_ho_public.pdf

² Noffkle, C., Yip, P., *Lantau – Hong Kong's Jewel, A Biodiversity Study of Lantau*: https://issuu.com/conservation_lantau/docs/lantau-hong_kong_s_jewel_publish

³ Tung Chung New Town Extension EIA report, EPD, HKSAR:

13. In a landscape value study by Planning Department⁴, Tai Ho area has been categorized as “Good” landscape condition and scored “High” Landscape value.

Green Power’s preliminary recommendations for Tai Ho area

14. Based on the above-mentioned planning principles, practices and concerns, we would like to advise on the land use planning for Tai Ho area.
15. Any diversion of streams, filling of land/pond or excavation of land must be forbidden without approval of enforcement departments or authority in order to protect the Tai Ho Stream SSSI, Tai Ho Bay and the entire river system in the area.
16. In order to avoid pollution to the streams and SSSI from village houses sewage, “Village Type Development” should not be zoned in vicinity to the existing stream courses and estuary.
17. The boundary of “SSSI” should be extended to cover larger area of the intertidal mudflat in Tai Ho Bay, or the coast of Tai Ho Bay not covered by “SSSI” should be zoned as “Coastal Protection Area” or “Conservation Area”.
18. Only the stream channels of the mainstream and two major tributaries of Tai Ho Stream are designed as “SSSI” against incompatible development. The remaining courses in the upper reach of “SSSI” and all the stream banks of natural streams in the Tai Ho area have not received any adequate land use zonings which may be vulnerable to disturbance and/or destruction by future works and developments. Therefore, we advise to extend the “SSSI” to cover the whole stream courses and river banks of all tributaries in the area.
19. Maintaining sufficient vegetation cover and permeability is crucial to the hydrology, ecology and water quality of Tai Ho River, as permeable (not concrete-paved) and vegetated land can moderate the flow volume and purify the surface runoff. Therefore, significant portion of the land use in the river basin of Tai Ho River should be non-polluting and unpaved to prevent pollution to the stream, maintain natural hydrology and protect the delicate ecology.
20. Tai Ho Bay received all the stormwater from Tai Ho area. However, Tai Ho Bay is almost completely sheltered from the open sea by North Lantau Highway (NLH) with an outlet (of about 20 metre wide) underneath NLH. Its turnover rate of seawater is hugely plummeted. Therefore, the carrying capacity of the sheltered Tai Ho Bay to degrade pollutants collected from Tai Ho

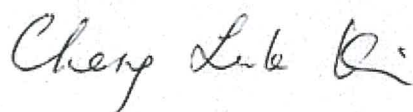
area, should be cautiously considered. And land use of Tai Ho area should not generate extra pollution that overload the self-purification capacity of Tai Ho Bay.

21. Road access will promote incompatible development, air and noise pollution, and facilitate illegal dumping and landfilling on farmlands and riverbanks. In order to prevent uncontrollable and unenforceable vandalism in Tai Ho area and other potential adverse impacts of road access, we urge the Administration to
 - (a) impose traffic restriction in Tai Ho area, especially for construction trucks and machinery, and
 - (b) avoid non-essential roads access to ecologically sensitive areas such as natural coastlines, river banks, fung shui wood and other ecologically important sites.
22. Tai Ho River is one of the few remaining medium-sized natural stream courses running continuously from upland to a lowland estuary. Tai Ho River (mainstream), its estuary and the lower and middle reaches of the three major tributaries were designated as a "SSSI". Regrettably, the unique land use characteristics of rivers are not adequately addressed in draft DPA plan published in 2014.
23. Therefore, we urge the Administration takes into account of and makes wise use of the functions and intrinsic values of river systems in the landuse planning that will not only promote sustainable development and biodiversity of Tai Ho area, but also avoid costly and irreversible environmental, economic and social burdens in the future.

Should you have any inquiries or need further information, please contact the undersigned at Green Power (T: 3961 0200; Fax:2314 2661, Email: lkcheng@greenpower.org.hk).

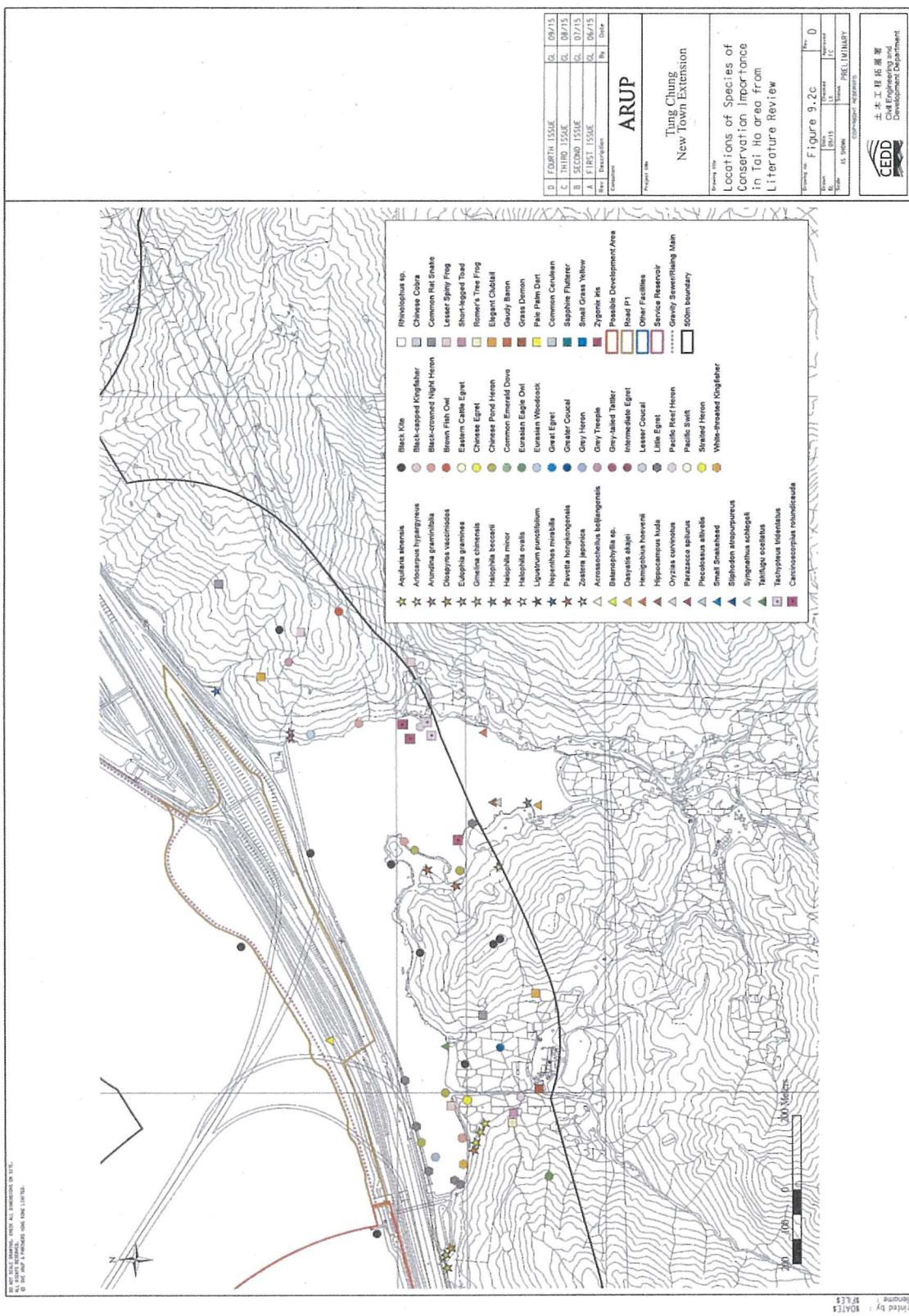
Thank you very much for your kind attention and we look forward to a wise landuse plan for Tai Ho area.

Yours faithfully,



CHENG Luk-ki
Division Head, Scientific Research and Conservation
GREEN POWER

Appendix





嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

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

(Email: tpbpd@pland.gov.hk)

28th May, 2014.

By email only

Dear Sir/ Madam,

Draft Tai Ho Development Permission Area Plan No. DPA/I-TH/1

We would like to express our concerns and furnish additional information with regard to the captioned subject.

Ecological Information

We note that the TPB Paper No. 9579 highlights the ecological importance of the site and we would not wish to repeat those details here. However, we are surprised that the Paper has neglected to state that the site is the third most important location (**Priority Site for Enhanced Conservation**, out of the 12 designated places) under the **New Nature Conservation Policy** (NNCP) promulgated by Government^{1, 2}. We consider that the inclusion of this item of information is very important for Board Members to have an in-depth understanding and realisation of the conservation importance of the site and that such an omission must be brought to the attention of the Members for their reference. In addition, the Paper also fails to mention that the Tai Ho Stream is also a designated Ecologically Important Stream (EIS) by AFCD³. This further strengthens the fact that this area is of high ecological importance.

The Paper mentions two fishes of conservation concern in the Area: the Largesnout Goby (*Awaous melanocephalus*) and Ayu (*Plecoglossus altivelis*). We would like to state that in addition to these two species, the Tai Ho Stream also provides habitat for one more fish species of conservation importance and this is the Scaly Neon Goby (*Stiphodon multisquamus*). This species (according to the preliminary Red List assessment for the Hong Kong Biodiversity Strategy and Action Plan formulated under the Convention on Biological Diversity which has

¹ http://www.afcd.gov.hk/english/conservation/con_nncp/con_nncp_list/con_nncp_list.html

² http://www.afcd.gov.hk/english/conservation/con_nncp/con_nncp_list/files/3_Tai_Ho.pdf

³ http://www.afcd.gov.hk/tc_chi/conservation/con_wet/streams_rivers_hk/Con_NSR/Tai%20Ho.pdf

been extended to Hong Kong) is considered to be Endangered. Indeed, it is also considered to be Endangered in mainland China⁴. As with the Ayu and the Largesnout Goby, this is a diadromous species utilizing both the sea and the freshwater stream, and it needs the river mouth, the lower and the middle sections of the same stream to complete its life cycle.

While the Tai Ho Stream SSSI is always the main feature under the spotlight in any discussion about the conservation value of Tai Ho, we would like to mention that there are also other two streams of conservation importance within the proposed DPA. **Figure 1** shows the location of these two streams. According to the EIA carried out for the Hong Kong-Zhuhai-Macao Bridge, the Ayu can also be found in the un-named stream to the north of Luk Hop Yuen Kung (六合玄宮), a temple located to the east of Tai Ho Bay (called Stream 1 in **Figure 1**)⁵. The Scaly Neon Goby can also be found in this stream. The Pak Mong Stream to the west of Pak Mong Village is also considered to be of some concern as it is largely natural and is suitable for diadromous species such as the Ayu and the Neon Goby. The Kadoorie Farm and Botanic Garden (KFBG) is conducting on-going ecological assessments (with the AFCD) of natural streams in Hong Kong and this stream has been recommended for listing under the EIS system.

Besides the importance of the aquatic ecosystems such as the streams, the seagrass bed, the mangrove and the mudflat areas (**Figure 2**), we would also like to remind the Board and the Planning Department that the DPA also contains a wide expanse of well-established woodlands and these woodlands should be of conservation concern as they are ecologically linked with the adjacent Country Park (**Figure 3**). The riparian zones of the stream system should also be preserved as we have re-iterated many times in our previous submissions about the importance and the need to keep intact the connectivity of this portion of the freshwater ecosystem.

Potential Environmental Impacts

According to the TPB Paper, there is no existing/planned sewerage system in the DPA. All sewage from the village houses would need to be contained by Septic Tank and Soakaway Systems (STSs). Regarding the usage of STS, we would like to highlight the following statement from the then Secretary for the Environment, Transport and Works (Ms. Sarah Liao):

⁴ Wu, H. & J. Zhong (eds.) 2008. *Fauna Sinica, Ostichthyes, Perciformes (V), Gobioidae*. Science Press, Beijing, China. (in Chinese with English summary)

⁵ [http://www.epd.gov.hk/eia/register/report/eiareport/eia_1722009/Cover\(all\).htm](http://www.epd.gov.hk/eia/register/report/eiareport/eia_1722009/Cover(all).htm)

“.....the base flow of local rivers and streams is generally small, their assimilative capacity is therefore low. This, coupled with the continued development and hence population growth in the river catchments, as well as the lack of maintenance of many private septic tank systems, has caused the water quality of some rivers and streams... ..to remain unsatisfactory.”⁶

We would also like to highlight the following statements from the Environmental Protection Department and the Drainage Services Department:

“At present, sewage from a number of village areas... ..is often treated and disposed of by means of private on-site treatment facilities (such as septic tanks and soakaway (STS) systems). Such facilities might however become ineffective due to their proximity to watercourses or inadequate maintenance. Sewage from such areas has therefore been identified as a source of water pollution to nearby watercourses and the receiving waters... ..”

*“.....if a STS system is located in an area where the ground water table is high, such as an area in proximity to watercourses, it will **not function properly due to ineffective percolation.**”⁷*

The Tai Ho DPA is without any doubt a river valley with a complex network of stream systems. When taken together with the mangrove, seagrass bed and mudflat in the coastal area, the hydrological system constitutes a complete functioning aquatic ecosystem – extending from the land to the sea, and such a complete system, given its present undisturbed status, is rare in Hong Kong and even in the South China region. We are highly concerned that if there are more and more Small Houses constructed in the future (with their associated STSs), the whole area including the Tai Ho Stream SSSI and other associated aquatic habitats would be just simply contaminated and destroyed by water pollution.

