

TOWN PLANNING BOARD

**TPB PAPER NO. 10256
FOR CONSIDERATION BY
THE TOWN PLANNING BOARD ON 10.3.2017**

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

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1. INTRODUCTION

The purposes of this paper are to:

- (a) report on the results of the consultation with the Tai Po District Council (TPDC), and Sai Kung North Rural Committee (SKNRC), and other public views received on the draft Ping Chau Outline Zoning Plan (OZP) No. S/NE-PC/C; and
- (b) seek Members' agreement that the draft Ping Chau OZP No. S/NE-PC/C, its Notes and Explanatory Statement (ES) (**Annexes I to III**) are suitable for public inspection under section 5 of the Town Planning Ordinance (the Ordinance).

2. BACKGROUND

- 2.1 On 16.12.2016, the Town Planning Board (the Board) gave preliminary consideration to the draft Ping Chau OZP No. S/NE-PC/C (TPB Paper No. 10225) and agreed that the draft OZP was suitable for submission to the TPDC and SKNRC for consultation. An extract of the minutes of the Board's meeting held on 16.12.2016 and TPB Paper No. 10225 are at **Annexes IV and V** respectively for Members' reference. The Ping Chau OZP is to replace the approved Ping Chau Development Permission Area (DPA) Plan which is effective until 28.3.2017. As such, the Ping Chau 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 Major land use proposals of the draft OZP No. S/NE-PC/C (**Plan 1**) highlighted in the TPB Paper No. 10225 are recapitulated below:

“Site of Special Scientific Interest” (“SSSI”) Zone (2.15 ha and 7.44%)

- (a) The “SSSI” zone covers the narrow strip of land made up of the outcrops of sedimentary rock with prominent chert layers and different wave-cut platforms at the western coast of the planning scheme area (the Area), forming part of the Ping Chau SSSI designated since 1979.

“Coastal Protection Area” (“CPA”) Zone (5.86 ha and 20.27%)

- (b) The “CPA” zone covers the strip of land along the eastern coast of the Area (except the public pier near Tai Tong). It is dominated by sandy beaches of Cheung Sha Wan, Tai Tong Wan and A Ma Wan with coastal plant species, and also intersected by discontinuous sections of flat sedimentary rock stacks straddling the edge of the Area.

“Green Belt” (“GB”) Zone (17.22 ha and 59.57%)

- (c) The “GB” zone comprises mainly woodland, shrubland, abandoned agricultural land and streams. It can conserve the natural and landscape character of the Area and provide a buffer between the village type developments and the Country Park.

“Other Specified Uses” (“OU”) Zone (0.05 ha and 0.17%)

- (d) The Tung Ping Chau Public Pier has been zoned “OU” to reflect its current use.

“Government, Institution or Community” (“G/IC”) Zone (1.01 ha and 3.49%)

- (e) The major existing GIC facilities, mostly located away from the village clusters in the Area, including the Marine Department Vessel Traffic Services System East Ping Chau Radar Station, East Ping Chau Police Post and a helipad at Au Kung Shan; Agriculture, Fisheries and Conservation Department (AFCD) Plover Cove (Extension) Country Park Ping Chau Management Centre, Electricity Generator House, Tam Tai Sin Temple and Tin Hau Temple in Sha Tau, as well as water tanks/pumps/public toilet, etc. have been zoned “G/IC” to reflect the existing uses.

“Village Type Development” (“V”) Zone (2.62 ha and 9.06%)

- (f) Ping Chau Chau Mei, Ping Chau Tai Tong, Ping Chau Sha Tau and Ping Chau Chau Tau are four recognized villages in the Area. The boundaries of the “V” zones are drawn up having regard to the village ‘environs’ (‘VEs’), the number of outstanding Small House application, Small House demand forecast, local topography and site constraints. Areas of difficult terrain, dense vegetation, stream courses and burial grounds have been avoided as far as possible. An incremental approach for designation of “V” zones for Small House development has been adopted with an aim to confining Small House development at suitable locations mainly covering the existing village clusters and the adjoining areas of those at more accessible locations near the public pier in Tai Tong and Sha Tau.

3. CONSULTATION ON THE DRAFT OZP

TPDC and SKNRC

- 3.1 The SKNRC¹ and TPDC were consulted on 3.1.2017 and 11.1.2017 respectively and they both objected² to the draft OZP No. S/NE-PC/C. Another meeting with Hon LUK Chung-hung (Legislative Council Member), Mr. TANG Ka-piu (Island District Council Member), the Chairman of SKNRC, the Indigenous Inhabitant Representatives (IIRs) and villagers of the five recognized villages in the Ping Chau Island was conducted to solicit their further views and proposals on the land use zonings on 12.1.2017. From January to February 2017, four submissions including one submitted by the Legislative Council Member and three submitted by the Chairman of Sai Kung North Tung Ping Chau Affairs Committee (SKNTPCAC) and IIRs were received (**Annexes VI-1 to 4**). An extract of the draft minutes of the TPDC meeting is at **Annex VI-5**. Their views and proposals (**Drawings 1 to 3 and**

¹ Including the Chairman of the Sai Kung North Tung Ping Chau Affairs Committee (SKNTPCAC).

² One of the TPDC Member supported the draft OZP.

Plan 7) are summarized below:

Designation of “V” Zones

- (a) They generally object to the inadequate “V” zones to meet the Small House demand of indigenous villagers. In this regard, they have submitted 361 Small House grant applications³ to the Lands Department (LandsD). The draft OZP should respect the existence/future development of the villages and facilitate the tourism development (such as spa and resort) featured on geology of the Island. It is proposed to expand the “V” zones to cover all their village houses and avoid scattering “V” zones in the inland area (**Drawings 1 to 3 and Plan 7**). ‘Hotel (Holiday House only)’, ‘Residential Institution’ and ‘Shop and Services’ uses should be moved from Column 2 to Column 1 in the Notes of “V” zones, and the meaning of “New Territories Exempted House” in paragraph 13 of the covering Notes of the draft OZP should be extended to allow guesthouse or hotel use on its second and third floors.

Designation of Conservation Zones

- (b) They object to the designation of private land as “SSSI”, “CPA” and “GB” zones without any compensation to the landowners that would impose development/land use restrictions and infringe their land rights/interests. The designation of conservation zones is unfair to them and contravenes to the Basic Law. They are specifically concerned about restrictions of the draft OZP in particular the “CPA” zone for the existing buildings/structures and associated facilities (such as water tank, vehicle/sampan parking and storage of daily necessities) and their daily activities (such as snorkeling and diving) along the coastal area, and considered that the designation of “GB” zone would leave the villages abandoned.
- (c) They propose to exclude all private lots and houses from the “CPA” zones and rezone most of the land therein to “V” near the villages, “OU” near the public pier, as well as “Recreation” (“REC”)/ “Open Space” (“O”) largely on sandy beaches for recreational uses (**Drawings 1 to 3 and Plan 7**). Moreover, all the land in “GB” zone should be rezoned to inter alia “V”, “G/IC”, “OU”, “REC”/“O” and “Agriculture” (“AGR”) (**Drawings 1 to 3 and Plan 7**). Besides, given that the ‘Burial Ground’ use is allowed in the Country Park, it should be moved from Column 2 to Column 1 in the Notes of “GB” zone.
- (d) They also object to paragraphs 3, 4 and 11 of the covering Notes of the draft OZP mainly for the concerns on the rights of existing uses and the restriction of temporary use, and propose to extend the meaning of “Existing Building” in its paragraph 13 to not only cover the building/structure that is physically in existence, but also that shown in the relevant records.

³ According to the submission of the Chairman of SKNTPCAC and IIRs dated 9.2.2017 at **Annex VI-4**, the villagers had submitted 361 Small House grant applications for the four recognized villages in the Area and seven for the Ping Chau Nai Tau Village.

Provision of Infrastructural Facilities

- (e) There is a lack of infrastructural facilities such as electricity and water supply in the Island, which should be provided by the Government to facilitate Small House development and cope with the needs of visitors. The relevant recommendations on infrastructure provision should be incorporated in the draft OZP for reference. In this regard, more “G/IC” and “OU” zones should be designated to reserve land for future provision of facilities including landing points for underground public utility pipelines, electricity supply, water desalination, reservoir and sewage treatment facilities, village office, etc (**Drawings 1 to 3 and Plan 7**). A 4.5m-wide road is also proposed along the coast on the Island to serve the villagers, tourists and Government for daily operations and emergency use. The villagers consider that paragraphs 7, 8(b) and 9(b) of the covering Notes of the draft OZP would prohibit the provision of infrastructural, public utility and other supporting facilities and hence propose to delete paragraphs 8(b) and 9(b) (**Annex II**).

Consultation

- (f) There is a lack of consultation on the draft OZP. Views of the TPDC/indigenous villagers/landowners have not been adopted by the Board and Planning Department (PlanD) in that various draft OZPs were endorsed despite their repeated objections. The local villagers as the major stakeholders should be duly consulted and their views should be respected.

Administrative Designation of Ping Chau SSSI

- (g) Besides, they consider that the administrative designation of Ping Chau SSSI should be reviewed and all developments, including village type development, should not be restricted because of the administrative SSSI.

Village Houses in the Country Park

- (h) It is not fair to include private land in the Country Park. Those village houses and facilities near Chau Mei, in Tsau Uk and Ping Chau Nai Tau Village in the Country Park should be covered by the OZP and designated as “V” and “G/IC” zones respectively (**Drawings 1 to 3 and Plan 7**).

Green/Concern Groups

- 3.2 A meeting with the green/concern groups, namely Kadoorie Farm & Botanic Garden Corporation (KFBG), World Wide Fund for Nature Hong Kong (WWF-HK), The Hong Kong Bird Watching Society (HKBWS), Association for Geoconservation, Hong Kong (AGHK) and Designing Hong Kong Limited (DHKL) was conducted on 9.1.2017 to briefly exchange views on the draft OZP. Subsequently, five submissions were received from them (**Annex VII-1 to 5**) and their views and proposals are summarized below (**Plan 8**):

Objective of the OZP

- (a) AGHK welcomes the draft OZP to protect the geological, ecological and cultural heritages of the Area while considering the request of local villagers.

Ecological Importance of the Area and Designation of Conservation Zones

- (b) KFBG indicates the conservation importance of the Island for the designations of Ping Chau SSSI, Country Park/Geopark and being surrounded by Marine Park. HKBWS submits records of bird species in Ping Chau from 1993 to 2015 indicating that there are 163 species with 53 species of conservation concern and the Island is a famous stop-over for migratory birds to substantiate that their habitats in the woodlands and coastal areas are worthy of protection.
- (c) WWF-HK, DHKL, HKBWS support the designation of the western coast as “SSSI” zone. Regarding the eastern coast, DHKL supports its designation as “CPA” zone, while KFBG and AGHK propose to rezone that area to “SSSI” as its geology, landscape and marine ecosystem are not of lower scientific interest than those in the western coast. KFBG and HKBWS also propose to designate the “GB” zone and all woodlands, shrublands, streams and coastal areas respectively, as “GB(1)” or “CA” (**Plan 8**).

Designation of “V” Zones and Environmental Impacts of the Small House Development

- (d) The green/concern groups largely consider that there is no existing or planned public sewer and septic tanks and soakaway (STS) systems are not effective in treatment of sewage, thus Small House developments and/or eating places for the potential increase in number of villagers and visitors on the Island would cause adverse and cumulative impacts on the natural environment, in particular the fauna and flora species in the Marine Park. WWF-HK and HKBWS consider that the Small House development with the associated construction works would also adversely affect the woodlands/mature trees within the ruins in and around the “V” zones and disturb the birds therein.
- (e) In view of the above, KFBG and DHKL object to the extent of the “V” zones. Both KFBG and HKBWS propose to confine “V” zones to existing village clusters/building lots (**Plan 8**).

Provision of Infrastructural Facilities

- (f) AGHK and DHKL opine that there is a lack of infrastructure and utilities provision for the Island to accommodate potential significant increase in population and weekend visitors and to cope with emergency. AGHK considers that the Government should coordinate an overall programme for the infrastructure provision.

4. **PLANNING DEPARTMENT'S RESPONSES**

- 4.1 In consultation with the concerned departments, the PlanD's responses to the above comments/proposals are as follows:

Supportive Views

Responses to Paragraphs 3.1, 3.2 (a) and (c)

- (a) The supportive views of the TPDC Member and AGHK on the draft OZP, the WWF-HK, DHKL, HKBWS on the designation of the western coast as "SSSI" zone and the DHKL on the designation of the eastern coast as "CPA" zone are noted.

Ecological Importance of the Area and Designation of Conservation Zones

Responses to Paragraph 3.2 (b)

- (b) On the ecological information indicated by the KFBG and HKBWS, it is noted by the AFCD and the ecological importance of the Area has been taken into account in the course of preparing the OZP. The Area is natural and rural in character and has high landscape and scenic value with geological resources at the coastal areas which have been an important consideration in drawing up the draft OZP. In formulating the land use zonings of the draft OZP, special attention has been given to protect the high geological, conservation and landscape values of the Area having regard to the wider natural environment of Ping Chau.

Responses to Paragraphs 3.1 (c) and 3.2 (c)

- (c) Regarding the conservation zonings, on one hand, the villagers propose to designate most of the land in the "CPA" zone as various zones including "V", "OU", "REC"/"O" and that in the "GB" zone as various zones including "V", "G/IC", "OU", "REC"/"O" and "AGR" (**Drawings 1 to 3 and Plan 7**). On the other hand, the green/concern groups propose to designate the eastern coast, which is currently zoned "CPA" as "SSSI" and the "GB" zone and all woodlands, shrublands, streams and coastal areas as "GB(1)" or "CA" (**Plan 8**).
- (d) It should be noted that environmentally sensitive areas and areas with high landscape value including the eastern coast of the Area comprising mainly rocky/sandy shore with geological features and coastal vegetation has been zoned "CPA" zone, whilst the vast areas of woodland, shrubland and streams are largely zoned "GB". As advised by the AFCD after the review of the geological significance of the Area, the western coast consists of prominent geological outcrops and hence is zoned "SSSI", in contrast, the eastern coast mainly comprises sandy beaches intersected by discontinuous sections of flat sedimentary rock stacks straddling the edge of the Area for which the current "CPA" zoning is considered appropriate to protect such geological features. The woodland, with some of which regenerated from abandoned agricultural land and comprising not many large mature trees is dominated by common native species with some exotic tree species. Shrubland is largely located near the coastal area, and streams running along hillside valley towards the eastern

shore and near the villages are not Ecologically Important Streams. AFCD considers that “GB” zoning is appropriate to conserve the natural and landscape character of the woodland, shrubland and streams and to provide a buffer between the village type developments and the Country Park (**Plan 8**). Both “CPA” and “GB” zones are conservation zonings with a general presumption against development.

Responses to Paragraph 3.1 (b)

- (e) The Chairman of SKNTPCAC and IIRs objected to the draft OZP by stating that according to the Basic Law, the owners have the freedom to choose how and when to use their private land and buildings. It was also alleged that the zoning of private land and buildings into “GB” and “CPA” would undermine the value of their properties in contravention of the guarantee of protection of private property under the Basic Law. Articles 6 and 105 of the Basic Law (“BL 6” and “BL 105” respectively) protect private property rights in Hong Kong. BL 105 further provides that the Government shall compensate for lawful deprivation of property. The draft OZP would not take the properties away from the owners nor would it leave the properties without any meaningful alternative use or economically viable use. Further, insofar as the zoning restrictions pursue the legitimate aim of conserving the existing areas of high landscape, scenic and geological values 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 6 and BL 105.

Responses to Paragraphs 3.1 (b) and (c)

- (f) There is no private land in the “SSSI” zone on the draft OZP. The private land in other conservation zones including “CPA” and “GB” is primarily demised for agricultural purpose under Block Government Lease. ‘Agricultural Use (other than Plant Nursery)’ and ‘Agricultural Use’ are in general always permitted in the “CPA” and “GB” zones respectively on the draft OZP. As such, there are no deprivation of the landowners’ rights and no hindrance to farming activities even not designating the “AGR” zone. Whilst there are a number of building lots scattering away from the existing village clusters mostly isolated and/or amidst hillside woodland in the conservation zones (**Plan 6**), rebuilding of NTEH and replacement of an existing domestic building by a NTEH are always permitted in the “GB” zone, and there are provisions to allow for application for Small House development in the “GB” zone and redevelopment in the “CPA” zone to the Board. Each application would be considered by the Board based on its individual merits.

Responses to Paragraphs 3.1 (b) and (d)

- (g) The villagers are concerned about the restrictions of the draft OZP on the existing buildings/structures and associated facilities as well as their daily activities along the coastal area. The objective of the draft OZP is to indicate the broad land-use zonings for the Area so that development and redevelopment therein can be put under statutory planning control. It should be noted that no action is required to make the use of any land or building which was in existence immediately before 28.3.2014 (i.e. the first

publication in the Gazette of the notice of the draft Development Permission Area (DPA) Plan) conform to the draft OZP, and minor alteration and/or modification to the development of the land or building in respect of such use is always permitted. Any material change of such use is subject to the planning control of the draft OZP, which would be considered on a case-by-case basis taking into account its nature, use and scale. Regarding the term “Existing Building” as defined in paragraph 13 of the covering Notes of the draft OZP, it refers to ‘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’, which is included in the covering Notes of all OZPs. There is no strong justification to amend the definition of the term as suggested.

Responses to Paragraph 3.1 (c)

- (h) For the villagers’ proposal to designate the majority of land along the eastern coast for recreational uses, there are a variety of recreational facilities in the Area and the nearby Country Park including Ping Chau Country Trail, a camp site, a picnic site, two barbecue sites, three pavilions and four viewing points. There are also a few provision stores in the Area serving visitors during the public holidays. In view that the Area has high landscape and scenic value with geological resources at the coastal areas which should be protected and there are various recreational facilities in and near the Area, no “REC” or “O” zone is designated. Planning application for recreational development such as ‘Place of Recreation, Sports or Culture’ in the “V” and “GB” zones could be considered by the Board on its individual merits.
- (i) Regarding the villagers’ proposal to move ‘Burial Ground’ use from Column 2 to Column 1 in the Notes of “GB” zone, it should be noted that there is a permitted Burial Ground within the Country Park, but none within the Area. The existing graves will not be affected by the draft OZP and the covering Notes has allowed the provision 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 in “GB” zone. However, ‘Burial Ground’ as a Column 2 use in “GB” zone, requires planning permission from the Board. The Schedules of Uses under the Notes of “GB” zone primarily follow the Master Schedule of Notes endorsed by the Board. There is no strong justification to amend the Notes of “GB” zone.

Designation of “V” Zones

Responses to Paragraphs 3.1(a) and (c), 3.2 (d) and (e)

- (j) There are two divergent views/proposals over the designation of “V” zones i.e. to expand the “V” zones for village/tourism development versus to limit the “V” zones for nature conservation.
- (k) As advised by the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD) in November 2016, there were 47 outstanding Small House applications for the four recognized villages within the Area and the total of the latest 10-year Small House demand forecasts provided by the respective

IIRs is 17,200⁴. As updated by the DLO/TP, LandsD (as at February 2017), the number of the outstanding Small House applications remains as 47⁵ for the four recognized villages and the latest 10-year Small House demand forecasts recently provided by the respective IIRs⁶ are adjusted to 8,300 in total. Based on PlanD's preliminary estimate, land required for meeting the Small House demand of 8,347 is about 208.68 ha (Table 1).

Table 1: Small House Demand for the Ping Chau Area in 2014 and 2017

| Village | Small House Demand Figure in 2014 | | Small House Demand Figure in 2017 (New Demand) | | 'VE' Area ('VE' Area on Draft OZP) (ha) | 'V' Zone on Draft OZP (ha) | Required Land to Meet New Demand (ha) | Available Land on Draft OZP to Meet New Demand Figure (ha) | Percentage of the New Demand met by Available Land (%) |
|--------------------|--|---------------------------------|--|---|---|----------------------------|---------------------------------------|--|--|
| | Outstanding Demand (Outstanding Demand in DPA) | 10-year Forecast ⁽¹⁾ | Outstanding Demand (Outstanding Demand in Draft OZP) | 10-year Forecast (2017-2026) ⁽¹⁾ | | | | | |
| Ping Chau Chau Mei | 2 (1) | Nil ⁽²⁾ | 2 (1) | 600 | 10.06 (4.44) | 0.48 | 15.05 | 0.38 (15 Small Houses) | 2.52% |
| Ping Chau Tai Tong | 14 (3) | 600 ⁽³⁾ | 34 (23) | 2,960 | 18.64 (4.36) | 0.76 | 74.85 | 0.63 (25 Small Houses) | 0.84% |
| Ping Chau Sha Tau | 8 (8) | Nil ⁽²⁾ | 9 (9) | 1,800 | 7.9 (6.29) | 1.02 | 45.23 | 0.63 (25 Small Houses) | 1.39% |
| Ping Chau Chau Tau | 2 (2) | Nil ⁽²⁾ | 2 (2) | 2,940 | 10.65 (4.99) | 0.36 | 73.55 | 0.31 (12 Small Houses) | 0.42% |
| Total | 26 (14) | 600 | 47 (35) | 8,300 | 47.25 ⁽⁴⁾ (20.08) ⁽⁵⁾ | 2.62 | 208.68 | 1.95 (77 Small Houses) | 0.93% |

Note:

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

(2) No relevant figures were provided by the respective IIRs.

(3) The 10-year Small House Demand forecast provided by the IIR of Ping Chau Tai Tong is 2010-2019.

(4) Including an area of about 0.94 ha where the 'VEs' of Ping Chau Chau Tau and Ping Chau Sha Tau overlap.

(5) Including an area of about 0.85 ha where the 'VEs' of Ping Chau Chau Tau and Ping Chau Sha Tau overlap.

⁴ According to the TPB Paper No. 10225, as advised by the DLO/TP, LandsD (as at November 2016), there are 47 outstanding Small House applications for the four recognized villages within the Area (including two in Ping Chau Chau Mei, 33 in Ping Chau Tai Tong, 10 in Ping Chau Sha Tau and two in Ping Chau Chau Tau) and the total of the latest 10-year Small House demand forecasts provided by the respective IIRs is 17,200 (including 9,800 in Ping Chau Chau Mei, 2,900 in Ping Chau Tai Tong, 1,600 in Ping Chau Sha Tau and 2,900 in Ping Chau Chau Tau). Based on PlanD's preliminary estimate, land required for meeting the Small House demand of 17,247 is about 431.18 ha.

⁵ Regarding the 361 Small House grant applications as claimed to have been submitted by the villagers of the four recognized villages in the Area, DLO/TP, LandsD advises that based on the information available on their lists of applicants (Annex VI-4) and according to his office's records, only 26 of these applications are confirmed valid and are now under processing as outstanding Small House grant applications. Other applications are not identified in his office's records, not eligible or rejected (majority of the applicants fail to identify application sites or the applicants are overseas applicants who apply for Small Houses on Government land).

⁶ With a form with breakdown on the number of eligible male indigenous inhabitants currently aged 18 and to be aged 18 in the future 10 years who will apply for Small House grants and those living in Hong Kong and the overseas.

- (l) Given the natural environment, its geological, ecological and landscape value coupled with its remote and isolated location, an incremental approach has been adopted for designation of “V” zones for Small House development with an aim to confining Small House development at suitable locations around the existing village clusters so as to avoid undesirable disturbances to the natural environment and to achieve a more orderly development pattern, efficient use of land and provision of infrastructure and services. The boundaries of the “V” zones have been drawn up around existing village clusters having regard to the ‘VEs’, the number of outstanding Small House application, Small House demand forecast, local topography and site constraints. Areas of difficult terrain, dense vegetation, stream courses and burial grounds have been avoided as far as possible. The “V” zones amongst the woodland/shrubland on the hillslopes in Chau Mei, Tai Tong and Chau Tau are confined to the existing village clusters/building lots. To meet the Small House demand for sustainable village development, only the adjoining areas of the existing village clusters in Tai Tong and Sha Tau are designated for “V” zone expansion in view of their more accessible locations near the public pier (**Plan 8**). Having only an area of about 0.45 ha (i.e. only about 1.6% of the Area), these two areas mainly comprise trees of common native species and are not of high ecological value. AFCD has no adverse comment to the boundary of “V” zones from the nature conservation perspective.
- (m) A total of about 2.62 ha of land is covered by “V” zones on the draft OZP, which represents an increase of 0.47 ha in land area as compared with the “V” zones on the DPA Plan (i.e. 2.15 ha). Within the proposed “V” zones, a total of about 1.95 ha of land is available, equivalent to about 77 Small House sites, capable of meeting about 0.93% of the total Small House demand for 8,347 Small Houses (**Table 1**). While the area of the proposed “V” zones could not fully meet the Small House demand, it is sufficient to meet the outstanding demand (i.e. 47 Small Houses). The provision for planning application to the Board provides another measure for the villagers to apply for Small House development outside the “V” zones subject to the Board’s approval.
- (n) For tourism development in Ping Chau, the Tourism Commission currently has no plan for any spa and resort development in the Island. Regarding the villagers’ proposal to move ‘Hotel (Holiday House only)’, ‘Residential Institution’ and ‘Shop and Services’ uses from Column 2 to Column 1 in the Notes of “V” zones, it should be noted that the planning intention of the “V” zone is to designate both the existing recognized villages and areas of land considered suitable for village expansion and the Schedules of Uses under the Notes of “V” zones primarily follow the Master Schedule of Notes endorsed by the Board. These proposed uses may be permitted on application to the Board, and each application will be considered by the Board based on its individual merits. Regarding the term “New Territories Exempted House” as defined in paragraph 13 of the covering Notes of the draft OZP, it refers to 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)', which is included in the covering Notes of all rural OZPs. There is no strong justification to amend the definition of the term as suggested (**Annex II**).

Environmental Impacts of the Small House Development

Responses to Paragraphs 3.2(d)

- (o) Regarding the green/concern groups' concern about the adverse environmental impacts of the Small House development and/or 'Eating Place', for Small House developments and the food business on the ground floor of a NTEH within the "V" zones, LandsD and Food and Environmental Hygiene Department (FEHD), when processing Small House grant applications and general restaurant/light refreshment restaurant licence applications in accordance with the Public Health and Municipal Services Ordinance respectively, will consult concerned Government departments to ensure that all relevant departments would have adequate opportunity to review and comment on the applications to avoid adverse impacts of Small House development on the surrounding environment.
- (p) As advised by the Environmental Protection Department (EPD), for protection of the water quality, the design and construction of the septic tank and soakaway systems for Small House development need to comply with relevant standards and regulations, such as EPD's Practice Note for Professional Persons (ProPECC PN) 5/93 – "Drainage Plans subject to Comment by the Environmental Protection Department". The ProPECC PN 5/93 has stipulated specific requirements (e.g. percolation test and 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". As the Island is located within the Mirs Bay Water Control Zone, effluent discharge within the Island is subject to the control under the Water Pollution Control Ordinance (Cap. 358). 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 the AFCD and relevant authorities. There is sufficient control in the current administrative and statutory systems to ensure that individual Small House development and 'Eating Place' would not entail unacceptable impacts on the surrounding environment including the Tung Ping Chau Marine Park.

Provision of Infrastructural Facilities

Responses to Paragraphs 3.1(e) and 3.2(f)

- (q) Based on the 2011 Population Census, the total population of the Area was estimated to be about 70 persons. There are currently various facilities such as a public pier, a helipad for emergency services, electricity supply generators, raw water supply systems and a footpath network including Ping Chau Country Trail in the Area. Water Supplies Department (WSD) would assist District Office (Tai Po), Home Affairs Department (DO(TP), HAD) in providing emergency water tanks for the villages in case of drying up of the

local water sources. Moreover, DO(TP), HAD has been implementing throughout the years and recently considers series of local public works for maintenance and construction of public utilities, such as improvement to footpaths, installations of solar lighting, water pumps and water pipelines, etc.

- (r) The land use zonings on the draft OZP has been prepared in consultation with the relevant departments. While there is currently no major planned infrastructural facilities such as road, drainage and sewerage systems in Ping Chau, relevant departments would keep in view the need for provision of necessary infrastructural facilities subject to technical feasibility and resource availability. According to the covering Notes of the draft OZP, public works coordinated or implemented by the Government, which are generally necessary for provision, maintenance, daily operations and emergency repairs of local facilities for the benefit of the public and/or environmental improvement, are in general always permitted in “V”, “G/IC”, “OU (Pier)” and “GB” zones or require planning permission from the Board in “CPA” and “SSSI” zones if diversion of streams, filling of land/pond or excavation of land is involved.
- (s) On the draft OZP, the “G/IC” and “OU (Pier)” zones are designated to reflect the current uses of the existing GIC facilities and public pier away from the village clusters which are under Government Land Allocation/lease and/or management of relevant departments. The two wells in Chau Mei and the reservoir and water tank in Chau Tau on Government land, which fall within the “GB” zone on the draft OZP and are proposed to be covered by “G/IC” or “OU” zone by the villagers, are neither under Government Land Allocation nor management of relevant departments. Nonetheless, if the uses were in existence immediately before the first publication in the Gazette of the draft DPA Plan, no action would be required to make them conform to the OZP. Regarding future provision of infrastructural facilities, whilst flexibility is provided in the draft OZP for the public works coordinated or implemented by the Government, there are provisions to allow for application for ‘Public Utility Installation’ and ‘Utility Installation for Private Project’ uses in “V”, “OU (Pier)”, “GB”, “CPA” and “SSSI” zones to the Board. Besides, ‘Village Office’ use is always permitted in “V” zones and may be permitted in “GB” zones on application to the Board. Each application would be considered by the Board based on its individual merits.
- (t) For the villagers’ concern on paragraph 7 and proposal to delete paragraphs 8(b) and 9(b) of the covering Notes of the draft OZP, it should be noted that paragraph 7 is to allow flexibility for possible minor adjustments of alignment of roads and boundaries between zones, paragraph 8(b) actually allows the provision of public utility and other supporting facilities in the zones other than “SSSI” or “CPA”, and paragraph 9(b) makes provision for the Board to consider the potential adverse impacts of certain public facilities in the “SSSI” and “CPA” zones on application for better protection of such areas.

Consultation

Responses to Paragraph 3.1 (f)

- (u) Prior to the preparation of the draft OZP, a meeting was held in March 2016 under the coordination of the SKNRC with the SKNTPCAC, IIRs and villagers to solicit their views and land use proposals. They mainly proposed to expand the “V” zones and requested that the planning control on provision of the public utilities and facilities should be relaxed, which have been incorporated in the draft OZP No. S/NE-PC/C where appropriate for the Board’s preliminary consideration in December 2016. Subsequently, the SKNRC and TPDC were consulted and another meeting with the villagers was conducted in respect of the draft OZP in January 2017, and the Chairman of SKNTPCAC and IIRs made three submissions in January and February 2017 as indicated in paragraph 3.1 above. Their views and proposals together with those from green/concern groups have been examined in consultation with the concerned departments and reported to the Board for consideration at this meeting. Both the SKNRC and TPDC will be further consulted after the publication of the draft OZP No. S/NE-PC/1 under section 5 of the Ordinance.
- (v) With the general planning intention of the Country Park Enclaves in protecting the high conservation and landscape value, the constraints of its remote and isolated location and infrastructural provisions and the need to consolidate village development in an orderly manner, it is necessary to strike a balance between meeting development needs and enhancing nature conservation in drawing up the OZPs.

Administrative Designation of Ping Chau SSSI

Responses to Paragraph 3.1(g)

- (w) The Ping Chau SSSI has been designated since 1979. During the OZP preparation stage, the AFCD has reviewed the geological significance of the Area for inputs into formulation of the land use zonings on the draft OZP, on which only the western coast is designated as “SSSI” zone, while the remaining portions of the Area are designated as “V”, “G/IC”, “OU (Pier)”, “GB” and “CPA” as appropriate to reflect the existing uses, facilitate sustainable village development and provide adequate planning protection for the natural environment.
- (x) When considering Small House grant applications, LandsD will take into account relevant factors such as suitability of the site and consult concerned Government departments including the AFCD, who advises that they provide comments on Small House grant applications in Ping Chau from the nature conservation perspective (such as the concern on vegetation cover of the sites).

Village Houses in the Country Park

Responses to Paragraph 3.1(h)

- (y) Designation of the Country Park is under the jurisdiction of the Country and Marine Parks Authority governed by the Country Parks Ordinance (Cap. 208)

which is outside the purview of the Board. The village houses and facilities near Chau Mei, in Tsau Uk and Ping Chau Nai Tau Village which are proposed by the villagers to be zoned “V” and “G/IC” fall outside the boundary of the draft OZP and within the Plover Cove (Extension) Country Park (**Drawings 1 to 3 and Plan 7**), where all uses and developments require consent from the Country and Marine Parks Authority. To avoid duplication of statutory authority, the draft OZP only covers the area outside the Country Park.

- 4.2 In summary, no zoning amendments to the previous draft OZP have been proposed and the land use zonings on the draft OZP (No. S/NE-PC/C) as highlighted in paragraph 2.2 are considered appropriate.
- 4.3 Minor refinements to the Notes and ES are highlighted (***bold and italics*** for addition and cross out for deletion) at **Annexes II and III** respectively for Members’ easy reference.

5. CONSULTATION

The TPDC and SKNRC will be consulted after the Board’s agreement to the publication of the draft Ping Chau OZP under section 5 of the Ordinance during the exhibition period of the OZP.

6. DECISION SOUGHT

Members are invited to:

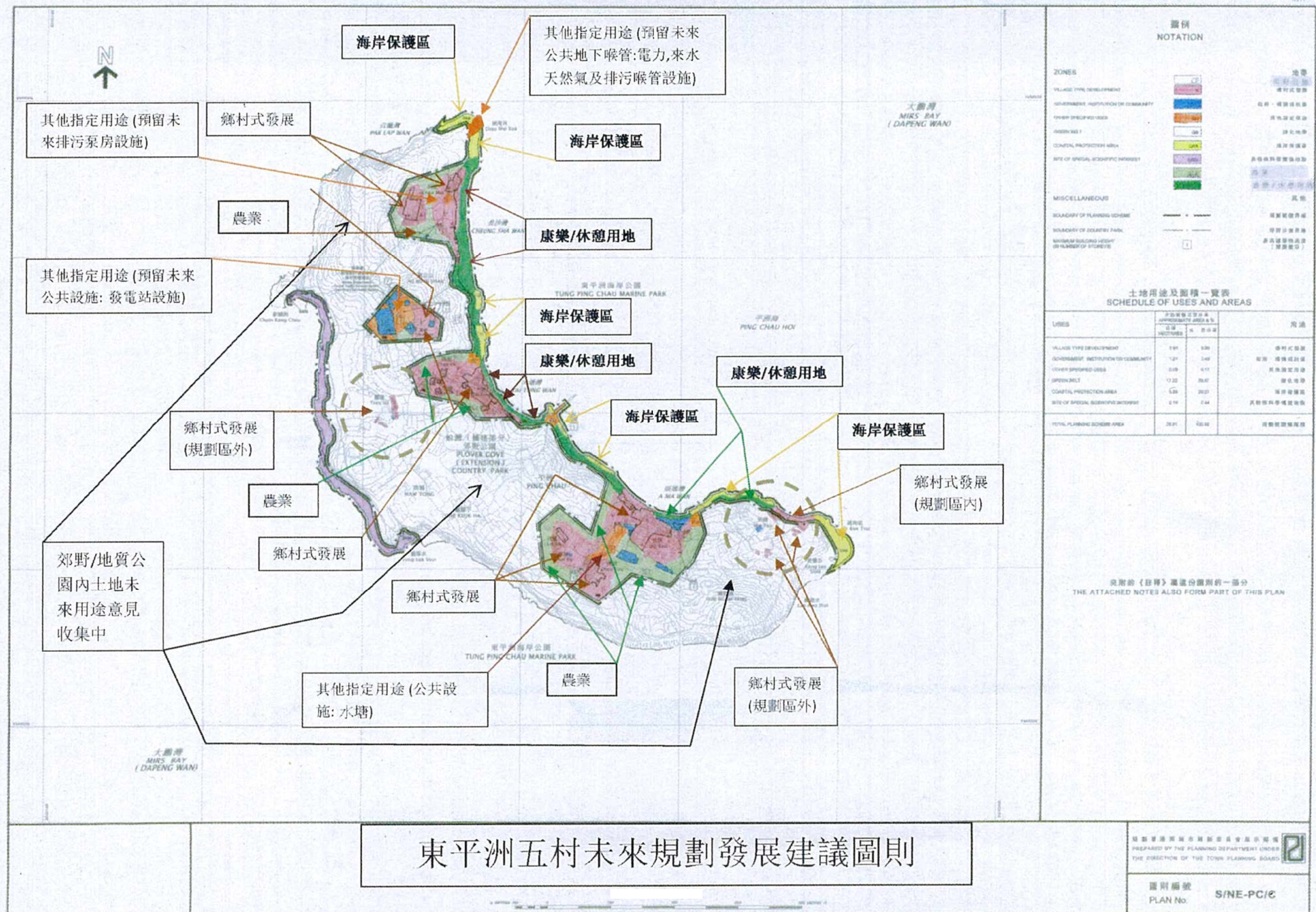
- (a) note the comments from and responses to the TPDC, SKNRC, the Legislative Council Member, the Island District Council Member, the IIRs, villagers and the green/concern groups on the draft Ping Chau OZP No. S/NE-PC/C;
- (b) agree that the draft Ping Chau OZP No. S/NE-PC/C (to be renumbered as S/NE-PC/1 upon gazetting) and its Notes (**Annexes I and II**) are suitable for exhibition for public inspection under section 5 of the Ordinance;
- (c) adopt the ES (**Annex III**) as an expression of the planning intentions and objectives of the Board for various land use zonings of the draft Ping Chau OZP No. S/NE-PC/C; and
- (d) agree that the ES (**Annex III**) is suitable for exhibition for public inspection together with the draft OZP and issued under the name of the Board.

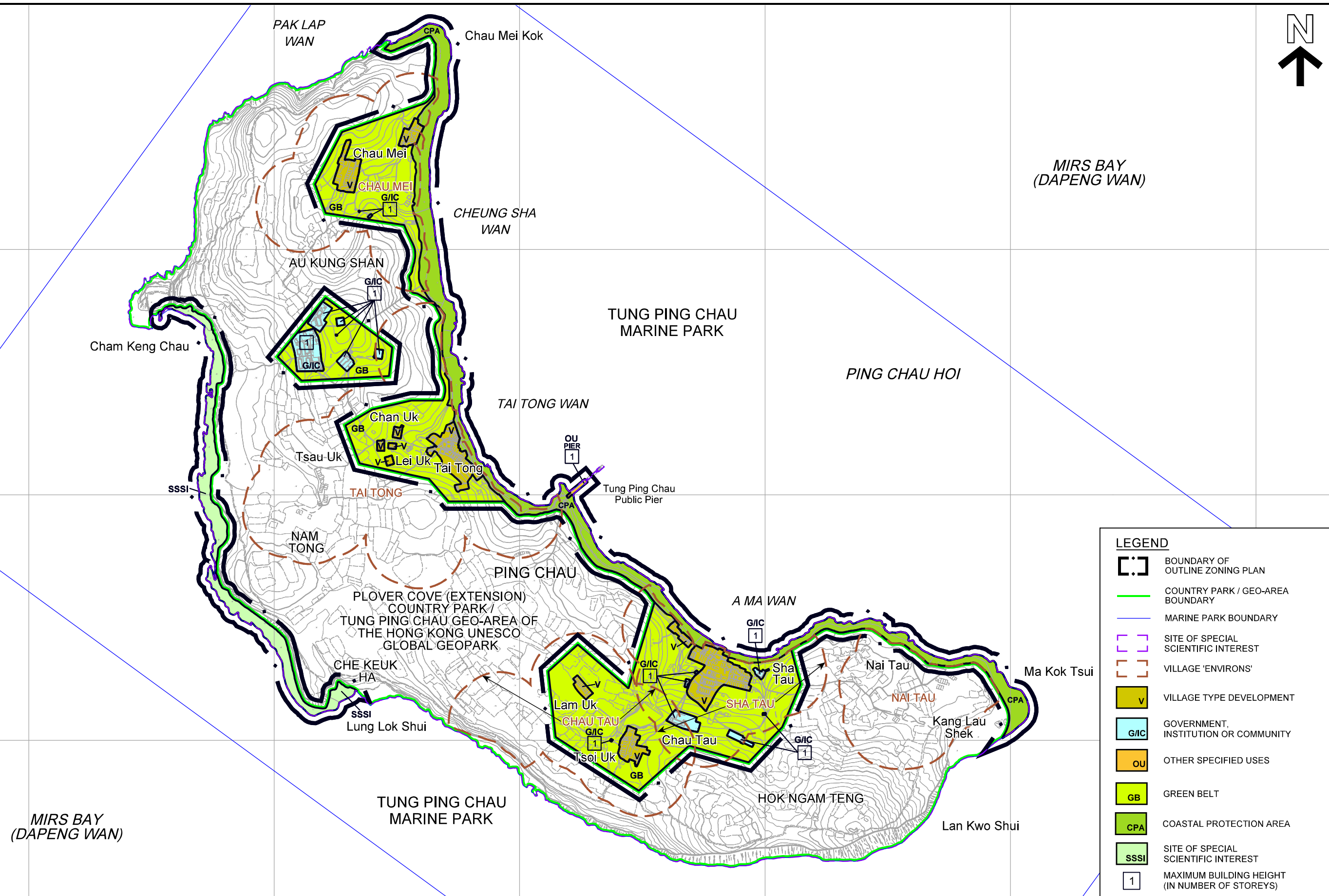
7. Attachments

| | |
|-----------------------------|--|
| Drawings 1 to 3 | Proposals from the Chairman of Sai Kung North Tung Ping Chau Affairs Committee and Indigenous Inhabitant Representatives on 27.1.2017 and 8.2.2017 |
| Plan 1 | Proposed Land Uses of the Draft Ping Chau OZP No. S/NE-PC/C |
| Plan 2 | Aerial Photos |
| Plan 3 | Village 'Environs' and Existing Physical Features |
| Plan 4 | Existing Land Uses |
| Plan 5 | Land Ownership and Village 'Environs' |
| Plan 6 | Development Constraints and Proposed Land Uses |
| Plan 7 | Specific Zoning Proposals from the Chairman of Sai Kung North Tung Ping Chau Affairs Committee and Indigenous Inhabitant Representatives |
| Plan 8 | Specific Zoning Proposals from the Green/Concern Groups |
| Annex I | Draft Ping Chau OZP No. S/NE-PC/C |
| Annex II | Notes of the Draft Ping Chau OZP No. S/NE-PC/C |
| Annex III | Explanatory Statement of the Draft Ping Chau OZP No. S/NE-PC/C |
| Annex IV | Extract of Minutes of the Town Planning Board Meeting held on 16.12.2016 |
| Annex V | Town Planning Board Paper No. 10225 (considered by the Town Planning Board on 16.12.2016) |
| Annex VI-1 | Letter received from the Legislative Council Member on 12.1.2017 |
| Annexes VI-2 to VI-4 | Submissions from the Chairman of Sai Kung North Tung Ping Chau Affairs Committee and Indigenous Inhabitant Representatives on 27.1.2017, 8.2.2017 and 9.2.2017 |
| Annex VI-5 | Extract of Draft Minutes of the Tai Po District Council held on 11.1.2017 |
| Annex VII-1 | Submissions from Kadoorie Farm and Botanic Garden Corporation on 10.1.2017 |
| Annex VII-2 | Submissions from World-Wide Fund for Nature Hong Kong on 10.1.2017 |
| Annex VII-3 | Submission from Designing Hong Kong Limited on 11.1.2017 |
| Annex VII-4 | Submission from The Hong Kong Bird Watching Society on 13.1.2017 |
| Annex VII-5 | Submission from Association for Geoconservation, Hong Kong on 15.1.2017 |

**PLANNING DEPARTMENT
MARCH 2017**

PA14-1





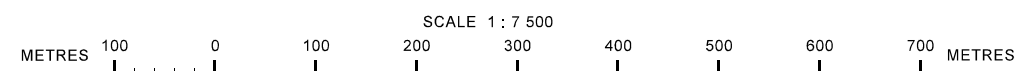
PROPOSED LAND USES OF THE DRAFT PING CHAU OUTLINE ZONING PLAN No. S/NE-PC/C

PLANNING DEPARTMENT



PLAN PREPARED ON 1.2.2017
BASED ON SURVEY SHEETS No.
17-NW-7C/D, 12A/B/C/D, 13C, 17B & 18A

PING CHAU



REFERENCE No.
M/CPE/PC/17/2

PLAN
1



AERIAL PHOTOS

PING CHAU

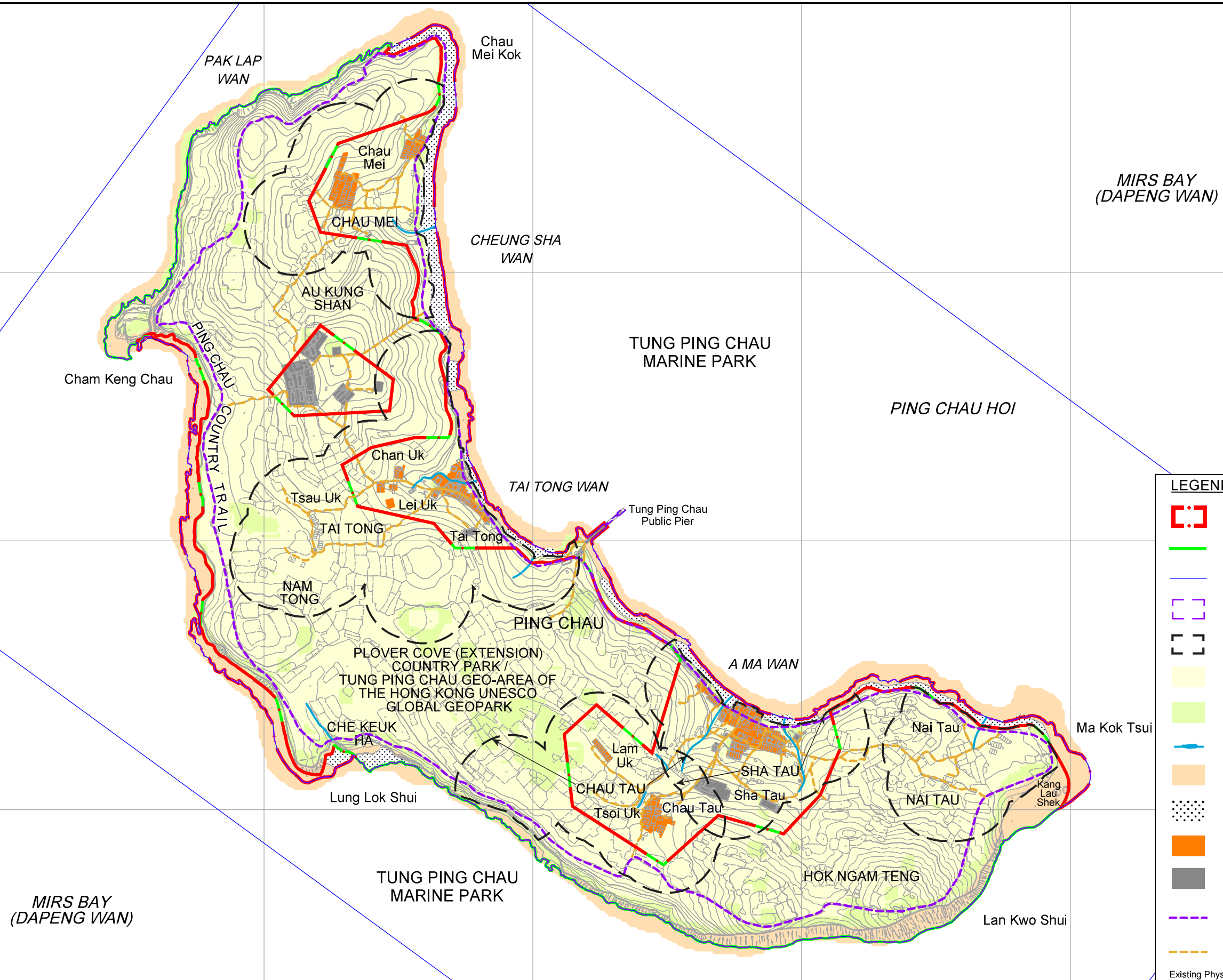
PLANNING DEPARTMENT



PLAN PREPARED ON 10.2.2017 BASED ON
AERIAL PHOTOS No. CS60263 & CS60265
TAKEN ON 20.6.2015 BY LANDS DEPARTMENT

REFERENCE No.
M/CPE/PC/17/2

PLAN
2



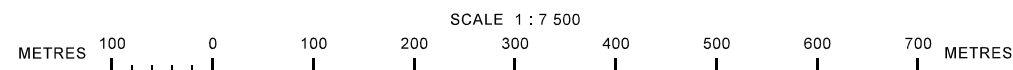
LEGEND

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

Existing Physical Features for Indicative Purpose only

VILLAGE 'ENVIRONS' AND EXISTING PHYSICAL FEATURES

PING CHAU



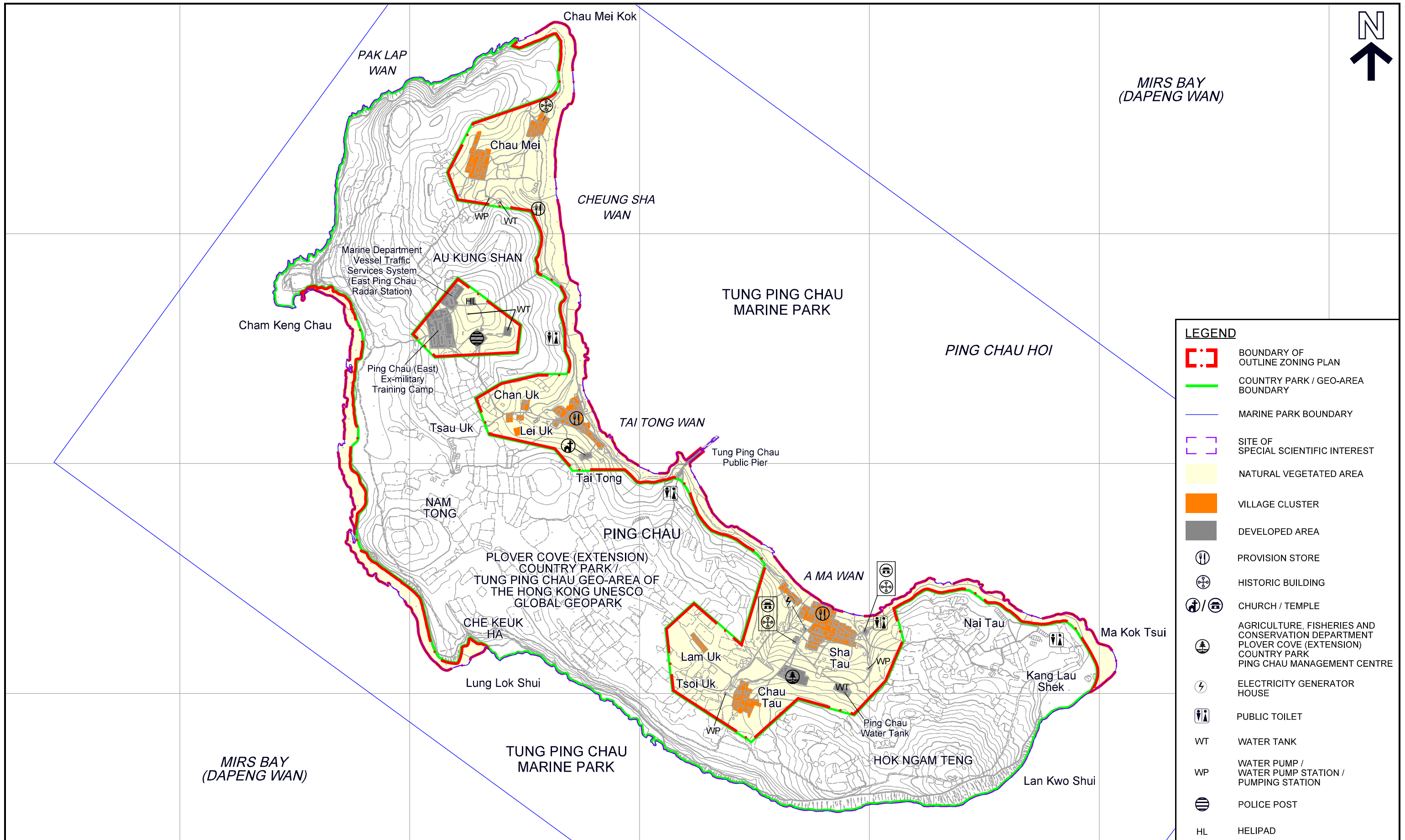
PLANNING DEPARTMENT



REFERENCE No.
M/CPE/PC/17/2

PLAN
3

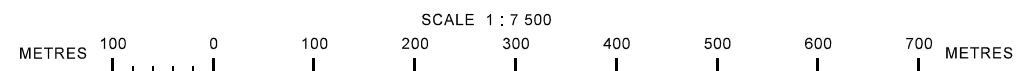
PLAN PREPARED ON 10.2.2017 BASED ON
SURVEY SHEETS No. 17-NW-7C/D, 12A/B/C/D, 13C, 17B & 18A



PLAN PREPARED ON 10.2.2017
BASED ON SURVEY SHEETS No.
17-NW-7C/D, 12A/B/C/D, 13C, 17B & 18A

EXISTING LAND USES

PING CHAU

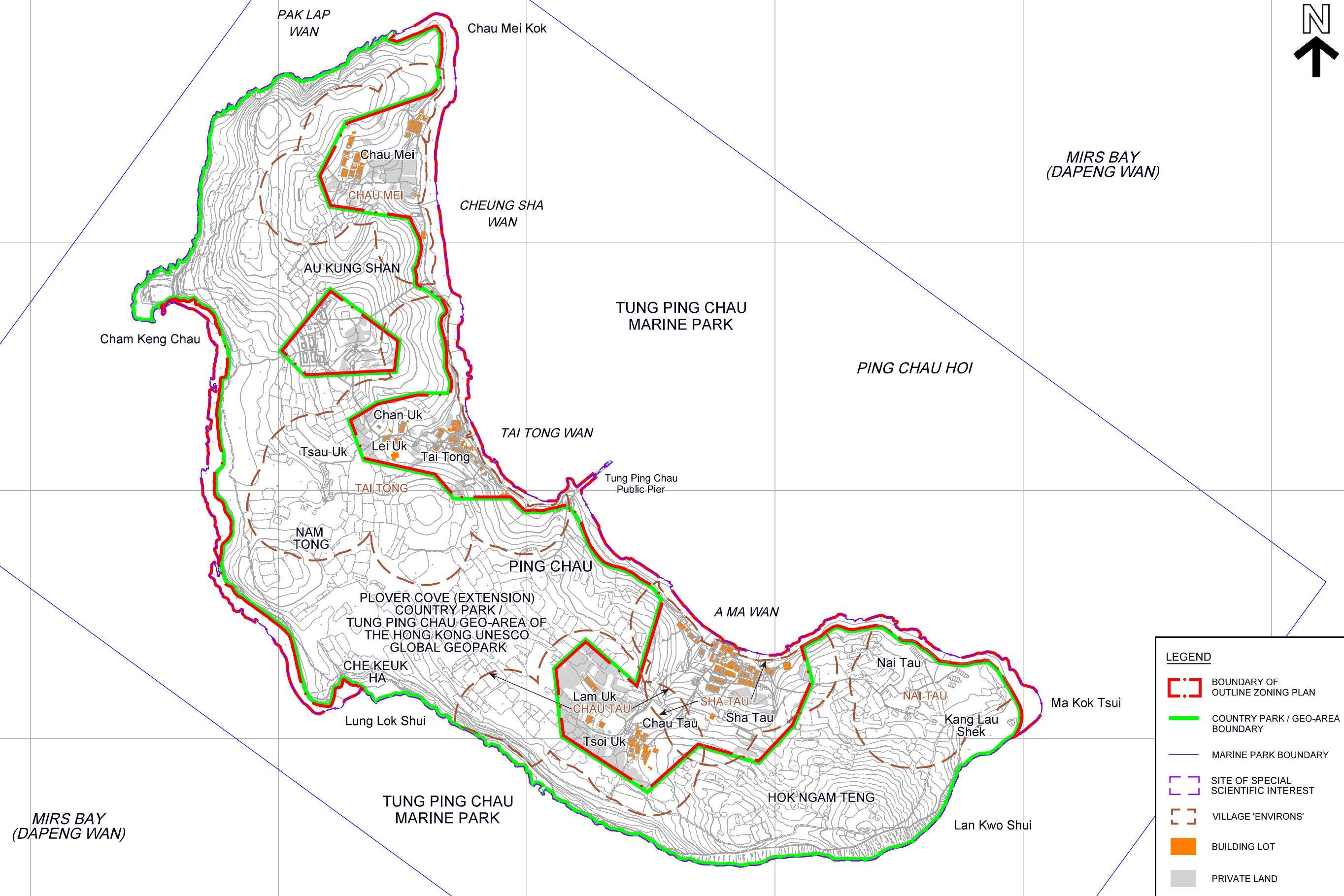


PLANNING DEPARTMENT



REFERENCE No.
M/CPE/PC/17/2

PLAN
4



PLAN PREPARED ON 10.2.2017
BASED ON SURVEY SHEETS No.
17-NW-7C/D, 12A/B/C/D, 13C, 17B & 18A

LAND OWNERSHIP AND VILLAGE 'ENVIRONS'

PING CHAU



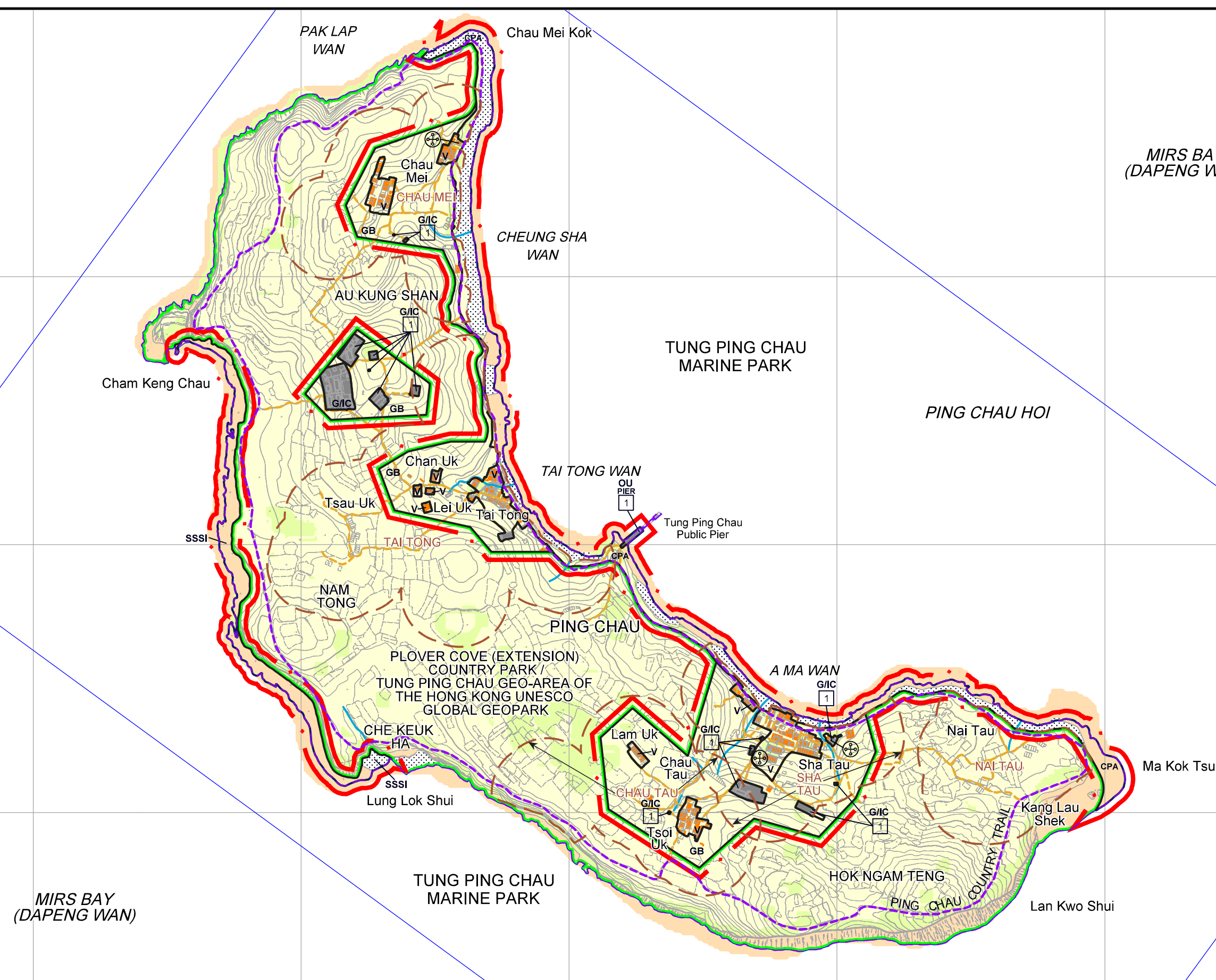
PLANNING DEPARTMENT



REFERENCE No.
M/CPE/PC/17/2

PLAN

5

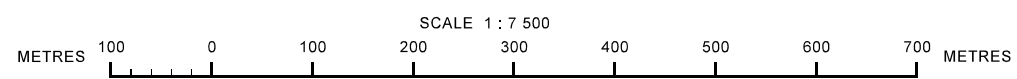


| LEGEND | |
|--|--|
| | BOUNDARY OF OUTLINE ZONING PLAN |
| | COUNTRY PARK / GEO-AREA BOUNDARY |
| | MARINE PARK BOUNDARY |
| | SITE OF SPECIAL SCIENTIFIC INTEREST |
| | VILLAGE 'ENVIRONS' |
| | DEVELOPED AREA |
| | BUILDING LOT |
| | HISTORIC BUILDING |
| | COUNTRY TRAIL |
| | FOOTPATH |
| | LOWLAND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

PLAN PREPARED ON 10.2.2017 BASED ON
SURVEY SHEETS No. 17-NW-7C/D, 12A/B/C/D, 13C, 17B & 18A

DEVELOPMENT CONSTRAINTS AND PROPOSED LAND USES

PING CHAU

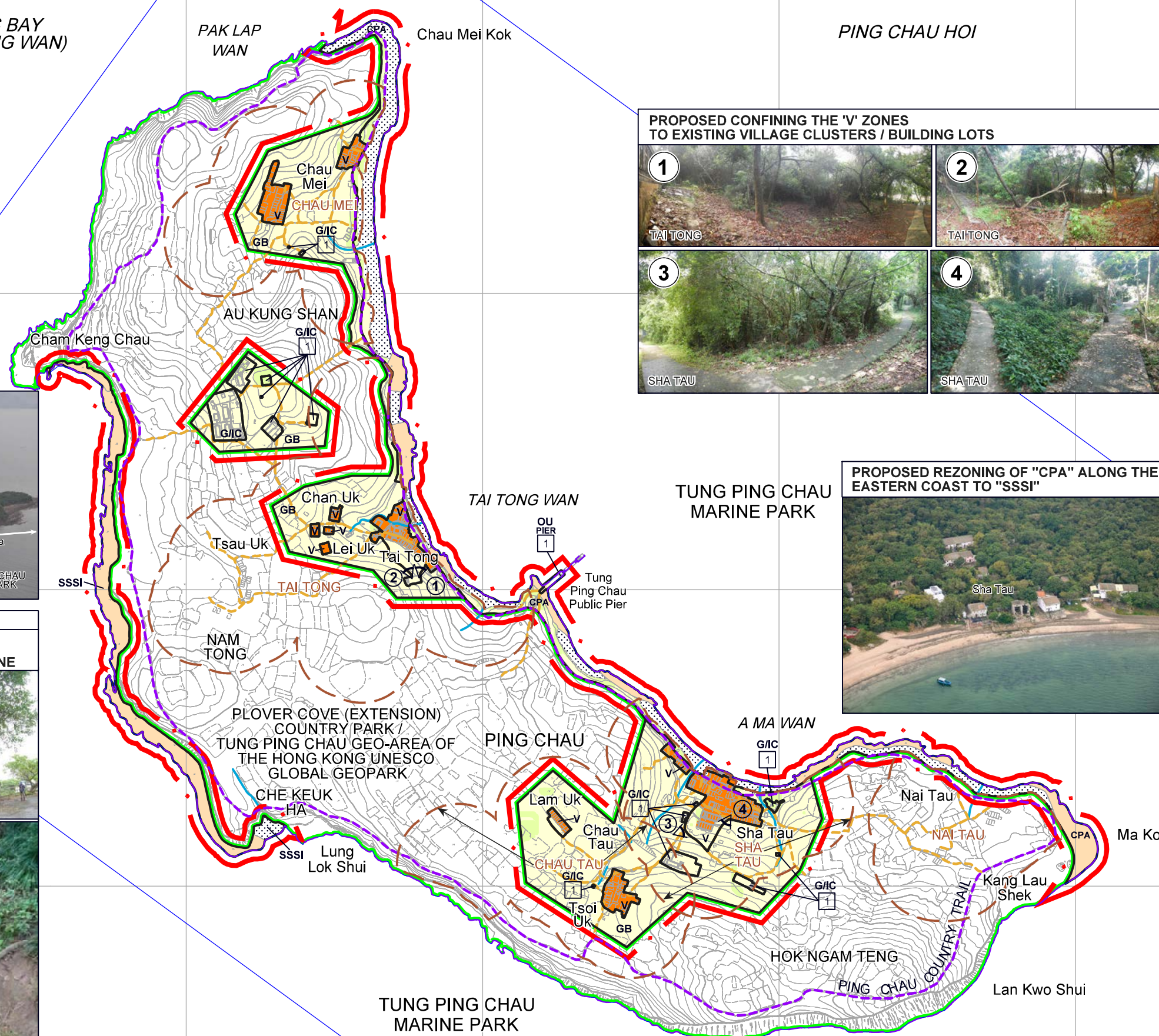


PLANNING DEPARTMENT

REFERENCE No.
M/CPE/PC/17/2

PLAN
6

PING CHAU HOI



*MIRS BAY
(DAPENG WAN)*

LEGEND

- BOUNDARY OF
OUTLINE ZONING PLAN**

**COUNTRY PARK / GEO-AREA
BOUNDARY**

MARINE PARK BOUNDARY

**SITE OF
SPECIAL SCIENTIFIC INTEREST**

**LOWLAND FOREST /
MIXED SHRUBLAND**

**GRASSLAND /
SHRUBBY GRASSLAND**

EXISTING STREAM

ROCKY SHORE

SANDY SHORE

VILLAGE 'ENVIRONS'

VILLAGE CLUSTER

COUNTRY TRAIL

FOOTPATH

ZONING OF S/NE-PC/C

V VILLAGE TYPE DEVELOPMENT

**G/IC GOVERNMENT,
INSTITUTION OR COMMUNITY**

OU OTHER SPECIFIED USES

GB GREEN BELT

CPA COASTAL PROTECTION AREA

**SSSI SITE OF SPECIAL
SCIENTIFIC INTEREST**

**1 MAXIMUM BUILDING HEIGHT
(IN NUMBER OF STOREYS)**

① ◀ VIEWING POINT OF SITE PHOTO

Existing Physical Features for Indicative Purposes

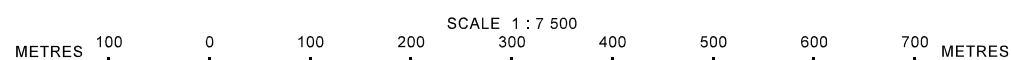
PROPOSED REZONING OF "GB" TO "CA"
PROPOSED DESIGNATING ALL
WOODLANDS, SHRUBLANDS, STREAMS
AND COASTAL AREAS TO "GB(1)" OR "CA" ZONE



SPECIFIC ZONING PROPOSALS FROM THE GREEN / CONCERN GROUPS

PLAN PREPARED ON 21.2.2017 BASED ON
SURVEY SHEETS No. 17-NW-7C/D, 12A/B/C/D, 13C, 17B & 18A

PING CHAU



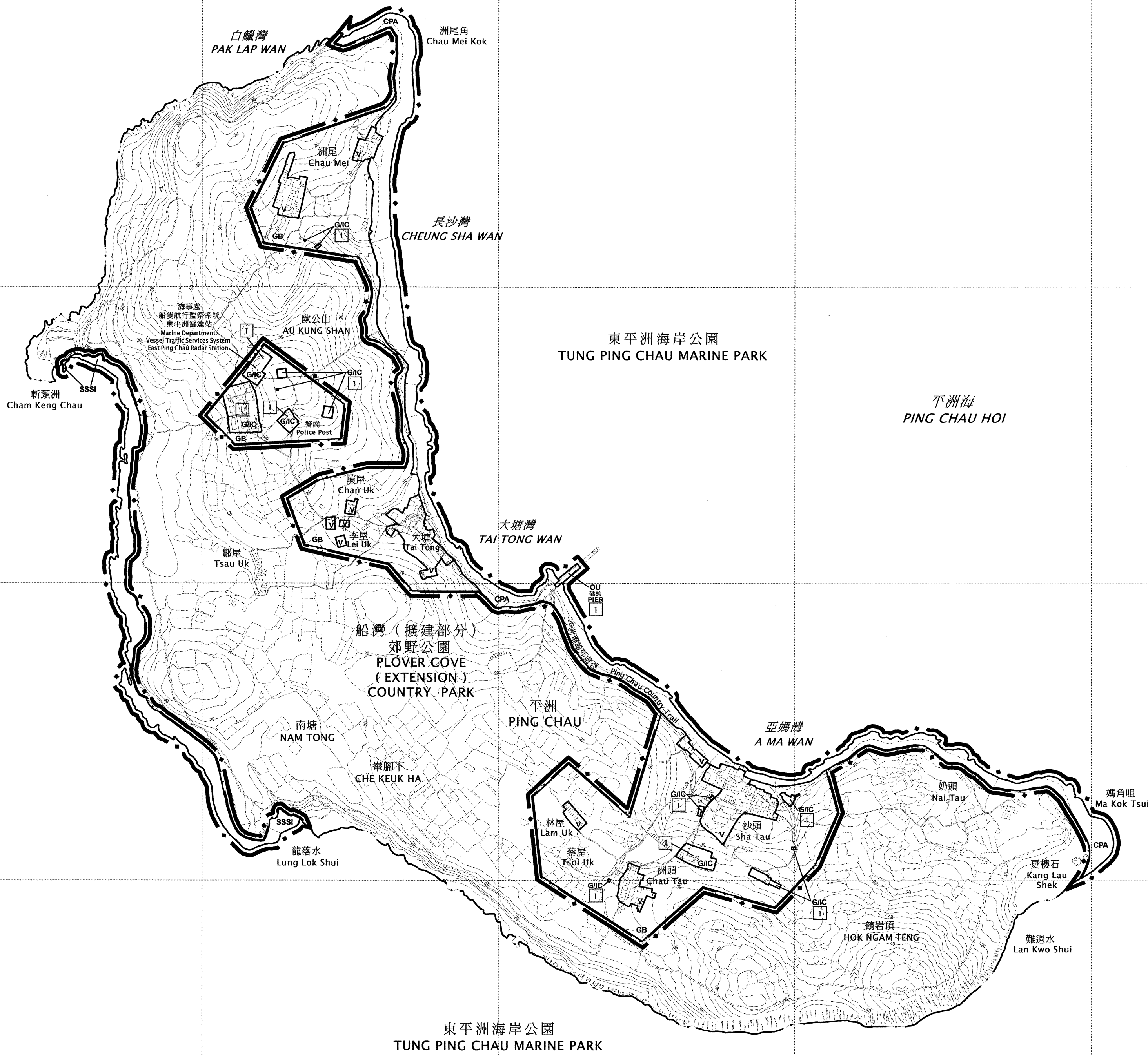
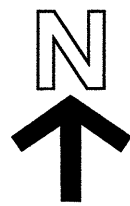
PLANNING DEPARTMENT



REFERENCE No.
M/CPE/PC/17/2

PLAN

8



圖例
NOTATION

ZONES

| | |
|--------------------------------------|------|
| VILLAGE TYPE DEVELOPMENT | V |
| GOVERNMENT, INSTITUTION OR COMMUNITY | G/C |
| OTHER SPECIFIED USES | OU |
| GREEN BELT | GB |
| COASTAL PROTECTION AREA | CPA |
| SITE OF SPECIAL SCIENTIFIC INTEREST | SSSI |

地帶

鄉村式發展
政府、機構或社區
其他指定用途
綠化地帶
海岸保護區
具特殊科學價值地點

MISCELLANEOUS

| | |
|---|-------|
| BOUNDARY OF PLANNING SCHEME | — + — |
| BOUNDARY OF COUNTRY PARK | — . — |
| MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS) | 1 |

其他

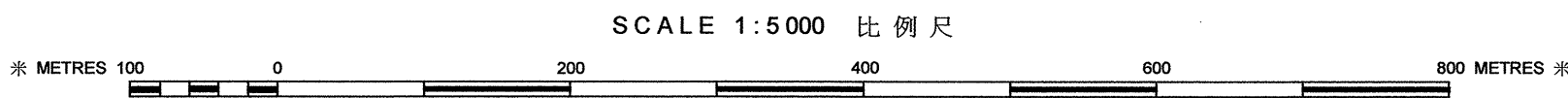
規劃範圍界線
郊野公園界線
最高建築物高度
(樓層數目)

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

| USES | 大約面積及百分比 APPROXIMATE AREA & % | | 用途 |
|--------------------------------------|----------------------------------|--------|-----------|
| | 公頃 HECTARES | % 百分比 | |
| VILLAGE TYPE DEVELOPMENT | 2.62 | 9.06 | 鄉村式發展 |
| GOVERNMENT, INSTITUTION OR COMMUNITY | 1.01 | 3.49 | 政府、機構或社區 |
| OTHER SPECIFIED USES | 0.05 | 0.17 | 其他指定用途 |
| GREEN BELT | 17.22 | 59.57 | 綠化地帶 |
| COASTAL PROTECTION AREA | 5.86 | 20.27 | 海岸保護區 |
| SITE OF SPECIAL SCIENTIFIC INTEREST | 2.15 | 7.44 | 具特殊科學價值地點 |
| TOTAL PLANNING SCHEME AREA | 28.91 | 100.00 | 規劃範圍總面積 |

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

香港城市規劃委員會依據城市規劃條例擬備的平洲分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
PING CHAU - OUTLINE ZONING PLAN



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



圖則編號
PLAN No. S/NE-PC/C

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

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

NOTES

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

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

- (7) Alignment of roads and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.
- (8) The following uses or developments are always permitted on land falling within the boundaries of the Plan except (a) where the uses or developments are specified in Column 2 of the Notes of individual zones or (b) as provided in paragraph (9) in relation to areas zoned “Site of Special Scientific Interest” or “Coastal Protection Area”:
- (a) maintenance, repair or demolition of a building;
 - (b) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, footpath, bus/public light bus stop or lay-by, cycle track, taxi rank, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;
 - (c) maintenance or repair of road, watercourse, nullah, sewer and drain;
 - (d) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities and waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government;
 - (e) rebuilding of New Territories Exempted House;
 - (f) replacement of an existing domestic building, i.e. a domestic building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, by a New Territories Exempted House; and
 - (g) provision, maintenance or repair of a grave of an indigenous New Territories villager or a locally based fisherman and his family members for which permission has been obtained from Government.
- (9) In areas zoned “Site of Special Scientific Interest” or “Coastal Protection Area”,
- (a) the following uses or developments are always permitted:
 - (i) maintenance or repair of plant nursery, amenity planting, sitting out area, rain shelter, refreshment kiosk, road, watercourse, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, shrine and grave;
 - (ii) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and
 - (iii) provision of amenity planting by Government; and

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

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

- (10) In any area shown as 'Road', all uses or developments except those specified in paragraphs (8)(a) to (8)(d) and (8)(g) above and those specified below require permission from the Town Planning Board:

road and on-street vehicle park.

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

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

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

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

- (13) In these Notes, unless the context otherwise requires or unless as expressly provided below, terms used in the Notes shall have the meanings as assigned under section 1A of the Town Planning Ordinance.

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

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

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

Schedule of Uses

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

VILLAGE TYPE DEVELOPMENT

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

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

Eating Place
Library
School
Shop and Services

(Please see next page)

VILLAGE TYPE DEVELOPMENT (Cont'd)Planning Intention

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

Remarks

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

GOVERNMENT, INSTITUTION OR COMMUNITY

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

(Please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (Cont'd)Planning Intention

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

Remarks

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

OTHER SPECIFIED USESFor "Pier" Only

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

Planning Intention

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

Remarks

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

GREEN BELT

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

(Please see next page)

GREEN BELT (Cont'd)

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

Planning Intention

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

Remarks

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

COASTAL PROTECTION AREA

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

Planning Intention

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

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

Remarks

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

SITE OF SPECIAL SCIENTIFIC INTEREST

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

Planning Intention

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

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

Remarks

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

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

EXPLANATORY STATEMENT

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

EXPLANATORY STATEMENT

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

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

EXPLANATORY STATEMENT

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

1. INTRODUCTION

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

2. AUTHORITY FOR THE PLAN AND PROCEDURE

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

3. OBJECT OF THE PLAN

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

4. NOTES OF THE PLAN

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

5. THE PLANNING SCHEME AREA

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

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

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

6. POPULATION

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

7. OPPORTUNITIES AND CONSTRAINTS

7.1 Opportunities

7.1.1 Conservation and Natural Landscape

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

areas worthy of conservation. The scale of the village development should be compatible with the surrounding landscape and rural setting.

7.1.2 Tourism and Recreation Potential

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

7.1.3 Agriculture Potential

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

7.2 Constraints

7.2.1 Geological and Ecological Features

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

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

7.2.1.3 The existing village clusters and GIC facilities in the Area

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

7.2.2 Landscape Character

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

7.2.3 Cultural Heritage

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

7.2.4 Transportation

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

7.2.5 Sewerage

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

7.2.6 Other Infrastructure and Utility Services

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

7.2.7 Geotechnical and Geological Constraints

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

8. GENERAL PLANNING INTENTION

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

9. **LAND-USE ZONINGS**

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

- 9.1.1 The planning intention of this zone is to designate both the existing recognized villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Board.
- 9.1.2 Ping Chau Chau Mei, Ping Chau Tai Tong, Ping Chau Sha Tau and Ping Chau Chau Tau are four recognized villages in the Area. The boundaries of the “V” zones are drawn up having regard to the village ‘environs’ (‘VEs’), the number of outstanding Small House applications, Small House demand forecast, local topography and site constraints. Areas of difficult terrain, dense vegetation, stream courses and burial grounds have been avoided as far as possible.
- 9.1.3 No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23m) or the height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft DPA Plan, whichever is the greater. Application for minor relaxation of these restrictions would be considered by the Board based on individual merits, taking into account site constraints, innovative architectural design and planning merits that would enhance the amenity of the locality.
- 9.1.4 As diversion of streams or filling of pond may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activities except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works.
- 9.1.5 In accordance with the Environment, Transport and Works Bureau’s Technical Circular (Works) No. 5/2005 *“Protection of Natural Streams/Rivers from Adverse Impacts Arising from Construction Works”*, under the current administrative practice, for development proposals/submissions that may affect natural streams/rivers, the approving/processing authorities at various stages of the development should consult and collate comments from AFCD and relevant authorities and incorporate relevant comments/advice as conditions of approval wherever possible. Accordingly, the Lands Department,

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

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

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

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

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

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

- 9.3.1 This zone is intended for specific development(s) and/or uses, which is/are specified in the annotation of the zone. There is only one “OU” zone on the Plan, which is annotated ‘Pier’ and covers the major existing public transport facility in the Area, namely Tung Ping Chau Public Pier.
- 9.3.2 Development/redevelopment within this zone should be restricted to a maximum building height as stipulated on the Plan (i.e. one storey) or the height of the building which was in existence on the date of first publication in the Gazette of the notice of the draft DPA Plan, whichever is greater.
- 9.3.3 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height restriction may be considered by the Board through the planning permission system. Each application will be considered on its individual planning merits.

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

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

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

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

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

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

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

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

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

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

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

10. CULTURAL HERITAGE

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

11. COMMUNICATIONS

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

and at Au Kung Shan in the Area.

12. UTILITY SERVICES

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

13. IMPLEMENTATION

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

14. PLANNING CONTROL

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

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

TOWN PLANNING BOARD

2017

Sha Tin, Tai Po and North District

Agenda Item 7

[Open Meeting]

Draft Ping Chau Outline Zoning Plan No. S/NE-PC/C – Preliminary Consideration of a New Plan

(TPB Paper No. 10225)

[The item was conducted in Cantonese.]

58. The following government representatives were invited to the meeting :

- | | | |
|---------------------|---|---|
| Ms Jessica H.F. Chu | - | District Planning Officer/Shan Tin, Tai Po and North, Planning Department (DPO/STN, PlanD) |
| Ms Channy Y. Yang | - | Senior Town Planner/ Country Park Enclaves, PlanD |
| Mr Dennis K.K. Mok | - | Senior Nature Conservation Officer (Central), Agriculture, Fisheries and Conservation Department (AFCD) |
| Ms Ngar Yuen Ngor | - | Senior Country Parks Officer (North West) ((SCPO(NW))), AFCD |

59. The Chairman extended a welcome and invited PlanD's representative to brief Members on the Paper.

60. With the aid of a PowerPoint presentation, Ms Jessica H.F. Chu, DPO/STN, PlanD, briefed Members on the need for the Outline Zoning Plan (OZP), existing land uses, development proposals received during the course of OZP preparation, land use planning considerations, general planning intention and land use zonings of the OZP as detailed in the TPB Paper No. 10225.