In addition to the very clearly stated descriptions about the problems of STSs, above, from government, we would like to mention that discharges of grey water and construction wastewaters directly into nearby watercourses is a very common phenomenon in village areas,

⁶ <http://www.legco.gov.hk/yr04-05/english/counmtg/hansard/cm0126ti-translate-e.pdf>

⁷ http://www.epd.gov.hk/epd/english/news_events/legco/files/EA_Panel_20120528a_eng.pdf

as shown in **Figure 4**. In order to prevent the above polluting conditions from occurring, the best scenario would be to site the village area at a distance away from a watercourse. In view of all the above reasons, we strongly request that no more new Village Type Development (V) zones should be set-up within a 30-metre buffer strip on either side of the stream, and, the remaining riparian areas should simply be zoned Conservation Area (CA) in order to protect the streams (including the SSSI) and the downstream coastal aquatic systems.

There is a very narrow road at the site that connects the different village areas (**Figure 5**). We doubt that an ordinary sewage pump truck normally used to desludge a STS (**Figure 6**) would be able to use and pass through this road. If many parts of the DPA cannot be accessed by this type of truck, this would mean that any STS that are constructed in these areas could not be properly maintained. According to the EPD Guidance Notes on Discharges from Village Houses, **desludging is an essential step to maintain any STS**. We would like to re-iterate that according to statements by government the lack of maintenance of many private STSs has already caused the water quality of some rivers and streams to remain unsatisfactory in Hong Kong. These polluting conditions should not be allowed to happen in Tai Ho which is both a SSSI and a Priority Site for Enhanced Conservation. The only way to prevent this situation from happening is to limit the usage of STS and this means that under the current situation whereby there are no planned/existing sewerage systems, the size of the V zone should be limited in size. We strongly urge that the Tai Long Wan OZP approach should be adopted for the Tai Ho area in view of the high conservation importance of this site.

The Tai Long Wan OZP approach is reiterated as follows:

- Cover areas of conservation importance and buffer value with a CA zoning, following the holistic approach recommended by the Planning Department and adopted by the TPB
- Reduce and limit the size of the V zone to existing village settlement or building lots
- Planning permission is required for building “New Territories Exempted House (NTEH)” within V zone (move NTEH from Column 1 to Column 2 in the Schedule of Uses of V zone)
- Delete “House” (other than NTEH) within the Schedule of Uses of V zone
- Demolition, alteration, etc, of NTEH requires Planning Permission

Land Issue

According to a government document regarding the Tai Ho Priority Site for Enhanced Conservation, a “proponent” proposing to carry out a Private-Public-Partnership (PPP) programme under the NNCP would have already acquired about 66% of the private land within the site⁸.

We would like to remind the Board and the Planning Department that a NTEH is only for “an indigenous villager to apply for permission to erect for himself during his lifetime a small house on a suitable site within his own village”⁹, and this “Small House Policy” should not be abused for real estate development under the guise of building NTEHs. In our previous presentations during the hearing for the Draft Hoi Ha, Pak Lap and So Lo Pun OZPs, we have introduced to the Board and the Planning Department how the Small House Policy may have been abused in recent years. Indeed, the abuse of the Small House Policy has also been the subject of investigation and described in an Audit Report¹⁰.

Recreational Value

Besides the omission to mention the Priority Site and EIS status of streams, we also note that the TPB Paper does not mention that there is an ancient trail within the Enclave – the “Tung Mui Ancient Trail (東梅古道)”, which has been re-named the Hong Kong Olympic Trail¹¹ (**Figure 7**). This popular hiking trail linking Pak Mong and Mui Wo is promoted by the Hong Kong Tourism Board¹¹ and under the AFCD system, it is also called the “Islands Nature Heritage Trail – Mui Wo Section”¹². This clearly indicates that the Tai Ho Enclave is a site well recognized by the various agencies of government to be of considerable recreational value to the general public and overseas visitors.

⁸ http://www.epd.gov.hk/epd/english/boards/advisory_council/files/ACE_Paper_14_2008.pdf

⁹ <http://www.landsd.gov.hk/en/legco/house.htm>

¹⁰ http://www.aud.gov.hk/pdf_e/e39ch08.pdf

¹¹ <http://partnernet.hktb.com/mice/lantau/en/html/about/olympichiking.html>

¹² http://www.hkwalkers.net/eng/trail_list/other_route/islands_nature_heritage_trail/introduction.htm

Concluding Remarks

The Tai Long Wan OZP has set a very good precedent to clearly show how in areas of high conservation value, a win-win-win situation can be achieved by the planning system. This precedent must be used as a benchmark for any future zonings of the Enclaves including Tai Ho. The conservation importance and recreational value of Tai Ho is well-recognised by government and we hope that the TPB and the Planning Department would make a decision that will take into account the well-being and promote the general welfare of the community as a whole by closely adhering to the holistic approach adopted in the Tai Long Wan OZP.

Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

cc.

Agriculture, Fisheries and Conservation Department
Designing Hong Kong
Hong Kong Bird Watching Society
WWF – Hong Kong

Figure 1. Location of the two streams that are also of high conservation value within the DPA, indicated by the red arrows (GeoInfo Map from Lands Department)

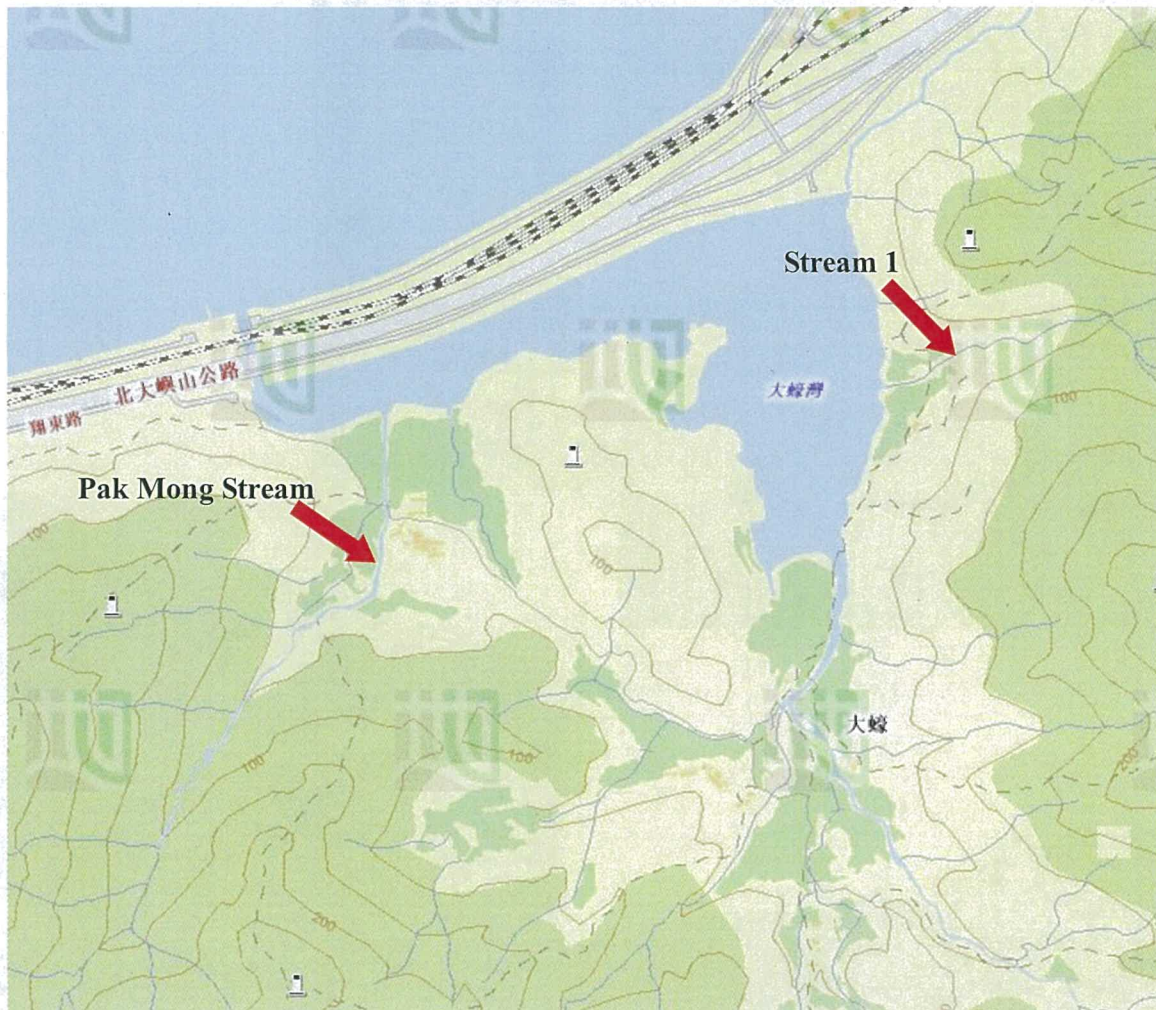
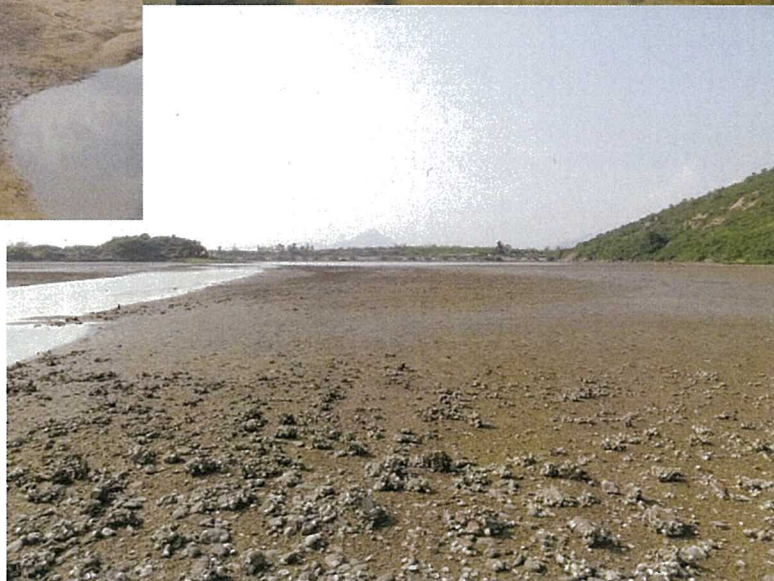
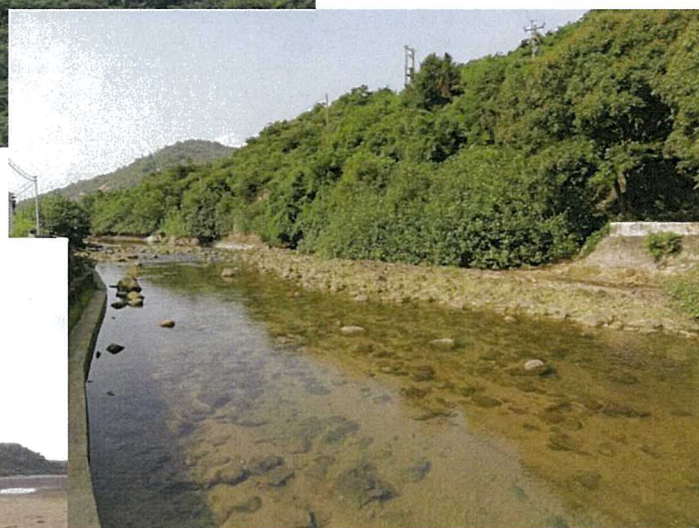


Figure 2. The stream, mangrove and mudflat at Tai Ho (photographs taken in late May 2014)



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

Figure 3. Woodlands in the enclave (in the foreground) ecologically linked with the adjacent Country Park (the hills in the background) (photographs taken in late May 2014)