61. After DPO/STN's presentation, the Chairman invited questions and comments from Members.

62. The Chairman and Members raised the following questions:

- (a) given that Ping Chau was sparsely populated, what kinds of government, institution and community (GIC) facilities were provided in the area;
- (b) whether the land use proposals of the draft OZP had taken into account the need to preserve the history and heritage of the area;
- (c) the history, zoning and land status of the abandoned church on the island, and whether the church was a graded historic building;
- (d) noting that no existing house was found in the western part of the island, whether that part of the island was unsuitable for habitation;
- (e) how the existing natural features including corals in the western part of the island could be protected, and the planning intention for that area;
- (f) noting that there was a drastic increase in the overall Small House demand for Ping Chau between 2014 and 2016, there was doubt on the credibility of the information;
- (g) how the potential sewerage impact of the proposed Small House development within the "Village Type Development" ("V") zone could be mitigated;
- (h) the rationale for not including the strip of land from Cham Keng Chau to Lung Lok Shui, currently zoned "Site of Special Scientific Interest" ("SSSI") on the draft OZP, into the Country Park when the major part of the island was first designated as Country Park; and

- (i) in view of the lack of training camp site for the children and youth, whether there was any proposal to develop such training facilities in Ping Chau or other parts of Hong Kong.

63. In response to Members' questions, Ms Jessica H.F. Chu of PlanD and Ms Ngar Yuen Ngor of AFCD, made the following points:

- (a) with the aid of a PowerPoint slide showing their locations, the major existing GIC facilities in the area included the Marine Department Vessel Traffic Services System (East Ping Chau Radar Station), East Ping Chau Police Post, Ping Chau (East) Ex-military Training Camp, AFCD Plover Cove (Extension) Country Park Ping Chau Management Centre, Ping Chau Water Tank and a public pier. According to the contingency plan of the nearby Daya Bay Nuclear Plant, the ex-military training camp, the police post and AFCD's country park management centre would be used as temporary shelters for local residents and visitors of Ping Chau before evacuation. In the absence of potable water supply system, the existing Ping Chau Water Tank was the major source of fresh water supply for the residents. The existing public pier was the major public transport facility for the area;
- (b) on the preservation of local heritage, there were three existing Grade 3 historic buildings in the area, namely Tam Tai Sin Temple and Tin Hau Temple in Sha Tau and the Old house in Chau Mei which were worthy of preservation. Prior consultation with the Antiquities and Monuments Office should be made if any development or redevelopment might affect those historic buildings;
- (c) from information provided by the local residents, the abandoned Catholic church was built a few decades ago on government land. It was currently zoned "V" on the draft OZP and was not included in the list of 1,444 historic building;
- (d) the western part of the island was considered not suitable for the

development of residential dwellings. The village clusters were mainly concentrated in the eastern part of the island in the vicinity of the public pier for convenient access;

- (e) given the western part of the island was located to the immediate west of the Country Park and Geo-Area, the strip of land was designated as “SSSI” zone under the draft OZP. The planning intention to designate the area as “SSSI” was to conserve and protect the existing natural features. Under the SSSI zoning, there was a general presumption against development in this zone. Nearly all developments including diversion of streams, filling of land/pond and excavation of land would require planning permission from the Town Planning Board (the Board) with a view to minimising adverse impacts on the natural environment;
- (f) the overall Small House demand as shown on the Paper comprised outstanding demand and 10-year forecast. The information on outstanding demand was the actual number of Small House applications received and being processed by the District Lands Officer/Island. The information on 10-year forecast was provided by the indigenous inhabitant villagers (IIR) of the respective villages on a form prepared by Lands Department (LandsD) which required a breakdown on the number of local and overseas male indigenous villagers who had attained the age of 18 or above at present and would attain the age of 18 in the coming 10 years. The 10-year Small House demand forecast purely reflect the information provided by the IIR which had not been verified;
- (g) the construction of Small House within the “V” zone which required the application of Small House Grant to LandsD, would ensure that the proposed Small House would not cause significant adverse impact on the environment. As advised by the Environmental Protection Department (EPD), for protection of the water quality, the design and construction of the septic tank and soakaway systems for Small House development had to comply with relevant standards and regulations, such as EPD’s Practice Note for Professional Persons (ProPECC PN) 5/93 – “Drainage Plans

subject to Comment by the Environmental Protection Department”;

- (h) when the area was first designated as Country Park in 1979, the strip of land along the western edge of the island was not shown on the base map, hence the approved map of the Plover Cove (Extension) Country Park. AFCD considered that the designation of that strip of land as “SSSI” zoning on the draft OZP was appropriate; and
- (i) should any organisation consider that the sites in Ping Chau were suitable for any training facilities for the children and youth, they could liaise with the concerned government departments on their development proposals.

[Mr Franklin Yu arrived to join the meeting during the question and answer sessions.]

64. Mr Raymond K.W. Lee, Director of Planning, added that the objective of preparing statutory plan for the Ping Chau area was to extend statutory planning control to areas not falling within the Country Park boundary and appropriate land use zonings would be designated, including the strip of land at the western part of the island.

65. After deliberation, the Board agreed that :

- (a) the draft Ping Chau OZP No. S/NE-PC/C (Appendix I of the Paper) together with its Notes (Appendix II of the Paper) were suitable for consultation with the Tai Po District Council (TPDC) and Sai Kung North Rural Committee (SKNRC);
- (b) the Explanatory Statement (ES) (Appendix III of the Paper) was suitable to serve as an expression of the planning intentions and objectives of the Board for various land use zonings of the draft Ping Chau OZP No. S/NE-PC/C and the ES should be issued under the name of the Board; and
- (c) the ES was suitable for consultation with the TPDC and SKNRC together with the draft OZP.

TOWN PLANNING BOARD

**TPB PAPER NO. 10225
FOR CONSIDERATION BY
THE TOWN PLANNING BOARD ON 16.12.2016**

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

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

1. Purpose

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

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

2. Background

- 2.1 On 28.3.2014, the draft Ping Chau Development Permission Area (DPA) Plan No. DPA/NE-PC/1 was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). During the two-month exhibition period, a total of 338 representations were received and there was no comment received on the representations. After giving consideration to the representations on 19.12.2014, the Board decided not to propose any amendment to the draft DPA Plan to meet the representations.
- 2.2 On 24.2.2015, the Chief Executive in Council, under section 9(1)(a) of the Ordinance, approved the draft Ping Chau DPA Plan, which was subsequently renumbered as DPA/NE-PC/2. On 20.3.2015, the approved Ping Chau DPA Plan No. DPA/NE-PC/2 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.3 Pursuant to section 20(5) of the Ordinance, the Ping Chau DPA Plan is effective for a period of three years until 28.3.2017. An OZP has to be prepared to replace the DPA Plan in order to maintain statutory planning control over the Area upon expiry of the DPA Plan.
- 2.4 On 14.3.2016, under the power delegated by the Chief Executive, the Secretary for Development directed the Board, under section 3(1)(a) of the Ordinance, to prepare an OZP to cover the Ping Chau area.

3. Planning Context (Plans 1 to 3)

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

4. Issues Arising from Consideration of the DPA Plan

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

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

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

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

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

5. Object of the Plan

The object of the Plan is to indicate the broad land use zonings for the Area so that development and redevelopment within the Area can be put under statutory planning control. It also provides the planning framework for preparing more detailed non-statutory plans which form the basis for public works planning and site reservation for various uses.

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

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

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

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

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

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

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

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

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

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

Ping Chau Chau Mei

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

Ping Chau Tai Tong

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

Ping Chau Sha Tau

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

Ping Chau Chau Tau

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

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

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

Note:

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

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

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

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

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

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

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

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

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

Infrastructural Considerations

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

Transportation

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

Sewerage

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

Other Infrastructure and Utility Services

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

9. Planning Intention

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

10. Land Use Zonings

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

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

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

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

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

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

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

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

into account the relevant Town Planning Board Guidelines.

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

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

- 10.4.1 The planning intention of this zone is to designate both the existing recognized villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Board.
- 10.4.2 Ping Chau Chau Mei, Ping Chau Tai Tong, Ping Chau Sha Tau and Ping Chau Chau Tau are four recognized villages in the Area. The boundaries of the “V” zones are drawn up having regard to the village ‘environs’ (‘VEs’), the number of outstanding Small House application, Small House demand forecast, local topography and site constraints. Areas of difficult terrain, dense vegetation, stream courses and burial grounds have been avoided as far as possible.
- 10.4.3 As diversion of streams or filling of pond may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activities except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works.
- 10.4.4 In accordance with the Environment, Transport and Works Bureau’s Technical Circular (Works) No. 5/2005 “*Protection of Natural Streams/Rivers from Adverse Impacts Arising from Construction Works*”, under the current administrative practice, development proposals/submissions that may affect natural streams/rivers, the approving/processing authorities at various stages of the development should consult and collate comments from the AFCD and relevant authorities and incorporate relevant comments/advice as conditions of approval wherever possible. Accordingly, LandsD, when processing Small House grant and applications in close proximity to existing stream courses, should consult concerned departments including AFCD, EPD and PlanD to ensure that all relevant departments would have adequate opportunity to review and comment on the applications. Such requirement has been stated in the ES.

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

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

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

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

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

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

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

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

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

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

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

11. Notes of the Plan

- 11.1 Attached to the Plan is a set of Notes which shows the types of uses or developments which are always permitted within the Area and other uses for which planning permission from the Board should be sought. The provision for application for planning permission under section 16 of the Ordinance allows flexibility in land use planning and control of development to meet the changing needs. To provide flexibility for development with design adapted to the characteristics of particular sites, minor relaxation of the specific development restriction(s) stated in the Notes for particular zones may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.
- 11.2 The draft Notes are formulated on the basis of the latest set of Master Schedule of Notes (MSN) endorsed by the Board.

12. Consultation

- 12.1 Prior to the preparation of the draft OZP, the major stakeholders have been approached for their views/proposals. Views from KFBG, the SKNRC, the SKNTPCAC, IIRs and villagers have been incorporated where appropriate. The draft OZP together with its Notes and ES as well as the Planning Report have been circulated to the relevant Government bureaux and departments for comments. Comments received have been incorporated into the draft OZP, its Notes and ES as well as the Planning Report as appropriate.
- 12.2 Subject to the agreement of the Board, the draft OZP No. S/NE-PC/C will be submitted to the TPDC and SKNRC for consultation. Comments from the TPDC and SKNRC will be submitted to the Board for consideration prior to the publication of the draft OZP under section 5 of the Ordinance.

13. Decision Sought

Members are invited to:

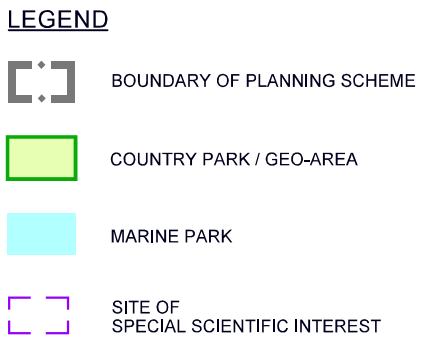
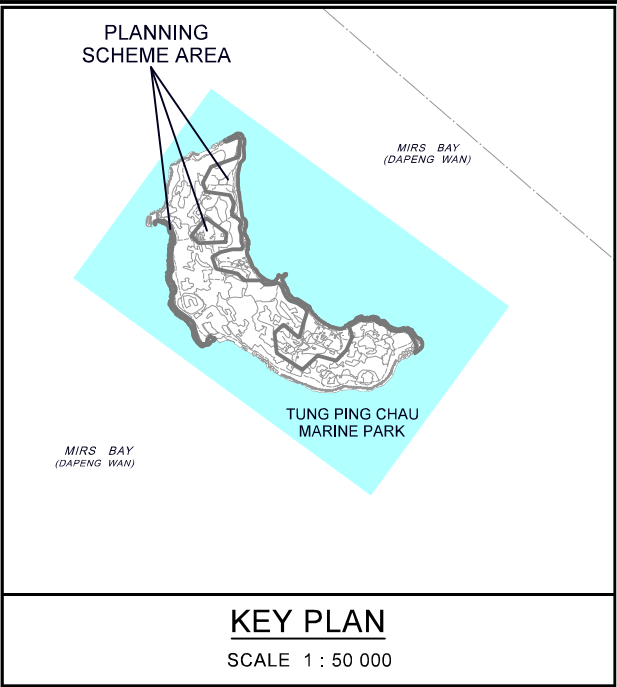
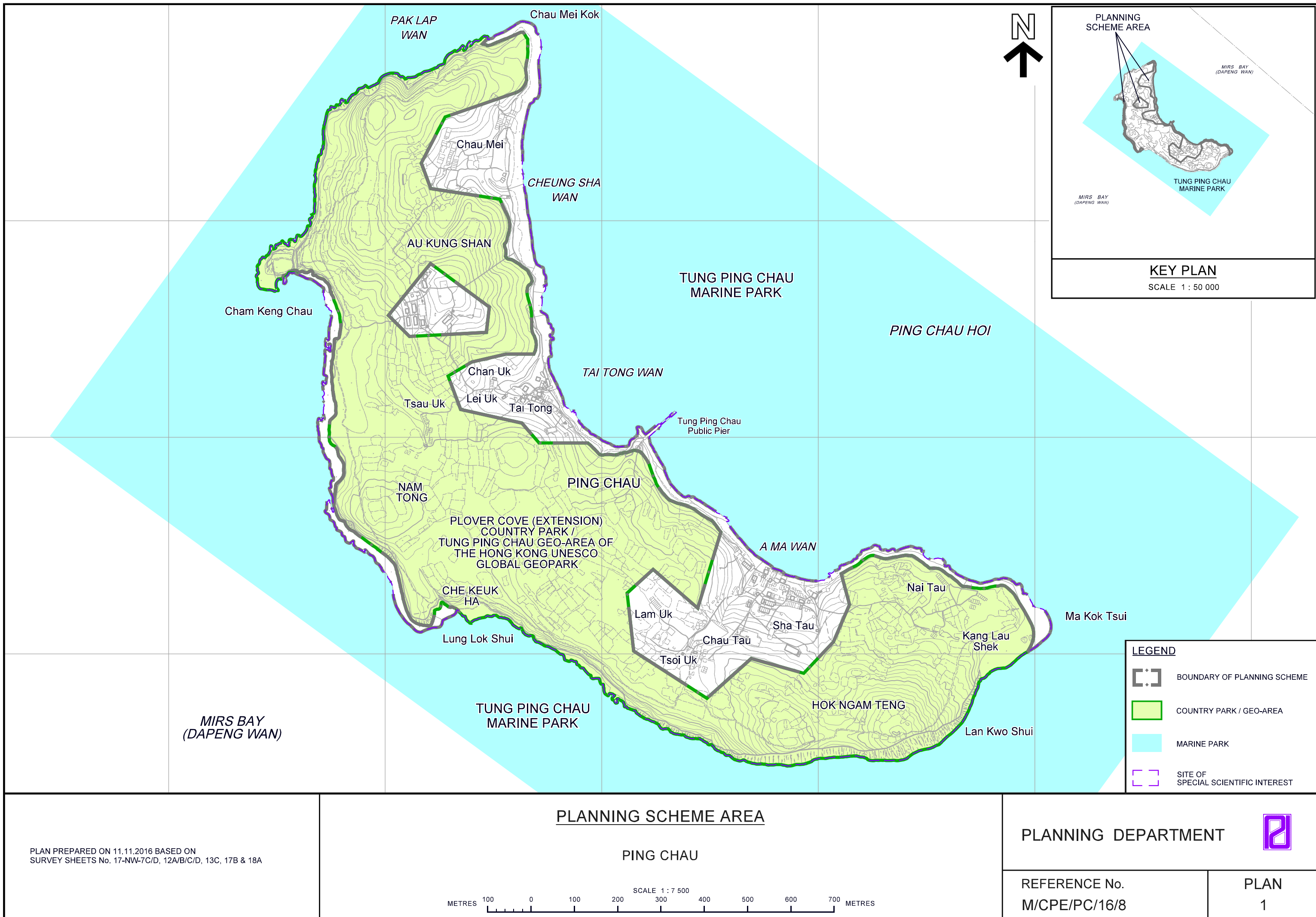
- (a) agree that the draft Ping Chau OZP No. S/NE-PC/C (**Appendix I**) together with its Notes (**Appendix II**) are suitable for consultation with the TPDC and SKNRC;

- (b) agree that the ES (**Appendix III**) is suitable to serve as an expression of the planning intentions and objectives of the Board for various land use zonings of the draft Ping Chau OZP No. S/NE-PC/C and the ES should be issued under the name of the Board; and
- (c) agree that the ES (**Appendix III**) is suitable for consultation with the TPDC and SKNRC together with the draft OZP.

14. Attachments

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

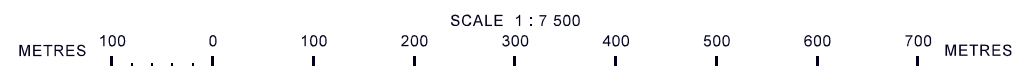
**PLANNING DEPARTMENT
DECEMBER 2016**



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

PLANNING SCHEME AREA

PING CHAU



PLANNING DEPARTMENT



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

PLAN
1



AERIAL PHOTOS

PING CHAU

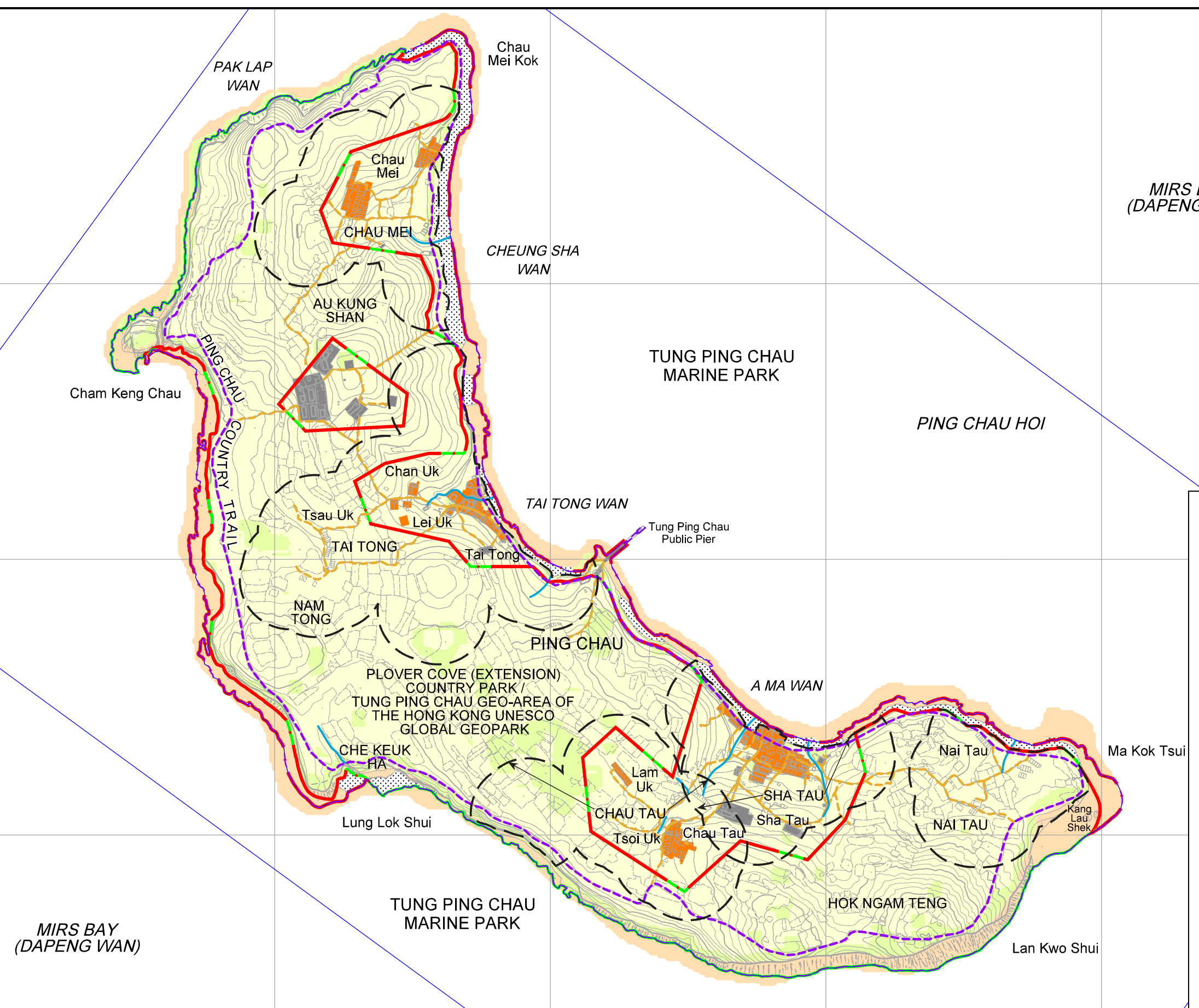
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PLANNING DEPARTMENT



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

PLAN
2



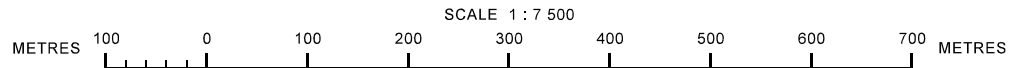
LEGEND

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

Existing Physical Features for Indicative Purpose only

VILLAGE 'ENVIRONS' AND EXISTING PHYSICAL FEATURES

PING CHAU

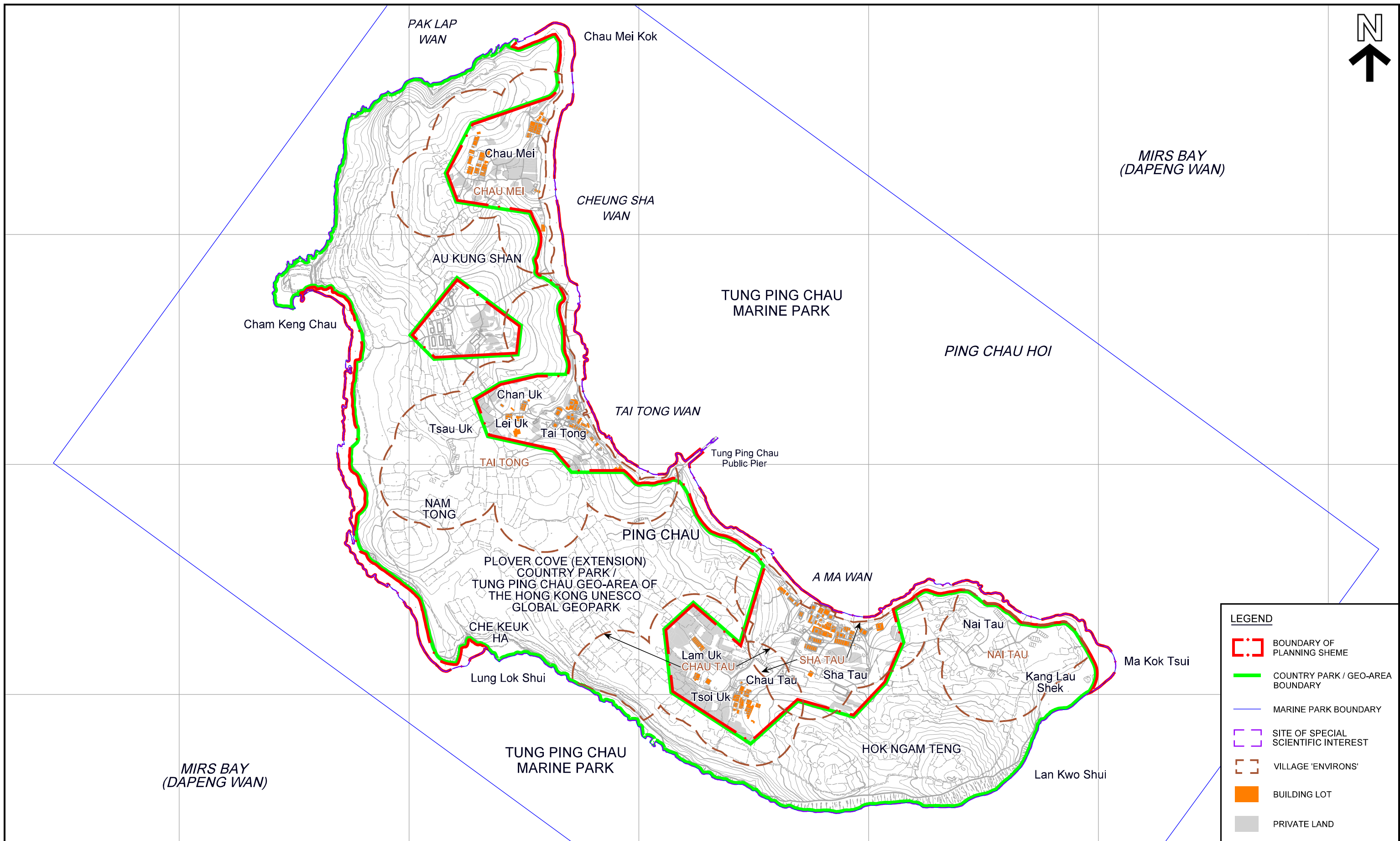


PLAN PREPARED ON 9.12.2016 BASED ON
SURVEY SHEETS No. 17-NW-7C/D, 12A/B/C/D, 13C, 17B & 18A

PLANNING DEPARTMENT

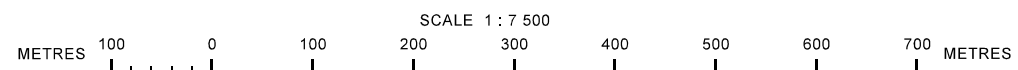
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PLAN
3



LAND OWNERSHIP AND VILLAGE 'ENVIRONS'

PING CHAU



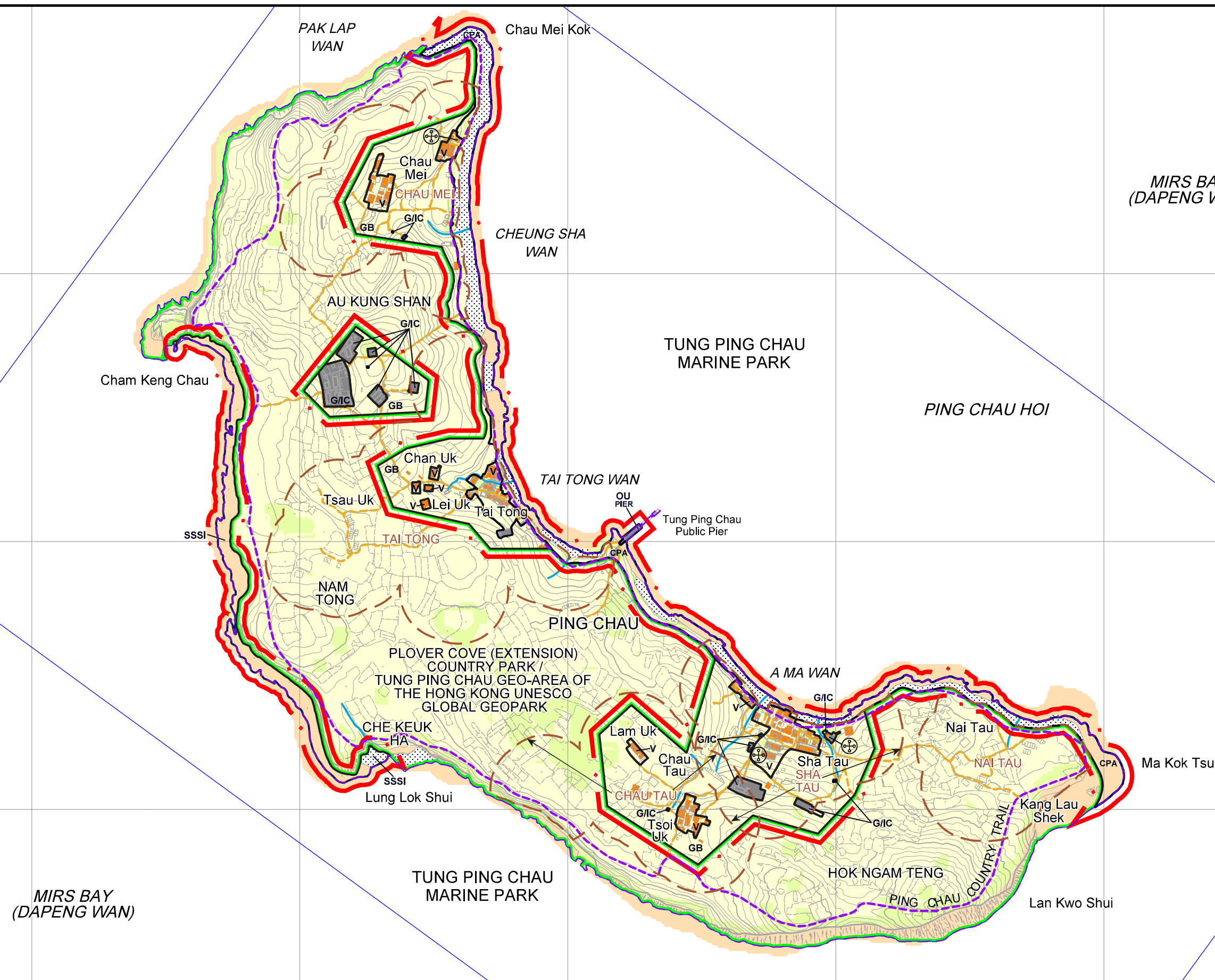
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REFERENCE No.
M/CPE/PC/16/8

PLAN
4

PLAN PREPARED ON 25.11.2016
BASED ON SURVEY SHEETS No.
17-NW-7C/D, 12A/B/C/D, 13C, 17B & 18A

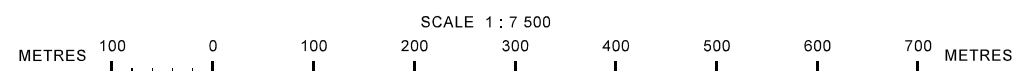


| LEGEND | |
|--|--------------------------------------|
| | BOUNDARY OF PLANNING SCHEME |
| | COUNTRY PARK / GEO-AREA BOUNDARY |
| | MARINE PARK BOUNDARY |
| | SITE OF SPECIAL SCIENTIFIC INTEREST |
| | VILLAGE 'ENVIRONS' |
| | DEVELOPED AREA |
| | BUILDING LOT |
| | HISTORIC BUILDING |
| | COUNTRY TRAIL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

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

DEVELOPMENT CONSTRAINTS AND PROPOSED LAND USES

PING CHAU

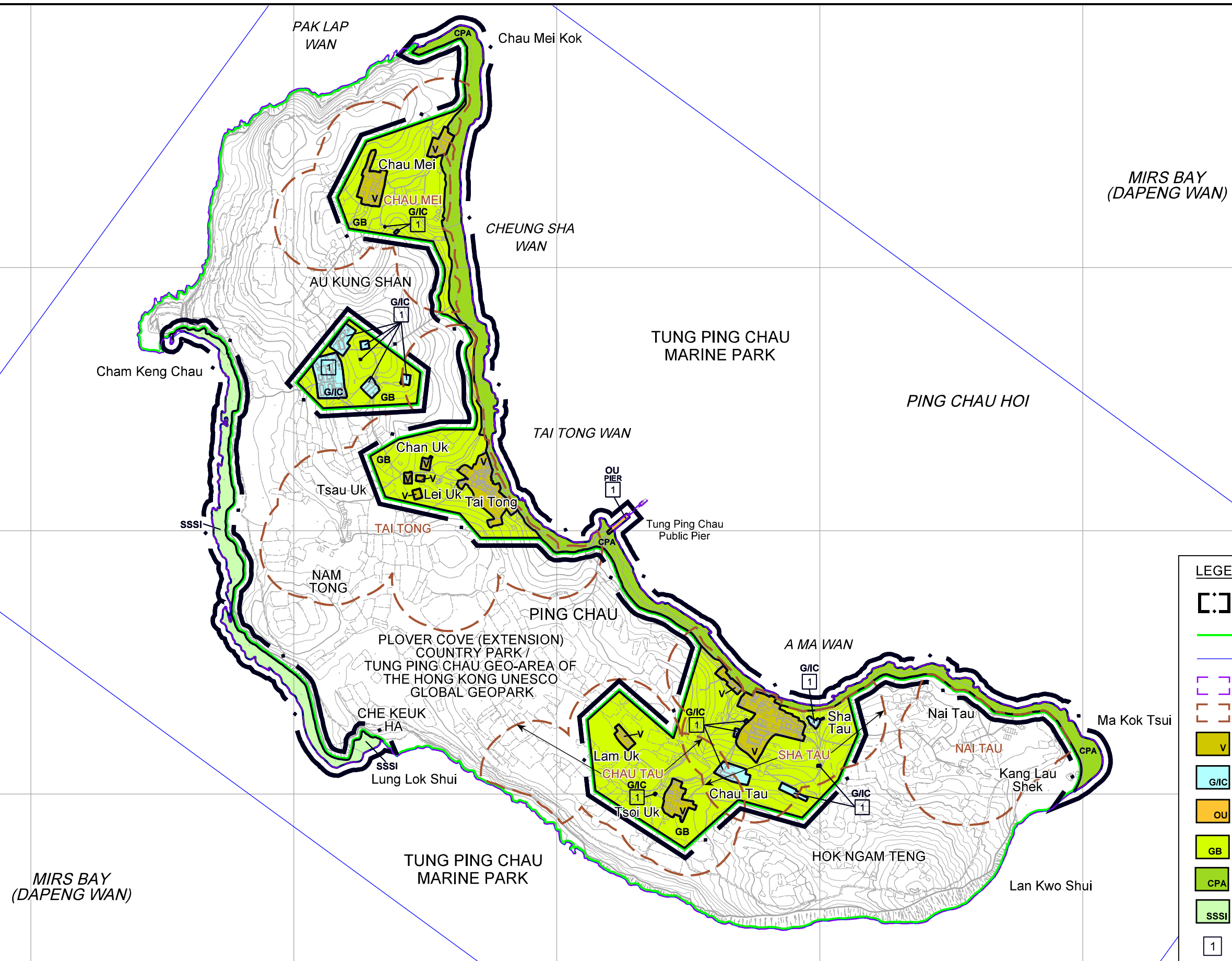


PLANNING DEPARTMENT



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M/CPE/PC/16/8

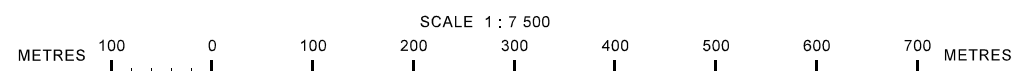
PLAN
5



MIRS BAY
(DAPENG WAN)

PROPOSED LAND USES

PING CHAU



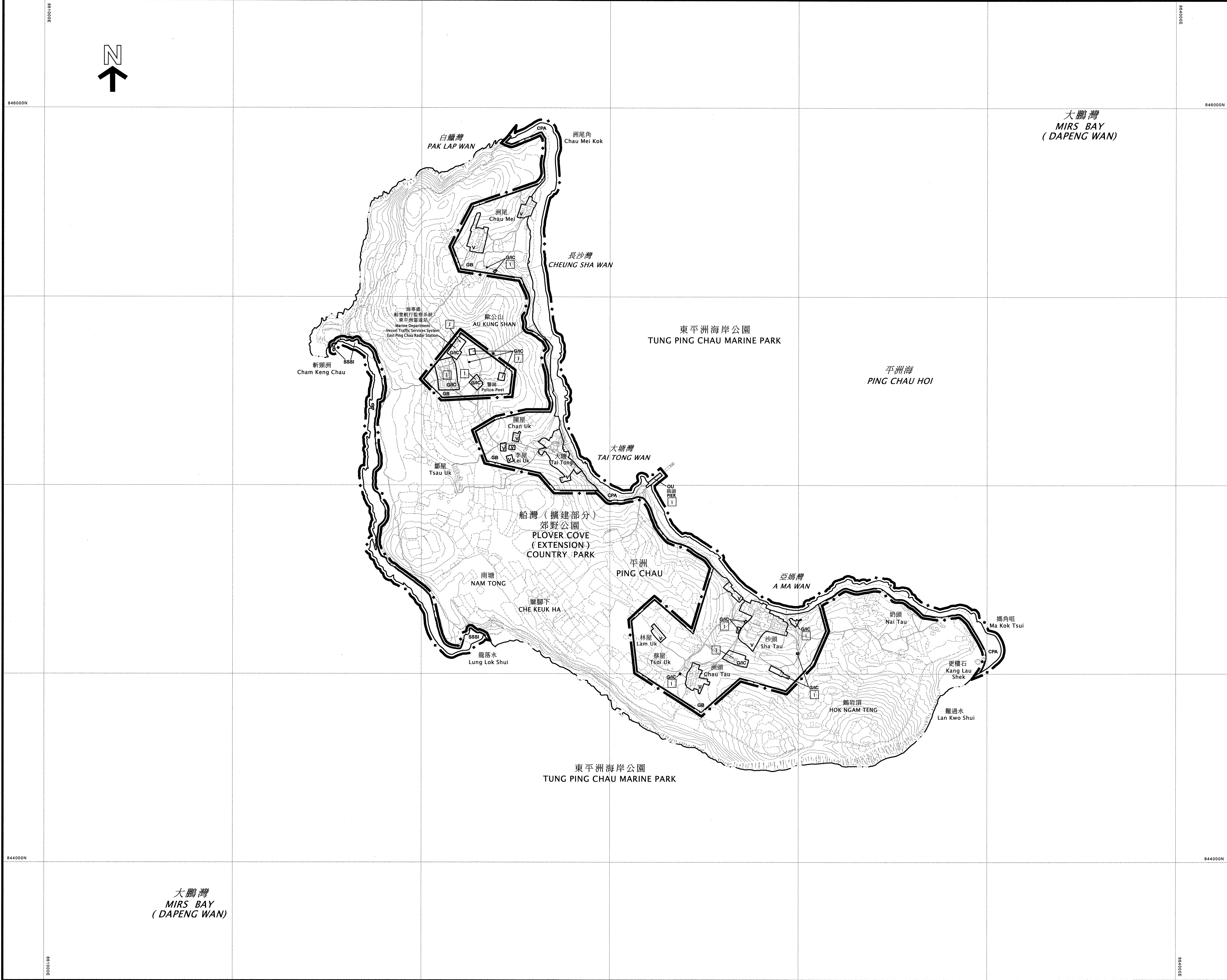
PLANNING DEPARTMENT



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

PLAN
6

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



圖例
NOTATION

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

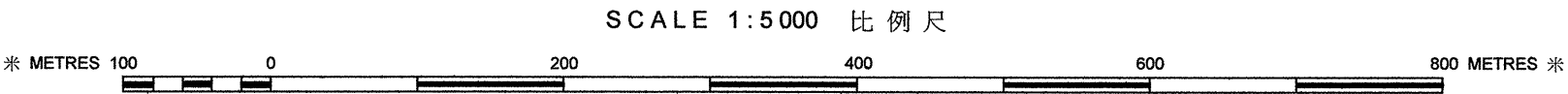
| MISCELLANEOUS | | 其他 |
|---|-------|-------------------|
| BOUNDARY OF PLANNING SCHEME | — + — | 規劃範圍界線 |
| BOUNDARY OF COUNTRY PARK | — . — | 郊野公園界線 |
| MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS) | 1 | 最高建築物高度 (樓層數目) |

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

| USES | 大約面積及百分率 APPROXIMATE AREA & % | | 用途 |
|--------------------------------------|----------------------------------|--------|-----------|
| | 公頃 HECTARES | % 百分率 | |
| VILLAGE TYPE DEVELOPMENT | 2.62 | 9.06 | 鄉村式發展 |
| GOVERNMENT, INSTITUTION OR COMMUNITY | 1.01 | 3.49 | 政府、機構或社區 |
| OTHER SPECIFIED USES | 0.05 | 0.17 | 其他指定用途 |
| GREEN BELT | 17.22 | 59.57 | 綠化地帶 |
| COASTAL PROTECTION AREA | 5.86 | 20.27 | 海岸保護區 |
| SITE OF SPECIAL SCIENTIFIC INTEREST | 2.15 | 7.44 | 具特殊科學價值地點 |
| TOTAL PLANNING SCHEME AREA | 28.91 | 100.00 | 規劃範圍總面積 |

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

香港城市規劃委員會依據城市規劃條例擬備的平洲分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
PING CHAU - OUTLINE ZONING PLAN



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



圖則編號
PLAN No. S/NE-PC/C

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

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

NOTES

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

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

- (7) Alignment of roads and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.
- (8) The following uses or developments are always permitted on land falling within the boundaries of the Plan except (a) where the uses or developments are specified in Column 2 of the Notes of individual zones or (b) as provided in paragraph (9) in relation to areas zoned “Site of Special Scientific Interest” or “Coastal Protection Area”:
- (a) maintenance, repair or demolition of a building;
 - (b) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, footpath, bus/public light bus stop or lay-by, cycle track, taxi rank, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;
 - (c) maintenance or repair of road, watercourse, nullah, sewer and drain;
 - (d) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities and waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government;
 - (e) rebuilding of New Territories Exempted House;
 - (f) replacement of an existing domestic building, i.e. a domestic building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, by a New Territories Exempted House; and
 - (g) provision, maintenance or repair of a grave of an indigenous New Territories villager or a locally based fisherman and his family members for which permission has been obtained from Government.
- (9) In areas zoned “Site of Special Scientific Interest” or “Coastal Protection Area”,
- (a) the following uses or developments are always permitted:
 - (i) maintenance or repair of plant nursery, amenity planting, sitting out area, rain shelter, refreshment kiosk, road, watercourse, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, shrine and grave;
 - (ii) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and
 - (iii) provision of amenity planting by Government; and

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

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

- (10) In any area shown as ‘Road’, all uses or developments except those specified in paragraphs (8)(a) to (8)(d) and (8)(g) above and those specified below require permission from the Town Planning Board:

road and on-street vehicle park.