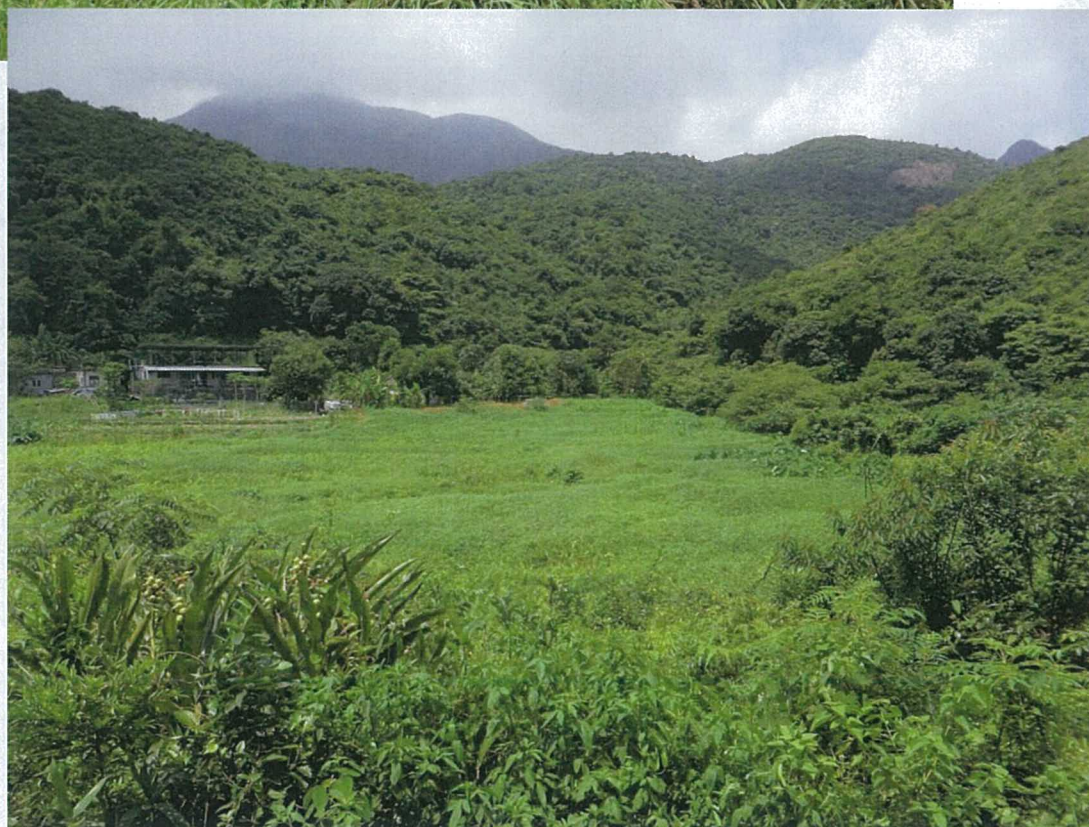
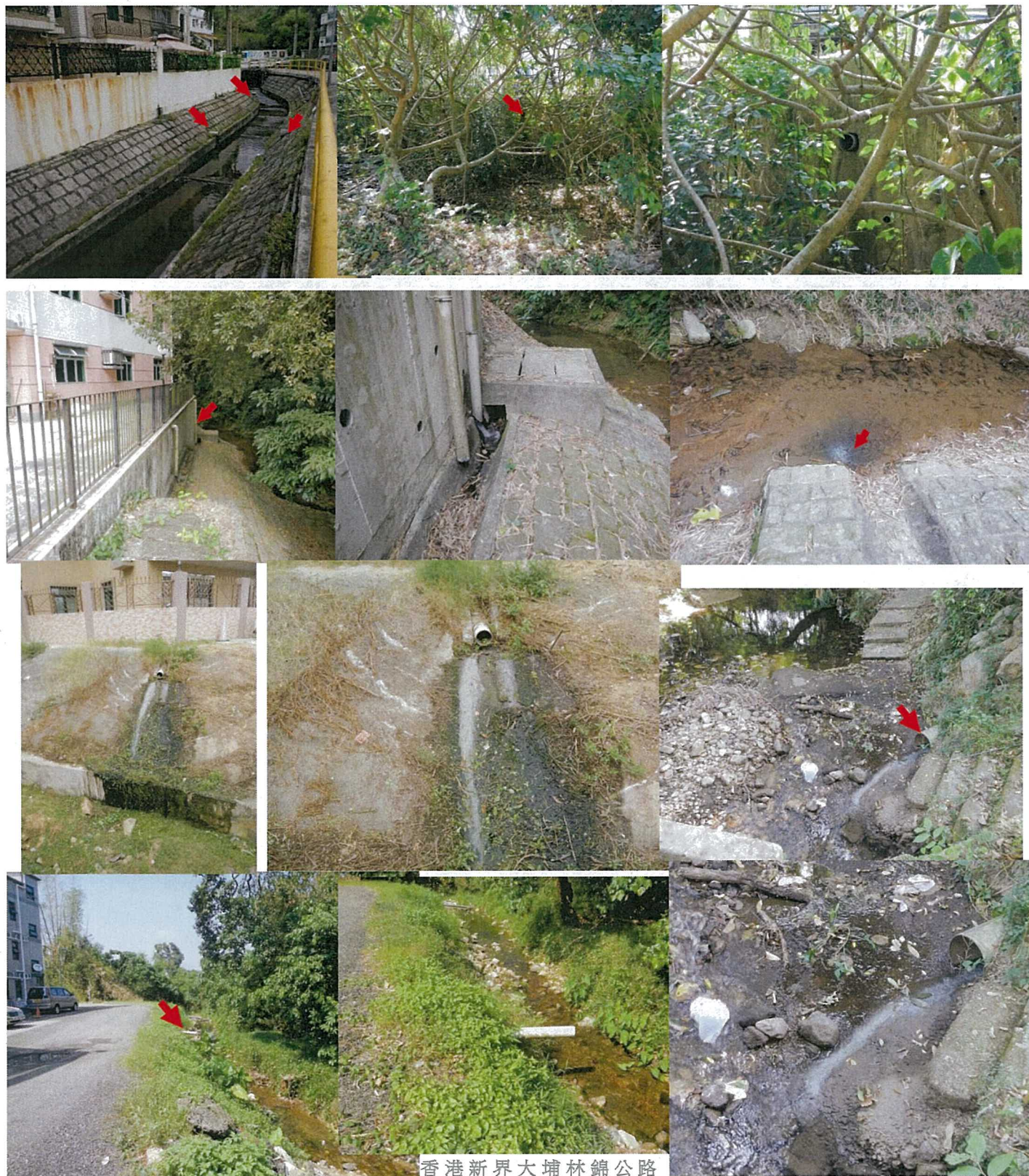
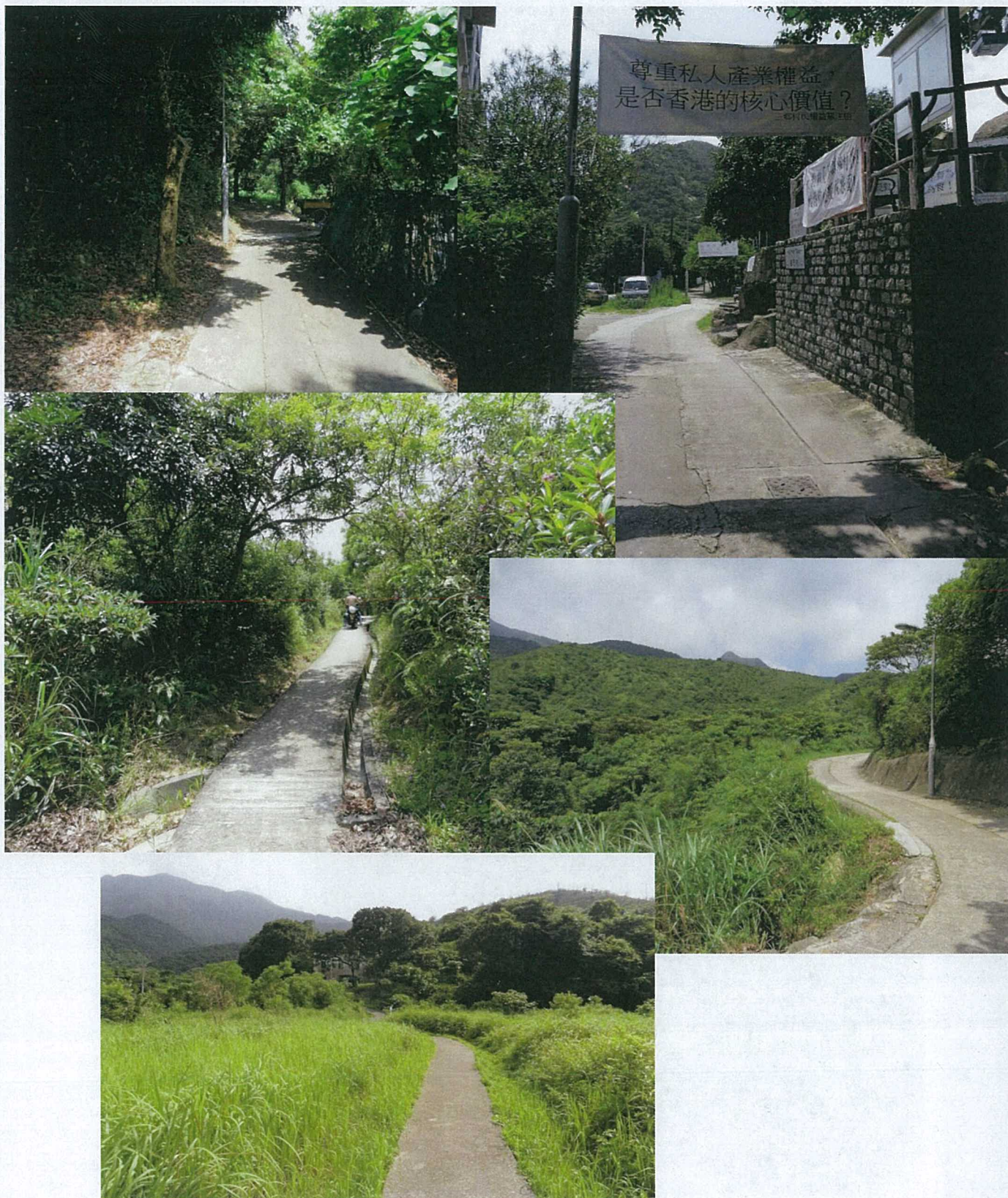


Figure 4. Discharge of grey water into nearby stream courses is very common practice in village areas



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

Figure 5. The narrow paths within the site (photographs taken in late May 2014)



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

Figure 6. Desludging trucks



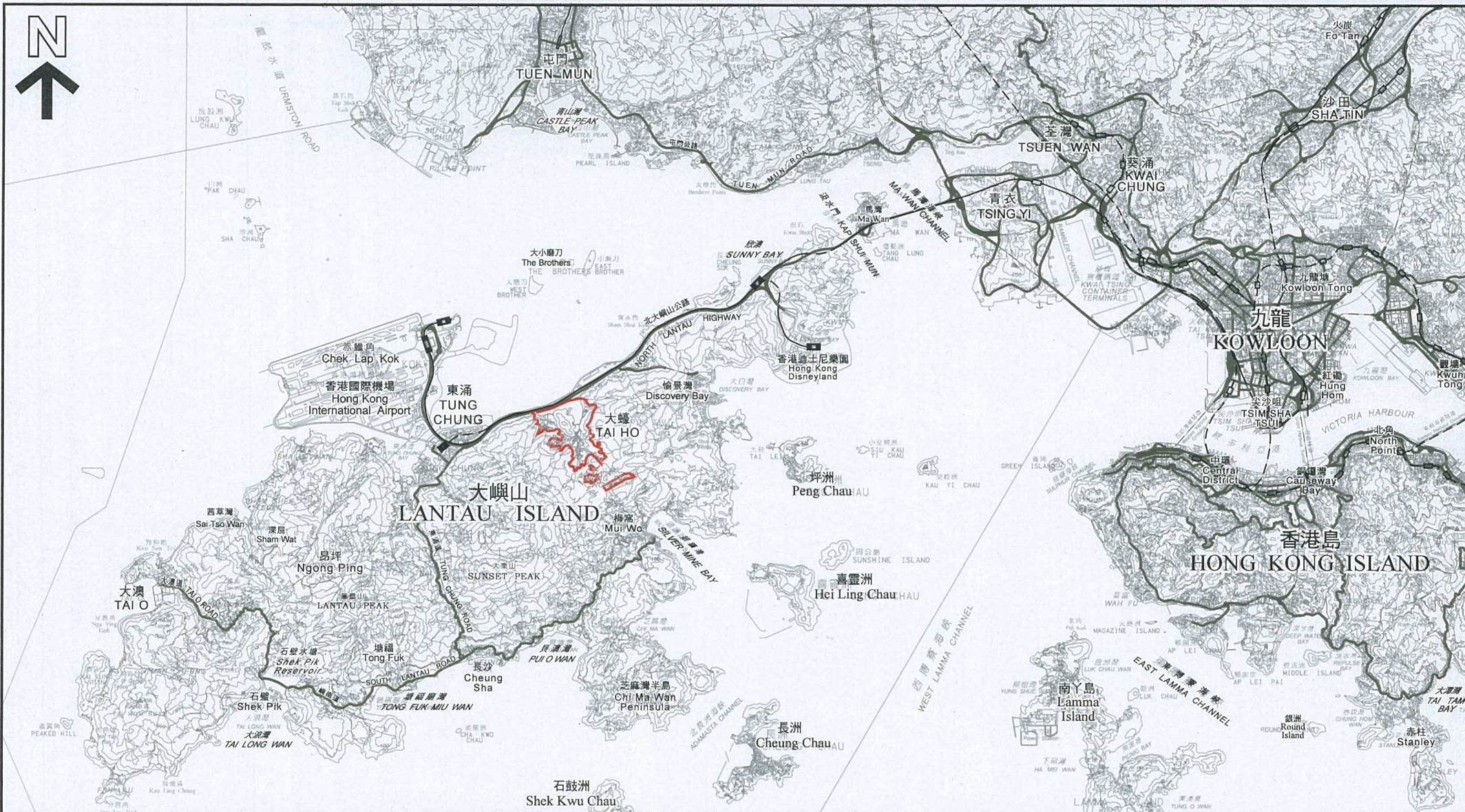
香港新界大埔林錦公路


 Lam Kam Road, Tai Po, New Territories, Hong Kong

 Email: eap@kfbg.org

Figure 7. The starting point/ finishing point of the “Islands Nature Heritage Trail – Mui Wo Section” and the Hong Kong Olympic Trail at Pak Mong Village (photographs taken in late May 2014)





 研究範圍
STUDY AREA

位置圖 LOCATION PLAN

大蠔
TAI HO

比例尺 SCALE 1:150 000

公里 KM 3 0 3 6 9 KM 公里

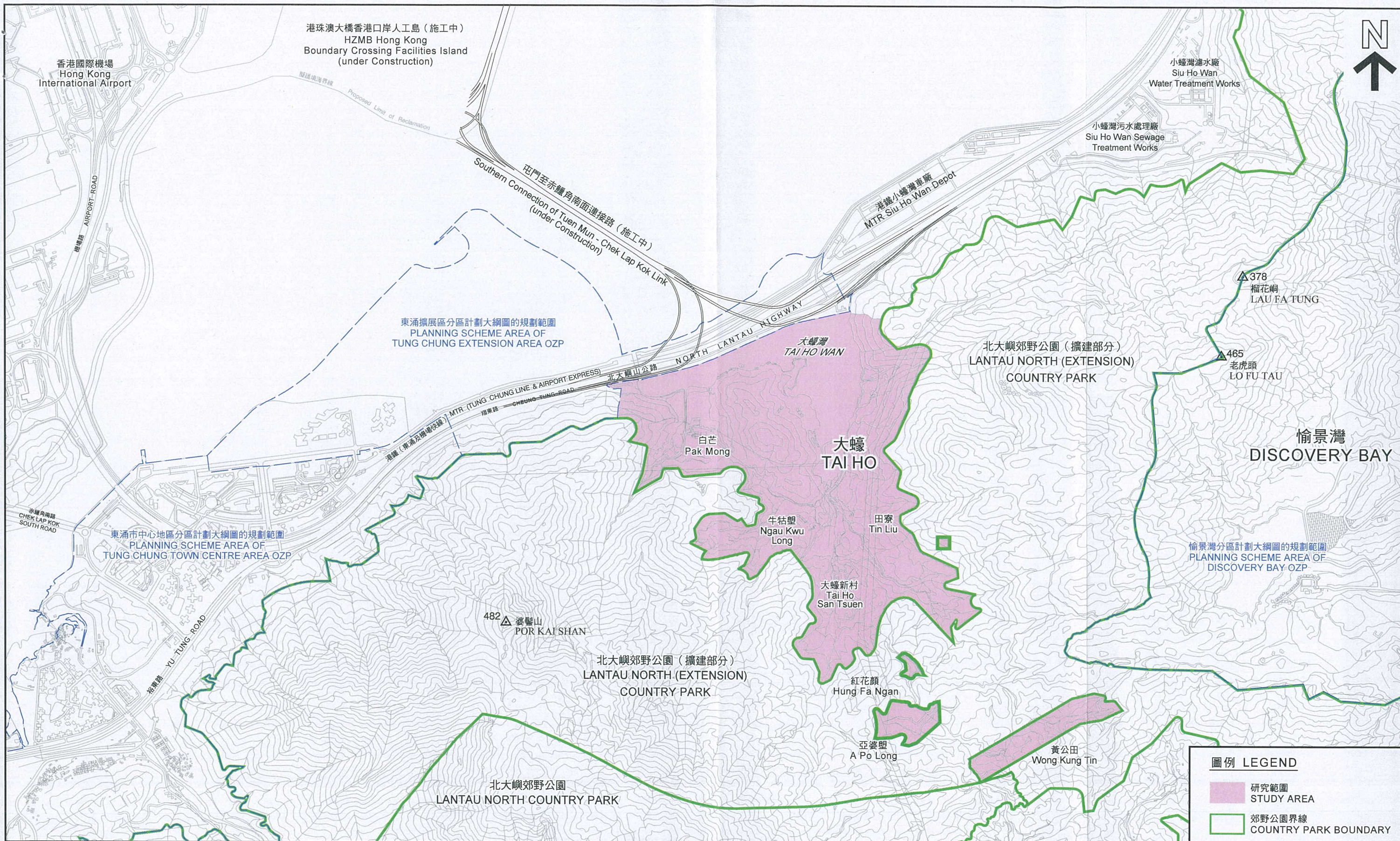
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/LI/16/45

圖表
FIGURE
1a

本摘要圖於2016年7月15日擬備，
所根據的資料為測量圖編號 B100000
EXTRACT PLAN PREPARED ON 15.7.2016
BASED ON SURVEY SHEET SERIES B100000



圖例 LEGEND

- 研究範圍 STUDY AREA
- 郊野公園界線 COUNTRY PARK BOUNDARY

研究範圍 STUDY AREA

大蠔
TAI HO

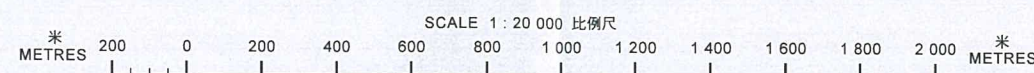
規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/LI/16/45

圖表 FIGURE
1b

本摘要圖於2016年7月19日擬備，
所根據的資料為測量圖編號T9和T10
EXTRACT PLAN PREPARED ON 19.7.2016
BASED ON SURVEY SHEETS No. T9 & T10





航攝照片 AERIAL PHOTO

大嶼
TAI HO

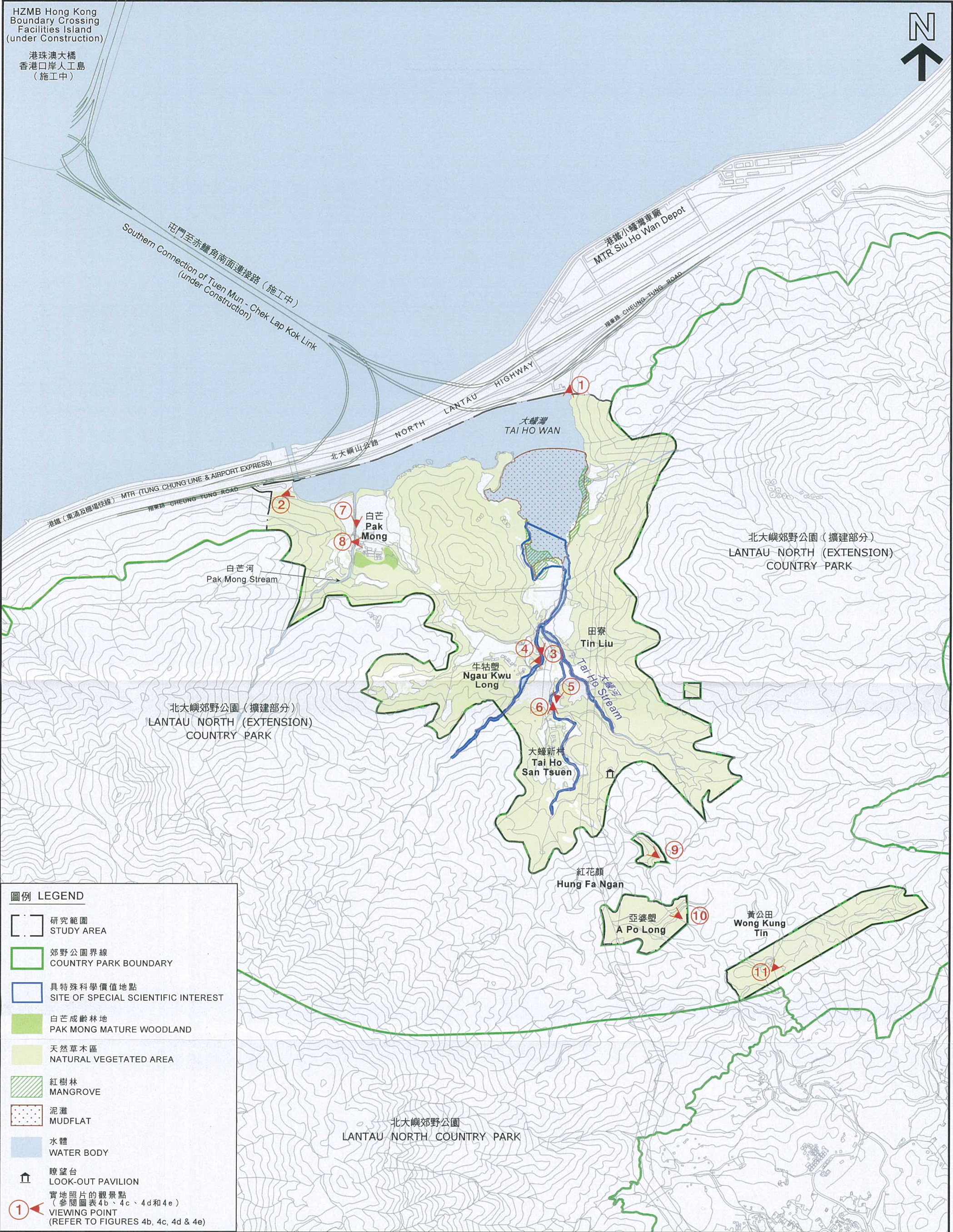
規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/LI/16/45

圖表 FIGURE
3

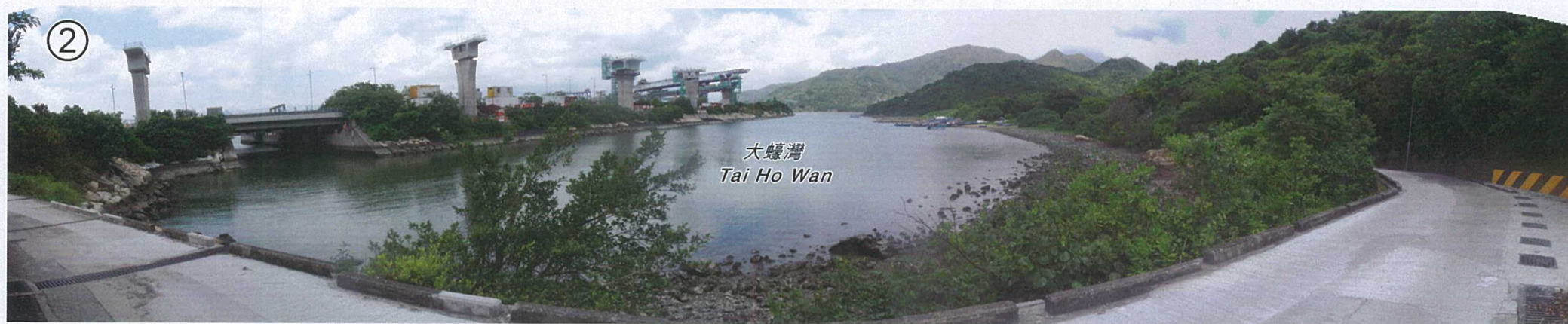
本摘要圖於2016年7月19日擬備，
所根據的資料為正射影像圖DOP5000(2015年)
EXTRACT PLAN PREPARED ON 19.7.2016
BASED ON ORTHOPHOTO DOP5000 (Year 2015)



本摘要圖於2016年7月19日擬備，
所根據的資料為測量圖編號T9和T10
EXTRACT PLAN PREPARED ON 15.7.2016
BASED ON SURVEY SHEETS No. T9 & T10



從北大嶼山公路望向大蠔灣
View of Tai Ho Wan from North Lantau Highway



大蠔灣景觀
View of Tai Ho Wan

實地照片 SITE PHOTOS

大蠔灣
TAI HO WAN

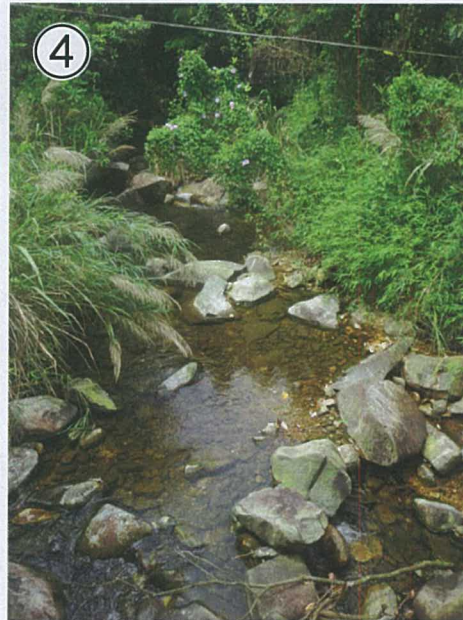
規劃署
PLANNING
DEPARTMENT



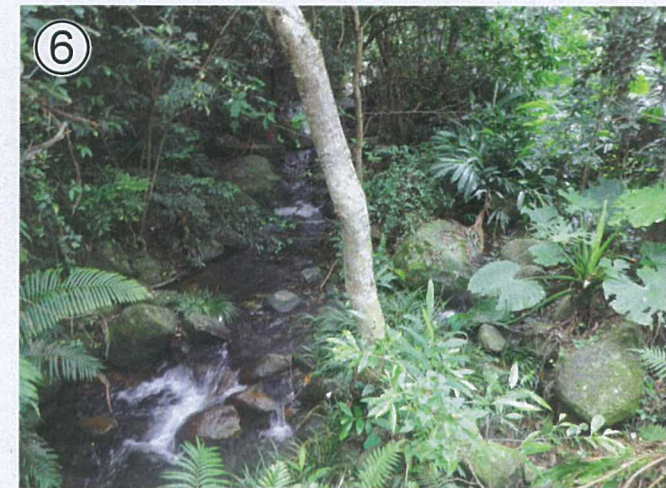
參考編號
REFERENCE No.
M/LI/16/45

圖表
FIGURE
4b

本圖於2016年7月19日擬備，
所根據的資料為攝於2016年5月的實地照片
PLAN PREPARED ON 19.7.2016
BASED ON SITE PHOTOS
TAKEN IN MAY 2016



大蠔河下游景觀
View of Downstream of Tai Ho Stream



大蠔河上游景觀
View of Upstream of Tai Ho Stream

實地照片 SITE PHOTOS

大蠔河, 具特殊科學價值地點
TAI HO STREAM, SITE OF SPECIAL SCIENTIFIC INTEREST

本圖於2016年7月19日擬備，
所根據的資料為攝於2016年5月的實地照片
PLAN PREPARED ON 19.7.2016
BASED ON SITE PHOTOS
TAKEN IN MAY 2016