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

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

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

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

- (13) In these Notes, unless the context otherwise requires or unless as expressly provided below, terms used in the Notes shall have the meanings as assigned under section 1A of the Town Planning Ordinance.

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

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

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

Schedule of Uses

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

VILLAGE TYPE DEVELOPMENT

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

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

Eating Place
Library
School
Shop and Services

(Please see next page)

VILLAGE TYPE DEVELOPMENT (Cont'd)Planning Intention

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

Remarks

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

GOVERNMENT, INSTITUTION OR COMMUNITY

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

(Please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (Cont'd)Planning Intention

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

Remarks

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

OTHER SPECIFIED USESFor "Pier" Only

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

Planning Intention

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

Remarks

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

GREEN BELT

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

(Please see next page)

GREEN BELT (Cont'd)

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

Planning Intention

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

Remarks

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

COASTAL PROTECTION AREA

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

Planning Intention

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

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

Remarks

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

SITE OF SPECIAL SCIENTIFIC INTEREST

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

Planning Intention

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

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

Remarks

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

Appendix III

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

EXPLANATORY STATEMENT

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

EXPLANATORY STATEMENT

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

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

EXPLANATORY STATEMENT

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

1. INTRODUCTION

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

2. AUTHORITY FOR THE PLAN AND PROCEDURE

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

3. OBJECT OF THE PLAN

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

4. NOTES OF THE PLAN

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

5. THE PLANNING SCHEME AREA

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

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

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

6. **POPULATION**

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

7. **OPPORTUNITIES AND CONSTRAINTS**

7.1 **Opportunities**

7.1.1 **Conservation and Natural Landscape**

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

should be compatible with the surrounding landscape and rural setting.

7.1.2 Tourism and Recreation Potential

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

7.1.3 Agriculture Potential

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

7.2 Constraints

7.2.1 Geological and Ecological Features

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

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

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

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

7.2.2 Landscape Character

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

7.2.3 Cultural Heritage

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

7.2.4 Transportation

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

7.2.5 Sewerage

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

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

7.2.6 Other Infrastructure and Utility Services

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

7.2.7 Geotechnical and Geological Constraints

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

8. GENERAL PLANNING INTENTION

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

9. LAND-USE ZONINGS

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

- 9.1.1 The planning intention of this zone is to designate both the existing recognized villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Board.
- 9.1.2 Ping Chau Chau Mei, Ping Chau Tai Tong, Ping Chau Sha Tau and Ping Chau Chau Tau are four recognized villages in the Area. The boundaries of the “V” zones are drawn up having regard to the village ‘environs’ (‘VEs’), the number of outstanding Small House applications, Small House demand forecast, local topography and site constraints. Areas of difficult terrain, dense vegetation, stream courses and burial grounds have been avoided as far as possible.
- 9.1.3 No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23m) or the height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft DPA Plan, whichever is the greater. Application for minor relaxation of these restrictions would be considered by the Board based on individual merits, taking into account site constraints, innovative architectural design and planning merits that would enhance the amenity of the locality.
- 9.1.4 As diversion of streams or filling of pond may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activities except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works.
- 9.1.5 In accordance with the Environment, Transport and Works Bureau’s Technical Circular (Works) No. 5/2005 *“Protection of Natural Streams/Rivers from Adverse Impacts Arising from Construction Works”*, under the current administrative practice, for development proposals/submissions that may affect natural streams/rivers, the approving/processing authorities at various stages of the development should consult and collate comments from AFCD and relevant authorities and incorporate relevant comments/advice as conditions of approval wherever possible. Accordingly, the Lands Department,

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

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

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

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

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

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

- 9.3.1 This zone is intended for specific development(s) and/or uses, which is/are specified in the annotation of the zone. There is only one “OU” zone on the Plan, which is annotated ‘Pier’ and covers the major existing public transport facility in the Area, namely Tung Ping Chau Public Pier.
- 9.3.2 Development/redevelopment within this zone should be restricted to a maximum building height as stipulated on the Plan (i.e. one storey) or the height of the building which was in existence on the date of first publication in the Gazette of the notice of the draft DPA Plan, whichever is greater.
- 9.3.3 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height restriction may be considered by the Board through the planning permission system. Each application will be considered on its individual planning merits.

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

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

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

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

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

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

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

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

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

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

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

10. CULTURAL HERITAGE

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

11. COMMUNICATIONS

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

12. UTILITY SERVICES

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

13. IMPLEMENTATION

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

14. PLANNING CONTROL

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

account all relevant planning considerations including guidelines published by the Board. Guidelines published by the Board are available from the Board's website, the Secretariat of the Board and the Technical Services Division of the Planning Department. Application forms and Guidance Notes for planning applications can be downloaded from the Board's website, and are available from the Secretariat of the Board, and the Technical Services Division and the relevant District Planning Office of the Planning Department. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.

- 14.4 Any development, other than those referred to in paragraph 14.1 above or in conformity with this Plan or with the permission of the Board, undertaken or continued on land included in this Plan on or after the date of the first publication in the Gazette of the Notice of the draft DPA Plan may be subject to enforcement proceedings under the Ordinance. Any diversion of streams, filling of land/pond and excavation of land in the relevant zones on or after the date of the first publication in the Gazette of the Notice of the draft DPA Plan without permission from the Board may also be subject to enforcement proceedings. Moreover, there is a presumption against filling of ponds for temporary land uses/developments in conservation-related zonings, such as "SSSI" and "CPA".

TOWN PLANNING BOARD

2017

PLANNING REPORT ON PING CHAU



**PLANNING REPORT ON
PING CHAU**

DECEMBER 2016

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1. INTRODUCTION

1.1 Purpose of the Planning Report

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

1.2 Background

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

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

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

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

2. THE STUDY AREA

2.1. Location

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

2.2. Natural Features

Physical Setting and Topography

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

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

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

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

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

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

(a) Native Woodland and Shrubland

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

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

(b) Abandoned Agricultural Land

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

(c) Streams

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

(d) Seashore Area

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

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

2.3 Historical Development

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

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

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

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

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

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

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

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

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

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

2.4 Population and Employment

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

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

2.5.1 The major existing land uses including the following:

Village Type Development

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

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

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

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

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

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

Government, Institution or Community (GIC) Facilities

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

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

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

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

Cultural Heritage Resources

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

2.6 Land Ownership

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

2.7 Transportation and Access

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

2.8 Infrastructure and Utility Services

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

3. PLANNING ANALYSIS

3.1 Strategic Planning Context

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

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

3.2 Environment and Conservation Considerations (Figure 9)

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

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

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

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

3.3 Development Constraints (Figure 10)

Geological Features and Ecological Significance

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

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

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

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

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

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

Landscape Character

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

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

Cultural Heritage

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

Transportation

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

at Au Kung Shan in the Area.

Sewerage

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

Other Infrastructure and Utility Services

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

Geotechnical and Geological Constraints

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

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

3.4 Development Opportunities (Figures 8 and 9)

Conservation and Natural Landscape

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

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

Tourism and Recreation Potentials

3.4.3 Since majority of the Island is designated as the

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

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

Agriculture Potential

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

3.5 Development Pressure

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

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

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

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

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

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

Submission from Kadoorie Farm and Botanic Garden Corporation

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

- 3.6.3 Since there is no existing/planned sewage treatment

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

Meeting with the Sai Kung North Rural Committee

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

4 PLANNING PROPOSALS

4.1 The Outline Zoning Plan

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

4.2 Planning Objectives

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

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

4.3 Planning Principles

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

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

4.4 Land Use Proposals (Figure 12)

4.4.1 In the designation of various land use zones in the

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

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

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

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

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

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

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

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

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

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

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

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

village are set out below.

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

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

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

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

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

Ping Chau Chau Mei

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

Ping Chau Tai Tong

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

Ping Chau Sha Tau

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

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

Ping Chau Chau Tau

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

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

departments and the IIRs have been closely liaised to ensure that their inputs and comments are duly taken into account in the delineation of the “V” zones for the existing village clusters and potential areas for village expansion.

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

- (m) No new development, or addition, alteration

and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23m) or the height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft DPA Plan, whichever is the greater. Application for minor relaxation of these restrictions would be considered by the Board based on individual merits, taking into account site constraints, innovative architectural design and planning merits that would enhance the amenity of the locality.

- (n) As diversion of streams or filling of pond may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activities except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works.
- (o) In accordance with the Environment, Transport and Works Bureau’s Technical Circular (Works) No. 5/2005 “Protection of Natural Streams/Rivers from Adverse Impacts Arising from Construction Works”, under the current administrative practice, development proposals/submissions that may affect natural streams/rivers, the approving/processing authorities at various stages of the development should consult and collate comments from the

AFCD and relevant authorities and incorporate relevant comments/advice as conditions of approval wherever possible. Accordingly, LandsD, when processing Small House grant and applications in close proximity to existing stream courses, should consult concerned departments including AFCD, Environmental Protection Department (EPD) and PlanD to ensure that all relevant departments would have adequate opportunity to review and comment on the applications.

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

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

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

one storey for all these facilities) or the height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft DPA Plan, whichever is greater.

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

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

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

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

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

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

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

- (c) There is a general presumption against development within this zone. Development in this zone will be strictly controlled. Development proposals will be considered by the Board on individual merits taking into account the relevant Town Planning Board Guidelines.
 - (d) As diversion of streams, filling of land/pond or excavation of land may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activities except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works.
- 4.4.6 Coastal Protection Area (“CPA”) (about 5.86 ha or 20.27%)
- (a) This zone is intended to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landforms or areas of high landscape, scenic or ecological value,

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

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

of the first publication of the draft DPA Plan.

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

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

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

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

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

4.5 Infrastructural Considerations

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

Transportation

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

Sewerage

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

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

Other Infrastructure and Utility Services

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

5 IMPLEMENTATION

Infrastructural Provisions

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

Statutory Development Control

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

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

5.4 Notwithstanding the above, minor improvement works, e.g. access improvement and laying of utility services will be implemented through the Public Works Programme and the Rural Public Works as and when resources are available. Private developments will be effected principally through private sector initiatives to develop or redevelop their properties in accordance with the zoned uses indicated on the Plan, provided that their proposals meet Government requirements.

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

operations incidental to and all uses directly related and ancillary to the permitted developments and uses within the same zone are always permitted. Any development, other than those referred to in this paragraph or in conformity with this Plan or with the permission of the Board, undertaken or continued on land included in this Plan on or after the date of the first publication in the Gazette of the Notice of the draft DPA Plan may be subject to enforcement proceedings under the Ordinance. Any diversion of streams, filling of land/pond and excavation of land in the relevant zones on or after the date of the first publication in the Gazette of the Notice of the draft DPA Plan without permission from the Board may also be subject to enforcement proceedings. Moreover, there is a presumption against filling of ponds for temporary land uses/developments in conservation-related zonings, such as “SSSI” and “CPA”.

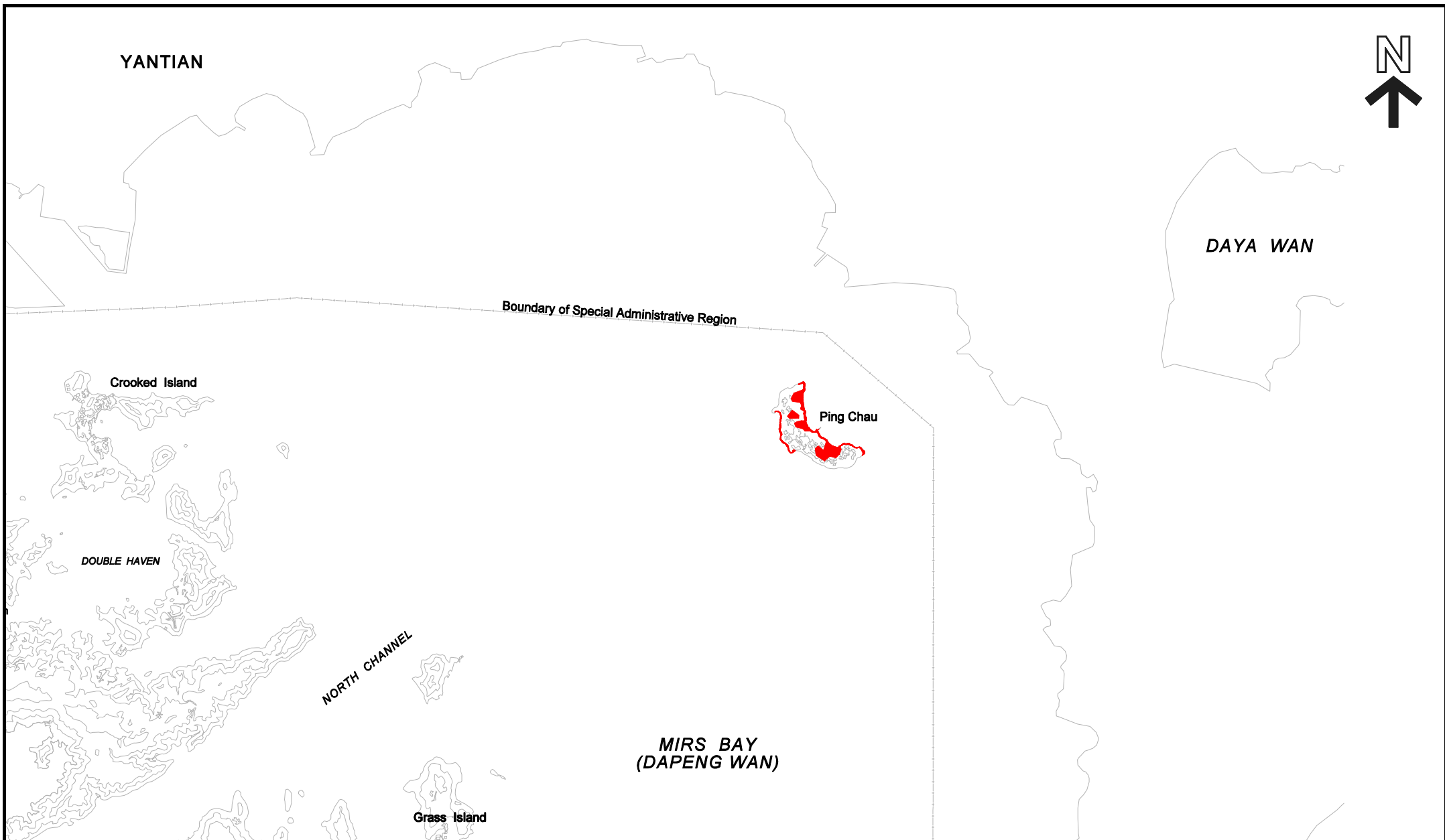
**PLANNING DEPARTMENT
DECEMBER 2016**

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

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

Note:

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



 **STUDY AREA**


PLAN PREPARED ON 5.4.2016
BASED ON SHEET SERIES HM100C

LOCATION PLAN

PING CHAU

SCALE 1 : 100 000

KILOMETRES 2 0 2 4 KILOMETRES

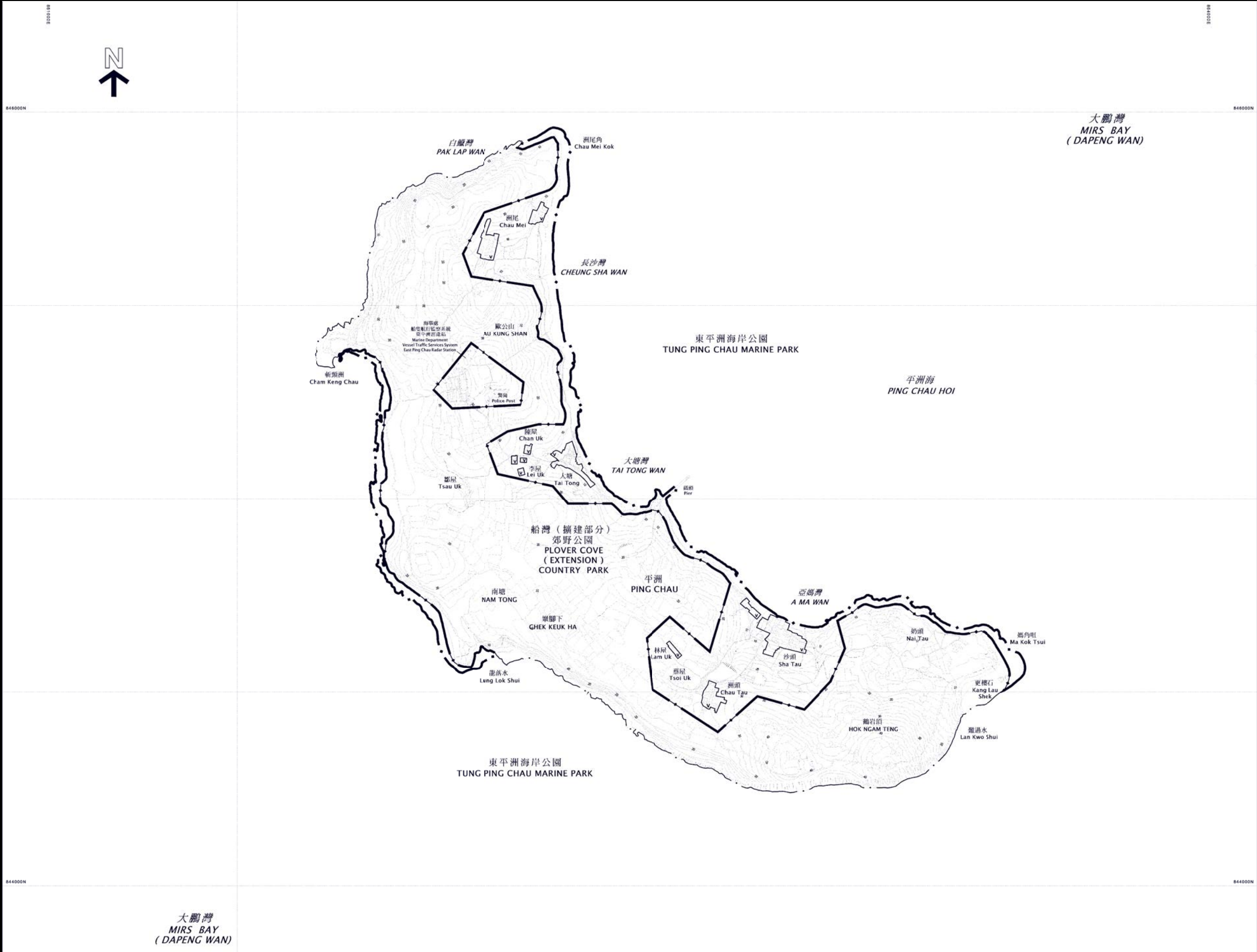


**PLANNING
DEPARTMENT**



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

**FIGURE
1**



圖例
NOTATION

ZONES

VILLAGE TYPE DEVELOPMENT

MISCELLANEOUS

BOUNDARY OF DEVELOPMENT PERMISSION AREA

BOUNDARY OF COUNTRY PARK / SPECIAL AREA

地帶

鄉村式發展

其他

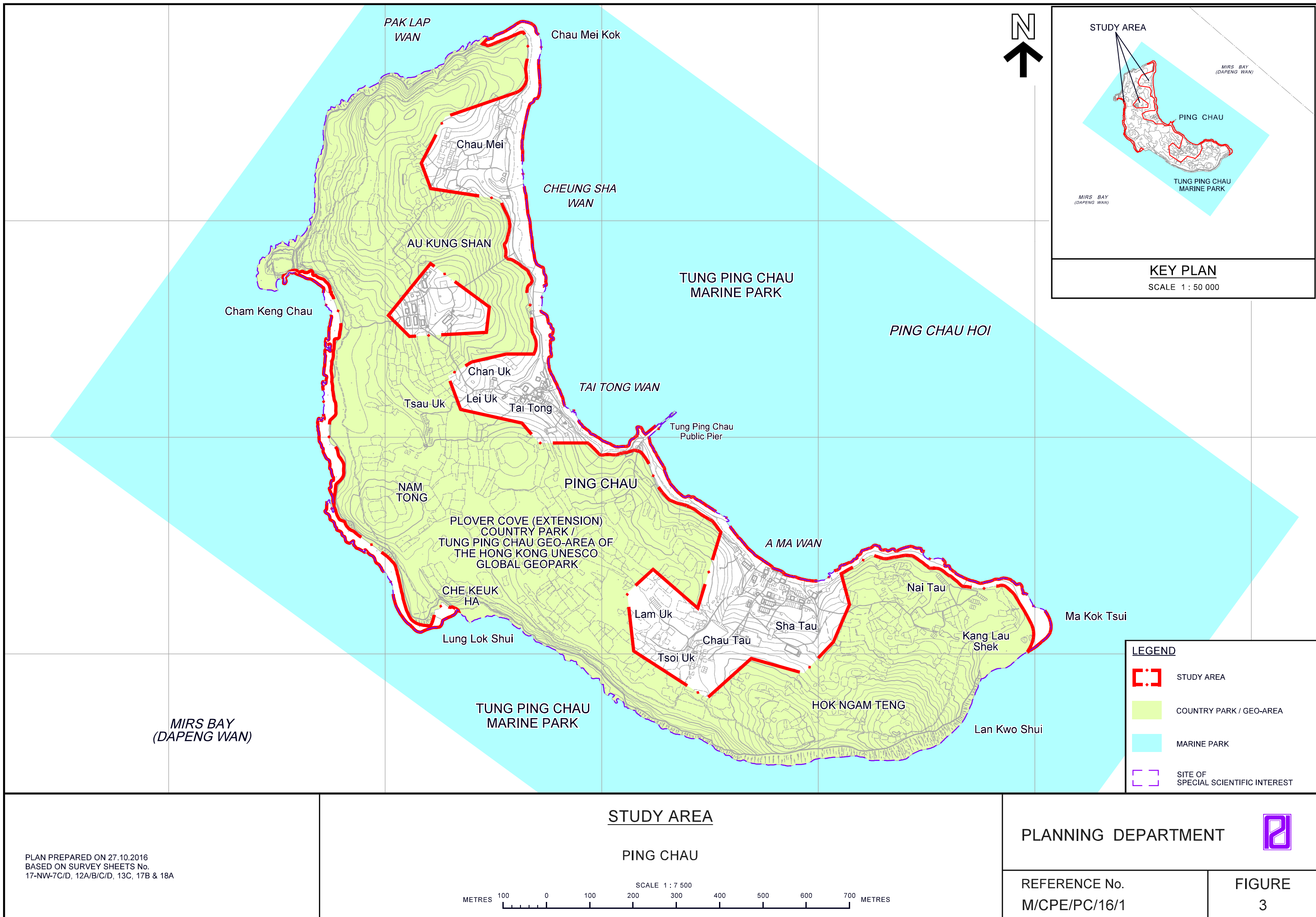
發展審批地區界線

郊野公園 / 特別地區界線

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

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

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





AERIAL PHOTOS

PING CHAU

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

PLANNING DEPARTMENT



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

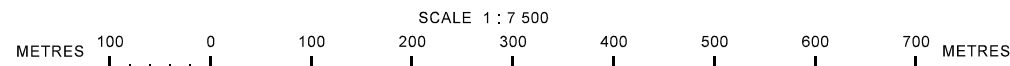
FIGURE
4



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

EXISTING PHYSICAL FEATURES

PING CHAU



PLANNING DEPARTMENT



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

FIGURE
5a



KANG LAU SHEK AND LAN KWO SHUI



OVERVIEW FROM THE SOUTHEAST

PHOTOS 1 & 2 TAKEN FROM HELICOPTER

**SITE PHOTOS -
EXISTING PHYSICAL FEATURES**

PING CHAU

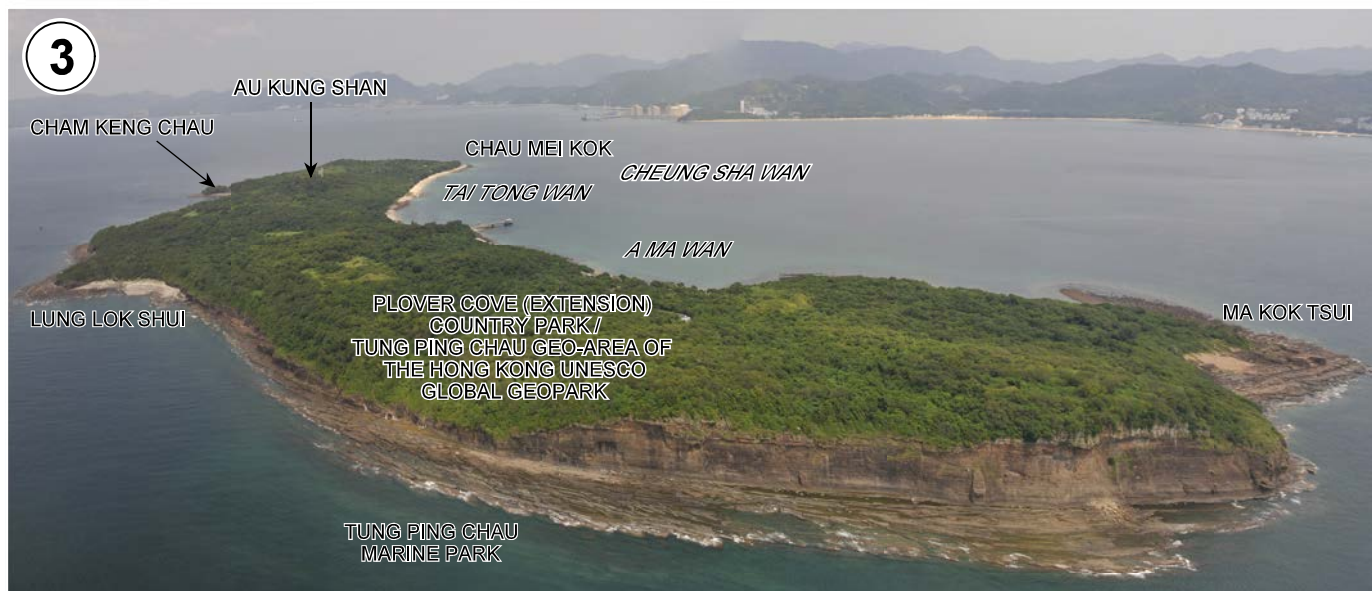
**PLANNING
DEPARTMENT**



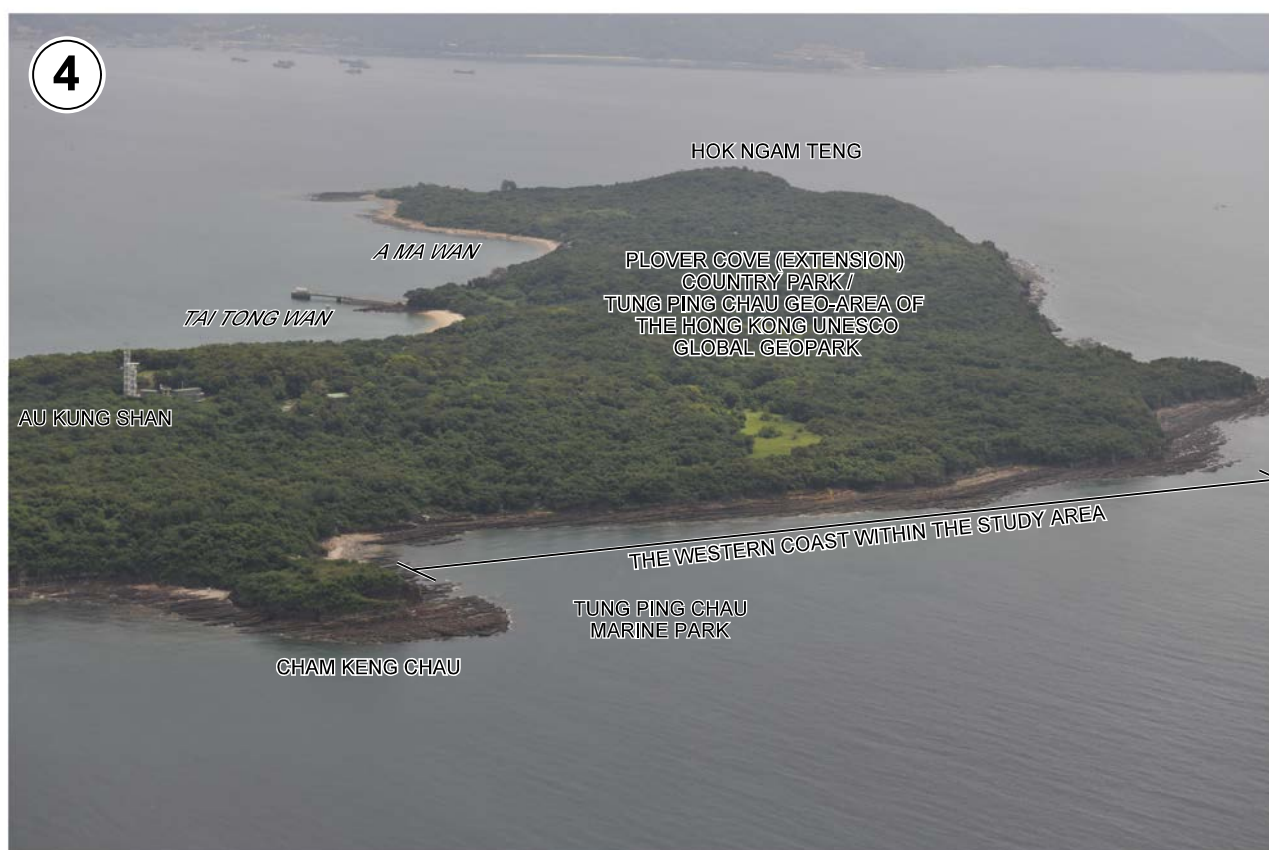
PLAN PREPARED ON 12.12.2016
BASED ON SITE PHOTOS
TAKEN ON 9.9.2015

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

FIGURE
5b



LUNG LOK SHUI



THE WESTERN COAST WITHIN THE STUDY AREA

PHOTOS 3 & 4 TAKEN FROM HELICOPTER

SITE PHOTOS - EXISTING PHYSICAL FEATURES

PING CHAU

PLANNING
DEPARTMENT



PLAN PREPARED ON 12.12.2016
BASED ON SITE PHOTOS
TAKEN ON 9.9.2015

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

FIGURE
5c



CHAM KENG CHAU



OVERVIEW FROM THE NORTHWEST

PHOTOS 5 & 6 TAKEN FROM HELICOPTER

SITE PHOTOS - EXISTING PHYSICAL FEATURES

PING CHAU

PLANNING
DEPARTMENT



PLAN PREPARED ON 12.12.2016
BASED ON SITE PHOTOS
TAKEN ON 9.9.2015

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

FIGURE
5d



WOODLAND



STREAM

**SITE PHOTOS -
EXISTING PHYSICAL FEATURES**

PING CHAU

**PLANNING
DEPARTMENT**



PLAN PREPARED ON 21.4.2016
BASED ON SITE PHOTOS
TAKEN ON 9.3.2016

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

FIGURE
5e



SEASHORE AREA



SEASHORE AREA

SITE PHOTOS -
EXISTING PHYSICAL FEATURES

PING CHAU

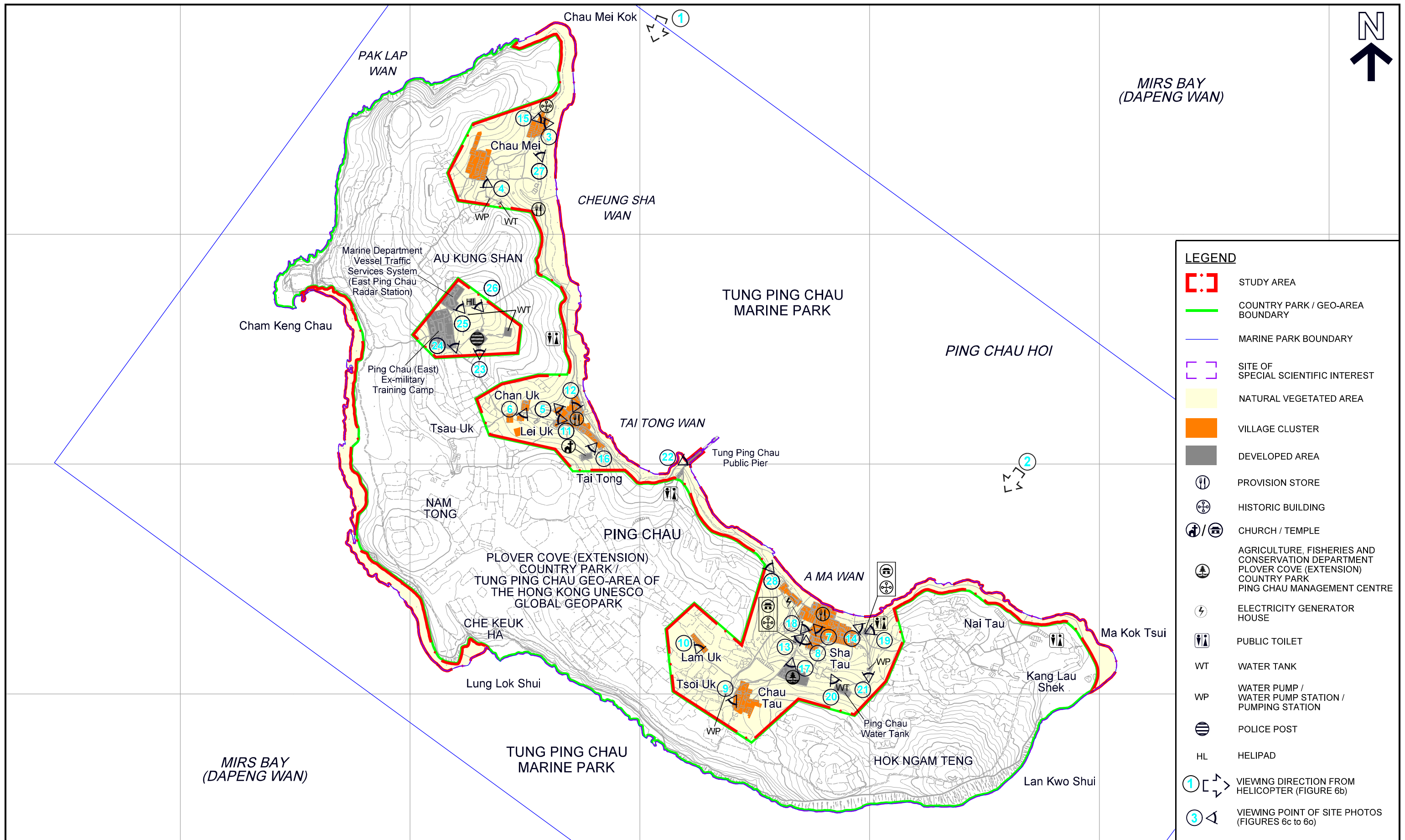
**PLANNING
DEPARTMENT**



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

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

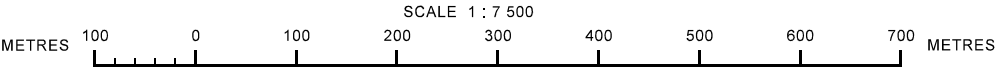
FIGURE
5f



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

EXISTING LAND USES

PING CHAU



PLANNING DEPARTMENT



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

FIGURE
6a



PHOTOS 1 & 2 TAKEN FROM HELICOPTER

SITE PHOTOS -
EXISTING LAND USES

PING CHAU

**PLANNING
DEPARTMENT**



PLAN PREPARED ON 12.12.2016
BASED ON SITE PHOTOS
TAKEN ON 9.9.2015

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

FIGURE
6b

3



VILLAGE CLUSTER IN CHAU MEI

4



VILLAGE CLUSTER IN CHAU MEI

SITE PHOTOS -
EXISTING LAND USES

PING CHAU

PLANNING
DEPARTMENT



PLAN PREPARED ON 21.4.2016
BASED ON SITE PHOTOS
TAKEN ON 9.3.2016

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

FIGURE
6c



VILLAGE CLUSTER IN TAI TONG



VILLAGE CLUSTER IN TAI TONG

SITE PHOTOS -
EXISTING LAND USES

PING CHAU

PLANNING
DEPARTMENT



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

FIGURE
6d

PLAN PREPARED ON 21.4.2016
BASED ON SITE PHOTOS
TAKEN ON 9.3.2016



VILLAGE CLUSTER IN SHA TAU



VILLAGE CLUSTER IN SHA TAU

SITE PHOTOS -
EXISTING LAND USES

PING CHAU

PLANNING
DEPARTMENT



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

FIGURE
6e

PLAN PREPARED ON 21.4.2016
BASED ON SITE PHOTOS
TAKEN ON 9.3.2016



VILLAGE CLUSTER IN CHAU TAU



VILLAGE CLUSTER IN CHAU TAU

SITE PHOTOS -
EXISTING LAND USES

PING CHAU

PLANNING
DEPARTMENT



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

FIGURE
6f

PLAN PREPARED ON 21.4.2016
BASED ON SITE PHOTOS
TAKEN ON 9.3.2016



PROVISION STORE IN TAI TONG



PROVISION STORE IN TAI TONG

SITE PHOTOS -
EXISTING LAND USES

PING CHAU

PLANNING
DEPARTMENT



PLAN PREPARED ON 9.5.2016
BASED ON SITE PHOTOS
TAKEN ON 9.3.2016

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

FIGURE
6g



TAM TAI SIN TEMPLE IN SHA TAU



TIN HAU TEMPLE IN SHA TAU

SITE PHOTOS -
EXISTING LAND USES

PING CHAU

PLANNING
DEPARTMENT



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

FIGURE
6h

PLAN PREPARED ON 5.4.2016
BASED ON SITE PHOTOS
TAKEN ON 9.3.2016



OLD HOUSE IN CHAU MEI



ABANDONED CHURCH IN TAI TONG

SITE PHOTOS -
EXISTING LAND USES

PING CHAU

PLANNING
DEPARTMENT



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

FIGURE
6i

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



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



ELECTRICITY GENERATOR HOUSE IN SHA TAU

SITE PHOTOS -
EXISTING LAND USES

PING CHAU

PLANNING
DEPARTMENT



PLAN PREPARED ON 21.4.2016
BASED ON SITE PHOTOS
TAKEN ON 9.3.2016

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

FIGURE
6j



PUBLIC TOILET IN SHA TAU



PING CHAU WATER TANK IN SHA TAU

SITE PHOTOS -
EXISTING LAND USES

PING CHAU

PLANNING
DEPARTMENT



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

FIGURE
6k

PLAN PREPARED ON 24.11.2016
BASED ON SITE PHOTOS
TAKEN ON 9.3.2016



WATER PUMP STATION IN SHA TAU



TUNG PING CHAU PUBLIC PIER

SITE PHOTOS -
EXISTING LAND USES

PING CHAU

PLANNING
DEPARTMENT



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

FIGURE
6I

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



EAST PING CHAU POLICE POST AT AU KUNG SHAN



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

SITE PHOTOS -
EXISTING LAND USES

PING CHAU

PLANNING
DEPARTMENT



PLAN PREPARED ON 24.11.2016
BASED ON SITE PHOTOS
TAKEN ON 9.3.2016

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

FIGURE
6m



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



HELIPAD AT AU KUNG SHAN

SITE PHOTOS -
EXISTING LAND USES

PING CHAU

PLANNING
DEPARTMENT



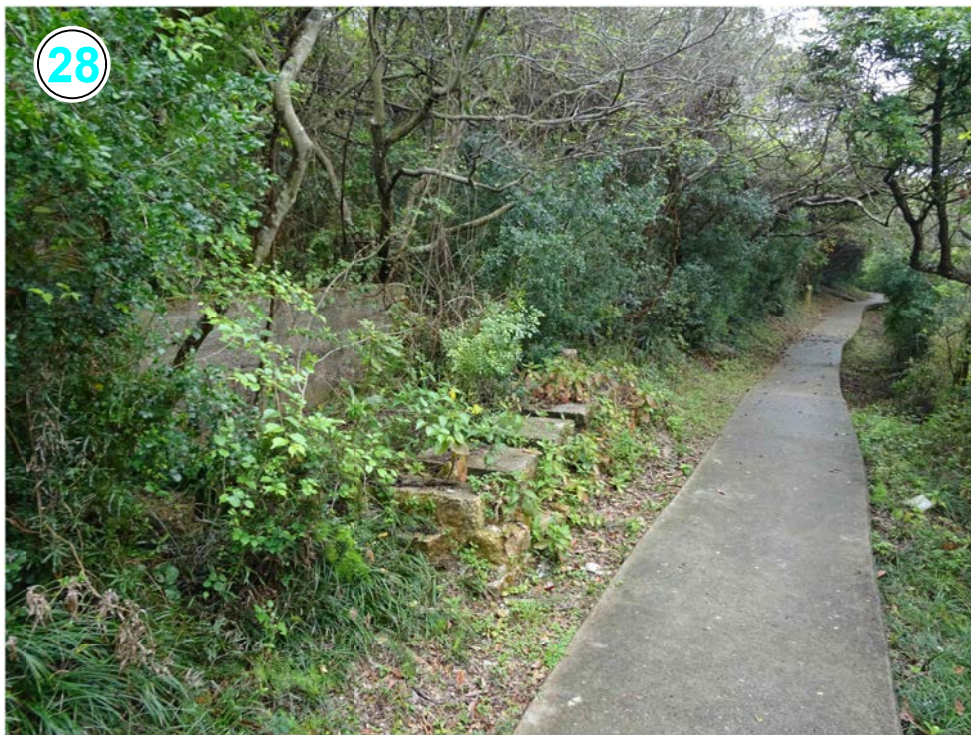
PLAN PREPARED ON 24.11.2016
BASED ON SITE PHOTOS
TAKEN ON 9.3.2016

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

FIGURE
6n



PING CHAU COUNTRY TRAIL



PING CHAU COUNTRY TRAIL

SITE PHOTOS -
EXISTING LAND USES

PING CHAU

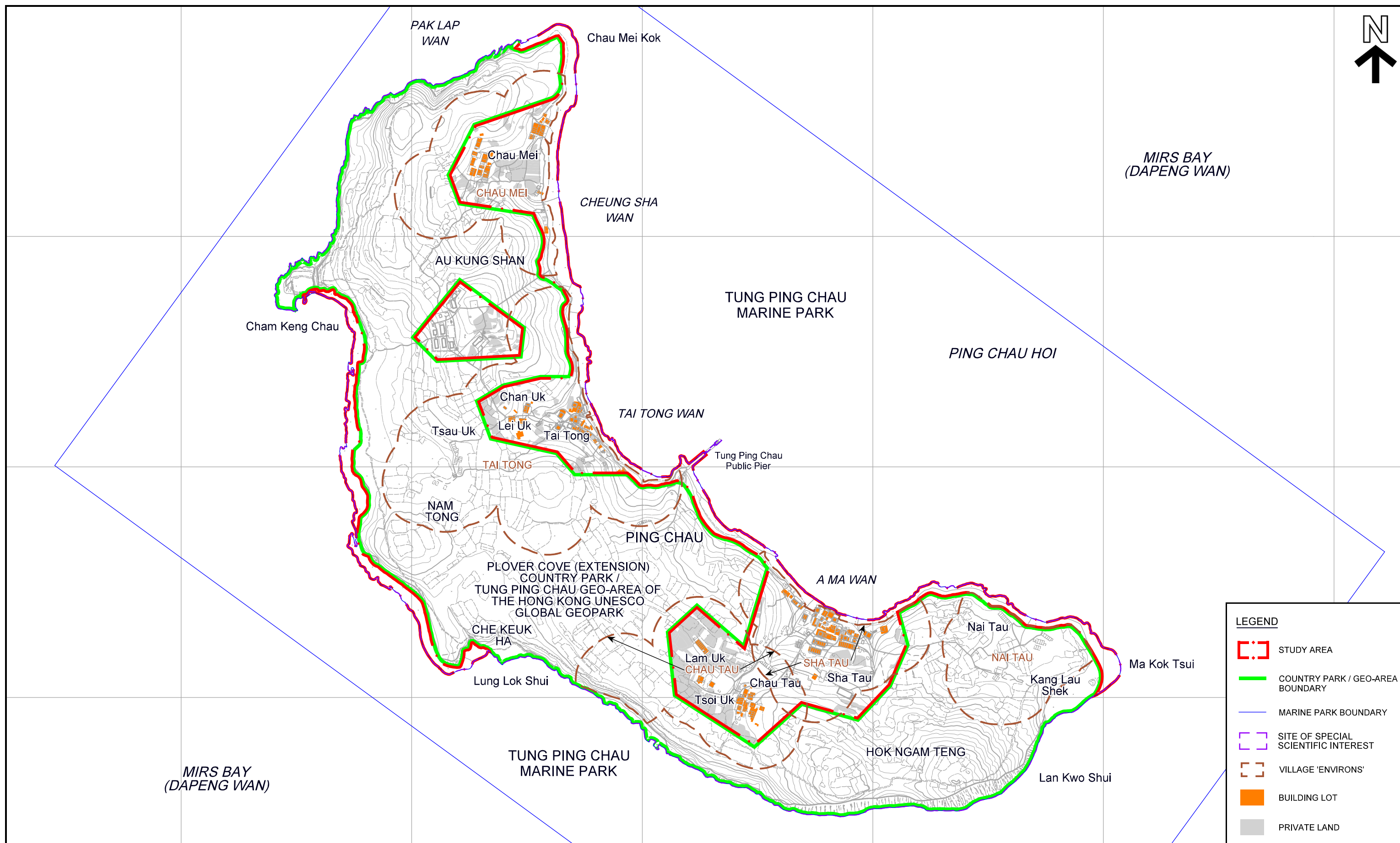
PLANNING
DEPARTMENT



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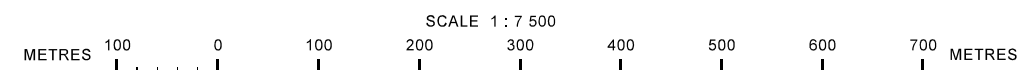
FIGURE
60