規劃署
PLANNING
DEPARTMENT



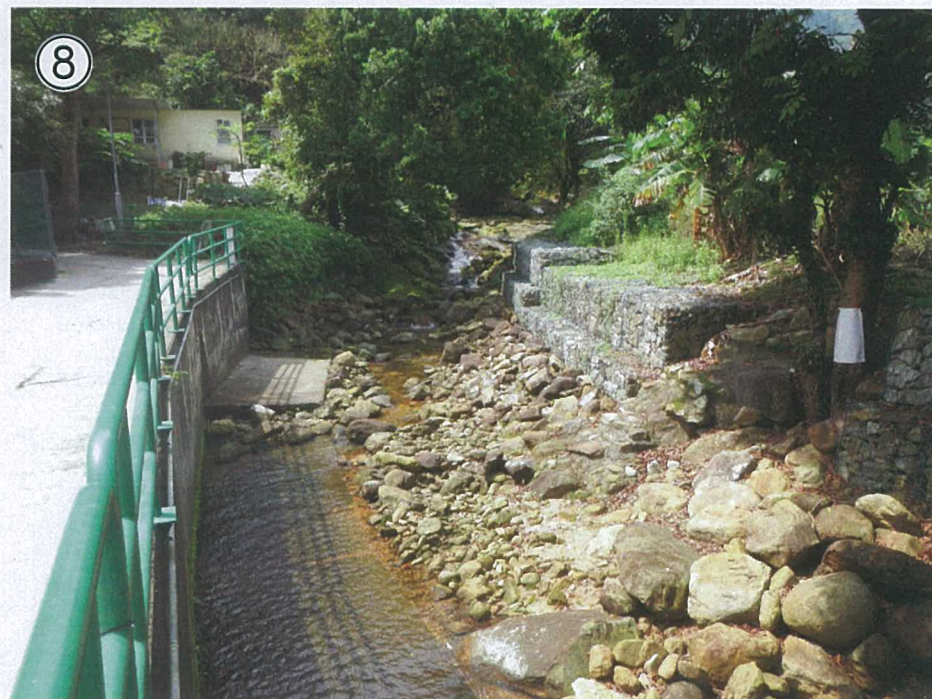
參考編號
REFERENCE No.
M/LI/16/45

圖表
FIGURE
4c

⑦



⑧



實地照片 SITE PHOTOS

白芒河
PAK MONG STREAM

本圖於2016年7月19日擬備，
所根據的資料為攝於
2016年5月的實地照片
PLAN PREPARED ON 19.7.2016
BASED ON SITE PHOTOS
TAKEN IN MAY 2016

規劃署
PLANNING
DEPARTMENT

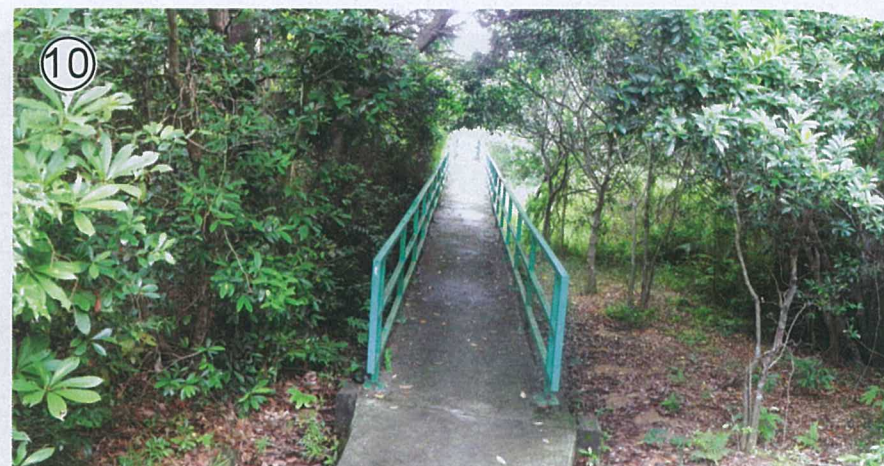


參考編號
REFERENCE No.
M/LI/16/45

圖表
FIGURE
4d



紅花顏
Hung Fa Ngan



亞婆壟
A Po Long



黃公田
Wong Kung Tin

實地照片 SITE PHOTOS

紅花顏, 亞婆壟及黃公田
HUNG FA NGAN, A PO LONG AND WONG KUNG TIN

本圖於2016年7月19日擬備，
所根據的資料為攝於2016年5月的實地照片
PLAN PREPARED ON 19.7.2016
BASED ON SITE PHOTOS
TAKEN IN MAY 2016

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/LI/16/45

圖表
FIGURE
4e



Short-legged Toad
(*Xenophrys brachykolos* 短腳角蟾)



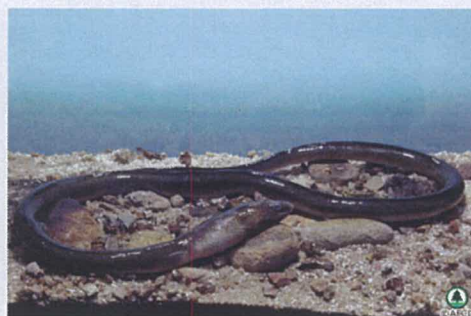
Hong Kong Newt
(*Paramesotriton hongkongensis* 香港瘰螈)



Tokay Gecko
(*Gekko gecko* 大壁虎)



Largesnout Goby
(*Awaous melanocephalus* 黑首阿胡鰕虎魚)



Rice-paddy Eel
(*Pisodonophis boro* 雜食豆齒鰻)



Ayu
(*Plecoglossus altivelis* 香魚)



Beccari's Halophila
(*Halophila beccarii* 貝克喜鹽草)



Incense Tree
(*Aquilaria sinensis* 土沉香)



Red Lacewing
(*Cethosia biblis* 紅鋸蛱蝶)

動植物群的照片 PHOTOS OF FLORA AND FAUNA SPECIES

大蠔
TAI HO

本圖於2016年7月14日擬備，
資料為漁農自然護理署，生物數據庫
PLAN PREPARED ON 14.7.2016
SOURCE: BIODIVERSITY DATABASE,
AFCD HONG KONG

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/LI/16/45

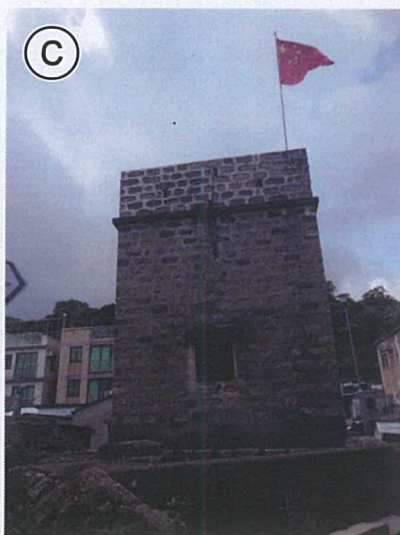
圖表
FIGURE
5



白芒村常耕農地
Active Agricultural Land, Pak Mong Tsuen



白芒村村屋
Village Houses in Pak Mong Village



白芒村更樓(二級歷史建築物)
Watchtower, Pak Mong Tsuen
(Grade 2 Historic Building)



白芒村學校(棄置)
School, Pak Mong Tsuen
(Abandoned)



白芒圍門(三級歷史建築物)
Entrance Gate, Pak Mong
(Grade 3 Historic Building)

實地照片 SITE PHOTOS

白芒村
PAK MONG VILLAGE

本圖於2016年7月19日擬備，
所根據的資料為攝於
2016年5月的實地照片
PLAN PREPARED ON 19.7.2016
BASED ON SITE PHOTOS
TAKEN IN MAY 2016

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/LI/16/45

圖表
FIGURE
6b

e



牛牯壆村屋
Village Houses in Ngau Kwu Long

f



大蠔灣東面的六合玄宮
Luk Hop Yuen Kung to the East of Tai Ho Wan

g



牛牯壆常耕農地
Active Agricultural Land in Ngau Kwu Long

實地照片 SITE PHOTOS

牛牯壆村
NGAU KWU LONG VILLAGE

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/LI/16/45

圖表
FIGURE
6c

本圖於2016年7月19日擬備，
所根據的資料為攝於2016年5月的實地照片
PLAN PREPARED ON 19.7.2016
BASED ON SITE PHOTOS
TAKEN ON MAY 2016



大蠔更樓(三級歷史建築物)
Watchtower, Tai Ho
(Grade 3 Historic Building)



梁媽廟
Leung Ma Temple



大蠔新村村屋
Village Houses in Tai Ho San Tsuen

實地照片 SITE PHOTOS

大蠔新村
TAI HO SAN TSUEN

規劃署
PLANNING
DEPARTMENT

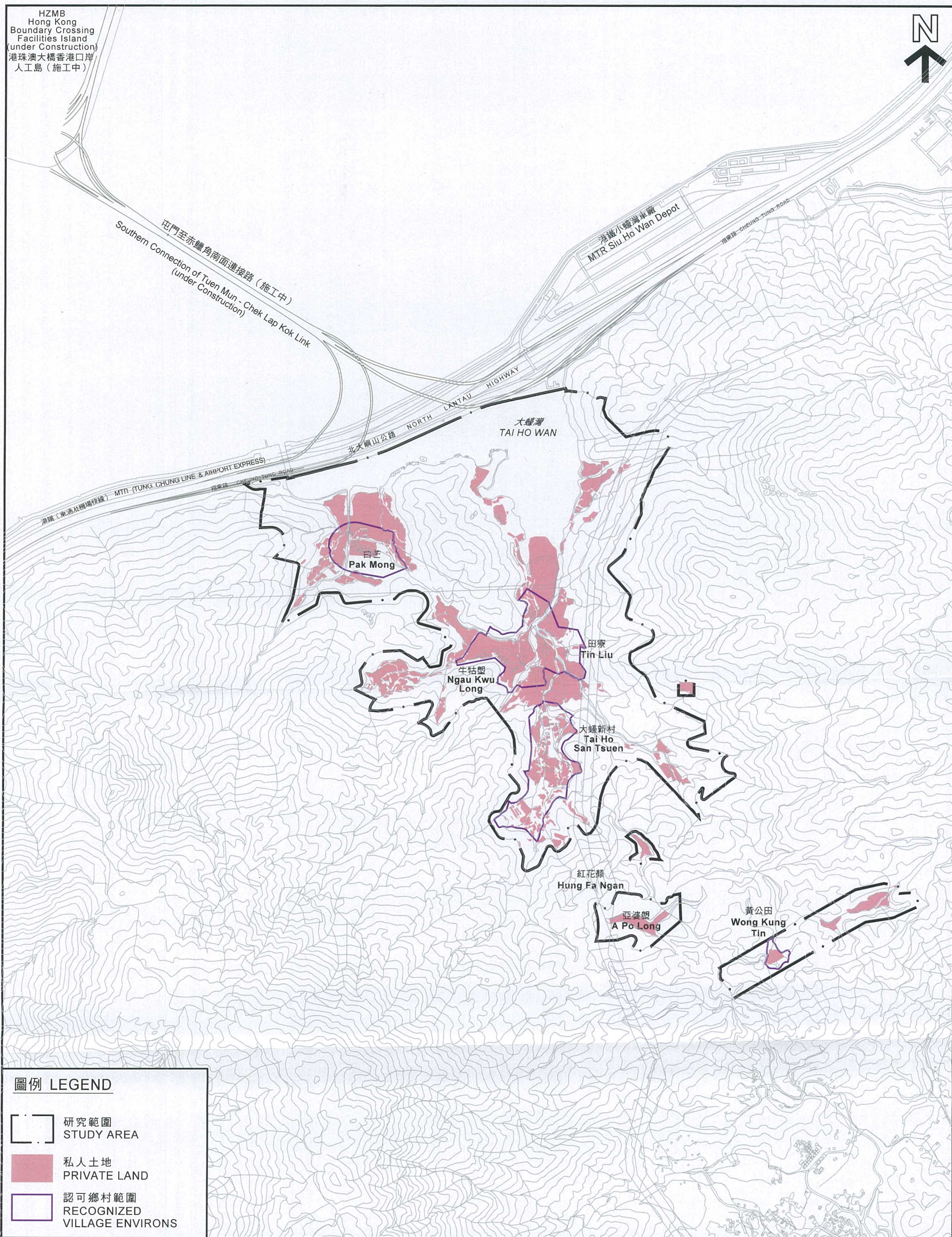


參考編號
REFERENCE No.
M/LI/16/45

圖表
FIGURE
6d

本圖於2016年9月15日擬備，
所根據的資料為攝於2016年5月的實地照片
PLAN PREPARED ON 15.9.2016
BASED ON SITE PHOTOS
TAKEN ON MAY

HZMB
Hong Kong
Boundary Crossing
Facilities Island
(under Construction)
港珠澳大橋香港口岸
人工島 (施工中)



圖例 LEGEND

- 研究範圍
STUDY AREA
- 私人土地
PRIVATE LAND
- 認可鄉村範圍
RECOGNIZED
VILLAGE ENVIRONS

土地業權及鄉村範圍 LAND OWNERSHIP AND VILLAGE ENVIRONS

大蠔
TAI HO

SCALE 1: 15 000 比例尺
米 METRES 150 0 150 300 450 600 750 900 米 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/LI/16/45

圖表
FIGURE
7

本摘要圖於2016年7月19日擬備，
所根據的資料為測量圖編號T9和T10
EXTRACT PLAN PREPARED ON 19.7.2016
BASED ON SURVEY SHEETS No. T9 & T10



屯門至赤鱗角南面連接路 (施工中)
Southern Connection of Tuen Mun - Chek Lap Kok Link
(under Construction)

港鐵小蠔灣車廠
MTR Siu Ho Wan Depot



圖例 LEGEND

研究範圍
STUDY AREA

新自然保育政策地點界線
NEW NATURE CONSERVATION
POLICY SITE BOUNDARY

新自然保育政策下的強化保育地點
SITE FOR ENHANCED CONSERVATION
UNDER THE NEW NATURE CONSERVATION POLICY

大蠔
TAI HO

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/LI/16/45

圖表
FIGURE
8

本摘要圖於2016年7月19日擬備，
來源自漁農自然護理署

EXTRACT PLAN PREPARED ON 19.7.2016
SOURCE: AGRICULTURE, FISHERIES AND
CONSERVATION DEPARTMENT



 大蠔分區計劃大綱草圖的規劃範圍界線（只作識別用）
PLANNING SCHEME BOUNDARIES OF
THE DRAFT TAI HO OUTLINE ZONING PLAN
(FOR IDENTIFICATION PURPOSE ONLY)

本摘要圖於2016年9月6日擬備，
所根據的資料為大嶼山發展公眾參與摘要
EXTRACT PLAN PREPARED ON 6.9.2016
BASED ON LANTAU DEVELOPMENT PUBLIC ENGAGEMENT DIGEST

康樂及旅遊規劃大綱
PLANNING FRAMEWORK FOR RECREATION AND TOURISM

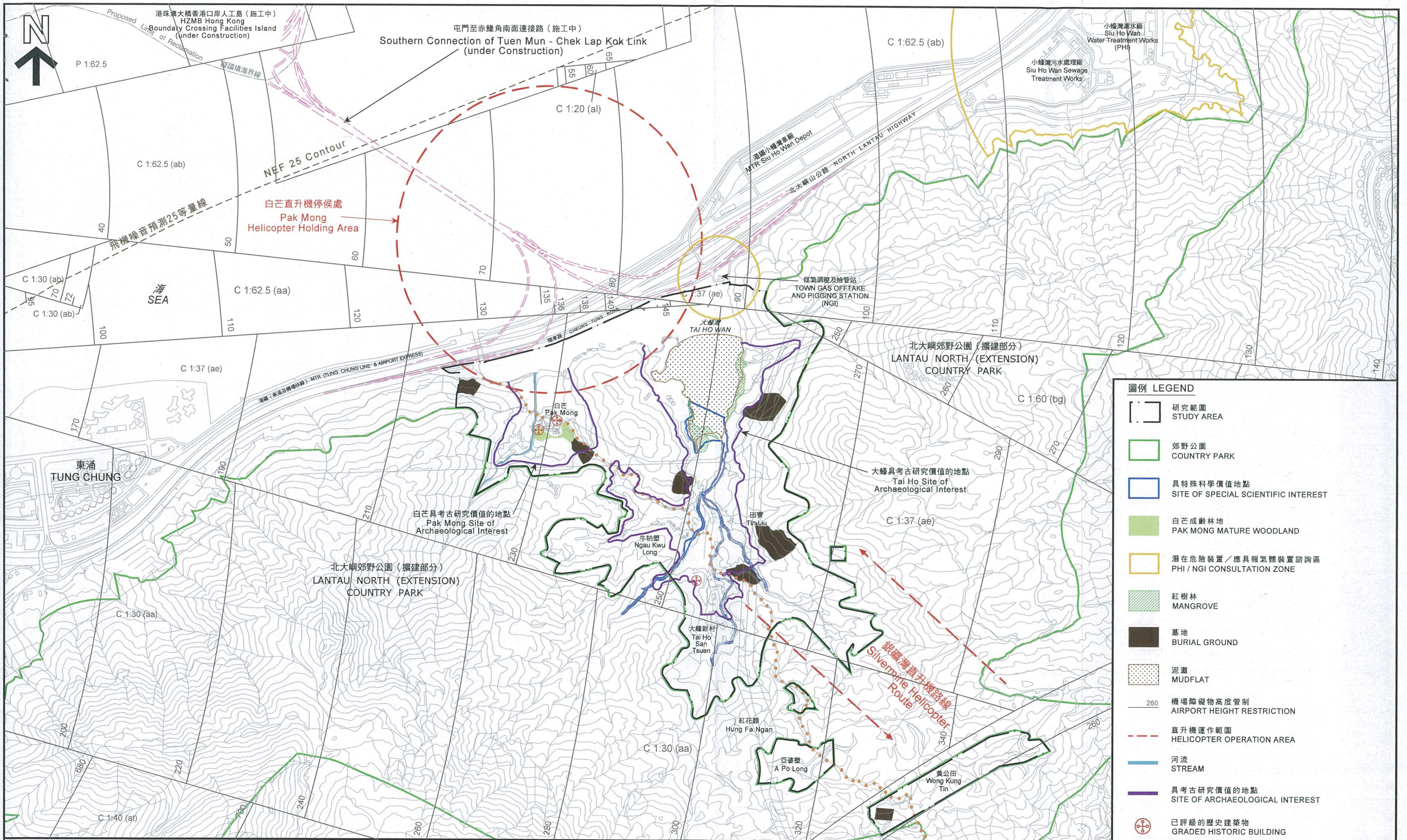
大嶼
TAI HO

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/LI/16/45

圖表 FIGURE
9a



發展限制 DEVELOPMENT CONSTRAINTS

大蠔
TAI HO

SCALE 1 : 17 000 比例尺

米 METRES 400 0 400 800 1 200 1 600 米

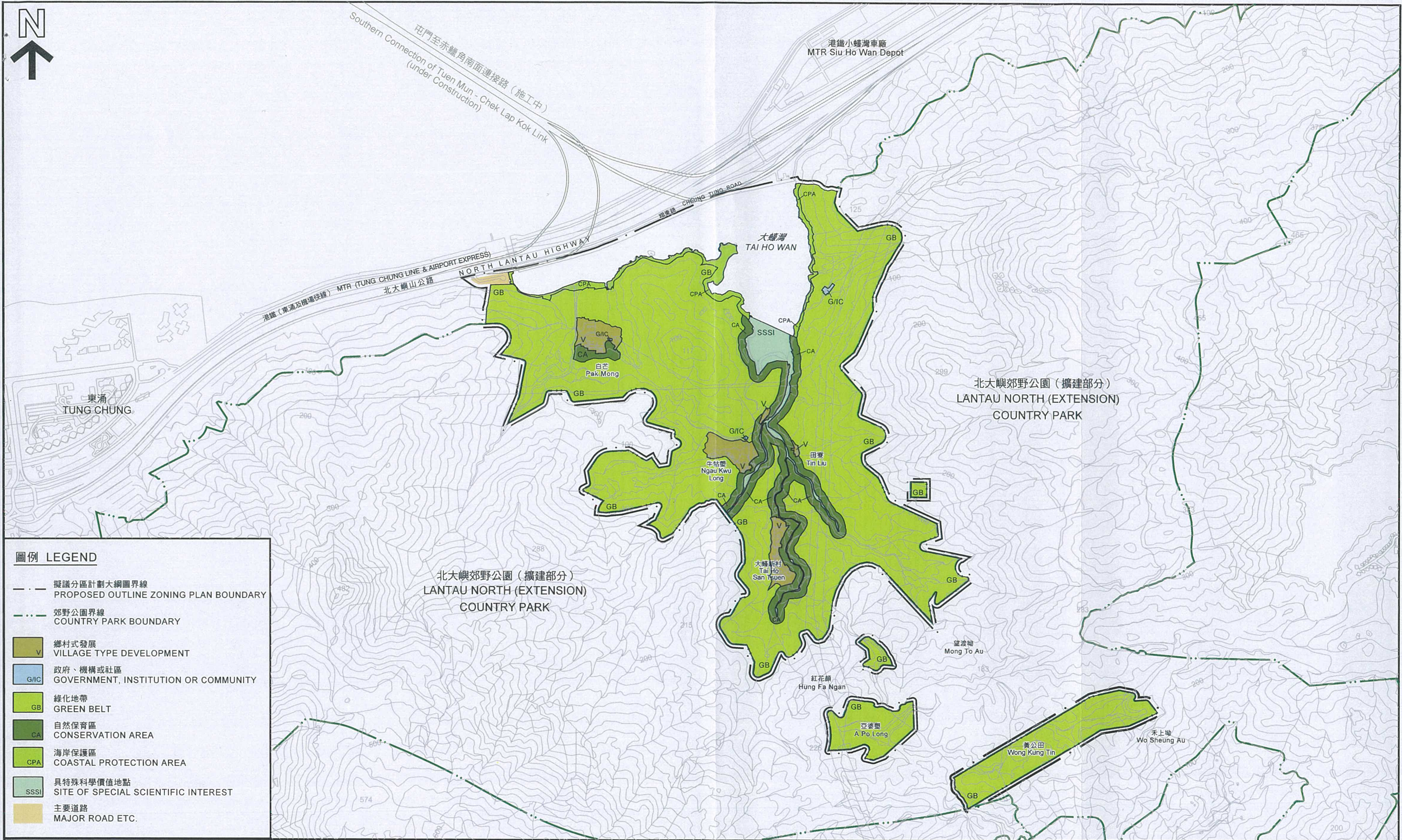
規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/LI/16/45

圖表 FIGURE
9b

本摘要圖於2016年9月22日擬備，
所根據的資料為測量圖編號T9和T10
EXTRACT PLAN PREPARED ON 22.9.2016
BASED ON SURVEY SHEETS No. T9 & T10

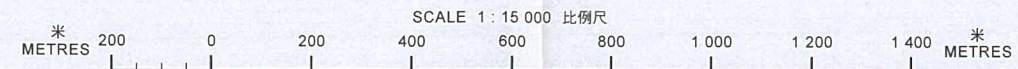


圖例 LEGEND

- 擬議分區計劃大綱圖界線
PROPOSED OUTLINE ZONING PLAN BOUNDARY
- 郊野公園界線
COUNTRY PARK BOUNDARY
- V 鄉村式發展
VILLAGE TYPE DEVELOPMENT
- G/I/C 政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY
- GB 綠化地帶
GREEN BELT
- CA 自然保育區
CONSERVATION AREA
- CPA 海岸保護區
COASTAL PROTECTION AREA
- SSSI 具特殊科學價值地點
SITE OF SPECIAL SCIENTIFIC INTEREST
- MAJOR ROAD ETC.

擬議的概括土地用途模式 PROPOSED BROAD LAND USE PATTERN

大蠔
TAI HO



規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/LI/16/45

圖表FIGURE
10

本摘要圖於2016年9月23日擬備，
所根據的資料為測量圖編號T9和T10
EXTRACT PLAN PREPARED ON 23.9.2016
BASED ON SURVEY SHEETS No. T9 & T10

28 JAN 2016

致：離島地政處

檔案：(301) in DLO/IS 91/CPY/59 Pt. 3

未來十年內的小型屋宇需求預算

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

甲部。現時(即截至2015年12月31日)年滿十八歲或以上的男性原居村民

	現居香港	僑居海外
(A) 總人數：75人	64人	11人
(B) 總人數當中已經行使其小型屋宇資格 ³ 的人數：6人	6人	/
(C) 總人數當中未行使其小型屋宇資格的人數：69人	58人	11人
(D) 未行使其小型屋宇資格人數當中預算未來十年內會申請興建小型屋宇的人數：	58人 (i)	11人 (ii)

乙部。未來十年內將會滿十八歲(即截至2015年12月31日時為八至十七歲)的男性原居村民

	現居香港	僑居海外
(E) 總人數：72人	61人	11人
(F) 總人數當中預算十年內會申請興建小型屋宇的人數：	61人 (iii)	11人 (iv)

未來十年內小型屋宇需求預算[(i) + (ii) + (iii) + (iv)]：72人

大嶼山梅窩白芒村

姓名 原居民代表張志雄先生

簽署

張志雄

姓名

簽署

日期

27-1-2016

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



未來十年內的小型屋宇需求預算

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

甲部。現時(即截至 2015 年 12 月 31 日)年滿十八歲或以上的男性原居村民

	現居香港	僑居海外
(A) 總人數：	40	35
(B) 總人數當中已經行使其小型屋宇資格 ³ 的人數：	10	9
(C) 總人數當中未行使其小型屋宇資格的人數：	30	26
(D) 未行使其小型屋宇資格人數當中預算未來十年內會申請興建小型屋宇的人數：	30 (i)	26 (ii)

乙部。未來十年內將會滿十八歲(即截至 2015 年 12 月 31 日時為八至十七歲)的男性原居村民

	現居香港	僑居海外
(E) 總人數：	1	6
(F) 總人數當中預算十年內會申請興建小型屋宇的人數：	1 (iii)	6 (iv)