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



LAND OWNERSHIP AND VILLAGE 'ENVIRONS'

PING CHAU



PLANNING DEPARTMENT



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

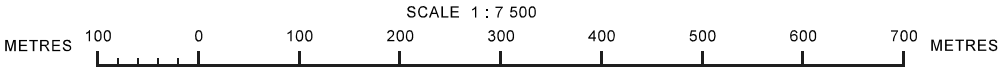
FIGURE
7

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



EXISTING GIC, INFRASTRUCTURAL, RECREATION
AND TOURISM-RELATED FACILITIES

PING CHAU



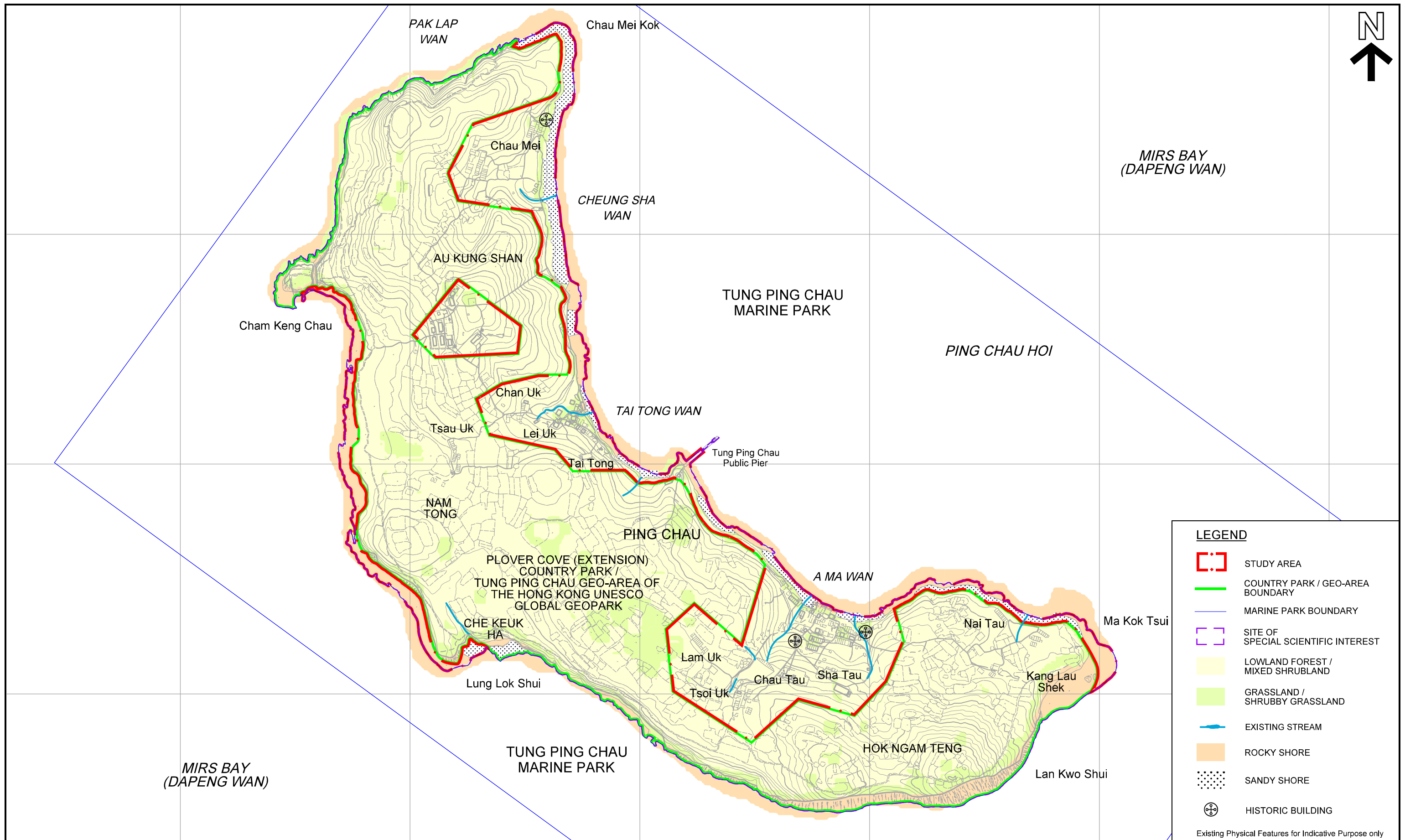
PLANNING DEPARTMENT



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

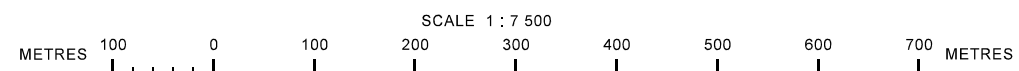
FIGURE
8

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



ECOLOGICAL, GEOLOGICAL AND CULTURAL HERITAGE RESOURCES

PING CHAU



PLANNING DEPARTMENT

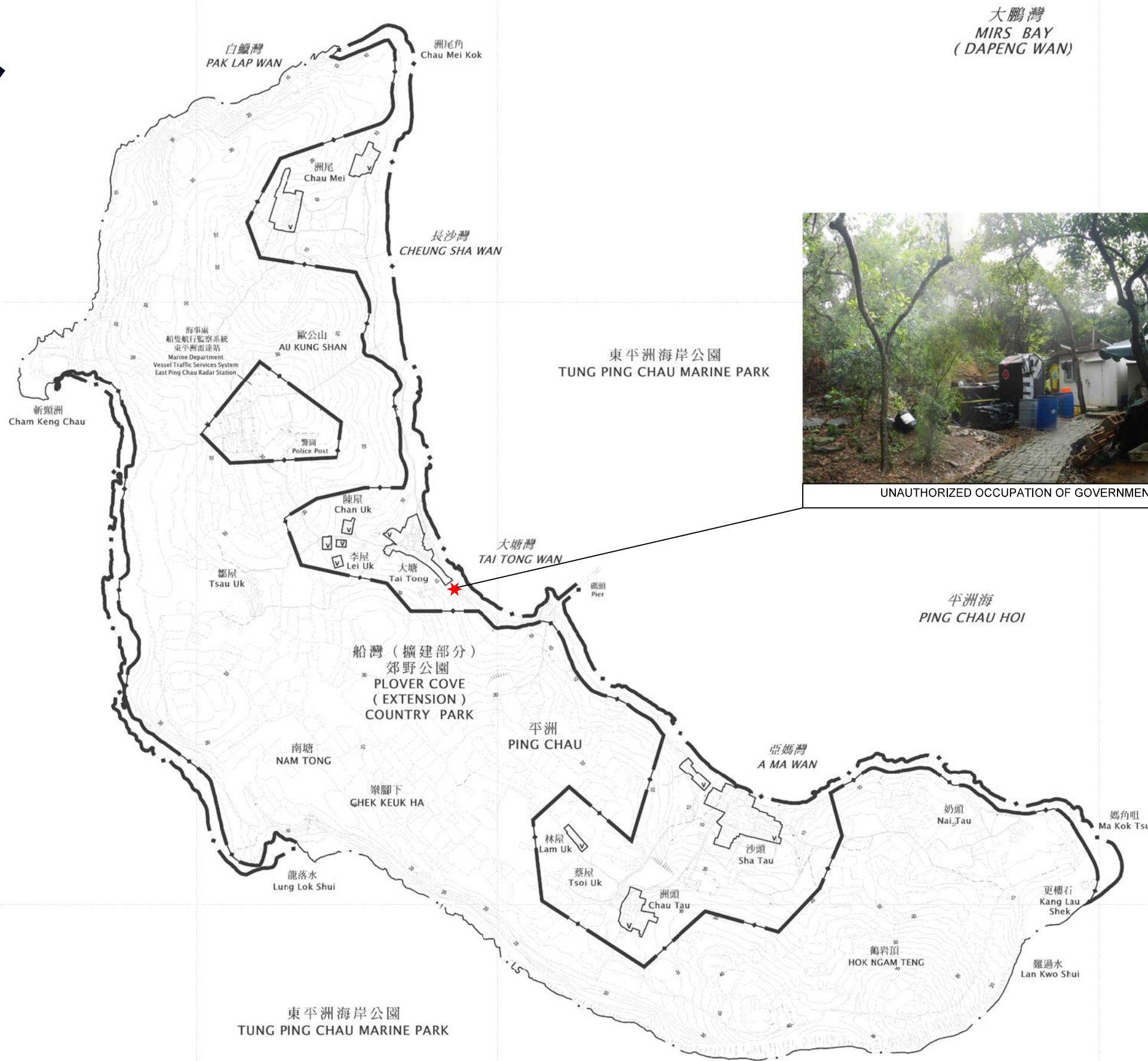


REFERENCE No.
M/CPE/PC/16/1

FIGURE
9

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





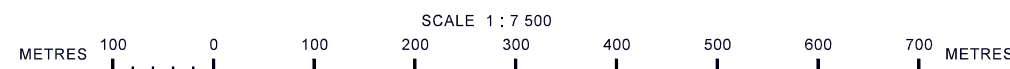
大鵬灣
MIRS BAY
(DAPENG WAN)



UNAUTHORIZED OCCUPATION OF GOVERNMENT LAND IN TAI TONG (NEAR LOT 2448 S.B IN DDPC)

UNAUTHORIZED OCCUPATION OF GOVERNMENT LAND IN TAI TONG

PING CHAU



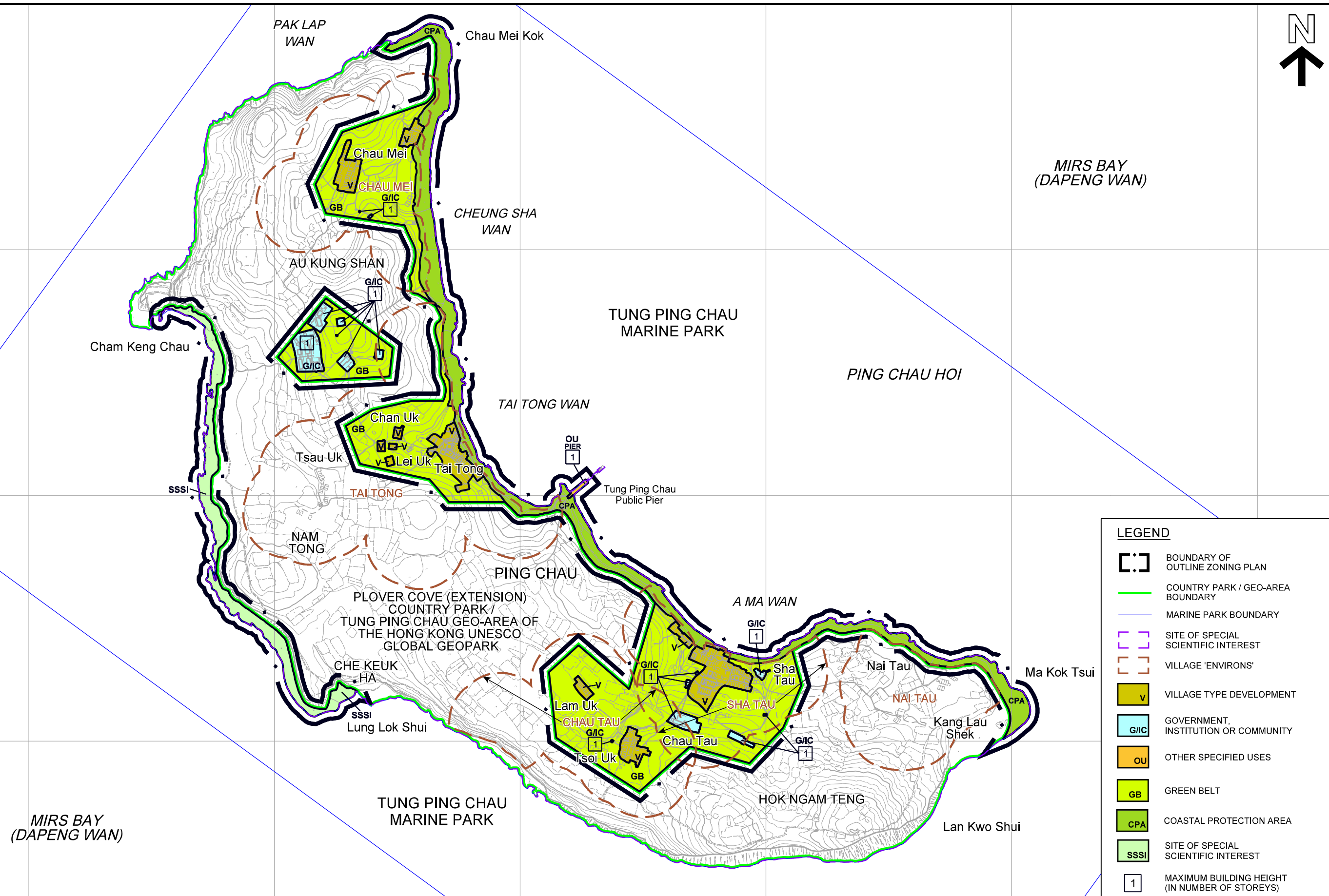
PLAN PREPARED ON 29.11.2016
BASED ON DEVELOPMENT PERMISSION
AREA PLAN No. DPA/NE-PC/2
APPROVED ON 24.2.2015

PLANNING DEPARTMENT



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

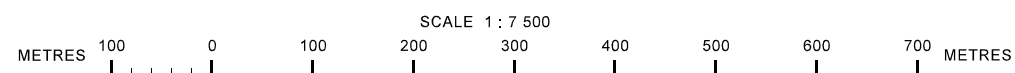
FIGURE
11



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

PROPOSED LAND USES

PING CHAU



PLANNING DEPARTMENT



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

FIGURE
12

Proposal by the Kadoorie Farm and Botanic Garden Corporation

Ping Chau:

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

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

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

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

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



陸頌雄

Michael Luk Chung-hung

工聯會立法會議員辦事處

The Office of HKFTU's Legislative Council Member

Annex VI-1

本辦檔號：TEMP-KLN-LOC-190

規劃署 沙田、大埔及北區規劃處

大埔及北區規劃專員

朱霞芬女士

朱專員：

東平洲缺水又缺電 發展旅遊成空談

本人及本會新界東辦事處主任鄧家彪於收到東坪洲的居民反映，居民表示對於政府自 2001 年開始於東平洲指定 270 公頃海域面積為香港第四個海岸公園開始，對於東平洲的基礎發展一直未有詳細的計劃，令一眾東坪洲的居民十分憤怒及氣憤。

長久以來，東平洲一直缺乏自來水及電源，居民需要自資設置柴油發電機，及自費處理食水過濾問題，一直以來東坪洲的居民為了應付食水及電源供應已承擔巨大的財政壓力。直到 2001 年東平洲指定 270 公頃海域面積為香港第四個海岸公園開始，遊客數量大幅上升，導致問題更為嚴重，其中包括：

- 1) 現時政府於東平洲只設有一個公廁及兩所旱廁，公廁的廁所用水經常不足，導致遊客如需要用水，必須依賴東坪洲的居民提供的水源。
- 2) 東坪洲上只有少量由居民開設的士多以應付遊客的基本需要，其中士多的水源及電力供應皆由居民自行提供。

因此，一眾東坪洲的居民對於政府只設立海岸公園而一直未有改善東平洲的基本設備及其他旅遊配套表示憤怒及氣憤，居民認為政府此舉形同佔用居民的資源。現時，如政府希望不投入任何成本發展東平洲基礎設施的情況下發展旅遊，此舉實令人感到無奈及憤怒。居民表示對於東坪洲發展計劃實早已有完善的想法，包括可再生能源設施、水源儲存設施改善、遊客諮詢中心等，希望 貴署考慮居民的建議。

因此希望 貴署能聆聽居民的建議。有勞之處，先行致謝，如有查詢，歡迎致電 2481-8845 與本人助理鄭民業先生聯絡。

順祝

工作順利！

立法會議員

陸頌雄 敬肅

2017 年 01 月 12 日



2481 8845 2481 8500



香港灣仔軒尼詩道209-211號金軒商業大樓2樓B室

Flat B, 2/F, Golden Hill Mansion, 209 - 211 Hennessy Road, Wan Chai, Hong Kong.



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建議圖則《東平洲發展審批地區建議圖S/NE-PC/C》(五村綜合建議圖)
27/01/2017 17:21

[Redacted] to: [Redacted]

From: Ping Chau Tung <[Redacted]>

To: [Redacted] <[Redacted]>, "[Redacted]" <[Redacted]>

Please respond to Ping Chau Tung <[Redacted]>

History: This message has been forwarded.

楊倩女士 高級城市規劃師:

江詩雅小姐 助理城市規劃師:

建議圖則《東平洲發展審批地區建議圖》

自上次12/1/2017在規劃署會議後，我們東平洲事務委員會，東平洲洲尾村，東平洲大塘村，東平洲沙頭村，東平洲洲頭村及東平洲奶頭村對規劃署所發表的圖則S/NE-PC/C有很大意見及對圖則強烈不滿。

現綜合五村村民意見，我們現附上建議圖則《東平洲發展審批地區建議圖》給城市規劃委員會作詳細考慮。詳細注釋及建議書將會於二月初遞交。

現綜合五村村民意見，我們現附上：

1. 五村建議圖則《東平洲發展審批地區建議圖》

祝：新年快樂

鄧天來先生 東平洲事務委員會主席

李雲開 先生 洲尾村村代表

鄧聖洪 先生 大塘村村代表

蔡明忠 先生 頭村村代表

袁小英 女士 洲頭村村代表

袁照昌 先生 奶頭村村代表

27-01-2017



1.東平洲發展審批地區建議圖S_NE-PC_C - 複製.tif



圖例
NOTATION

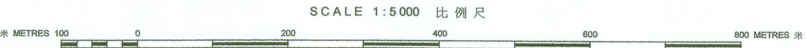
| ZONES | | 地帶 |
|---|-------|-------------------|
| VILLAGE TYPE DEVELOPMENT | CP | 郊野公園 |
| GOVERNMENT, INSTITUTION OR COMMUNITY | GIC | 政府、機構或社區 |
| OTHER SPECIFIED USES | OU | 其他指定用途 |
| GREEN BELT | GB | 綠化地帶 |
| COASTAL PROTECTION AREA | CPA | 海岸保護區 |
| SITE OF SPECIAL SCIENTIFIC INTEREST | SSSI | 具特殊科學價值地點 |
| | AGR | 農業 |
| | REC/O | 康樂 / 休憩用地 |
| MISCELLANEOUS | | 其他 |
| BOUNDARY OF PLANNING SCHEME | — + — | 規劃範圍界線 |
| BOUNDARY OF COUNTRY PARK | — . — | 郊野公園界線 |
| MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS) | 1 | 最高建築物高度 (樓層數目) |

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

| USES | 大約面積及百分率 APPROXIMATE AREA & % | | 用途 |
|--------------------------------------|----------------------------------|--------|-----------|
| | 公頃 HECTARES | % 百分率 | |
| VILLAGE TYPE DEVELOPMENT | 2.62 | 9.06 | 鄉村式發展 |
| GOVERNMENT, INSTITUTION OR COMMUNITY | 1.01 | 3.49 | 政府、機構或社區 |
| OTHER SPECIFIED USES | 0.05 | 0.17 | 其他指定用途 |
| GREEN BELT | 17.22 | 59.57 | 綠化地帶 |
| COASTAL PROTECTION AREA | 5.86 | 20.27 | 海岸保護區 |
| SITE OF SPECIAL SCIENTIFIC INTEREST | 2.15 | 7.44 | 具特殊科學價值地點 |
| TOTAL PLANNING SCHEME AREA | 28.91 | 100.00 | 規劃範圍總面積 |

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

香港城市規劃委員會依據城市規劃條例擬備的平洲分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
PING CHAU - OUTLINE ZONING PLAN



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

圖則編號
PLAN No. S/NE-PC/C

新界西貢北約東平洲事務委員會

Sai Kung North Tung Ping Chau Affairs Committee

新界大埔寶鄉街 74 號欽發樓 2 樓 B 室

No.74 Po Heung Street.1/F, Tai Po Market. NT.

E-mail: tungpingchauac@yahoo.com.hk

致:楊倩女士高級城市規劃師:

江詩雅小姐 助理城市規劃師:

建議圖則《平洲分區計劃大綱草圖編號 S/NE-P/C》

自上次 12/1/2017 在規劃署會議後，我們東平洲事務委員會，東平洲洲尾村，東平洲大塘村，東平洲沙頭村，東平洲洲頭村及東平洲 奶頭村對規劃署所發表的圖則 S/NE-PC/C 有很大意見及對圖則強烈不滿。

現綜合五村村民意見，我們現附上建議圖則《東平洲發展審批地區建議圖》給城市規劃委員會作詳細考慮。詳細注釋及建議規劃如下。

根據《平洲分區計劃大綱草圖編號 S/NE-P/C》，於(附件二)內，有關圖則註釋，我們有以下意見及建議:

我們反註釋內容, 註釋第 3 及第 4 點:

這點我們不同意，由於我們的土地及房屋是私人產業，根據基本法，我們有自由選擇怎樣去使用，包括自由任何時間上使用，不同意附件二文件寫須一直持續進行，即我們的私人土地及房屋，島上村民為了生活，可能離開家園前

往外地工作，當他回到自己家園的時候，無理由會失去任何土地或建築物的使用用途及權利或被改劃其他未經業權人同意的用途，我們的意見很清晰，即現有所有私人土地及屋地，包括屋地或農地上的建築物，亦包括在政府土地上的一些建築物，平台，露台，簷篷，梯級，屋前的儲水缸，海岸沙灘及陸地上的土地用作停泊車，船隻設施，這些都是東平洲過百年來的生活上模式，而且在岸邊土地停泊的船艇及進行各類型生活上的各種類型的活動，是東平洲人的生活傳統的一部份，例如有些村民在外國工作，一年返來幾個星期在島上居住，這些村民會否失去一向生活權利。

我們建議註釋第 7 點：

進行詳細規劃時，以規劃方式去劃定未來鄉村特色的道路，我們建議在東平洲沿海岸邊，規劃及把現有石屎行人路提升及擴建一條通往東平洲沿岸各景點的地質，歷史，文物，文化郊遊特色道路，此道路集多功能於一身，用途集救援，殘疾人士的無障礙通道，接載各國遊客環島遊的特色人力車道路，同時也可協助政府各部門在島上運送日常物資及前往島上各政府設施（尤其是海事處雷達站及政府發電機/設施做維修，當大型物資由碼頭運送作維修，沒有一條合規格的道路以方便運送大型物資），建議規劃一條 4.5 米的道路，也便利村民運送日常生活及旅遊配套物資，連接各鄉村及景點，設計以方便以四輪單車作為平洲島上環保的交通工具，而且亦方便平洲島上執法人員以單車/迷你電動車巡邏及救援(參考長洲或西面的坪洲)，現時圍繞平洲島上一周，以步行巡

遍整個平洲島嶼及五條鄉村及主要景點，步行約需要 3.5 小時，如規劃及擴闊一條現有的道路行人道路，救援人員或警察由平洲警崗乘單車或電動迷你救援車出發巡邏或救援時間，相信大幅度改善到 5 至 8 分鐘內可到達島上最近最遠點，大大解決東平洲島上有遊客進行康樂活動因道路欠佳而影響救援及過往有旅客失救死亡事件。

而且此道路設計與鄉郊地質步行徑融為一體，也成為一條連殘疾輪椅人士也可自行到達前往大部份景點，建議用規劃康樂及休憩用地極大社會利益，也方便村民出入，有利鄉村可持續發展，制做城鄉平衡共融發展，而基建規劃創造新經濟及社會和諧共融，創造經濟亦可加快推動東平洲的傳統特色文化活動得以復活及可持續發展，建議規劃署在沿岸規劃一條合適道路，道路也建議仿效康樂及文化事務處的休憩用地的設計規劃方案，同樣也可以做到海岸地區的保育及控制該地區的發展壓力，也可以帶動康樂及休憩活動用途更全面，完全符合現時遊客在島上的活動的一致性。

我們反對註釋第 8 點內容：

強烈要求刪除 (b) 項，這些設施或民生福利建設性的項目，無須由城市規劃委員會申請許可，這樣會嚴重打擊東平洲日後的民生福利建設設施，過往的都因為保育問題上，令好多民生項目不能夠在東平洲上進行。

我們反對註釋第 9 及 11 點：

除海岸邊頁岩外，強烈建議取消《海岸保護區》，以康樂地帶或休憩用地取代，以反映島上實際情況。強烈要求取消第九(b)項，如島上任何未來民生福利的新發展，會影響深遠，被免政府與村民不和諧，必須取消鄉村旁的海岸保護區。強烈要求刪除(b)項，即“海岸保護區”地帶，為生活需要，村民一般都會在離開碼頭附近海岸邊土地上擺設露天貯物，例如生活上用作運輸的手推車，這些手推車，舢舨，舢板拖車及日常生活必需品都會存於附近海岸土地上，加上村民搬回島上生活日漸增多，這些土地上臨時貯物日常生活設施或民生生活相關配套項目，無須由城市規劃委員會申請許可，這樣會嚴重打擊東平洲日後村民的生活，所以強烈要求刪除及不要把碼頭附近至村落聚居鄉村附近的海岸土地劃設為海岸保護區，以休憩用地或康樂用地取代，必定能做到同類效果，減少社會撕裂及不和諧。

我們反對註釋第13點：

強烈要求刪除~現有建築物的涵義是指出只計算一間實際存在，這句句所描述的建築物亦應包括在所有新舊圖則及任何歷史土地檔案紀錄上的建築物，原因是建築物可因應日久失修而倒塌，所以唔應該只計算實際存在的建築物。另有關新界豁免管制屋宇，只能在地面一層可用作商店食肆及服務行業，建議容許第二及第三層也同樣可用作賓館或酒店設施相關用途，以反映該平洲長期都有這類項目的實際需要。參照經濟發展及勞工局及旅遊事務署多年前的建議，把東平洲發展為世界級旅遊設施，必會帶動經濟效益及創造就業機會，更對該

區域地質海岸有更正面的幫助，對社會大眾及經濟發展上有重大裨益，所以在規劃上劃出一定比例類型的旅遊民宿用地或以該區特色的頁岩村屋/ 新鄉村擴展區小型屋宇改建為地質生態酒店或民宿項目，對該區旅遊安全，保育，教育有重大正面作用，（參考多 10 年前旅遊事務署的建議“東平洲水療度假村”

S/NE-P/C 土地用途表的意見：

強烈建議在《鄉村式發展》，我們對註釋的意見，文件第二欄：《酒店（只限度假屋），住宿機構，商店及服務行業須特別申請》，我們強烈建議把以上的項目放置於第一欄經常準許的用途欄內，以規劃方法加快協助活化當區特色的頁岩屋。

理據：渡假屋或民宿設施，在東平洲島上民宿或渡假屋項目在島上的鄉村一直續進行，而且也是東平洲島上在過往 40 多年來服務香港市民及外國旅遊人士的一部分，建議土地規劃為旅遊渡假設施項目，以配合東平洲作為旅遊配套的一個重要部分，而且有助帶動有關平洲島上樓宇安全，適當的規劃加上合乎規格的民生福利設施，將會加快促進地區進行地質教育，海岸教育一個重要的轉捩點。

另強烈建議城規會參考外國，在地質旅遊區劃出幾個不同區域，將部分全部地區房屋劃作地質酒店，反映香港地區沒有一個以真正以當地地質公。內發展的真正地質酒店，地質酒店可以社企或有經驗私人機構方式營運，發展當地有潛

在特色的頁岩房屋及帶動香港特色離島可持續發展，帶動經濟發展經濟及改善島上保育下也可做到三贏方案。

建議在《**政府機構或社區**》用地上，文件第一欄：必須規劃及預留足夠在島上現時及未來發展須求的發電站土地，必須規劃及預留海水化淡設施用地及必須規劃及預留足夠土地給污水處理設施。

理據：作為規劃一個地區的未來制定土地用途，規劃土地用途必須應同時兼顧民生福利設施及需要規劃預留足夠土地用作平洲島上民生相關的設施，但在規劃圖則 S/NE-P/C，我們未能在規劃圖則上見到以規劃方式去預解決東平洲多年來缺乏民生基建設施的用地、問題，強烈建議規劃署在規劃 S/NE-P/C 的時候，必須同事與各政府部門制定土地用途時，必須包括，民生福利設施“發電站”用地，改善食水量及食水安全的“海水化淡設施”用地及“排污設施”用地，規劃署必須預留土地用作以上“政府機構或社區用地”

建議在取消《綠化地帶》，由《農業用地》取代，現時大部分都想種植的都是果樹。另現時在東平洲郊野公園範圍也可進行“墓地”用途，反而有規劃署規劃中土地不能將墓地放入第一欄用途，此點不能接受，必須更正。

規劃署建議的《**綠化地帶**》的規劃意向，只會令鄉村繼續荒廢，根據圖則，並不能提供靜態康樂場地，現實只係養蚊及養螞蟻，遊客經常投訴被蚊釘及被蟻咬，對於一個旅遊區及居住的社區不利及響遊客對政府的觀感。

而劃設於市區和近郊的界限並不恰當，因為我們的東平洲鄉村範圍界線內的村落，以一個家族方式興建，無理由同一鄉村，村屋與村屋之間的空間由綠化地帶打斷鄉村的關係，理應規劃為鄉村發展式用地，已反映鄉村屋的守望關係，而且我們參考了幾十幅不包括土地及其他鄉村的規劃，他們大都會以一整片劃為鄉村式發展用地，以反映鄉村與鄉村之間“人”，“屋”及“農田”在不包括土地上共融及互相輝映（參考申訴專員公署文件）。

基於東平洲政府沒有提供合乎標準的水，電排污民生的設施，令到鄉村及鄉村傳統文化活動式微，不利政府近年鼓吹支持特色鄉村文化及傳統鄉村節慶活動的政策。

強烈反對把私人的屋地或農地劃入綠化地帶，這項規劃把私人土地減值，有違基本法保障私人的產權權益！反對及利用規劃把私人業權土地房屋減值，用減值方式規劃不利社會和諧，規劃署理應利用增值式規劃，可以令到土地及房屋增值，土地增值，從而帶動地質公園內居民的生活及經濟活動可持續發展，從而帶動保育的理念，這樣保育才會成功。（參考世界地質公園理念及怎樣管理當地的持分者）

強烈建議把《**綠化地帶**》按需求數字，合理規劃為鄉村式發展用地，餘下的土地發展為農業用途，以反映鄉村與農業用途的歷史關係。

強烈建議在《**海岸保護區**》，在唔影響東平洲鄉村的生活環境及過往的生活模式，岸邊船艇活動，浮潛及潛水活動，我們強烈要求取消大規模的由頭到“洲尾角”至“更樓石”全劃為海岸保護區。

強烈要求取消把私人農地及房屋改劃作為海岸保護區，這規劃手法完全把業權人土地及房屋減值，不利社會和諧，強烈要求把所有私人農地及屋地劃回原有的農業用途及鄉村式發展。

根據我們提供的建議圖則，我們認同有需要在特別地點做保育項目，保持頁岩免受破壞，贊同把頁岩列為海岸保護區，而其他地帶例如：沙灘，我們強烈建議列為《康樂或休憩用地》以反映該區域的持續康樂及村民活動，而且一直進行的康樂活動對環境並沒有副面影響，而且實際上更可透過以上活動把海岸的優美環境做得更好，同樣做到相同類型的規劃保育意向，希望規劃署接納我們當地持分者的意見，避免用不和諧的規劃方案。

物，平台，露台，簷篷，梯級，屋前的儲水缸，海岸沙灘邊，陸地上土地用作停泊設施，這些都是東平洲過百年來的生活上設施，而且在岸邊土地停泊船艇及進行各類型生活上的各種類型的康樂活動是東平洲人的生活傳統，例如有些村民在外國工作，一年返來兩三個星期在島上居住，這些村民會否失去以上權利。

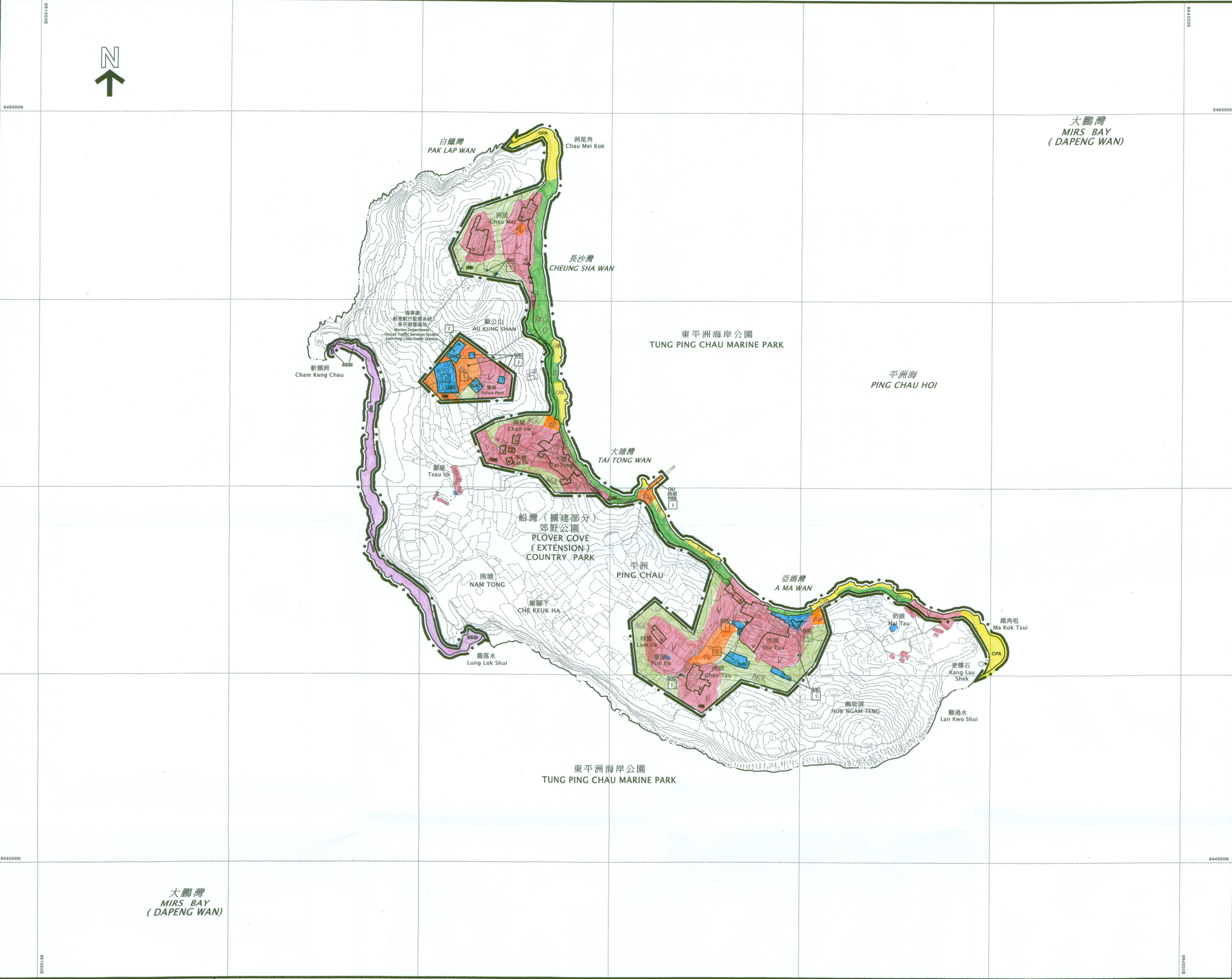
從而帶動保育的理念，這樣保育才會成功。（參考附件 世界地質公園 理念及怎樣管理當地的持分者）強烈建議把《綠化地帶》按需求數字，合理規劃為鄉村式發展用地，餘下的土地發展為農業用途，以反映鄉村與農業用途的歷史關係。