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

64

大嶼山梅窩牛牯壆村

姓名 原居民代表林世明先生

簽署

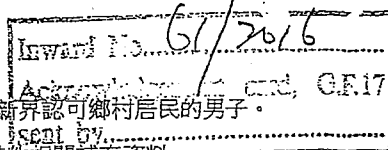
姓名

林世明

簽署

日期

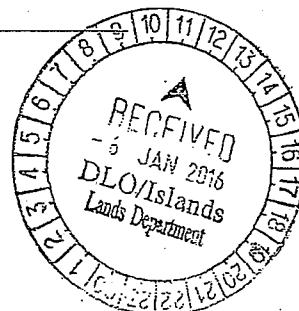
4/1/2016



¹ 男性原居村民指父系源自 1898 年時為香港新界認可鄉村居民的男子。

² 因應需要，有關政府部門可能會要求提供其他相關補充資料。

³ 行使小型屋宇資格即為已獲批准興建小型屋宇，或獲轉讓未曾移除限制轉讓條款的小型屋宇。



24 DEC 2015

345

致：離島地政處

檔案：(297) in DLO/IS 91/CPY/59 Pt. 3

未來十年內的小型屋宇需求預算

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

甲部。 現時(即截至 2015 年 12 月 31 日)年滿十八歲或以上的男性原居村民

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

乙部。 未來十年內將會滿十八歲(即截至 2015 年 12 月 31 日時為八至十七歲)的男性原居村民

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

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

梅窩鄉事委員會 主席

姓名 黃文漢先生

簽署

姓名

黃文漢

簽署

日期

24-12-2015

¹ 男性原居村民指父系源自 1898 年時為香港新界認可鄉村居民的男子。

² 因應需要，有關政府部門可能會要求提供其他相關補充資料。

³ 行使小型屋宇資格即為已獲批准興建小型屋宇，或獲轉讓未曾移除限制轉讓條款的小型屋宇。

Zonings	Column 1 Uses	Column 2 Uses
Village Type Development	-	Remove:- - Burial Ground* - Flat* - Hotel (Holiday House only)* - Market* - Petrol Filling Station* - Private Club* - Public Transport Terminus or Station - Public Vehicle Park (excluding container vehicle)
Government, Institution or Community	Remove:- - Ambulance Depot - Animal Quarantine Centre (in Government building only) - Broadcasting, Television and/or Film Studio - Eating Place (Canteen, Cooked Food Centre only) - Exhibition or Convention Hall - Hospital - Pier* - Public Transport Terminus or Station - Public Vehicle Park (excluding container vehicle) - Research, Design and Development Centre - Service Reservoir	Remove:- - Correctional Institution - Driving School - Flat* - Hotel* - Marine Fuelling Station* - Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances* - Off-course Betting Centre - Office - Petrol Filling Station - Refuse Disposal Installation (Refuse Transfer Station only)* - Zoo

Zonings	Column 1 Uses	Column 2 Uses
	<ul style="list-style-type: none"> - Training Centre - Wholesale Trade 	
Green Belt	Remove:- <ul style="list-style-type: none"> - Country Park* 	Remove:- <ul style="list-style-type: none"> - Cable Car Route and Terminal Building* - Firing Range* - Flat* - Golf Course* - Marina* - Marine Fuelling Station* - Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances* - Petrol Filling Station - Pier* - Public Transport Terminus or Station - Public Vehicle Park (excluding container vehicle) - Zoo*
Coastal Protection Area	Remove:- <ul style="list-style-type: none"> - Barbecue Spot* - Country Park* - Picnic Area* 	Remove:- <ul style="list-style-type: none"> - Holiday Camp*
Conservation Area	Remove:- <ul style="list-style-type: none"> - Country Park* 	Remove:- <ul style="list-style-type: none"> - Barbecue Spot* - Holiday Camp* - Pier* - Tent Camping Ground*
Site of Special	Remove:-	Remove:-

Zonings	Column 1 Uses	Column 2 Uses
Scientific Interest	- Country Park*	- Picnic Area* - Tent Camping Ground*

** Add where appropriate*

致梅窩鄉事委員會黃文漢主席，

主席，我們三鄉村民對大蠔分區計劃大綱草圖編號 S/I-TH/B 有以下意見及建議：

1. 現時的整體規劃意向絕對是向環保霸權傾斜，多達 96% 的土地被劃作保育，同時被強行保育的私人土地又不作任何補償或賠償，相關規劃對土地業權人絕對是不公平、不公義。私人土地不應被劃作保育用途，農地歸農地是村民的底線（附件一）。我們反對大量土地劃入綠化或保育用途！
2. 政府現時正大力發展北大嶼山，北大嶼山橋頭經濟位置旨日可待，整個北大嶼山都受惠於城市經濟發展，而我們三鄉卻只有望橋輕嘆！基建項目近在咫尺，廢氣、污染物我們"分享"了，城市發展帶來的便利，我們丁點都得不到！為何不規劃一些保育與發展共存的方案，偏要一刀切將絕大部分的土地劃作保育。此外只管不理的保育政策，浪費土地資源的同時，亦未能有效地管理天然環境及生態。
3. 現時特區政府覓地困難，費盡九牛二虎之力改劃綠化地帶，但卻又豪爽地劃 191 公頃的大蠔土地作為保育用途，當中保育價值較低的土地竟然也被劃入綠化帶，面積更多達 167 公頃！試問特區政府要花多少工夫才能覓得 167 公頃在市區邊沿的土地建屋？在大蠔區就有大片土地可以興建公營房屋，為何不加以善用？（附件一）
4. 此規劃極不公平，梅窩邊緣分區大綱圖規劃了 12.7 公頃的住宅用地，同時亦有 18.4 公頃的康樂用地。東涌西，有 15 公頃鄉村式發展區、有住宅發展區、有資助房屋、有政府設施、有農地用途。在我家門口的東涌東規劃更另人羨慕！地理上差不多的地方，為何如此厚此薄彼！我們要求一個完善的規劃，不只是傾向保育的規劃！
5. 在整份規劃文件中，大篇幅說明大蠔及大蠔河的生態重要性，除了限制、打壓當地村民的活動，從來沒有提出主動、積極的方式去保育大蠔及大蠔河。我們建議特區政府在大蠔區域興建排污及排水系統，積極、主動地保育該區。（附件一）
6. 特區政府在大嶼山發展的宣傳上表明會把大嶼山打做為宜居、宜樂、宜學的好地方，但近在基建兩公里範圍內的大蠔，卻連一條合規格的道路也欠奉，村民即使在東涌上班、上學也寧願住在市區前往東涌，這怪現象全因交通問題，試問又何來宜居、宜學！同時，年長的村民由於未能應付又上山、又落斜、又要步行 45 分鐘的路程，最終只好放棄返鄉的念頭。他們回家的願望可能只有死後，在官木內被抬回去，才能達成！特區政府應建設一條人道通道前往大蠔。（附件一）
7. 田寮村除了現有的屋地被劃入鄉村式發展外，根本沒有配合將來需求的鄉村式發展區，必須增加田寮村鄉村式發展範圍。（附件一）
8. 大蠔村的鄉村式發展範圍，未能配合村民的需求，現時村民在村界範圍內已作出 23 個丁屋申請，但該地段卻沒有包括在現時的鄉村式發展範圍。同時有部分村民的舊屋地（附件二）也沒有包括在鄉村式發展內，所以大蠔村的鄉村式發展範圍必須擴大，以反映村民居住的地帶。
9. 牛牯塱村村界範圍有 12 公頃土地，絕大部分的土地都適合發展，現時的鄉村式發展面積少於 2 公頃，可發展面積被縮小了 6 部，同時有數間舊屋地也沒有被包括在鄉村式發展範圍內，對此我們絕不接受。牛牯塱村鄉村式發展範圍應擴大至合理水平。（附件三）

10. 白芒村界範圍同樣地有大量土地適合發展，但現時被嚴重地侵蝕了。祖先種植的風水林竟然被劃為保育區，限制鄉村的發展，西面的土地，一點鄉村式發展區也沒有，向北有農業活動的土地竟然被劃入綠化帶，村民強烈反對相關規劃！（附件一）

11. 要求將私人農地從"SSSI"中剔除或向業權人賠償或換地。村民在大蠔灣的大片農地竟然被消失，特區政府居心何在？！基本法第一百零五條："香港特別行政區依法保護私人財產...徵用私人財產時被徵用財產的所有人得到補償的權利"。"基本法第一百二十條：香港特別行政區成立以前已批出、決定、或續期...均按香港特別行政區的法律繼續予以承認和保護"。請按照基本法處理，停止你們的侵吞民產行為！在沒有選擇的情況下，村民只好用自己的方法去保護私人財產！

12. 鄰近"SSSI"的土地被劃為保育區，受到嚴苛的限制，這等同強奪民產，對業權人極不公平。保育區的覆蓋範圍極廣，由溪口申延至源頭，受影響的私人土地多達 10 多公頃。在建立 SSSI 時，政府白紙黑字表示只影響河岸兩邊 20 米範圍的發展，並稱會作出補償！但現時規劃圖中普遍覆蓋 30 米範圍，對補償方案又隻字不提，這是絕對不能接受！現時的保育區，理應退到 20 米，並落實補償方案，作出舒緩措施。

13. 同時村民農地堤圍由於在 SSSI 內，導致未能維修保養，相關損失由那一個政府部門負責？

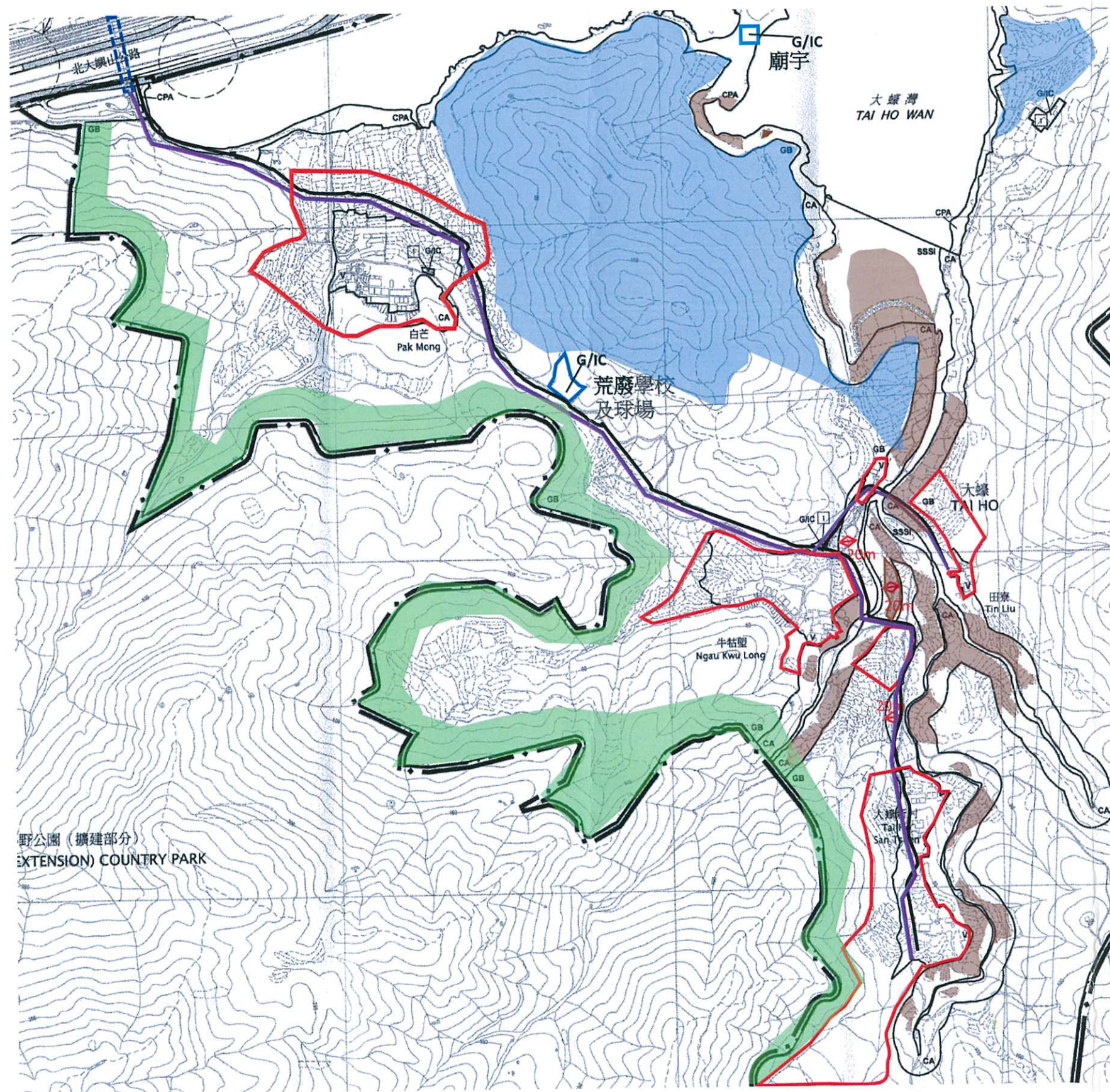
14. 村民正申請荒廢學校及球場作為村公所用途，但該地點現時只劃為綠化地帶。為增加鄉村凝聚力，保存鄉村特色及傳統，同時善用土地資源，有必要將該土地劃為機構或社區用途。









15. 在大蠔灣邊緣有一廟宇，此廟宇歷史悠久，每年有大量村民及漁民善信參拜，由於地處海岸邊沿，所以經常要維修，亦不排除將來會進行重建，但現時被劃入海岸保護區，對維修保養或重建做成嚴重阻礙。建議將該廟宇劃為機構、社區設施。

煩請梅窩鄉事委員會代表三鄉向規劃署表達以上的意見及建議。

大蠔村 牛牯壆村 白芒村

附件一



-  鄉村式發展
-  排污及排水渠
-  通道
-  政府、機構或社區
-  改善現有隧道通往未來東涌東發展區
-  農地
-  公營房屋
-  綠化帶

附件二

地段索引圖 LOT INDEX PLAN

免責聲明

本圖則乃地段索引圖的複本，顯示地段界線的大概位置，包括根據政府撥地、臨時政府撥地、短期租約及政府土地租用牌照而臨時佔用土地的位置。臨時佔用土地的情況可憑藉短期通知出現或終止，因此應向有關的分區地政專員核證。本圖則所示的資料必須透過實地測量予以核實。當有更佳或新的地界證據時，地段索引圖可能會被修訂而無須事先通知。

Disclaimer

This plan is a copy of the lot index plan showing the approximate location of lot boundaries, including the temporary occupation of land under Government Land Allocations, Temporary Government Land Allocations, Short Term Tenancies and Government Land Licences. The temporary occupation of land may be created or terminated at short notice and should be confirmed with the District Lands Officer. The information shown on this plan MUST be verified by field survey. The lot index plan may be revised without prior notification as better or new boundary evidence becomes available.