建議在《**海岸保護區**》，在唔影響東平洲鄉村的生活環境及過往的生活模式，岸邊船艇活動，浮潛及潛水活動，我們強烈要求取消大規模的由頭到“洲尾角”至“更樓石”全劃為海岸保護區。把私人農地，房屋改劃作為海岸保護區，完全把業權人土地減值，不理社會和諧，強烈要求把所有私人農地及屋地劃為農業用途及鄉村式發展。

根據我們提供的建議圖則，我們認同有需要在特別地點做保育，保持頁岩的免受破壞，贊同把頁岩列為海岸保護區，而其他地帶例如：沙灘，我們強烈建議列為《康樂 或休憩用地》以反映該區域的持續康樂活動，而且一直進行的康樂活動對環境並沒有影響，而且更可透過以上活動把海岸的優美環境做得更好，同樣做到相同類型的規劃意向，希望規劃署接納我們當地持分者的意見。

現綜合五村村民意見，我們現附上：五村建議圖則《東平洲發展審批地區建議圖》就平洲分區計劃大綱草圖編號 S/NE-PC/C，希望規劃署虛心聆聽我們五村的訴求及考慮我們的建議圖則，攜手規劃共建美好東平洲。

附件一：建議土地規劃用途圖則 & 附件一 b：建議土地規劃用途圖則（A4 圖）



圖例
NOTATION

| ZONES | | 地帶 |
|---|-------|-------------------|
| VILLAGE TYPE DEVELOPMENT | CP | 郊野公園 |
| GOVERNMENT, INSTITUTION OR COMMUNITY | GIC | 政府、機構或社區 |
| OTHER SPECIFIED USES | OU | 其他指定用途 |
| GREEN BELT | GB | 綠化地帶 |
| COASTAL PROTECTION AREA | CPA | 海岸保護區 |
| SITE OF SPECIAL SCIENTIFIC INTEREST | SSSI | 具特殊科學價值地點 |
| | AGR | 農業 |
| | REC/O | 康樂 / 休憩用地 |
| MISCELLANEOUS | | 其他 |
| BOUNDARY OF PLANNING SCHEME | — + — | 規劃範圍界線 |
| BOUNDARY OF COUNTRY PARK | — . — | 郊野公園界線 |
| MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS) | 1 | 最高建築物高度 (樓層數目) |

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

| USES | 大約面積及百分率 APPROXIMATE AREA & % | | 用途 |
|--------------------------------------|----------------------------------|--------|-----------|
| | 公頃 HECTARES | % 百分率 | |
| VILLAGE TYPE DEVELOPMENT | 2.62 | 9.06 | 鄉村式發展 |
| GOVERNMENT, INSTITUTION OR COMMUNITY | 1.01 | 3.49 | 政府、機構或社區 |
| OTHER SPECIFIED USES | 0.05 | 0.17 | 其他指定用途 |
| GREEN BELT | 17.22 | 59.57 | 綠化地帶 |
| COASTAL PROTECTION AREA | 5.86 | 20.27 | 海岸保護區 |
| SITE OF SPECIAL SCIENTIFIC INTEREST | 2.15 | 7.44 | 具特殊科學價值地點 |
| TOTAL PLANNING SCHEME AREA | 28.91 | 100.00 | 規劃範圍總面積 |

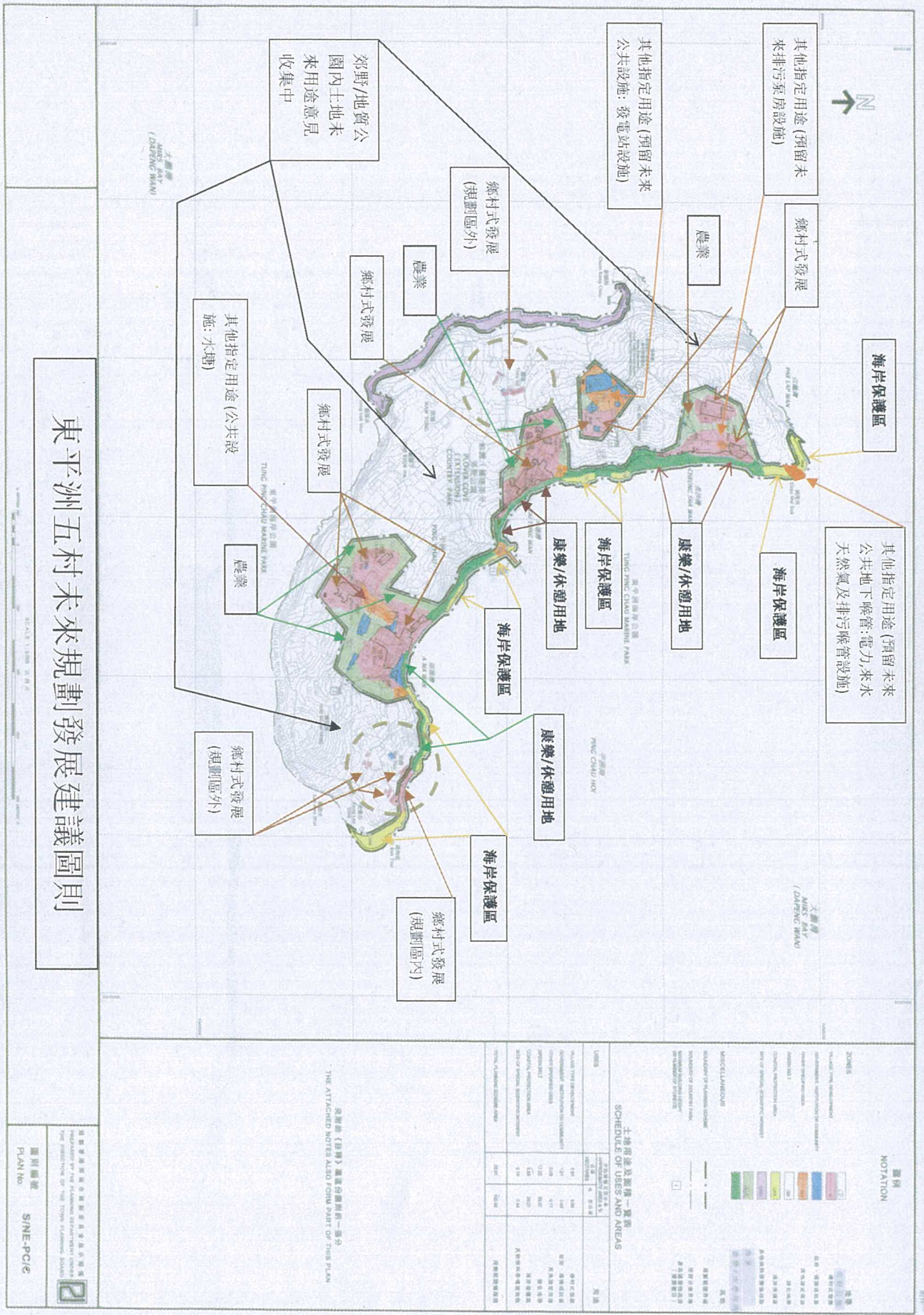
夾附的《註釋》屬這份圖則的一部分
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN

香港城市規劃委員會依據城市規劃條例擬備的平洲分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
PING CHAU - OUTLINE ZONING PLAN



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

圖則編號
PLAN No. S/NE-PC/C

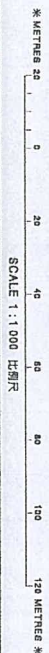




本地圖所顯示的範圍，只為有關村在2011年至2014年舉行的區民代表選舉界劃而制定，並不可作任何其他用途。

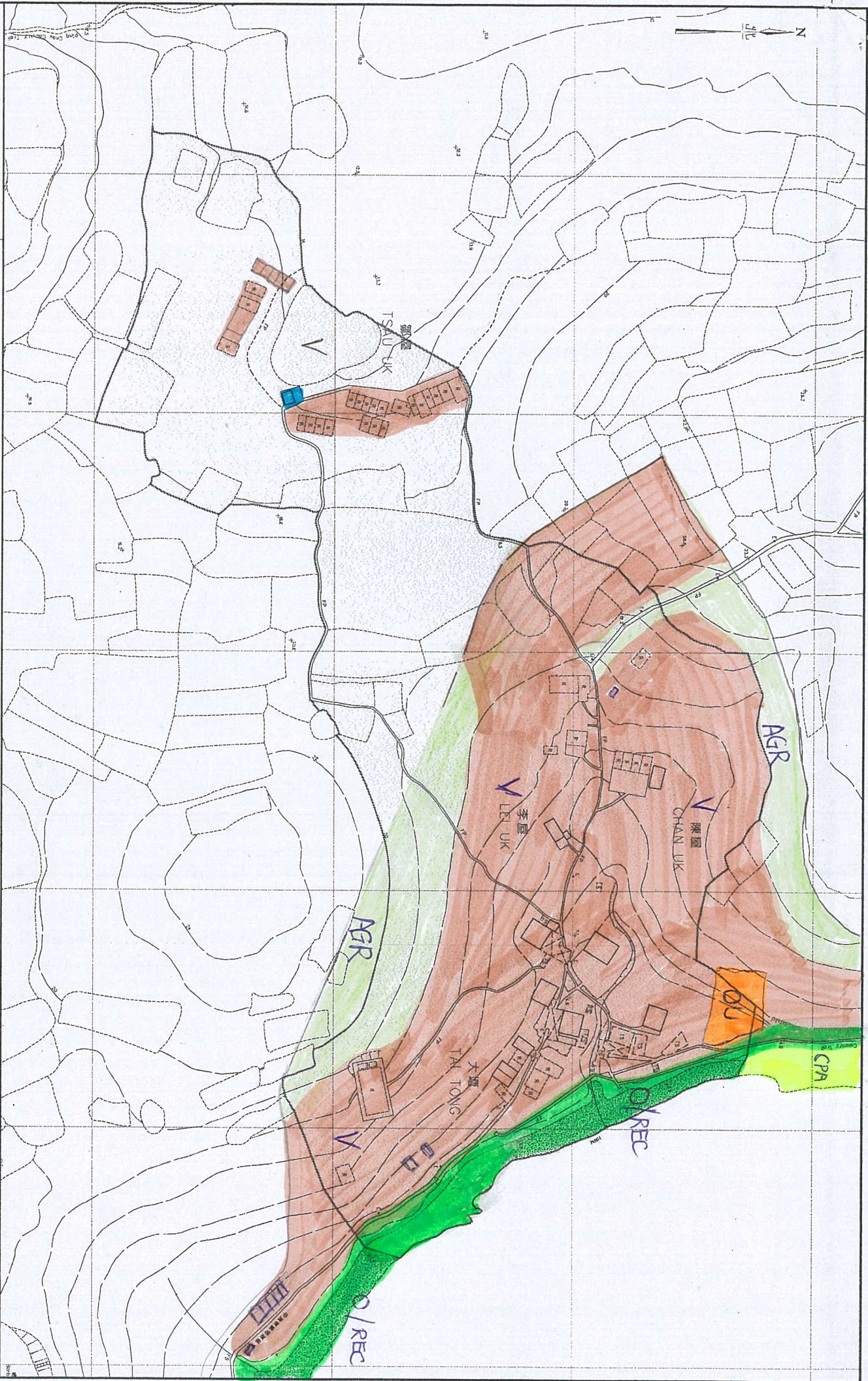
The delineation of village area shown on this map is solely for the purpose of holding an election or a by-election of Resident Representative for the Village from 2011 to 2014 and is not for any other purposes.

居民代表選舉平洲洲尾（西貢北約）的劃定鄉村範圍
DELINEATION OF AREA OF PING CHAU CHAU MEI (SAI KUNG NORTH)
~~FOR ELECTION OF RESIDENT REPRESENTATIVE~~



圖則編號
PLAN NO.
VEB/2002/P/SKN-20

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鄉村範圍
Village Area

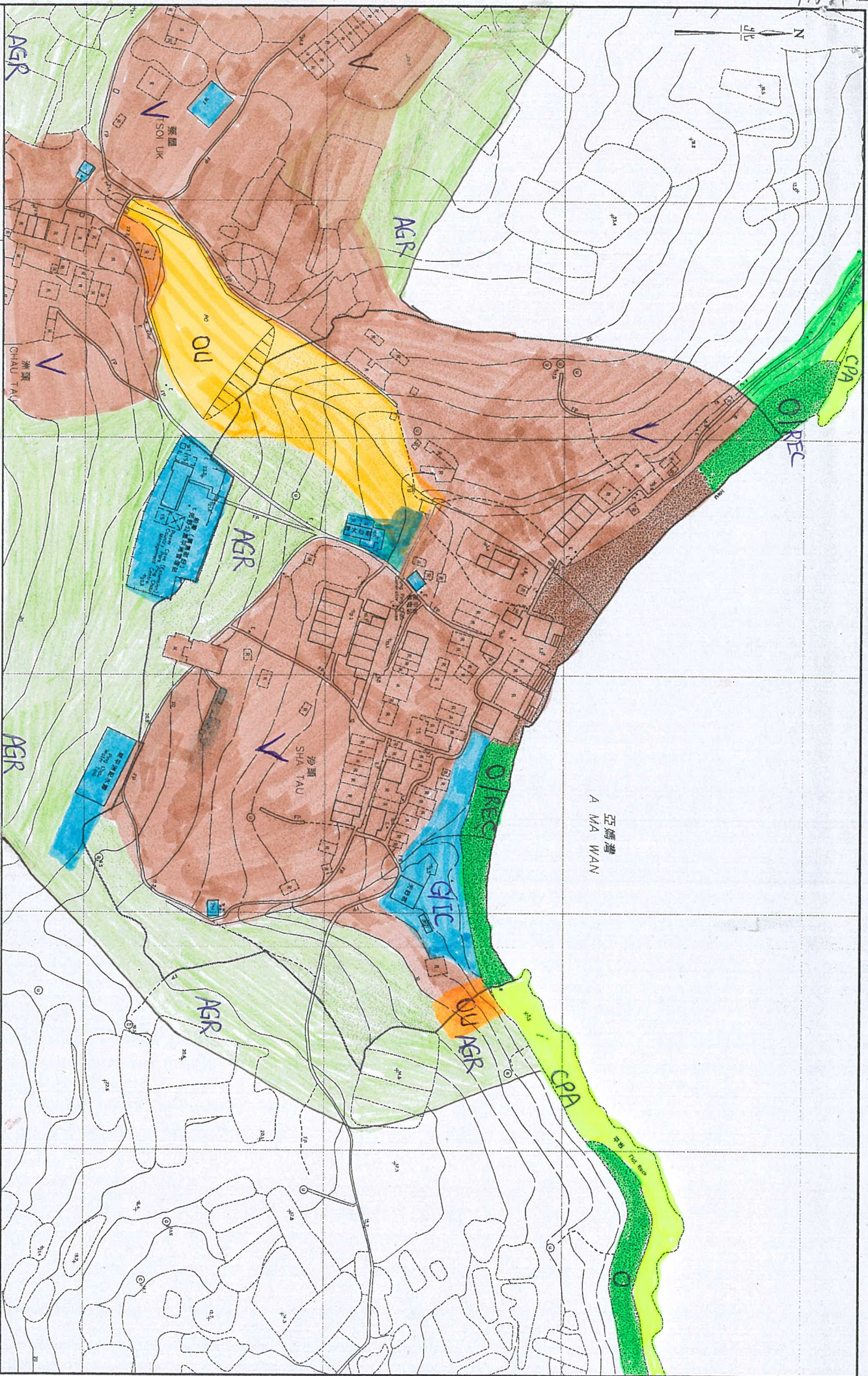
本地圖所顯示的鄉村範圍，只適用於鄉村在2011年至2015年間的居民代表選舉。如鄉村範圍在2011年以前或2015年以後有所改變，則該範圍將不再適用。此圖只供作選舉用途，不得作其他用途。
The delineation of village area shown on this map is solely for the purpose of holding an election of a by-election of Resident Representative for the Village from 2011 to 2015 and is not for any other purposes.

西貢北約 (西貢北約) 的劃定鄉村範圍
DELINEATION OF AREA OF PING CHAU TAI TONG (SAI KUNG NORTH)
FOR ELECTION OF RESIDENT REPRESENTATIVE

SCALE 1:1,000 比例尺
SCALE 1:1,000 比例尺

圖則編號
PLAN No. VEB/2002/P/SKN-24

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鄉村範圍
Village Area

本地圖所顯示的鄉村範圍，只適用於編制在2011年至2014年舉行的區民代表選舉按票區劃定，並不可作任何其他用途。
The delineation of village area shown on this map is for election of Resident Representative for the Village from 2011 to 2014 and is not for any other purposes.

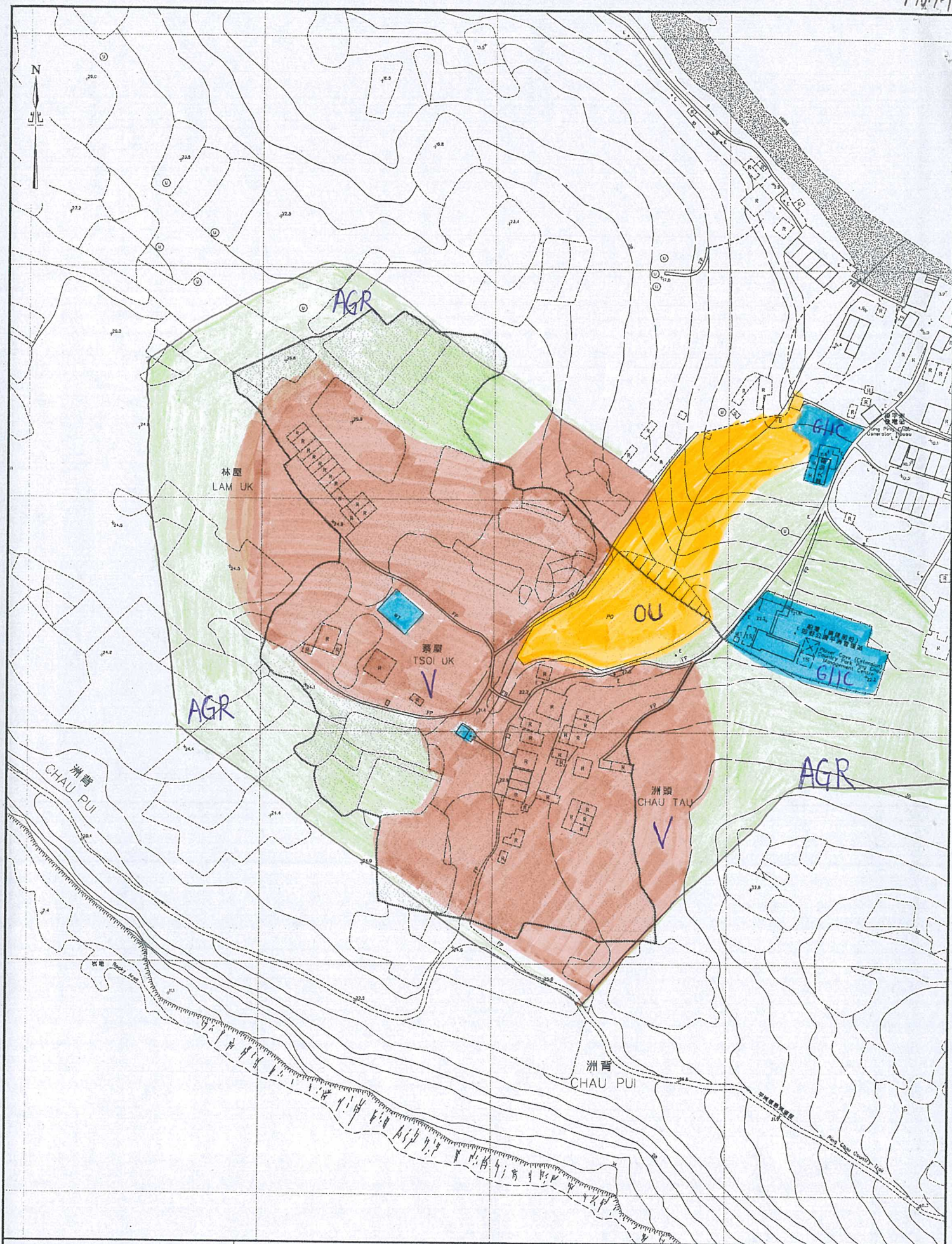
區民代表選舉平洲沙頭（西貢北約）的劃定鄉村範圍

DELINEATION OF AREA OF PING CHAU SHA TAU (SAI KUNG NORTH)
FOR ELECTION OF RESIDENT REPRESENTATIVE

* METRES 20 0 20 40 60 80 100 120 METRES *
SCALE 1:1 000 比例尺

圖則編號
PLAN No. VEB/2002/P/SKN-23

二〇一〇年五月
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鄉村範圍
Village Area

本地圖所顯示的鄉村範圍，只為有關鄉村在2011年至2014年舉行的居民代表選舉或補選而劃定，並不可作任何其他用途。
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居民代表選舉平洲洲頭（西貢北約）的劃定鄉村範圍
DELINEATION OF AREA OF PING CHAU CHAU TAU (SAI KUNG NORTH)
FOR ELECTION OF RESIDENT REPRESENTATIVE

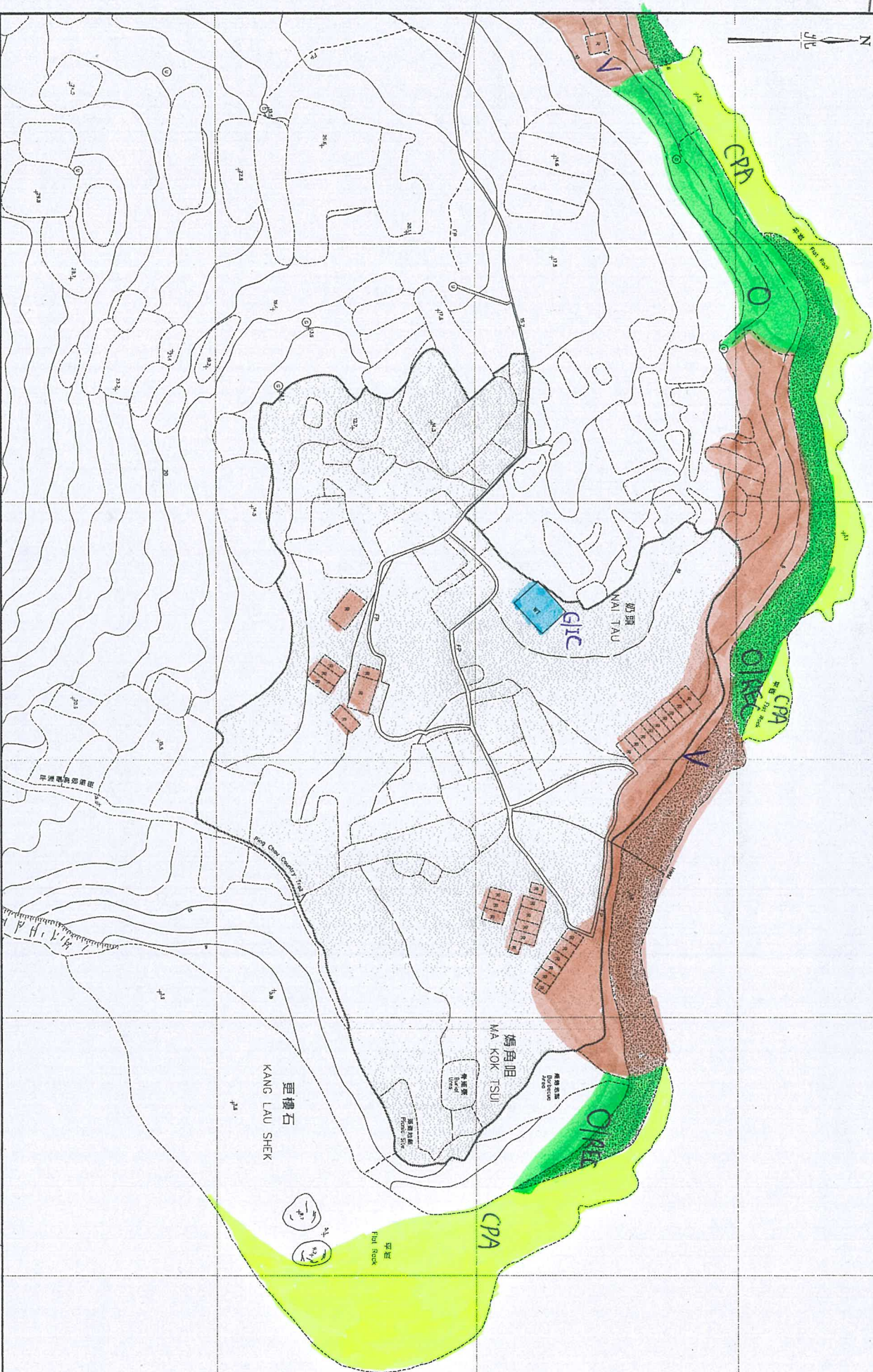
0 20 40 60 80 100 120 METRES
SCALE 1:1 000 比例尺

圖則編號
PLAN No. VEB/2002/P/SKN-21

二〇一〇年五月版 April 2010 Edition

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鄉村範圍
Village Area



本地圖所顯示的鄉村範圍，只為劃定鄉村在 2011 年及 2015 年居民代表選舉的選區作參考而釐定，並不可作為任何其他用途。
The delineation of village area shown on this map is solely for the purpose of holding an election of a by-election of Resident Representative for the Village from 2011 to 2014 and is not for any other purpose.

西貢北約 (西貢北約) 的劃定鄉村範圍 DELINEATION OF AREA OF PING CHAU NAI TAU (SAI KUNG NORTH) FOR ELECTION OF RESIDENT REPRESENTATIVE

SCALE 1:1 000 比例尺

0 20 40 60 80 100 120 METRES 米

圖則編號
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新界西貢北約東平洲事務委員會

Sai Kung North Tung Ping Chau Affairs Committee

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致:楊倩女士高級城市規劃師:

江詩雅小姐 助理城市規劃師:

建議圖則《東平洲發展審批地區》建議圖

1. 自上次 12/1/2017 在規劃署會議後，我們東平洲事務委員會，東平洲洲尾村，東平洲大塘村，東平洲沙頭村，東平洲洲頭村及東平洲 奶頭村對規劃署所發表的圖則 S/NE-PC/C 有很大意見及對圖則強烈不滿。

現綜合五村村民意見，我們現附上建議圖則《東平洲發展審批地區建議圖》給城市規劃委員會作詳細考慮。詳細注釋及建議規劃如下。

根據《平洲分區計劃大綱草圖編號 S/NE-P/C》，於規劃署提供文件(附件二)內，有關各項圖則的註釋，我們有以下意見及建議:

2. 我們反對註釋第 3 及第 4 點:

這點我們不同意，由於我們的土地及房屋是私人產業，根據基本法，我們有自由選擇怎樣去使用，包括自由任何時間上使用，另不同意附件二文件描述，須一直持續進行，即我們的私人土地及房屋，島上村民為了生活，可能離開家園前往外地工作，當他回到自己的家園的時候，無理由會失去任何土地或建築

物的使用用途及權利或被改劃作其他未經業權人同意的用途，我們的意見很清晰，即現有所有私人土地及屋地，包括屋地或農地上的任何建築物，亦包括在政府土地上的一些百年歷史建築物，平台，露台，簷篷，梯級，屋前的儲水缸，海岸沙灘上陸地的土地用作停泊拖船車，船隻設施，這些都是東平洲過百年來的生活上模式，而且在岸邊土地停泊的船艇及進行各類型生活上的各種類型的活動，是東平洲人的生活傳統的一部份，例如有些村民在外國工作，一年返來幾個星期在島上居住，這些村民會否失去一向生活權利。

3. 我們建議註釋第 7 點：

進行詳細規劃時，以規劃方式去劃定未來鄉村的道路，我們建議在東平洲沿岸邊，規劃及把現有石屎行人路提升及擴建一條通往東平洲沿岸各景點的地質，歷史，文物，文化郊遊特色道路，此道路集多功能於一身，用途集救援，殘疾人士的無障礙通道，接載各國遊客環島遊的特色人力車道路，同時也可協助政府各部門在島上運送日常物資及前往島上各政府設施（尤其是海事處雷達站及政府發電機/設施做維修，當大型物資由碼頭運送作維修，沒有一條合規格的道路以方便運送大型物資），建議規劃一條 4.5 米的濶的道路，也便利村民運送日常生活及旅遊配套物資，連接各鄉村及景點，設計以方便以四輪單車作為平洲島上環保的交通工具，而且亦方便平洲島上執法人員以單車/迷你電動車巡邏及救援（參考長洲或西面的坪洲），現時圍繞平洲島上一周，以步行環島巡邏整個平洲島嶼及五條鄉村主要景點，步行約需要 3.5 小時，如規劃及擴闊一條現有的行

人道路，救援人員例如：警察由平洲警崗乘單車或電動迷你救援車出發巡邏，救援時間，相信大幅度改善到5至8分鐘內可到達島上最遠點，大大解決東平洲島上有遊客進行康樂活動因道路欠佳而影響救援及過往有旅客失救死亡事件。

而且此道路設計與鄉郊地質步行徑融為一體，也成為一條連殘疾輪椅人士也可自行到達前往大部份景點，建議用規劃康樂及休憩用地極大社會利益，也方便村民出入，有利鄉村可持續發展，制做城鄉平衡共融發展，而基建規劃創造新經濟及社會和諧共融，創造經濟亦可加快推動東平洲的傳統特色文化活動得以復活及可持續發展，建議規劃署在沿岸規劃一條合適道路，道路也建議仿效康樂及文化事務處的休憩用地的設計規劃方案，同樣也可以做到海岸地區的保育及控制該地區的發展壓力，也可以帶動康樂及休憩活動用途更全面，完全符合現時遊客在島上的活動的一致性。

4. 我們反對註釋第8點內容：

強烈要求刪除(b)項，這些設施或民生福利建設性的項目，無須由城市規劃委員會申請許可，這樣會嚴重打擊東平洲日後的民生福利建設設施，過往的經驗都因為在保育問題上，令好多民生項目及設施都不能夠在東平洲上進行。

5. 我們反對註釋第9及11點：

除海岸邊頁岩外，強烈建議取消《海岸保護區》，遠離鄉村以康樂地帶或休憩用地取代，近鄉村的必須以《鄉村式發展》取代，以反映島上實際情況，參考其他地質公園附近及其他不包括土地，12 幅高生態價值優先保育地點。強烈要求取消第九 (b) 項，如島上未來有民生福利的新發展，將會影響深遠，被免政府與村民關係持續不和諧，必須取消鄉村旁貼村式的海岸保護區。強烈要求刪除 (b) 項，即“海岸保護區”地帶，為生活需要，村民一般都會在離開碼頭附近海岸邊土地上擺設露天貯物，例如生活上用作運輸的手推車，這些手推車，舢舨，舢舨板拖車及日常生活必需品都會存於附近海岸土地上，加上村民搬回島上生活日漸增多，這些土地上臨時貯物日常生活設施或民生生活相關配套項目，無須由城市規劃委員會申請許可，這樣會嚴重打擊東平洲日後村民的生活，所以強烈要求刪除及不要把碼頭附近至村落聚居鄉村附近的海岸土地劃設為海岸保護區，以休憩用地或康樂用地取代，必定能做到同類效果，減少社會撕裂及不和諧。

6. 我們反對註釋註釋第 13 點：

強烈要求刪除~現有建築物的涵義是指出只計算一間實際存在，這句句所描述的建築物亦應包括在所有新舊圖則及任何歷史土地檔案紀錄上的建築物，原因是建築物可因應日久失修而倒塌，所以唔應該只計算實際存在的建築物。

另有關新界豁免管制屋宇，只能在地面一層可用作商店食肆及服務行業，建議容許在第二及第三層也同樣可用作賓館或酒店設施相關用途，以反映該區平洲長期都有這類項目的實際需要。

參照經濟發展及勞工局，旅遊事務署多年前的建議，把東平洲發展為世界級旅遊設施“東平洲水療度假村”，必會帶動經濟效益及創造就業機會，更對該區域地質海岸有更正面的幫助，對社會大眾及經濟發展上有重大裨益，所以在規劃上劃出一定比例類型的旅遊民宿用地或以該區特色的頁岩村屋/新鄉村擴展區小型屋宇改建為地質生態酒店或以地質民宿項目的旅遊設施，對該區旅遊安全，保育，教育有重大正面作用，（參考附件 12 多 10 多年前旅遊事務署的建議的東平洲水療度假村資料）現時証明大亞灣核電廠沒有給遊客有副面影響，反之加速對岸以海岸及國家公園為提的優閒度假酒店，加強國家經濟發展，然而香港那邊平洲島卻頹垣敗瓦，荒廢土地發展高經濟效益的項目。

7. 對 S/NE-P/C 土地用途表的意見：

強烈建議在《鄉村式發展》，我們對註釋的意見，文件第二欄：《酒店（只限度假屋），住宿機構，商店及服務行業須特別申請》，我們強烈建議把以上的項目放置於第一欄經常準許的用途欄內，以規劃方法加快協助活化當區特色的頁岩屋。

理據：渡假屋或民宿設施，40 年來在東平洲島上民宿或渡假屋項目在島上的鄉村一直持續進行，而且也是東平洲島上在過往 40 多年來服務香港市民及外國旅遊人士的一部分，建議土地規劃為旅遊度假設施項目，以配合東平洲作為旅遊配套的一個重要部分，而且有助帶動有關平洲島上樓宇安全，適當的規劃加上合乎規格的民生福利設施，將會加快促進地區進行相關地質教育，海岸教育一個重要的轉捩點，反之，參考

另強烈建議城規會參考外國，在地質旅遊區劃出幾個不同區域，將部分或全部地區房屋劃作地質酒店，反映香港地區沒有一個以真正以當地地質公園內發展的真正地質酒店，地質酒店可以社企或有經驗私人機構方式營運，發展當地有潛在特色的頁岩房屋及帶動香港特色離島生態旅遊可持續發展，帶動經濟發展經濟及改善島上保育下也可做到三贏方案。

8. 建議在《政府機構或社區》用地上，文件第一欄：必須規劃及預留足夠在島上現時及未來發展須求的發電站土地，必須規劃及預留海水化淡設施用地及必須規劃及預留足夠土地給污水處理設施。

理據：作為規劃一個地區的未來制定土地用途，規劃土地用途必須應同時兼顧民生福利設施及需要規劃預留足夠土地用作平洲島上民生相關的設施，但在規劃圖則 S/NE-P/C，我們未能在規劃圖則上見到以規劃方式去解決東平洲多年來缺乏民生基建設施的用地、問題，強烈建議規劃署在規劃 S/NE-P/C 的時候，必須

同事與各政府部門制定土地用途時，必須包括，民生福利設施“發電站”用地，改善食水量及食水安全的“海水化淡設施”用地及“排污設施”用地，規劃署必須預留土地用作以上“政府機構或社區用地”

9. 強烈建議在取消《綠化地帶》，由《農業用地》取代，現時大部份植物都是果樹。另現時在東平洲郊野公園範圍也可進行“墓地”用途，反而有規劃署規劃中土地不能將墓地放入第一欄用途，此點不能接受，必須更正。

規劃署建議的《綠化地帶》的規劃意向，只會令鄉村繼續荒廢，根據圖則，並不能提供靜態康樂場地，現實卻只係養蚊及養螞蟻，遊客經常投訴被蚊釘及被蟻咬，對於一個旅遊景區及居住的社區不利，更影響遊客對政府的印象。

而劃設於市區和近郊的界限並不恰當，因為我們的東平洲鄉村範圍界線內的村落，以一個家族方式興建，無理由同一鄉村，村屋與村屋之間的空間由綠化地帶打斷鄉村的關係，理應規劃為鄉村發展式用地，已反映鄉村屋的守望關係，而且我們參考了幾十幅不包括土地及其他鄉村的規劃，他們大都會以一整片劃為鄉村式發展用地，以反映鄉村與鄉村之間“人”；“屋”及“農田”在不包括土地上是共融及互相輝映（附件十四：申訴專員公署文件“鄉村”和“農地”可以與郊野公園環境融合）。

基於東平洲政府沒有提供合乎標準的水，電及排污民生的設施，令到鄉村及鄉村傳統文化活動式微，不利政府近年鼓吹支持特色鄉村文化及傳統鄉村節慶活動的政策。

強烈反對把私人的屋地或農地劃入綠化地帶，這項規劃把私人土地減值，有違基本法保障私人的產權權益！反對及利用規劃把私人業權土地房屋減值，用減值方式規劃不利社會和諧，規劃署理應利用增值式規劃，可以令到土地及房屋增值，土地增值，從而帶動地質公園內居民的生活及經濟活動可持續發展，從而帶動保育的理念，這樣保育才會成功。（參考附件九：Celebrating Earth Heritage, Sustaining local Communities; UNESCO Global Geoparks (地質公園成功與失敗因素;參閱Pages 10;Women & Sustainable Development)

強烈建議把《綠化地帶》按實際需求申請須求數字，合理規劃為鄉村式發展用地，餘下的土地發展為農業用途，以反映鄉村與農業用途的歷史關係。

建議在《海岸保護區》，在唔影響東平洲鄉村的生活環境及過往的生活模式，岸邊船艇活動，浮潛及潛水活動，我們強烈要求取消大規模的由頭到“洲尾角”至“更樓石”全劃為海岸保護區(頁岩除外)。

強烈要求取消把私人農地及房屋改劃作為海岸保護區，這規劃手法完全把業權人土地及房屋減值，不利社會和諧，強烈要求把所有私人農地及屋地劃回原有的農業用途及鄉村式發展。

根據我們提供的建議圖則，我們認同有需要在特別地點做保育項目，保持頁岩免受破壞，贊同把頁岩列為海岸保護區，而其他地帶例如：沙灘，我們強烈建議用《康樂 或休憩用地》取代，以反映該區域的持續康樂及村民活動，而且一直進行的康樂活動對環境並沒有副面影響，而且實際上更可透過以上活動把海岸的優美環境做得更好，同樣做到相同類型的規劃保育意向，希望規劃署接納我們當地持份者的意見，避免用不和諧的規劃方案。

就平洲分區計劃大綱草圖編號 S/NE-PC/C，希望規劃署虛心聆聽我們五村的訴求及考慮我們當地持份者的建議圖則，攜手規劃共建美好東平洲。

新春快樂！

鄧天來先生 東平洲事務委員會主席

李雲開先生 洲尾村村代表

鄧聖洪先生 大塘村村代表

蔡明忠先生 頭村村代表

袁小英女士 洲頭村村代表

袁照昌先生 奶頭村村代表

8-02-2017

附件：

附件一：建議五村土地規劃用途圖則 S/NE-P/C

附件一 b：建議土地規劃用途圖則 S/NE-P/C (A4 圖)

附件二：建議洲尾村土地規劃圖則

附件三：建議大塘村土地規劃圖則

附件四：建議沙頭村土地規劃圖則

附件五：建議洲頭村土地規劃圖則

附件六：建議奶頭村土地規劃圖則

附件七：東平洲五村已入申請小型屋宇數字記錄(共 16 頁)

附件八：東平洲五村村公所申請位置記錄(共 6 頁)

附件九：Celebrating Earth Heritage, Sustaining local Communities; UNESCO Global Geoparks (地質公園成功與失敗因素;參閱 Pages 10;Women & Sustainable Development) (共 20 頁)

附件十：The Untold Story; Hong Kong Global Geopark of China-Tung Ping Chau 東平洲地質公園難言的故事(共 10 頁)

附件十一：東平洲旅遊業如何與國家一帶一路合作?(共 3 頁)

附件十二：私人業權與自然保育矛盾/公眾利益與私人業權兩難全? (共 6 頁)

附件十三：旅遊事務署的建議~東平洲水療度假村資料(共 6 頁)

附件十四：申訴專員公署文件“鄉村”和“農地” 可以與郊野公園環境融合(共 1 頁)

東平洲沙頭村民申請興建小型屋宇紀錄

| 編號 | 姓名 | 檔案編號 | 申請日期 |
|----|----------------|------|-----------|
| 1 | 幸靈堅先生 | | 9/5/2014 |
| 2 | 袁叔平先生 | | 7/5/2014 |
| 3 | Mr.KAM Wei Kae | | 9/5/2014 |
| 4 | 幸靈輝先生 | | 9/5/2014 |
| 5 | 詹國文先生 | | 15/5/2014 |
| 6 | 幸國輝先生 | | 9/5/2014 |
| 7 | 幸逸宏先生 | | 9/5/2014 |
| 8 | 幸逸焯先生 | | 9/5/2014 |
| 9 | 幸國偉先生 | | 9/5/2014 |
| 10 | 幸逸庭先生 | | 7/5/2014 |
| 11 | 幸靈滿先生 | | 30/4/2014 |
| 12 | 幸靈威先生 | | 7/5/2014 |
| 13 | 幸國華先生 | | 28/4/2014 |
| 14 | 幸靈耀先生 | | 9/5/2014 |
| 15 | 幸靈通先生 | | 7/5/2014 |
| 16 | 幸國柱先生 | | 2/5/2014 |
| 17 | 幸靈彬先生 | | 9/5/2014 |
| 18 | 袁來富先生 | | 7/5/2014 |
| 19 | 幸田先生 | | 9/5/2014 |
| 20 | 幸靈鏡先生 | | 17/4/2014 |
| 21 | 詹國輝先生 | | 16/5/2014 |
| 22 | 幸國榮先生 | | 9/5/2014 |
| 23 | 幸國雄先生 | | 28/4/2014 |
| 24 | 幸國豪先生 | | 28/4/2014 |
| 25 | 林凱珍先生 | | 24/4/2014 |
| 26 | 林智豪先生 | | 24/4/2014 |
| 27 | 王蘊生先生 | | 17/4/2014 |
| 28 | 王俊光先生 | | 17/4/2014 |
| 29 | 詹錦棠 | | 15/4/2014 |
| 30 | 王俊強先生 | | 17/4/2014 |
| 31 | 蔡兆威先生 | | 25/4/2014 |

| | | | |
|----|-------|--|-----------|
| 32 | 詹育友先生 | | 17/4/2014 |
| 33 | 詹庭芳先生 | | 17/4/2014 |
| 34 | 王天送先生 | | 17/4/2014 |
| 35 | 陳偉傑先生 | | 20/4/2014 |
| 36 | 詹福有先生 | | 25/4/2014 |
| 37 | 林國榮先生 | | 24/4/2014 |
| 38 | 陳偉豪先生 | | 24/4/2014 |
| 39 | 陳錦堂先生 | | 24/4/2014 |
| 40 | 詹榮康先生 | | 17/4/2014 |
| 41 | 陳家豪先生 | | 24/4/2014 |
| 42 | 詹文山先生 | | 25/4/2014 |
| 43 | 詹育文先生 | | 17/4/2014 |
| 44 | 詹文發先生 | | 17/4/2014 |
| 45 | 陳南斗先生 | | 24/4/2014 |
| 46 | 陳偉業先生 | | 24/4/2014 |
| 47 | 詹俊才先生 | | 17/4/2014 |
| 48 | 林國良先生 | | 24/4/2014 |
| 49 | 王英強先生 | | 17/4/2014 |
| 50 | 王俊民先生 | | 17/4/2014 |
| 51 | 詹福全先生 | | 25/4/2014 |
| 52 | 林智威先生 | | 24/4/2014 |
| 53 | 詹福安先生 | | 25/4/2014 |
| 54 | 詹明基先生 | | 11/4/2014 |
| 55 | 詹榮堅先生 | | 17/4/2014 |
| 56 | 詹明九先生 | | 25/4/2014 |
| 57 | 詹有勝先生 | | 25/4/2014 |
| 58 | 詹啓豪先生 | | 17/4/2014 |
| 59 | 詹雲山先生 | | 10/4/2014 |
| 60 | 王木水先生 | | 17/4/2014 |
| 61 | 陳進基先生 | | 25/4/2014 |
| 62 | 詹禮文先生 | | 18/4/2014 |
| 63 | 蔡健銓先生 | | 25/4/2014 |
| 64 | 詹啓誠先生 | | 17/4/2014 |
| 65 | 陳國球先生 | | 24/4/2014 |

| | | | |
|----|----------------------|--|-----------|
| 66 | 蔡健生先生 | | 25/4/2014 |
| 67 | 詹海山先生 | | 10/4/2014 |
| 68 | 王俊雄先生 | | 17/4/2014 |
| 69 | 王英華先生 | | 17/4/2014 |
| 70 | 王毅榮先生 | | 17/4/2014 |
| 71 | 鄧振威先生 | | 28/7/2014 |
| 72 | 袁傑仁先生 | | 21/7/2014 |
| 73 | 袁傑文先生 | | 21/7/2014 |
| 74 | 陳城先全 | | 8/5/2014 |
| 75 | 陳國輝先生 | | 8/5/2014 |
| 76 | Mr.YUEN Chi wai | | 21/8/2014 |
| | Mr.YUEN Chi/shing | | 20/8/2014 |
| 77 | 陳滿先生 | | 21/5/2014 |
| 78 | Mr.YUEN Chi Him | | 7/8/2014 |
| 79 | 詹國文先生 | | 16/5/2014 |
| | | | |

Application of Small House Submitted Record Sheet

鄉村小型屋宇（丁屋）已申請記錄冊（大塘村）

| Item: 數量: | England Name: 英文姓名: | Chinese name: 中文姓名: | Age: 年齡: | Submitted letter ref: 地政署申請檔案編號: | Issued date: 申請日期: | 所屬鄉村名稱: Name of Village | 備註: Remark: |
|--------------|------------------------|------------------------|-------------|-------------------------------------|-----------------------|----------------------------|----------------|
| 1 | CHOW CHI FU | 鄒賜富 | | | 21/3/2014 | 東平洲大塘村 | |
| 2 | CHOW CHI CHOI | 鄒賜財 | | | 21/3/2014 | 東平洲大塘村 | |
| 3 | CHOW CHE ON | 鄒賜安 | | | 15/4/2014 | 東平洲大塘村 | |
| 4 | CHOW CHE WO | 鄒子和 | | | 15/4/2014 | 東平洲大塘村 | |
| 5 | CHAU CHI DEUNG | 鄒志強 | | | 15/4/2014 | 東平洲大塘村 | |
| 6 | CHAU CHI KIT | 鄒子傑 | | | 24/4/2014 | 東平洲大塘村 | |
| 7 | CHAU CHI WAI | 鄒志偉 | | | 24/4/2014 | 東平洲大塘村 | |
| 8 | CHAU KIN SANG | 鄒建生 | | | 24/4/2014 | 東平洲大塘村 | |
| 9 | CHAU KIN WO | 鄒建和 | | | 24/4/2014 | 東平洲大塘村 | |
| 10 | CHAU PAK WO | 鄒栢桓 | | | 24/4/2014 | 東平洲大塘村 | |
| 11 | CHAU CHI KWONG | 鄒志光 | | | 14/4/2014 | 東平洲大塘村 | |
| 12 | CHOW CHEN BONG | 鄒展邦 | | 未收信 | 24/4/2014 | 東平洲大塘村 | |
| 13 | CHOW CHEUNK YA | 鄒卓仁 | | | 24/4/2014 | 東平洲大塘村 | |
| 14 | CHOW CHI HIM | 鄒子謙 | | | 24/4/2014 | 東平洲大塘村 | |
| 15 | CHOW CHIN FAI | 鄒展輝 | | | 24/4/2014 | 東平洲大塘村 | |
| 16 | CHOW HO | 鄒河 | | | 17/4/2014 | 東平洲大塘村 | |
| 17 | CHOW KWOK MAN | 鄒國文 | | | 24/4/2014 | 東平洲大塘村 | |
| 18 | CHOW PO LUK | 鄒保祿 | | | 24/4/2014 | 東平洲大塘村 | |
| 19 | CHOW SAI YING | 鄒世英 | | | 15/4/2014 | 東平洲大塘村 | |
| 20 | CHOW TSE KIU | 鄒子僑 | | | 15/4/2014 | 東平洲大塘村 | |
| 21 | CHOW WAI HUNG | 鄒偉鴻 | | | 17/4/2014 | 東平洲大塘村 | |
| 22 | CHOW WANG TAT | 鄒弘達 | | | 24/4/2014 | 東平洲大塘村 | |
| 23 | CHOW WING KEUNG | 鄒永強 | | | 15/4/2014 | 東平洲大塘村 | |

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|----|-----------------|-----|--|-----|-----------|--------|--|
| 24 | FAN WAI | 樊位 | | | 14/4/2014 | 東平洲大塘村 | |
| 25 | FAN CHI HO | 樊志豪 | | | 14/4/2014 | 東平洲大塘村 | |
| 26 | FAN CHI MING | 樊志明 | | | 14/4/2014 | 東平洲大塘村 | |
| 27 | FAN KAU | 樊球 | | | 14/4/2014 | 東平洲大塘村 | |
| 28 | LEE SHING MUI | 李勝梅 | | | 15/4/2014 | 東平洲大塘村 | |
| 29 | LEE LOK HIM | 李諾謙 | | | 15/4/2014 | 東平洲大塘村 | |
| 30 | LEE YU HIM | 李譽謙 | | | 15/4/2014 | 東平洲大塘村 | |
| 31 | LEE SHUN HIM | 李訊謙 | | | 15/4/2014 | 東平洲大塘村 | |
| 32 | LEE CHU HIM | 李儲謙 | | | 15/4/2014 | 東平洲大塘村 | |
| 33 | LEE CHUN FUN | 李俊豐 | | | 4/8/2009 | 東平洲大塘村 | |
| 34 | LEE YUEN TONG | 李遠棠 | | | 4/8/2009 | 東平洲大塘村 | |
| 35 | LEE CHUN YIP | 李俊業 | | | 4/8/2009 | 東平洲大塘村 | |
| 36 | CHAN SING KWAN | 陳聖君 | | | 14/4/2014 | 東平洲大塘村 | |
| 37 | CHAN WING KWON | 陳榮光 | | | 14/4/2014 | 東平洲大塘村 | |
| 38 | CHAN WING ONN | 陳榮安 | | | 14/4/2014 | 東平洲大塘村 | |
| 39 | YEUNG YAU CHOI | 楊有財 | | | 28/4/2014 | 東平洲大塘村 | |
| 40 | YEUNG YAU WAN | 楊有運 | | | 28/4/2014 | 東平洲大塘村 | |
| 41 | YEUNG YIU PONG | 楊耀邦 | | | 28/4/2014 | 東平洲大塘村 | |
| 42 | FUNG CHUN LEUNG | 馮振樑 | | 未收信 | 28/4/2014 | 東平洲大塘村 | |
| 43 | TANG CHI MAN | 鄧志文 | | | 28/4/2014 | 東平洲大塘村 | |
| 44 | LEE CHIU CHAI | 李照齊 | | | 17/7/2009 | 東平洲大塘村 | |
| 45 | LEE JOEY | 李祖耀 | | | 17/7/2009 | 東平洲大塘村 | |
| 46 | LEE GARY | 李家耀 | | | 17/7/2009 | 東平洲大塘村 | |
| 47 | FUNG FONG YAU | 馮房有 | | 未收信 | 2/5/2014 | 東平洲大塘村 | |
| 48 | YEUNG LOI SANG | 楊來生 | | 未收信 | 2/5/2014 | 東平洲大塘村 | |
| 49 | CHAU CHIN YAN | 鄒展恩 | | 未收信 | 5/5/2014 | 東平洲大塘村 | |
| 50 | CHAN YAU WAN | 陳有運 | | 未收信 | 5/5/2014 | 東平洲大塘村 | |
| 51 | CHAN TSZ HIM | 陳子謙 | | 未收信 | 5/5/2014 | 東平洲大塘村 | |
| 52 | CHAN KAM KEUNG | 陳錦強 | | 未收信 | 5/5/2014 | 東平洲大塘村 | |
| 53 | CHAN SHU WAI | 陳樹偉 | | 未收信 | 5/5/2014 | 東平洲大塘村 | |

| | | | | | | | |
|----|-----------------|-----|--|-----|------------|--------|--|
| 54 | CHAN KAM HUNG | 陳錦雄 | | 未收信 | 5/5/2014 | 東平洲大塘村 | |
| 55 | CHAU JING CHUEN | 鄒鏡全 | | 未收信 | 5/5/2014 | 東平洲大塘村 | |
| 56 | CHAU KONG CHIU | 鄒光照 | | 未收信 | 5/5/2014 | 東平洲大塘村 | |
| 57 | CHAU CHUN WING | 鄒振榮 | | 未收信 | 6/5/2014 | 東平洲大塘村 | |
| 58 | | 鄧聖洪 | | | 25/4/2014 | 東平洲大塘村 | |
| 59 | | 鄧啓明 | | | 25/4/2014 | 東平洲大塘村 | |
| 60 | | 鄧明耀 | | | 25/4/2014 | 東平洲大塘村 | |
| 61 | | 鄧永耀 | | | 25/4/2014 | 東平洲大塘村 | |
| 62 | | 鄧啓光 | | | 25/4/2014 | 東平洲大塘村 | |
| 63 | | 鄧聖基 | | | 25/4/2014 | 東平洲大塘村 | |
| 64 | | 鄧啓來 | | | 25/4/2014 | 東平洲大塘村 | |
| 65 | | 鄧天送 | | | 24/4/2014 | 東平洲大塘村 | |
| 66 | | 鄧俊康 | | | 24/4/2014 | 東平洲大塘村 | |
| 67 | | 鄧俊豪 | | | 24/4/2014 | 東平洲大塘村 | |
| 68 | | 鄧惠強 | | | 25/4/2014 | 東平洲大塘村 | |
| 69 | | 鄧儉明 | | | 25/4/2014 | 東平洲大塘村 | |
| 70 | | 鄧儉輝 | | | 24/4/2014 | 東平洲大塘村 | |
| 71 | | 鄧儉倫 | | | 25/4/2014 | 東平洲大塘村 | |
| 72 | | 鄧儉權 | | | 25/4/2014 | 東平洲大塘村 | |
| 73 | | 鄧佛養 | | | 11/4/2014 | 東平洲大塘村 | |
| 74 | | 鄧文輝 | | | 31/3/2014 | 東平洲大塘村 | |
| 75 | | 鄧副文 | | | 31/3/2014 | 東平洲大塘村 | |
| 76 | | 鄧佛仲 | | | 31/3/2014 | 東平洲大塘村 | |
| 77 | | 鄧才 | | | 31/12/2008 | 東平洲大塘村 | |
| 78 | | 鄧福全 | | | 31/12/2008 | 東平洲大塘村 | |
| 79 | | 鄧福興 | | | 31/12/2008 | 東平洲大塘村 | |
| 80 | | 鄧天來 | | | 25/4/2014 | 東平洲大塘村 | |
| 81 | | 鄧齊輝 | | | 25/4/2014 | 東平洲大塘村 | |
| 82 | | 鄧志堅 | | | 25/4/2014 | 東平洲大塘村 | |
| 83 | | 鄧水 | | | 8/5/2014 | 東平洲大塘村 | |

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|-----|------------------|-----|--|-----|-----------|--------|--|
| 84 | | 鄧振威 | | | 8/5/2014 | 東平洲大塘村 | |
| 85 | | 鄧素聰 | | | 8/5/2014 | 東平洲大塘村 | |
| 86 | | 鄧永基 | | | 8/5/2014 | 東平洲大塘村 | |
| 87 | | 鄧天容 | | | 8/5/2014 | 東平洲大塘村 | |
| 88 | | 鄧葵 | | | 8/5/2014 | 東平洲大塘村 | |
| 89 | | 鄧勝明 | | 未收信 | 8/5/2014 | 東平洲大塘村 | |
| 90 | | 鄧永堅 | | | 8/5/2014 | 東平洲大塘村 | |
| 91 | | 鄧悅生 | | | 21/5/2014 | 東平洲大塘村 | |
| 92 | | 鄧光輝 | | | 21/5/2014 | 東平洲大塘村 | |
| 93 | | 鄧競業 | | | 21/5/2014 | 東平洲大塘村 | |
| 94 | | 鄧競權 | | | 21/5/2014 | 東平洲大塘村 | |
| 95 | | 鄧國永 | | | 21/5/2014 | 東平洲大塘村 | |
| 96 | MO KAR CHI ERWIN | 巫家誌 | | | 2014 | 東平洲大塘村 | |
| 97 | MO KAR KEI BILLY | 巫家麒 | | | 2014 | 東平洲大塘村 | |
| 98 | MO SHU LOI | 巫樹來 | | 未收信 | 2014 | 東平洲大塘村 | |
| 99 | MO CHUN CHUEN | 巫鎮泉 | | | 2014 | 東平洲大塘村 | |
| 100 | MO DENNIS | 巫錦昌 | | | 2014 | 東平洲大塘村 | |
| 101 | MO PHILIPP | 巫錦宜 | | | 2014 | 東平洲大塘村 | |
| 102 | MO BORIS | 巫錦坪 | | | 2014 | 東平洲大塘村 | |
| 103 | | | | | | 東平洲大塘村 | |
| 104 | | | | | | 東平洲大塘村 | |
| 105 | | | | | | 東平洲大塘村 | |
| 106 | | | | | | 東平洲大塘村 | |
| 107 | | | | | | 東平洲大塘村 | |
| 108 | | | | | | 東平洲大塘村 | |
| 109 | | | | | | 東平洲大塘村 | |

茲證明下列姓名人仕係東平洲洲尾村原居民(小型屋宇申請記名)

| 編號 | 姓名 | Name in English | HkICNO | 聯絡電話 |
|----|-----|----------------------|--------|------|
| 1 | 邱勝喜 | Yau Shing-hei John | | |
| 2 | 邱子豐 | Yau Stephen Che-fung | | |
| 3 | 邱子山 | Yau Paul che-san | | |
| 4 | 邱子明 | Yau Dennis che-ming | | |
| 5 | 邱勝邦 | Yau Sing-pong | | |
| 6 | 邱文光 | Yau John Man-kwong | | |
| 7 | 黎東年 | Lai Tung Nin | | |
| 8 | 黎河 | Lai Ho | | |
| 9 | 黎世傑 | Lai Sai Kit | | |
| 10 | 黎世雄 | Lai Sai Hung | | |
| 11 | 黎景鑾 | Lai King-luen | | |
| 12 | 黎景恒 | Lai King Heng | | |
| 13 | 黎東繼 | Lai Tung Kai | | |
| 14 | 黎東喜 | Lai Tung Hay | | |
| 15 | 黎東榮 | Lai Tung Wing | | |
| 16 | 詹文斌 | Chim Man Bun | | |
| 17 | 詹子健 | Chim Tse Kin | | |
| 18 | 詹建民 | Tsim Kin Man | | |
| 19 | 殷國齊 | Yan Kwok CHAI David | | |
| 20 | 邱成忠 | Yau, Seng Chong | | |
| 21 | 陳連進 | CHAN LIN CHUN | | |
| 22 | 陳連光 | CHAN LIN KWONG | | |
| 23 | 陳智聰 | CHAN CHI CHUNG | | |
| 24 | 丘廣全 | YAU KWONG CHANG | | |
| 25 | 邱岸春 | YAU LIN CHUN | | |
| 26 | 丘新照 | YAU SUN CHUI | | |
| 27 | 陳子威 | CHAN ZEE WEI (JEFF) | | |
| 28 | 陳南水 | CHAN NAN SUIE | | |
| 29 | 詹謙 | CHIM TIM | | |
| 30 | 詹基 | CHIM KEI | | |
| 31 | 詹嘉駿 | CHIM KACHUN | | |
| 32 | 詹毅誠 | CHIM NGA SHING | | |
| 33 | 詹展華 | CHIM CHIM WAH | | |

| 編號 | 姓名 | HKID | 電話 |
|----|-----|------|----|
| 34 | 詹廣章 | | |
| 35 | 陳金勝 | | |
| 36 | 陳連進 | | |
| 37 | 黎東年 | | |
| 38 | 李勝生 | | |
| 39 | 李連成 | | |
| 40 | 李如桃 | | |
| 41 | 詹天福 | | |
| 42 | 詹有文 | | |
| 43 | 詹錦棠 | | |
| 44 | 李健雄 | | |
| 45 | 李偉業 | | |
| 46 | 李勝鴻 | | |
| 47 | 李力英 | | |
| 48 | 李凱鋒 | | |
| 49 | 殷天財 | | |
| 50 | 殷松輝 | | |
| 51 | 李金全 | | |
| 52 | 邱官容 | | |
| 53 | 邱錫朋 | | |
| 54 | 邱振基 | | |
| 55 | 邱俊偉 | | |
| 56 | 邱大偉 | | |
| 57 | 邱細偉 | | |
| 58 | 邱才 | | |
| 59 | 邱展東 | | |
| 60 | 詹建民 | | |
| 61 | 詹子從 | | |
| 62 | 詹文斌 | | |
| 63 | 陳俊傑 | | |
| 64 | 陳南水 | | |
| 65 | 邱壽全 | | |
| 66 | 李廣 | | 1) |

67.

陳國賢

68.

李子游

69

李雁回

70.

陳有港

71

陳貴江

72

陳漢江

73

陳啓泰

74

邱成忠

75.

~~殷國~~

76.

康健殷慶

77.

船 東 留

78

真國畫

79

8 有 在

80

郭 鍾 英 王
朱 永 昌

8

李 志

82.

3

83

詹錦山

84

天

85

正三

86.

陳南

87

34 2



14 金

110

殷勝健

111

殷勝良

112

殷漢偉

113

殷承業

114

殷少麟

115

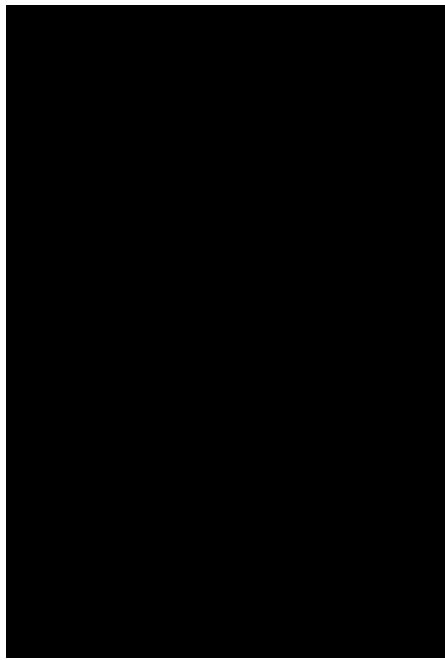
殷勝煥

116

李建業

117

李月明



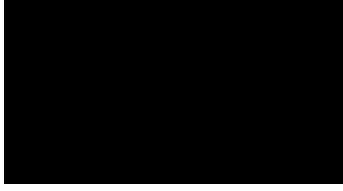
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| | | | | | |
|----|-----|-----|----|-----|-----|
| 1 | 葉浩 | | 16 | 林漢榮 | |
| 2 | 葉俊華 | | 17 | 袁禮賢 | |
| 3 | 葉嘉汶 | | 18 | 袁志強 | " " |
| 4 | 葉旗 | | 19 | 林北連 | |
| 5 | 黃春 | | 20 | 林嘉恒 | " " |
| 6 | 詹家俊 | | 21 | 林北通 | " " |
| 7 | 詹英強 | | 22 | 林香 | |
| 8 | 詹錦棠 | | 23 | 林寬 | |
| 9 | 詹明 | | 24 | 林德榮 | " " |
| 10 | 詹榮康 | | 25 | 袁球 | |
| 11 | 詹榮來 | | 26 | 林一平 | |
| 12 | 詹榮健 | | 27 | 林文忠 | |
| 13 | 詹偉倫 | | 28 | 林偉倫 | " " |
| 14 | 陳通 | | 29 | 陳平 | |
| 15 | 陳安 | " " | 30 | 陳相霖 | " " |

洲頭村小型屋宇申請記錄

| | | | | |
|----|-----|-----|------------------|-----|
| 31 | 毛一帆 | | 46. 陳堯 | |
| 32 | 陳喜 | " " | 47. 陳富榮 | " " |
| 33 | 陳志權 | " " | 48. 陳民健 | " " |
| 34 | 陳瑞 | | 49. 陳浩研 | " " |
| 35 | 陳健明 | " " | 50. 陳民傑 | " " |
| 36 | 陳健平 | " " | 51. 陳娣 | " " |
| 37 | 黃家倫 | | 52. 陳璇 | |
| 38 | 陳義友 | | 53. 林浩倫 | |
| 39 | 林寬 | | 54. 林熙波 | " " |
| 40 | 林德榮 | " " | 55. 林偉池 | " " |
| 41 | 林文忠 | | 56. LAM WEI HUNG | " " |
| 42 | 林祥倫 | " " | 57. LAM WEI KAE | " " |
| 43 | 袁球 | | 58. LAM WEI KIT | " " |
| 44 | 林平 | | 59. 林華昌 | |
| 45 | | | 60. 陳偉競 | |

61. 葉玲
62. 葉寶明



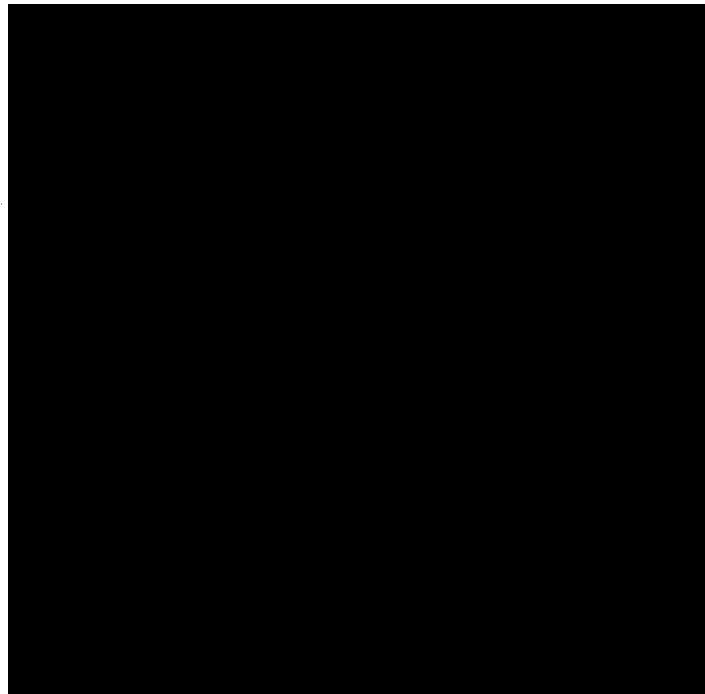
奶頭村小型屋宇申請記錄

姓名:

申請編號:

申請日期:

1. 袁譚健
2. 李庭軒
3. 袁覃穩
4. 李錦添
5. 李國強
6. 袁照榮
7. 李錦洪



25. 4. 2014

25. 4. 2014

25. 4. 2014

28. 4. 2014

28. 4. 2014

28. 4. 2014

28. 4. 2014

附件八

電話 Tel: 2654 1130

圖文傳真 Fax: 2650 9896

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地政總署
大埔地政處
DISTRICT LANDS OFFICE/
TAI PO
LANDS DEPARTMENT

我們矢志努力不懈，提供盡善盡美的土地行政服務。
We strive to achieve excellence in land administration.

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網址 Website: www.landsd.gov.hk

新界
大埔寶鄉街74號
欽發樓2樓B室
新界北約東坪洲事務委員會
奶頭村村代表袁照昌先生，
沙頭村村代表蔡明忠先生，
洲頭村村代表陳滿先生，
大塘村村代表鄒賜富先生，及
洲尾村村代表李雲開先生

普通郵遞

五位東坪洲村代表：

有關申請東坪洲五村鄉公所事
新界 西貢(北約) 東坪洲

本處於2013年12月2日接獲你們2013年11月27日致大埔民政事務處的信函，信中第二段提及有關申請東坪洲五村鄉公所事項。本處現正處理有關事宜，並會盡快給你們回覆。

如有查詢，請致電2654 1309與批約事務組第2組地政督察黃焯璇先生或致電2654 1130與批約事務組第2組地政主任曾春先生聯絡。

大埔地政專員

(曾春

代行)

副本送：大埔民政事務處 (檔號：TP CA/12/15/40/67 Pt.5)(傳真：2652 1187)
(經辦人：曾祖威先生)

2013年12月4日

大埔地政處:
批約事務組地政主任

有關申請東坪洲五條鄉村鄉公所事項
新界 西貢(北約) 東平洲

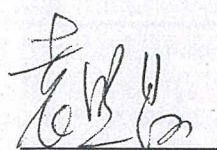
我們東坪洲 奶頭村、沙頭村、洲頭村、大塘村及洲尾村於 2013 年 11 月 27 日去信申請東坪洲五條鄉村鄉公所事項，事隔已經相隔約 30 個月了，至今五條鄉村鄉公所進度零進展。

由於近幾年回東坪洲鄉村居住的村民不斷地增加，未來 10 年外國回留回鄉退休的村民陸續增加，而東坪洲五條鄉村多年來申請復村的民生項目，例如: 水、電..... 等等設施進度零進展，回東坪洲鄉村居住的村民近年來已經不再等候特區政府的民生福利設施；例如: 供水及供電，近年鄉民也自行講買發電機去維持生活。

有見及此，為了東坪洲鄉村的可持續發展，現再提出申請在鄉村村界線內，申請興建東坪洲五條鄉村的鄉公所。

附頁(一)奶頭村、附頁(二)沙頭村、附頁(三)洲頭村及附頁(四)大塘村各鄉村的鄉公所的建議的位置圖，另(五)洲尾村已於年多前申請及提交建議的位置圖。

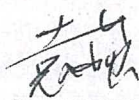
盼望大埔地政處盡快跟進及審批東坪洲五條鄉村鄉公所。



袁照昌先生
奶頭村
村代表



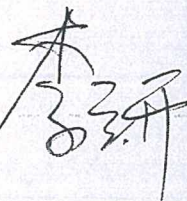
蔡明忠先生
沙頭村
村代表



袁小英女士
洲頭村
村代表



鄧聖洪先生
大塘村
村代表



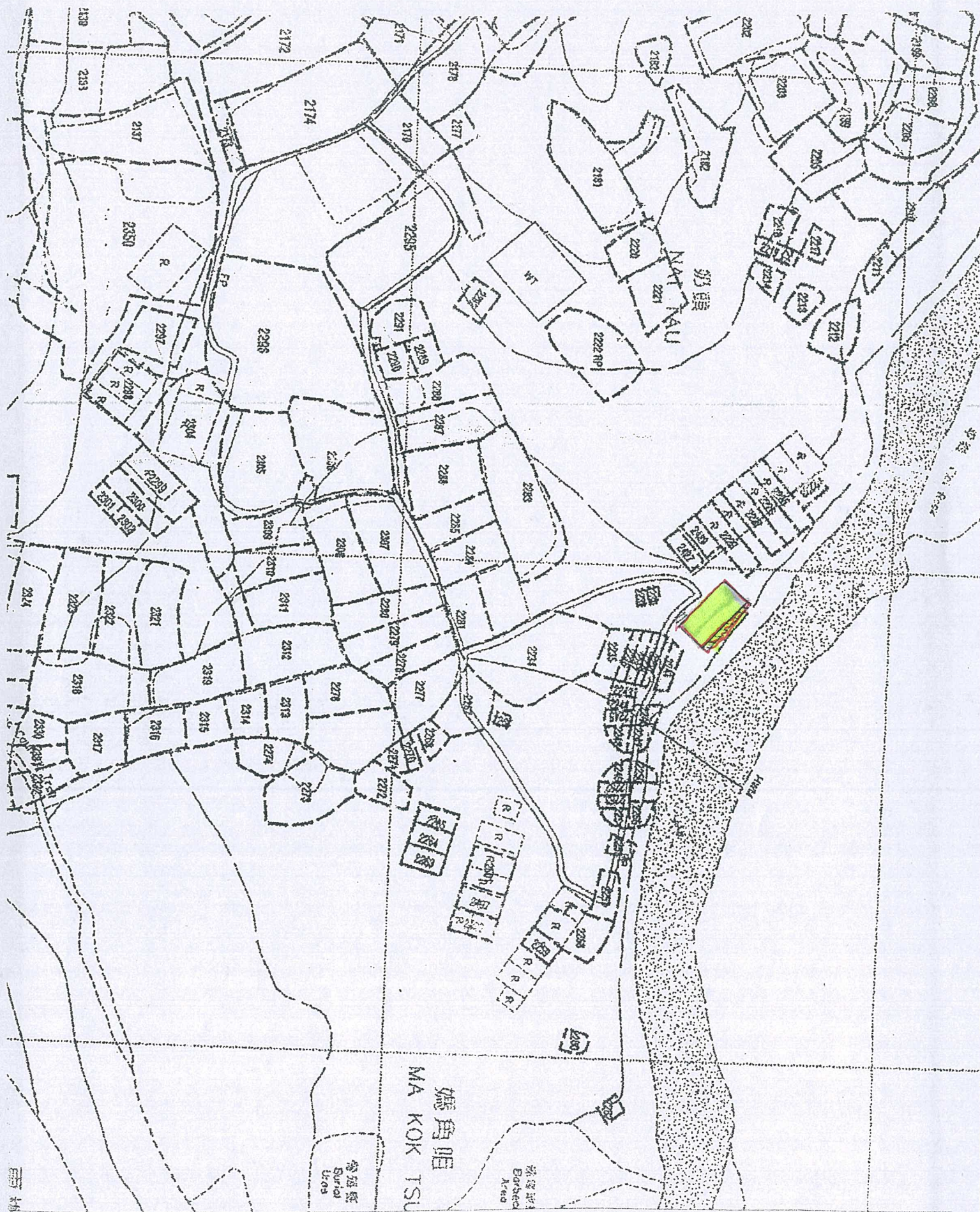
李雲開先生
洲尾村
村代表

副本送:

大埔民政事務處: 曾祖威先生
西貢新界西貢北約鄉事委員會

2016 年 4 月 8 日

附頁(一)奶頭村鄉公所 建議的位置圖



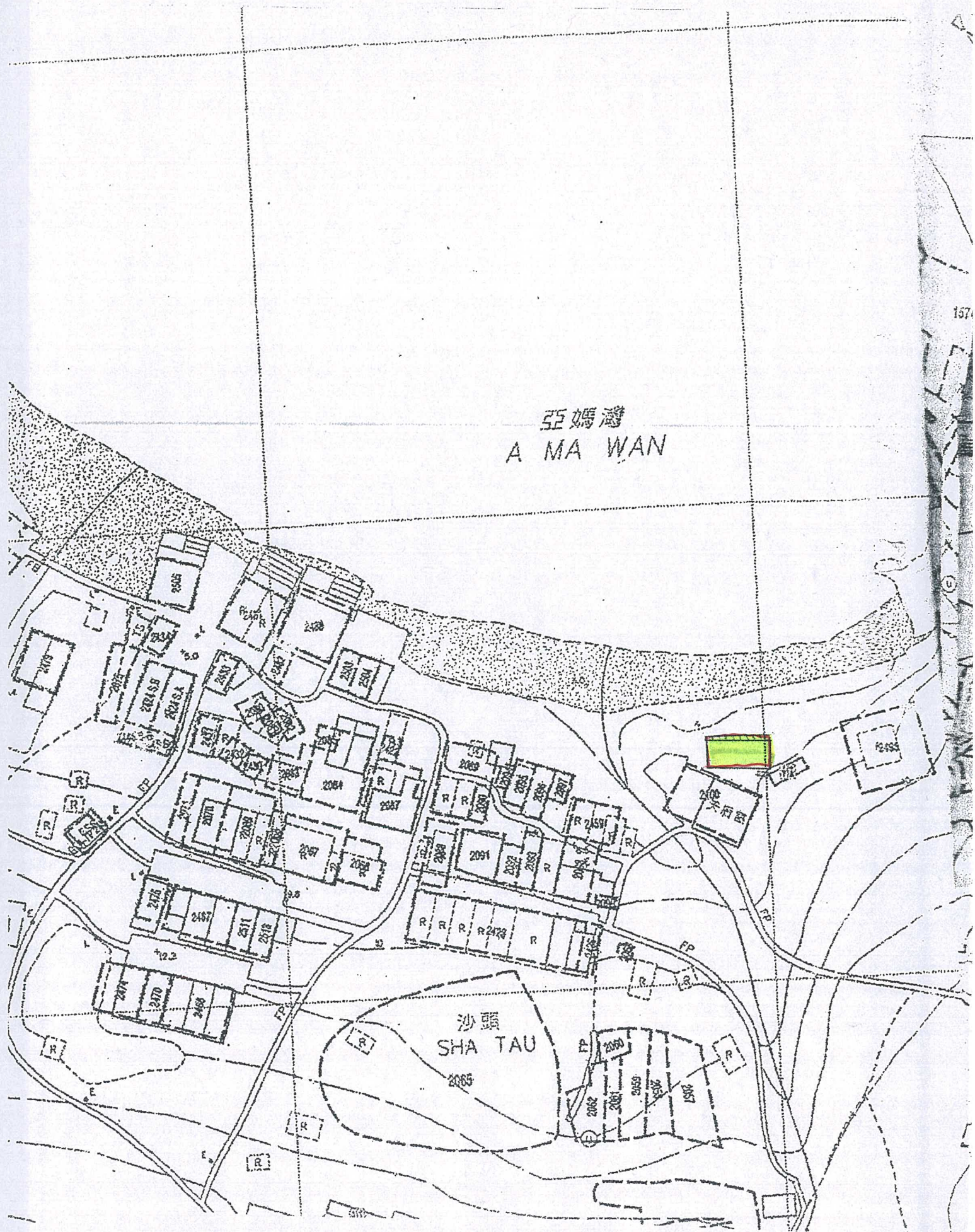
BALCONY

SPETIC TANK

COLOURED PINK AREA 65.03 SQUARE METRES(ABOUT)

SCALE 1 : 1000

附頁(二)沙頭村鄉公所 建議的位置圖



- BALCONY
- SPETIC TANK

COLOURED PINK AREA 65.03 SQUARE METRES(ABOUT)
SCALE 1 : 1000

附頁(三)洲頭村鄉公所 建議的位置圖



BALCONY



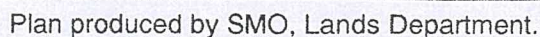
COLOURED PINK AREA 65.03 SQUARE METRES (ABOUT)



SPFTIC TANK

SCALE 1 : 1000

附頁(四)大塘村鄉公所 建議的位置圖



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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。



United Nations
Educational, Scientific and
Cultural Organization



UNESCO
Global
Geoparks

UNESCO Global Geoparks



Celebrating Earth Heritage,
Sustaining local Communities

Published in 2016 by the United Nations Educational, Scientific and Cultural Organization
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UNESCO Global Geoparks

are single, unified geographical areas where sites and landscapes of **international geological significance** are managed with a holistic concept of **protection, education and sustainable development**. A UNESCO Global Geopark uses its geological heritage, in **connection with all other aspects of the area's natural and cultural heritage**, to enhance awareness and understanding of key issues facing society, such as using our Earth's resources sustainably, mitigating the effects of climate change and reducing the impact of natural disasters. By raising awareness of the importance of the area's geological heritage in history and society today, UNESCO Global Geoparks **give local people a sense of pride** in their region and strengthen their identification with the area. The creation of innovative local enterprises, new jobs and high quality training courses is stimulated as **new sources of revenue** are generated through **geotourism**, while the geological resources of the area are protected.





A bottom-up approach

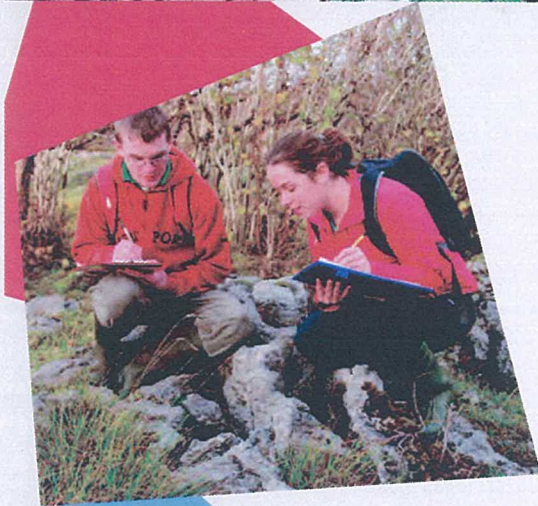
UNESCO Global Geoparks empower local communities and give them the opportunity to develop cohesive partnerships with the common goal of promoting the area's significant geological processes, features, periods of time, historical themes linked to geology, or outstanding geological beauty. UNESCO Global Geoparks are established through a bottom-up process involving all relevant local and regional stakeholders and authorities in the area (e.g. land owners, community groups, tourism providers, indigenous people, and local organizations). This process requires firm commitment by the local communities, a strong local multiple partnership with long-term public and political support, and the development of a comprehensive strategy that will meet all of the communities' goals while showcasing and protecting the area's geological heritage.

Is a UNESCO Global Geopark only about geology?

No! While a UNESCO Global Geopark must demonstrate geological heritage of international significance, the purpose of a UNESCO Global Geopark is to explore, develop and celebrate the links between that geological heritage and all other aspects of the area's natural, cultural and intangible heritages. It is about reconnecting human society at all levels to the planet we all call home and to celebrate how our planet and its 4,600 million year long history has shaped every aspect of our lives and our societies.

Is there any legal status attached to the label UNESCO Global Geopark?

No, "UNESCO Global Geopark" is not a legislative designation – though the defining geological heritage sites within a UNESCO Global Geopark must be protected under indigenous, local, regional or national legislation as appropriate. UNESCO Global Geopark status does not imply restrictions on any economic activity inside a UNESCO Global Geopark where that activity complies with indigenous, local, regional and/or national legislation.