地政總署測繪處
Survey and Mapping Office
Lands Department

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比例尺 SCALE 1:1 000
metres 10 0 10 20 30 40 50 metres

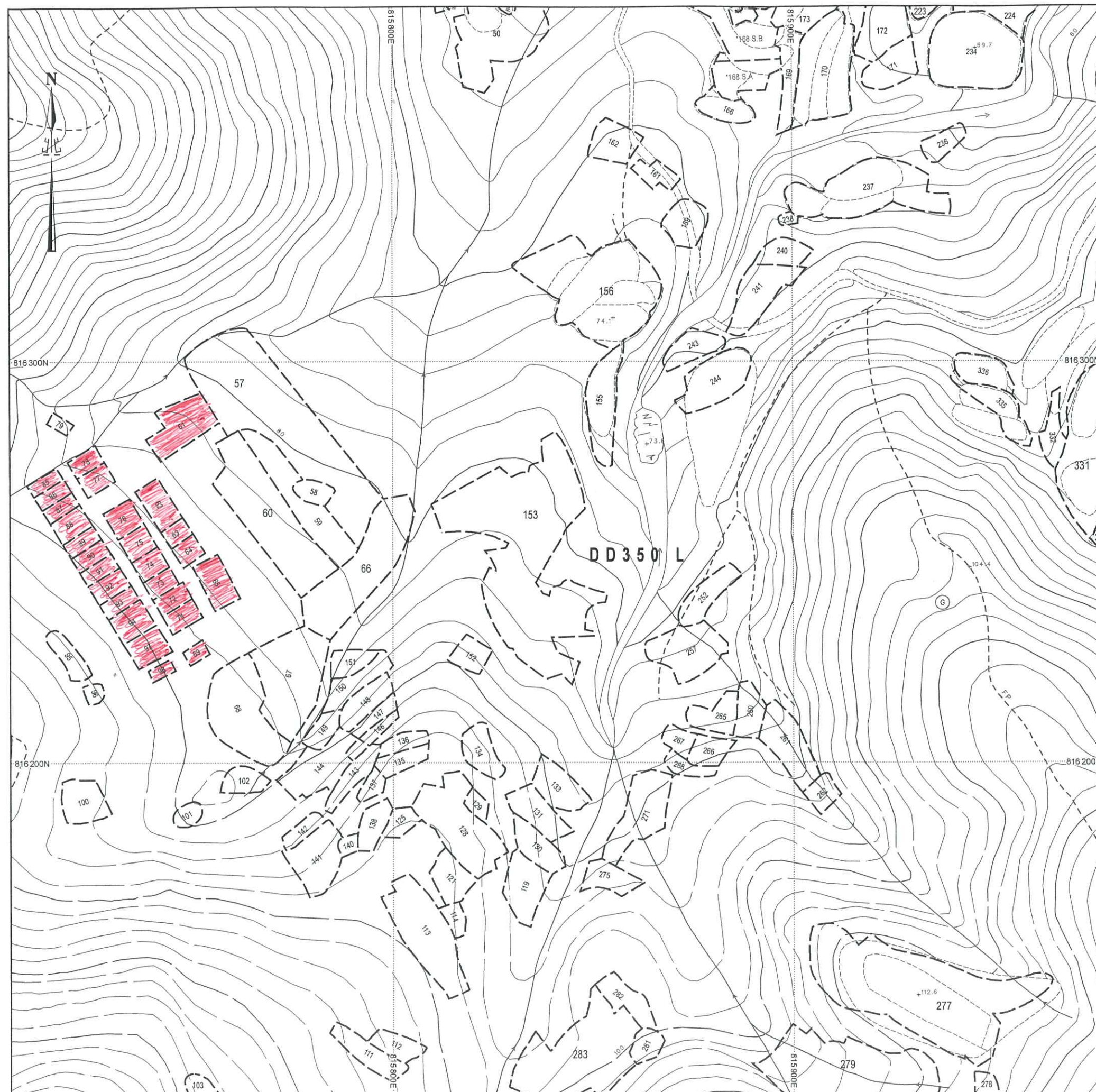
Locality : LANTAU

Lot Index Plan No. : IS0154112016

District Survey Office : Islands

Date : 15-Nov-2016

Reference No. : 10-SW-6A,10-SW-6B,10-SW-6C,10-SW-6D

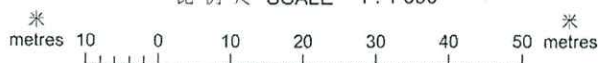


地段索引圖 LOT INDEX PLAN



地政總署測繪處 Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1 000



Locality : LANTAU

Lot Index Plan No. : IS1024042014

District Survey Office : Islands

Date : 23-Apr-2014

Reference No. : 10-SW-1C, 10-SW-1D, 10-SW-6A, 10-SW-6B

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免責聲明

本圖則乃地段索引圖的複本，顯示地段界線的大概位置，包括根據政府撥地、臨時政府撥地、短期租約及政府土地租用牌照而臨時佔用土地的位置。臨時佔用土地的情況可憑藉短期通知出現或終止，因此應向有關的分區地政專員核證。本圖則所示的資料必須透過實地測量予以核實。當有更佳或新的地界證據時，地段索引圖可能會被修訂而無須事先通知。

Disclaimer

This plan is a copy of the lot index plan showing the approximate location of lot boundaries, including the temporary occupation of land under Government Land Allocations, Temporary Government Land Allocations, Short Term Tenancies and Government Land Licences. The temporary occupation of land may be created or terminated at short notice and should be confirmed with the District Lands Officer. The information shown on this plan **MUST** be verified by field survey. The lot index plan may be revised without prior notification as better or new boundary evidence becomes available.

Mr. Richard SIU, Senior Town Planner
Sai Kung & Islands District Planning Office,
Planning Department,
15/F, Sha Tin Government Offices,
1 Sheung Wo Che Road,
Sha Tin, N.T.
(E-mail: rylsiu@pland.gov.hk)



香港觀鳥會
THE
HONG
KONG
BIRD
WATCHING
SOCIETY
Since 1957 成立

By email only

9 December 2016

Dear Mr. Siu,

Comments on the draft Tai Ho Outline Zoning Plan No. S/I-TH/B

The Hong Kong Bird Watching Society (HKBWS) would like to provide our comments on the draft Tai Ho Outline Zoning Plan No. S/I-TH/B.

1. Support the planning intention and conservation zonings in the draft Plan

We agree with the general planning intention of the draft Tai Ho OZP which is “to conserve the Area’s outstanding natural landscape with unique scientific and ecological values in safeguarding the natural habitat and natural system of the wider area”¹. We support the provision of a Site of Special Scientific Interest (SSSI) with statutory support under the Town Planning Ordinance (Cap. 131) to protect Tai Ho Stream with boundaries which follow that of the Register of SSSIs², and the provision of a 30-metre “Conservation Area” (CA) zoning as buffer on the two sides of the Tai Ho Stream SSSI. We also support the coastal areas of Tai Ho Wan to be protected by “Coastal Protection Area” (CPA) while the majority of the remaining area to be covered by “Green Belt” (GB) zoning.



2. Ecological value of Tai Ho

2.1. The HKBWS would like reiterate that Tai Ho is listed as third out of the twelve priority sites under the New Nature Conservation Policy³. It supports the endemic Romer's Tree Frog (*Philautus romeri*)⁴ which is globally endangered⁵ and of potential global

¹ Section 8 of the Explanatory Statement of the draft Tai Ho OZP S/I-TH/B

² Planning Department, 1995. *Register of Sites of Special Scientific Interest. Site no. 63 – Tai Ho Stream, Lantau Island.*

³ AFCD – List of priority sites for enhanced conservation. Available at:

http://www.afcd.gov.hk/english/conservation/con_nncp/con_nncp_list/con_nncp_list.html

⁴ AFCD – List of priority sites for enhanced conservation: Tai Ho. Available at:

http://www.afcd.gov.hk/english/conservation/con_nncp/con_nncp_list/files/tai_ho_public.pdf

⁵ IUCN Red List version 2013.2. Available at: <http://www.iucnredlist.org/details/587940>

concern⁶. In addition, bird species of conservation importance were recorded in Tai Ho, including Brown Fish Owl (*Ketupa zeylonensis*)⁷, Eurasian Eagle Owl (*Bubo bubo*)⁸, and Swinhoe's Egret (*Egretta eulophotes*)⁹. All three species are scarce in Hong Kong^{10,11} and are listed under Class II protection in the People's Republic of China List of Wild Animals¹².

- 2.2. Brown Fish Owl is considered to be of regional concern⁶. This species has specific habitat requirements and only feeds in undisturbed, unpolluted lowland streams and tidal creeks¹⁰. The woodlands in Tai Ho provide suitable roosting habitats for Brown Fish Owl, while the wetlands and unpolluted natural streams and their riparian vegetation are suitable foraging grounds and perches for this species.
- 2.3. Eurasian Eagle Owl is of regional concern and considered to be rare in the China Red Data Book¹³. It is recorded in remote areas of hill slope grassland¹¹.
- 2.4. Swinhoe's Egret is considered of global concern⁶, nationally endangered¹³, and globally vulnerable⁵. The greatest threat to this species is habitat loss and degradation through reclamation of tidal mudflats, estuarine habitats and uninhabited offshore breeding islands, and through pollution¹⁴.
- 2.5. Therefore, we consider that the woodland, shrubland, grassland, natural streams, mudflats, estuary and intertidal wetlands are important habitats in Tai Ho and should be adequately protected from any development threats and potential pollution.

3. Our concerns on the draft Plan S/I-TH/B

- 3.1. We appreciate the efforts made by the Planning Department to protect the ecologically sensitive habitats in Tai Ho. However, we noticed that some of the proposed "Village Type Development" (V) zones are immediately next to streams which flows into the SSSI or the Tai Ho Wan (Figure 1). It is well-known that the construction and operation of small houses near streams would cause water pollution (e.g. from contaminated surface runoff, illegal discharge of household greywater,

⁶ Fellowes, J.R., Lau, M.W.N., Dudgeon, D., Reels, G.T., Ades, G.W.J., Carey, G.J., Chan, B.P.L., Kendrick, R.C., Lee, K.S., Leven, M.R., Wilson, K.D.P. and Yu, Y.T. (2002). Wild animals to watch: Terrestrial and freshwater fauna of conservation concern in Hong Kong. *Memoirs of the Hong Kong Natural History Society* No. 25, 123-160.

⁷ HKBWS Hong Kong Bird Report 2012.

⁸ HKBWS Hong Kong Bird Report 2004.

⁹ HKBWS internal records, data obtained in 2001.

¹⁰ Carey, G.J., Chalmers, M.L., Diskin, D.A., Kennerley, P.R., Leader, P.J., Leven, M.R., Lewthwaite, R.W., Melville, D.S., Turnbull, M. and Young, L. (2001). *The Avifauna of Hong Kong*. Hong Kong Bird Watching Society.

¹¹ HKBWS Hong Kong Bird Report 2013.

¹² List of Wild Animals under State Protection (promulgated by State Forestry Administration and Ministry of Agriculture on 14 January, 1989).

¹³ Zheng, G. M. and Wang, Q. S. (1998).

¹⁴ <http://www.birdlife.org/datazone/species/factsheet/22696977>

sewerage seepage from septic tanks and saturated soakaway systems). We are concerned the provision of V zones immediately next to natural streams/ watercourses would deteriorate the water quality which eventually flows into the SSSI and Tai Ho Wan, and is against the intention of providing conservation zonings (i.e. SSSI and CA) for the protection of the SSSI and Tai Ho Wan at the downstream area.

3.2. Given that the Town Planning Board has been taking an incremental approach in the provision of V zone for the small houses developments in various villages within Country Park enclaves and the currently proposed V zones in Tai Ho can meet 50 - 70% of the total small house demand¹⁵, we consider that there should be rooms for slight adjustments on the location (i.e. away from streams) and size (i.e. smaller) of the proposed V zones, particularly for Pak Mong and Ngau Kwu Long, such that the development right of villagers are respected without compromising the sensitive habitats in Tai Ho.

3.3. The HKBWS considers that an “Ecosystem Approach”, which is the primary framework for action under the Convention on Biological Diversity¹⁶, should be adopted to protect the various sensitive habitats in Tai Ho. We consider that all natural streams and watercourses (including all tributaries flowing into the Tai Ho Stream SSSI) should be protected by conservation zonings of 30 metres along both sides of the banks. This buffer zone would protect the riparian vegetation and would also prevent pollutants created by nearby developments from contaminating the stream, the intertidal mudflats and the sheltered Tai Ho Wan.

Thank you for your kind attention and we hope that the Planning Department would take our comments into consideration.

Yours sincerely,



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¹⁵ Table 2 of the TPB Paper No. 10186

¹⁶ <https://www.cbd.int/ecosystem/>

Figure 1. The V zone at Pak Mong is immediately next to the Pak Mong Stream (top), while the V zone at Ngau Kwu Long is immediately next to a tributary of the Tai Ho Stream SSSI (bottom). Sections of streams next to the V zones are indicated by the light blue lines.