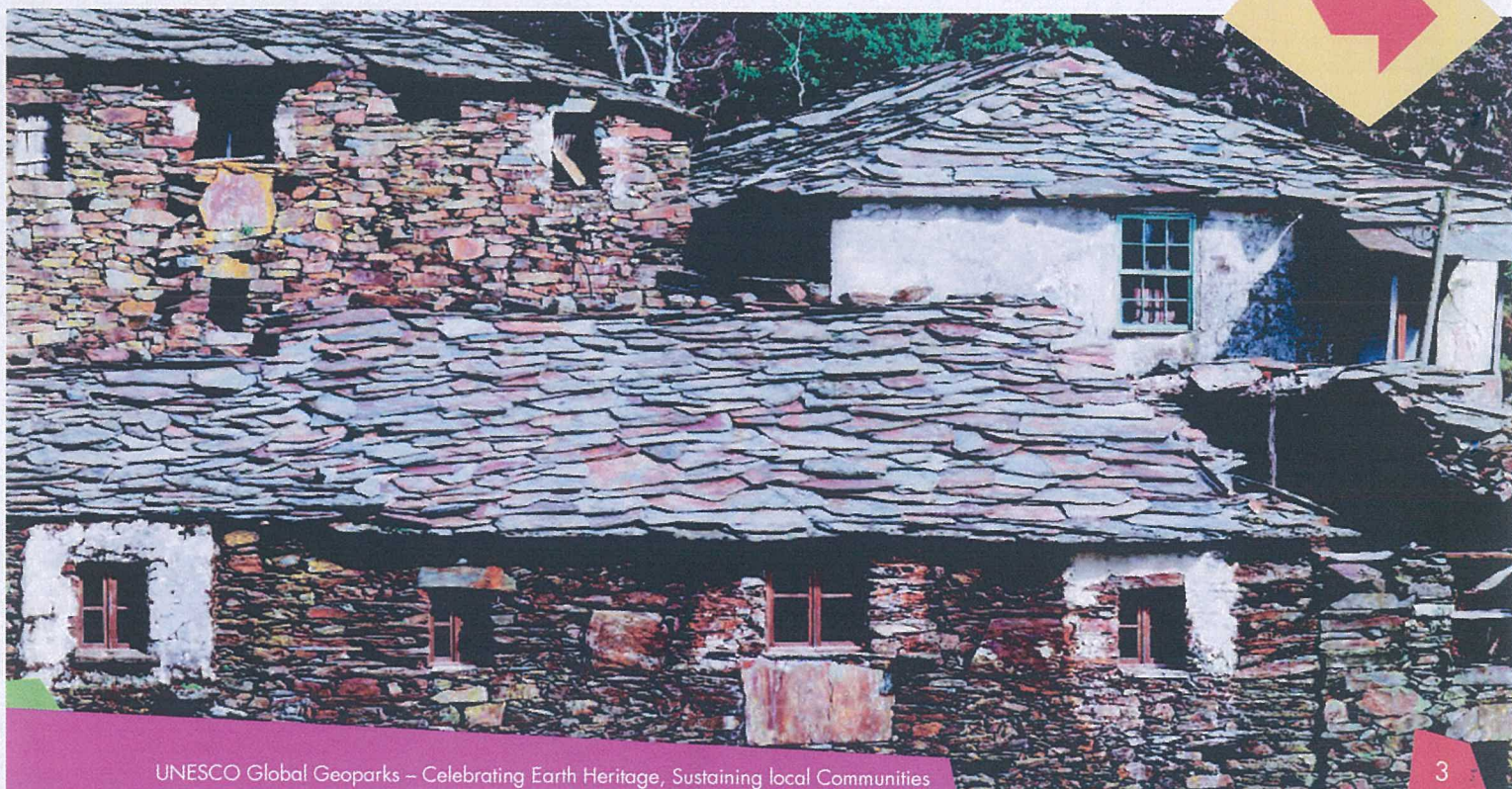


Once a UNESCO Global Geopark, always a UNESCO Global Geopark?

No, a UNESCO Global Geopark is given this designation for a period of four years after which the functioning and quality of each UNESCO Global Geopark is thoroughly re-examined during a revalidation process. As part of the revalidation process, the UNESCO Global Geopark under review has to prepare a progress report and a field mission will be undertaken by two evaluators to revalidate the quality of the UNESCO Global Geopark. If, on the basis of the field evaluation report, the UNESCO Global Geopark continues to fulfil the criteria the area will continue as a UNESCO Global Geopark for a further four-year period (so-called "green card"). If the area no longer fulfils the criteria, the management body will be informed to take appropriate steps within a two-year period (so-called "yellow card"). Should the UNESCO Global Geopark not fulfil the criteria within two years after receiving a "yellow card", the area will lose its status as a UNESCO Global Geopark (so-called "red card").

UNESCO Global Geoparks, Biosphere Reserves and World Heritage Sites: a complete picture

UNESCO Global Geoparks, together with the other two UNESCO site designations Biosphere Reserves and World Heritage Sites, give a complete picture of celebrating our heritage while at the same time conserving the world's cultural, biological and geological diversity, and promoting sustainable economic development. While Biosphere Reserves focus on the harmonised management of biological and cultural diversity and World Heritage Sites promote the conservation of natural and cultural sites of outstanding universal value, UNESCO Global Geoparks give international recognition for sites that promote the importance and significance of protecting the Earth's geodiversity through actively engaging with the local communities. In case an aspiring UNESCO Global Geopark includes a World Heritage Site or Biosphere Reserve, a clear justification and evidence has to be provided on how UNESCO Global Geopark status will add value by being both independently branded and in synergy with the other designations.



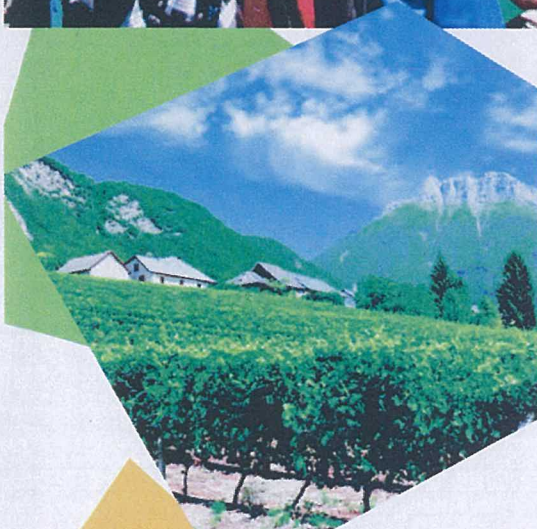
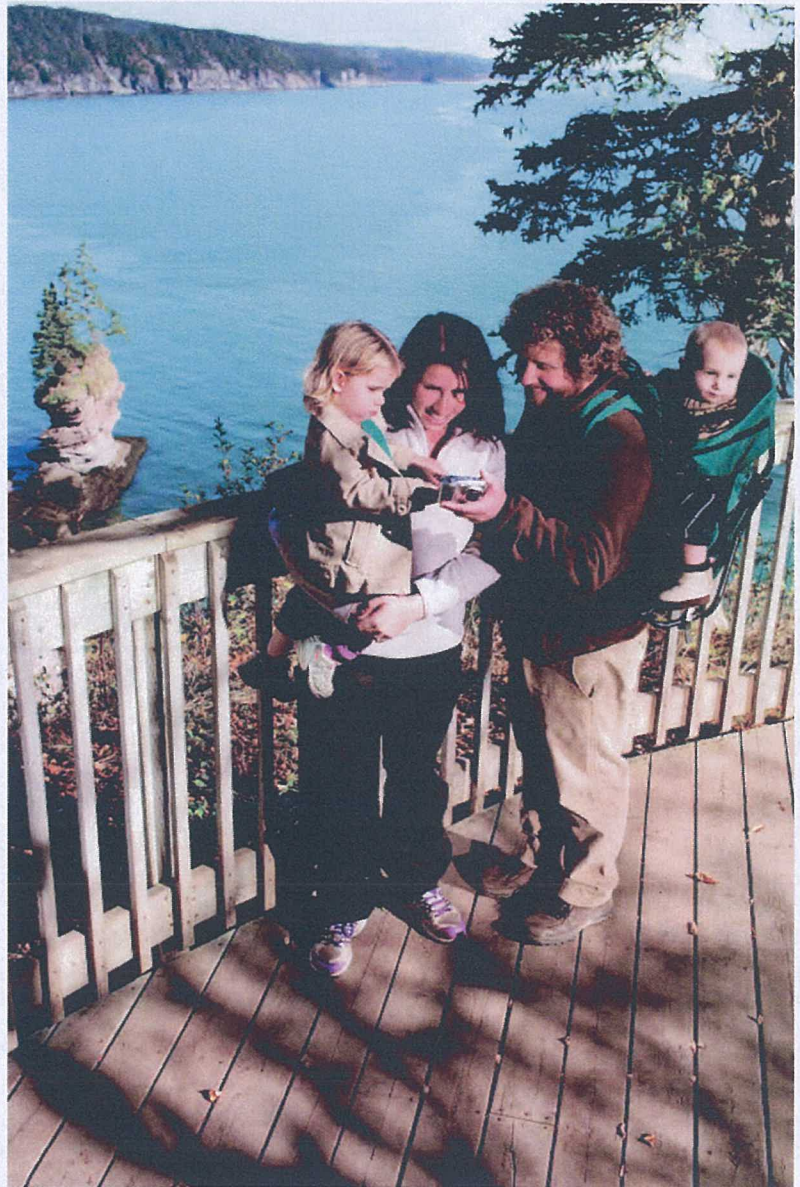
Four essentials

Geological heritage of international value

Management

Visibility

Networking



Geological heritage of international value

In order to become a UNESCO Global Geopark, the area must have geological heritage of international value. This is assessed by scientific professionals, as part of the “UNESCO Global Geopark Evaluation Team”. Based on the international peer-reviewed, published research conducted on the geological sites within the area, the scientific professionals make a globally comparative assessment to determine whether the geological sites constitute international value.

Management

UNESCO Global Geoparks are managed by a body having legal existence recognized under national legislation. This management body should be appropriately equipped to address the entire area and should include all relevant local and regional actors and authorities. UNESCO Global Geoparks require a management plan, agreed upon by all the partners, that provides for the social and economic needs of the local populations, protects the landscape in which they live and conserves their cultural identity. This plan must be comprehensive, incorporating the governance, development, communication, protection, infrastructure, finances, and partnerships of the UNESCO Global Geopark.

Visibility

UNESCO Global Geoparks promote sustainable local economic development mainly through geotourism. In order to stimulate the geotourism in the area, it is crucial that a UNESCO Global Geopark has visibility. Visitors as well as local people need to be able to find relevant information on the UNESCO Global Geopark. As such, UNESCO Global Geoparks need to provide information via a dedicated website, leaflets, and detailed map of the area that connects the area’s geological and other sites. A UNESCO Global Geopark should also have a corporate identity.

Networking

A UNESCO Global Geopark is not only about cooperation with the local people living in the UNESCO Global Geopark area, but also about cooperating with other UNESCO Global Geoparks through the Global Geoparks Network (GGN, see box page 6), and regional networks for UNESCO Global Geoparks, in order to learn from each other and, as a network, improve the quality of the label UNESCO Global Geopark. Working together with international partners is the main reason for UNESCO Global Geoparks to be a member of an international network such as the GGN. Membership of the GGN is obligatory for UNESCO Global Geoparks. By working together across borders, UNESCO Global Geoparks contribute to increasing understanding among different communities and as such help peace-building processes.



Box

The Global Geoparks Network

The Global Geoparks Network (GGN), of which membership is obligatory for UNESCO Global Geoparks, is a legally constituted not-for-profit organisation with an annual membership fee. The GGN was founded in 2004 and is a dynamic network where members are committed to work together, exchange ideas of best practise, and join in common projects to raise the quality standards of all products and practises of a UNESCO Global Geopark. While the GGN as a whole comes together every two years, it functions through the operation of regional networks, such as the European Geoparks Network that meets twice a year to develop and promote joint activities.

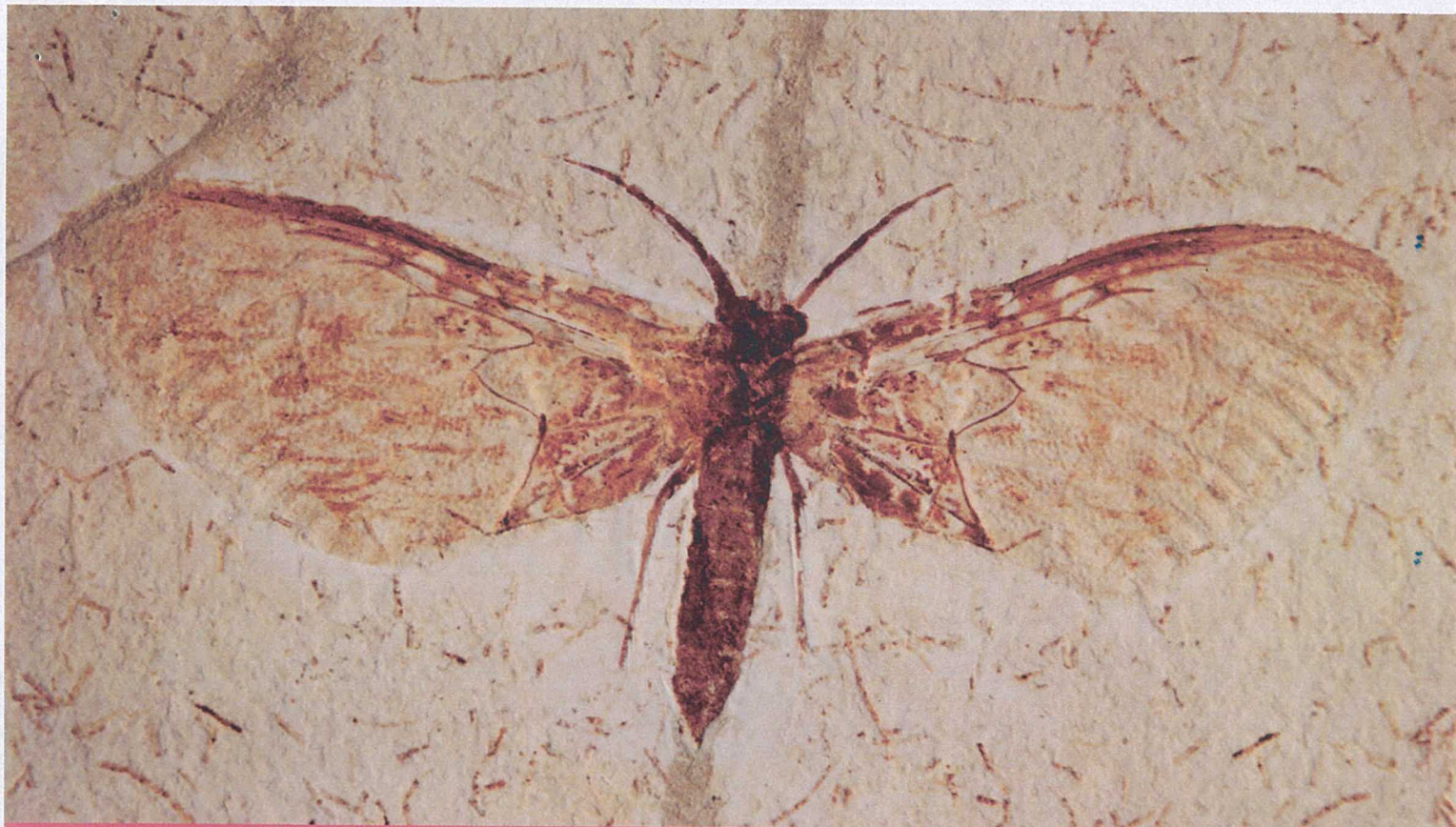


Box

Transnational UNESCO Global Geoparks

In many cases, geological boundaries, shaped by rivers, mountain ranges, oceans and deserts, do not follow the boundaries drawn by people. UNESCO Global Geoparks, too, do not always follow human-made borders. Some UNESCO Global Geoparks therefore naturally cross national borders, connecting the peoples of different countries and encouraging intimate regional, cross-border cooperation. It is through this strong cross-border cooperation that transnational UNESCO Global Geoparks strengthen the relationship between countries and contribute to peacebuilding efforts. In 2008, the Marble Arch Caves UNESCO Global Geopark expanded from Northern Ireland across the border into the Republic of Ireland, becoming the world's first transnational Global Geopark. Situated in a former conflict area, this UNESCO Global Geopark is now seen as a global model for peacebuilding and community cohesion. UNESCO actively supports the creation of transnational UNESCO Global Geoparks – especially in regions of the world where there are none yet.

- Marble Arch Caves UNESCO Global Geopark, Republic of Ireland & the United Kingdom of Great Britain and Northern Ireland
- Novohrad – Nógrád UNESCO Global Geopark, Hungary & Slovakia
- Muskau Arch UNESCO Global Geopark, Germany & Poland
- Karawanken / Karavanke UNESCO Global Geopark, Austria & Slovenia



Top 10 topics

within UNESCO Global Geoparks

Natural Resources

Geological Hazards

Climate Change

Education

Science

Culture

Women

Sustainable Development

Local and indigenous Knowledge

Geoconservation



Natural Resources

Since the dawn of humanity natural resources provided by the Earth's solid crust have been the basis for our social and economic development. These resources include minerals, hydrocarbons, rare earth elements, geothermal energy, air and water, and their sustainable use is vital for the continued future well-being of society. Any element which can be found on Earth has its origin in geology and geological processes, is non-renewable and its exploitation has to be treated wisely. UNESCO Global Geoparks inform people about the sustainable use and need for natural resources, whether they are mined, quarried or harnessed from the surrounding environment, while at the same time promoting respect for the environment and the integrity of the landscape.

Geological Hazards

Many UNESCO Global Geoparks promote awareness of geological hazards, including volcanoes, earthquakes and tsunamis, and many help prepare disaster mitigation strategies among local communities. Through educational activities for the local people and visitors many UNESCO Global Geoparks give information on the source of geological hazards and ways to reduce their impact including disaster response strategies. These efforts build important capacity and contribute to building more resilient communities that have the knowledge and skills to effectively respond to potential geological hazards.

Climate Change

UNESCO Global Geoparks hold records of past climate change and are educators on current climate change as well as adopting a best practise approach to utilising renewable energy and employing the best standards of "green tourism." While some UNESCO Global Geoparks stimulate green growth in the region through innovative projects, others serve as outdoor museums on the effects of current climate change thus giving the opportunity to show visitors how climate change can affect our environment. Such community and educational activities and projects are important in order to raise awareness on the potential impact of climate change on the region, and to provide the local communities with the knowledge to mitigate and adapt to the potential effects of climate change.

Education

It is a pre-requisite that all UNESCO Global Geoparks develop and operate educational activities for all ages to spread awareness of our geological heritage and its links to other aspects of our natural, cultural and intangible heritages. UNESCO Global Geoparks offer educational programmes for schools or offer special activities for children through "Kids Clubs" or special "Fossil Fun Days". UNESCO Global Geoparks also offer education, both formal and informal, for adults and retired people while many provide training for local people who can then, in turn, teach others.

Science

UNESCO Global Geoparks are special areas where the geological heritage, or geodiversity, is of international importance. UNESCO Global Geoparks are thus encouraged to work with academic institutions to engage in active scientific research in the Earth Sciences, and other disciplines as appropriate, to advance our knowledge about the Earth and its processes. A UNESCO Global Geopark is not a museum, it is an active laboratory where people can become engaged in science from the highest academic research level to the level of the curious visitor. A UNESCO Global Geopark must take great care not to alienate the public from science and absolutely must avoid the use of technical scientific language on information boards, signs, leaflets, maps and books which are aimed at the general public.

Culture

The motto of UNESCO Global Geoparks is "Celebrating Earth Heritage, Sustaining Local Communities". UNESCO Global Geoparks are fundamentally about people and about exploring and celebrating the links between our communities and the Earth. The Earth has shaped who we are: it has shaped our farming practises, the building materials and methods we have used for our homes, even our mythology, folklore and folk traditions. UNESCO Global Geoparks therefore engage in a range of activities to celebrate these links. Many UNESCO Global Geoparks have strong links to the arts communities where the synergy released by bringing science and the arts together can yield surprising results.

Women

UNESCO Global Geoparks have a strong emphasis on empowering women whether through focussed education programmes or through the development of women's cooperatives. UNESCO Global Geoparks are a platform for the development, nurturing and promotion of local cottage industry and craft products. In some UNESCO Global Geoparks women's cooperatives also provide an opportunity for women to obtain additional income in their own area and on their own terms. They can, for example, operate accommodation services for visitors.

Sustainable Development

Even if an area has outstanding, world-famous geological heritage of outstanding universal value it cannot be a UNESCO Global Geopark unless the area also has a plan for the sustainable development of the people who live there. This may take the form of sustainable tourism through, for example, the development of walking or cycling trails, training of local people to act as guides, encouraging tourism and accommodation providers to follow international best practise in environmental sustainability. But it can also be about simply engaging with local people and respecting their traditional way of life in a way that empowers them and respects their human rights and dignity. Unless a UNESCO Global Geopark has the support of local people it will not succeed. UNESCO Global Geopark status does not imply restrictions on any economic activity inside a UNESCO Global Geopark where that activity complies with indigenous, local, regional and/or national legislation.



Local and indigenous Knowledge

UNESCO Global Geoparks actively involve local and indigenous peoples, preserving and celebrating their culture. By involving local and indigenous communities, UNESCO Global Geoparks recognize the importance of these communities, their culture and the link between these communities and their land. It is one of the criteria of UNESCO Global Geoparks that local and indigenous knowledge, practice and management systems, alongside science, are included in the planning and management of the area.

Geoconservation

UNESCO Global Geoparks are areas that use the concept of sustainability, value the heritage of Mother Earth and recognize the need to protect it. The defining geological sites in UNESCO Global Geoparks are protected by indigenous, local, regional and/or national law and management authorities, in cooperation with the appropriate agencies, which allow for the necessary monitoring and maintenance of these sites. Appropriate protection measures for each site are set out in individual site management plans. The management body of a UNESCO Global Geopark will also not participate directly in the sale of geological objects such as fossils, minerals, polished rocks and ornamental rocks of the type normally found in so-called "rock-shops" within the area, and many actively discourage unsustainable trade in geological materials as a whole. It does not refer to material for normal industrial and household use which is sourced by quarrying and/or mining and which will be subject to regulation under national and/or international legislation.

Under certain circumstances and where clearly justified as a responsible activity the management body may permit sustainable collecting of geological materials for scientific and educational purposes from naturally renewable sites within the UNESCO Global Geopark. Trade of geological materials (in accordance with national legislation on Earth heritage conservation) based on such a system may be tolerated in exceptional circumstances, provided it is clearly and publicly explained, justified and monitored as the best option for the UNESCO Global Geopark in relation to local circumstances. Such circumstances will be subject to debate and approval on a case by case basis.



Area extensions

It is possible for a UNESCO Global Geopark to extend its area following the procedure below:

- The UNESCO Global Geopark wants to extend its area by <10% and the new proposed area doesn't cross new international boundaries.

The UNESCO Global Geopark needs to submit a letter through the official channel indicating the reasons for the extension and the way the new area still fulfills the criteria for a UNESCO Global Geopark. The UNESCO Global Geoparks Council will decide on whether or not to approve the change.

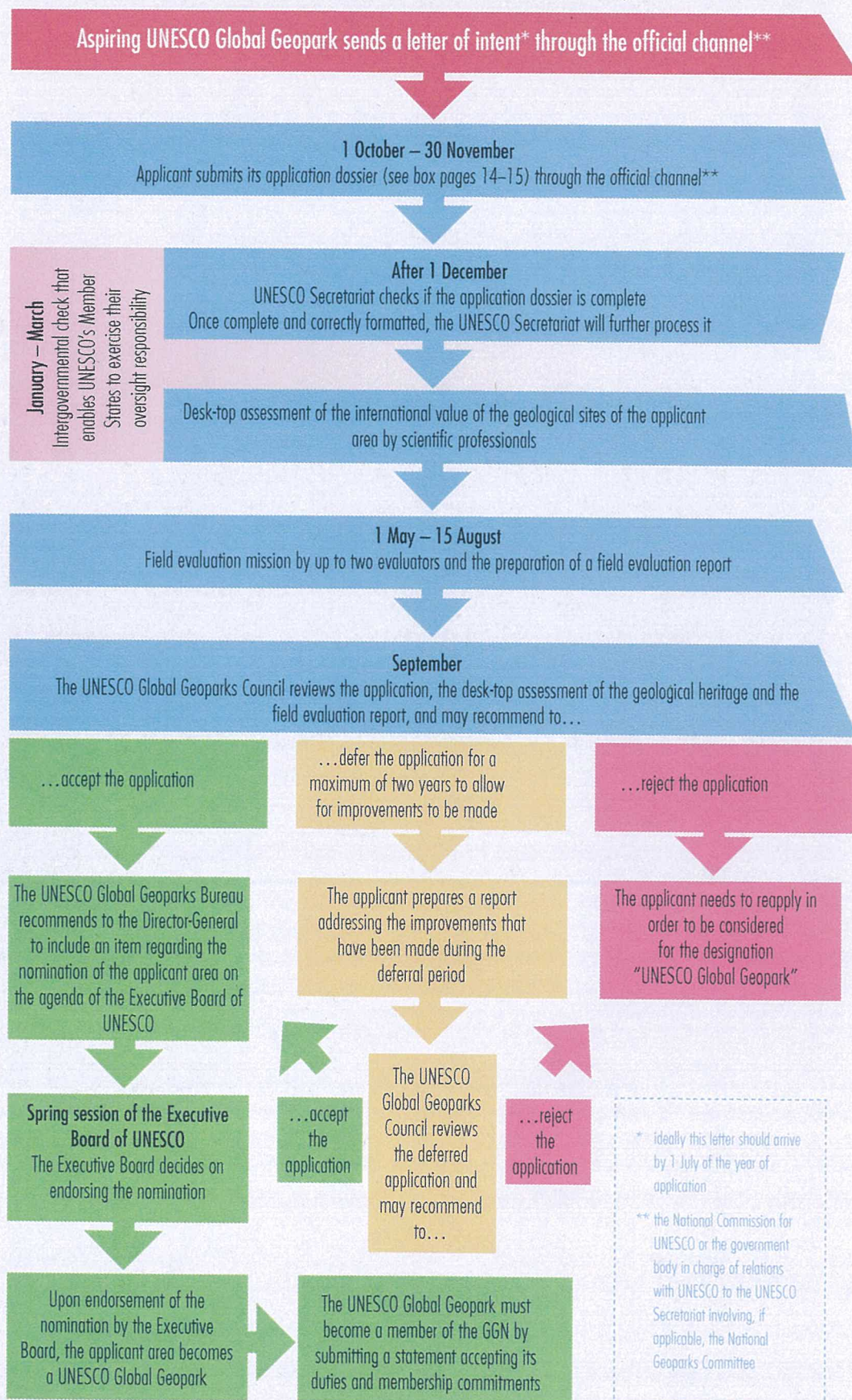
- The UNESCO Global Geopark wants to extend its area by >10% and/or the new proposed area crosses new international boundaries.

The UNESCO Global Geopark needs to submit a new application following the same procedure as for an aspiring UNESCO Global Geopark (see page 13).



Application process

Aspiring UNESCO Global Geoparks are strongly encouraged to contact and learn from established UNESCO Global Geoparks and their National Geoparks Committee (if it exists in their country)



Application dossier

Format of e-file: Max. 5MB by email, 50MB by weblink (e.g. Dropbox, WeTransfer etc.)

Do not send a paper dossier.

Timescale: Applications are only accepted annually between 1 October and 30 November.

Before any formal application, any aspiring UNESCO Global Geopark must submit an expression of interest via the official channel as defined by your National Commission for UNESCO or government body in charge of relations with UNESCO, involving, if applicable, your National Geoparks Committee.

Once ready, your comprehensive and carefully formatted application dossier must be submitted through the same official channel.

The application dossier must precisely follow the format and topics below, highlighting strong and weak points and will be studied by an independent group of experts verifying the UNESCO Global Geopark project through a desktop study. The topics will demonstrate whether the applying area is already a de facto functioning Geopark fulfilling the criteria to become a UNESCO Global Geopark, and whether or not an examination mission should be carried out. If the application dossier is considered to be complete and ready for assessment, the UNESCO Global Geoparks Council will approve an evaluation mission to the applying area. The application dossier must demonstrate that the area has already been functioning as a de facto Global Geopark for at least one year. Do not send entire brochures, publications, leaflets, etc., these should be provided only to field evaluators on site.

A – Identification of the Area

1. Name of the proposed Geopark
2. Location of the proposed Geopark (please include a geographical map and the geographic coordinates longitude and latitude coordinates)
3. Surface area, physical and human geography characteristics of the proposed Geopark
4. Organization in charge and management structure (description, function and organogram) of the proposed Geopark
5. Application contact person (name, position, tel./fax, e-mail)

B – Geological Heritage

1. General geological description of the proposed Geopark
2. Listing and description of geological sites within the proposed Geopark
3. Details on the interest of these sites in terms of their international, national, regional or local value (for example scientific, educational, aesthetic)
4. Listing and description of other sites of natural, cultural and intangible heritage interest and how they are related to the geological sites and how they are integrated into the proposed Geopark

C – Geoconservation

1. Current or potential pressure on the proposed Geopark
2. Current status in terms of protection of geological sites within the proposed Geopark
3. Data on the management and maintenance of all heritage sites (geological and non-geological)

D – Economic Activity & Business Plan (including detailed financial information)

1. Economic activity in the proposed Geopark
2. Existing and planned facilities for the proposed Geopark (e.g. geo-education, geotourism, tourism infrastructure etc.)
3. Analysis of geotourism potential of the proposed Geopark
4. Overview and policies for the sustainable development of:
 - geo-tourism and economy
 - geo-education
 - geo-heritagePlease include examples illustrating activities in these sectors.
5. Policies for, and examples of, community empowerment (involvement and consultation) in the proposed Geopark
6. Policies for, and examples of, public and stakeholder awareness in the proposed Geopark

E – Interest and arguments for becoming a UNESCO Global Geopark

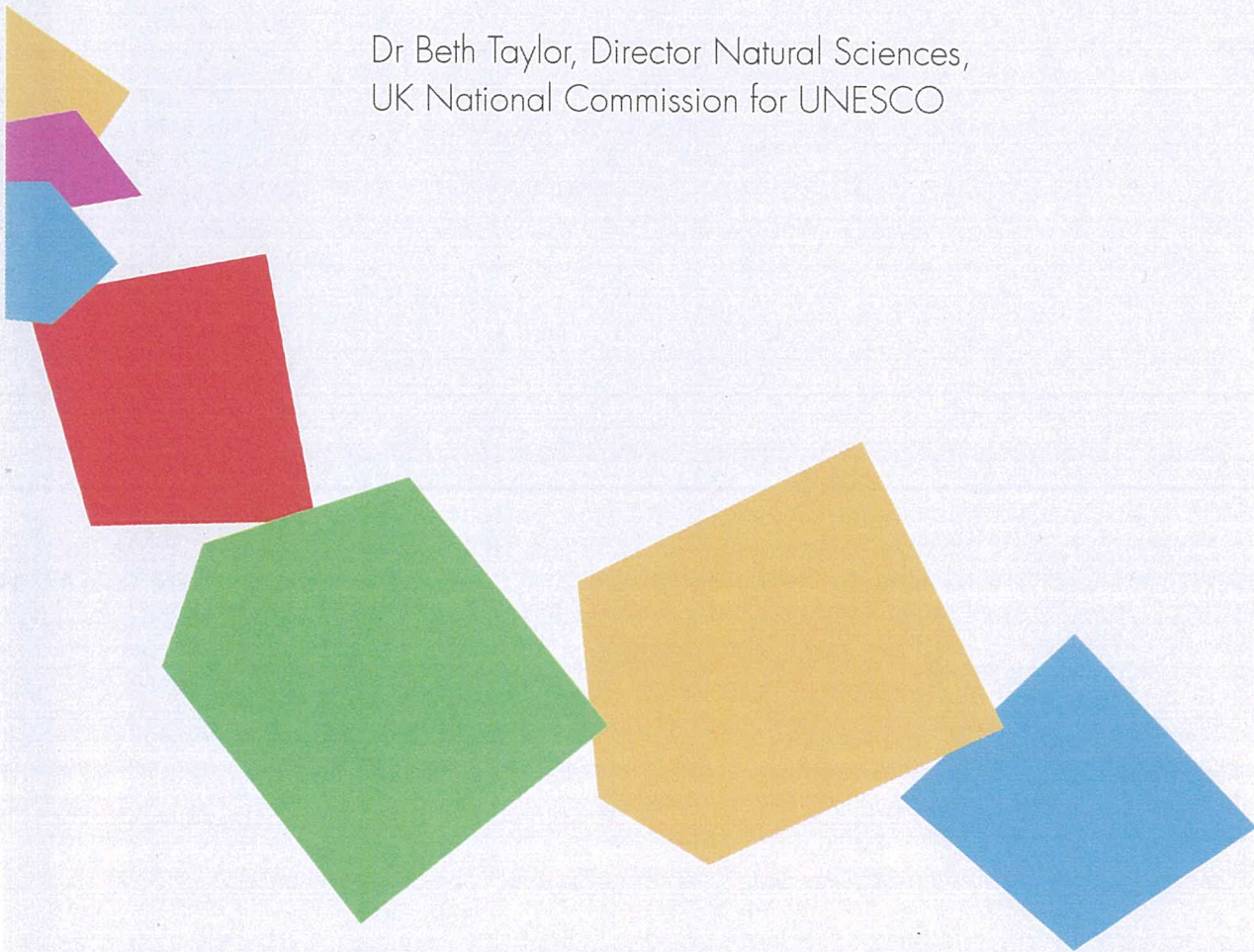
Annexes

- Annex 1: Self-evaluation document (available on the UNESCO website)
- Annex 2: An additional and separate copy of section B “Geological Heritage” of the application, prefaced by a geological summary of a maximum of 150 words (this will be used only for the geological desktop evaluators from IUGS – International Union of Geological Sciences).
- Annex 3: An explicit endorsement of any relevant local and regional authorities and a letter of support from the National Commission for UNESCO or the government body in charge of relations with UNESCO.
- Annex 4: A large scale map of the proposed UNESCO Global Geopark showing the clearly defined boundary of the proposed Geopark and marking all the geosites, museums, towns and villages, other sites of cultural and natural heritage, tourism facilities including visitor and information centres/points, guest accommodation facilities, recreational facilities and public transport facilities. While 1:50,000 is ideal, if your country does not map at that scale then the nearest large scale map will suffice.
- Annex 5: 1-page geological and geographic summary, including a detailed map indicating the location (examples are available on the UNESCO website)



"The UNESCO Global Geoparks are international treasures, not just in terms of their geological interest but the enthusiasm and dedication of their local champions who work so hard to maintain them and to make the most of the educational and economic opportunities they offer. They are a great illustration of local communities working very effectively in some of the most remote and beautiful areas of our planet."

Dr Beth Taylor, Director Natural Sciences,
UK National Commission for UNESCO





For further information, please contact:

UNESCO Global Geoparks
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[unesco.org/new/en/natural-sciences/environment/earth-sciences/
pj.mckeever@unesco.org](http://unesco.org/new/en/natural-sciences/environment/earth-sciences/pj.mckeever@unesco.org)

Cover – From left to right, top to bottom

| Photo | Title | © |
|-------|---|---|
| Front | 1 Fossilized fern-like Spermatophyte, Carnic Alps UNESCO Global Geopark, Austria | Gerlinde Orthner |
| | 2 "Salt from Tethys Sea", Sierras Subbéticas UNESCO Global Geopark, Spain | Consejería de Medio Ambiente de la Junta de Andalucía / Alicia Serna Barquero |
| Back | 3 Three generations, Dong Van Karst Plateau UNESCO Global Geopark, Viet Nam | Patrick McKeever |
| | 1 Hikers in Tumbler Ridge UNESCO Global Geopark, Canada | Kevin Shannon |
| | 2 Mesotopos Women Cooperative, Lesvos Island UNESCO Global Geopark, Greece | Natural History Museum of the Lesvos Petrified Forest |
| | 3 Underground boat trip, Marble Arch Caves UNESCO Global Geopark, Ireland & UK | Patrick McKeever |
| | 4 Geoparks and art, Grutas del Palacio UNESCO Global Geopark, Uruguay | Patrick McKeever |
| | 5 Children performing and telling rock stories, Gea Norvegica UNESCO Global Geopark, Norway | Gea Norvegica UNESCO Global Geopark / Jane Dolven |
| | 6 Viewing a Devonian fossil fish, Shetland UNESCO Global Geopark, UK | Billy Fox Photography |
| | 7 Traditions and symbols, Araripe UNESCO Global Geopark, Brazil | Patrick McKeever |

Inside – From left to right, top to bottom

| Page | Photo | Title | © |
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| 2 | 1 | Vernacular building, Zhangjiajie UNESCO Global Geopark, China | Zhangjiajie UNESCO Global Geopark |
| | 2 | Outdoor studies, Marble Arch Caves UNESCO Global Geopark, Ireland & UK | Marble Arch Caves UNESCO Global Geopark |
| | 3 | Geoparks and art, Zigong UNESCO Global Geopark, China | Patrick McKeever |
| 3 | 1 | Vernacular architecture, Arouca UNESCO Global Geopark, Portugal | Arouca Geopark Association |
| 4 | 1 | Disaster prevention education, Toya Caldera and Usu Volcano UNESCO Global Geopark, Japan | Toya-Uzu Global Geopark Council |
| | 2 | Birth of Atlantic Ocean at Fundy Trail, Stonehammar UNESCO Global Geopark, Canada | Stonehammar UNESCO Global Geopark |
| | 3 | Massif des Bauges UNESCO Global Geopark, France | Patrick McKeever |
| | 4 | GeoCookies from Langkawi UNESCO Global Geopark, Malaysia | Margarete Patzak |
| 6 | 1 | Boat ride, Stonehammar UNESCO Global Geopark, Canada | Patrick McKeever |
| 7 | 1 | Classic limestone pavement by the Atlantic coast, Burren & Cliffs of Moher UNESCO Global Geopark, Ireland | Burren & Cliffs of Moher UNESCO Global Geopark / Ronan Hennessy |
| 8 | 1 | Well-preserved fossil from Lower Cretaceous, Araripe UNESCO Global Geopark, Brazil | Araripe UNESCO Global Geopark |
| | 2 | Valahnjúkur, Reykjanes UNESCO Global Geopark, Iceland | Reykjanes UNESCO Global Geopark / Olgeir Andrésson |
| | 3 | Houses covered by volcanic deposits, Unzen UNESCO Global Geopark, Japan | Patrick McKeever |
| 10+11 | 1 | Katta UNESCO Global Geopark, Iceland (background photo) | Patrick McKeever |
| | 2 | On-site protection of Jurassic ammonites, Haute Provence UNESCO Global Geopark, France | AGRHP |
| | 3 | Geo-education, Azores UNESCO Global Geopark, Portugal | Patrick McKeever |
| | 4 | History and art, Northern Pennines AONB UNESCO Global Geopark, UK | Margarete Patzak |
| | 5 | Members of the In'gmaq First Nation, Canada, opening the Global Geoparks Conference, Stonehammar UNESCO Global Geopark, Canada | Stonehammar UNESCO Global Geopark |
| 6 | 1 | Tools for splitting, shaping and trimming stone, Bohemian Paradise UNESCO Global Geopark, Czech Republic | Patrick McKeever |
| | 2 | Aragonite stalactites in the Carchia Cave, Apuan Alps UNESCO Global Geopark, Italy | Apuan Alps UNESCO Global Geopark / Stefano Pucci |
| 12 | 1 | Workshop, Langkawi UNESCO Global Geopark, Malaysia | Margarete Patzak |
| 15 | 1 | Geopark ambassadors, Jeju Island UNESCO Global Geopark, Republic of Korea | Patrick McKeever |
| | 2 | Golden Monkey of Qingling Mountains, Qingling Zhongnanshan UNESCO Global Geopark, China | Qingling Zhongnanshan UNESCO Global Geopark / Liu, Ligu |
| | 3 | Bent formed basalt columns of Sarmaszkő, Nagrád UNESCO Global Geopark, Hungary & Slovakia | Nagrád – Nagrád Geopark Nonprofit Kft |





新界西貢北約東平洲事務委員會

Sai Kung North Tung Ping Chau Affairs Committee

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14 June, 2015

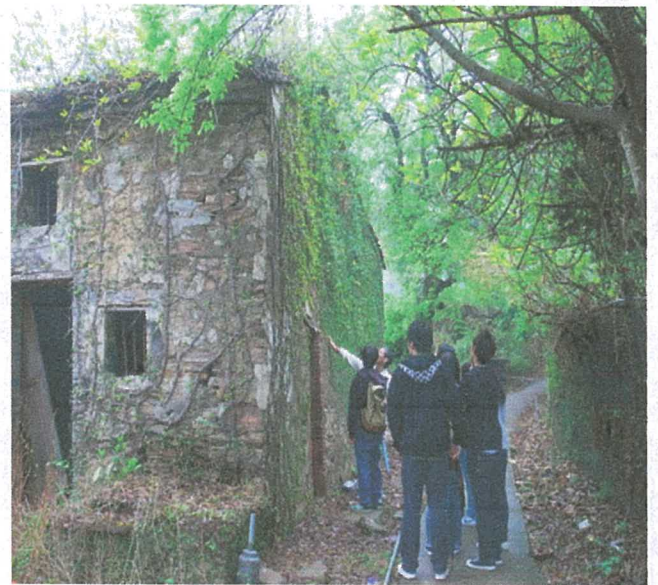
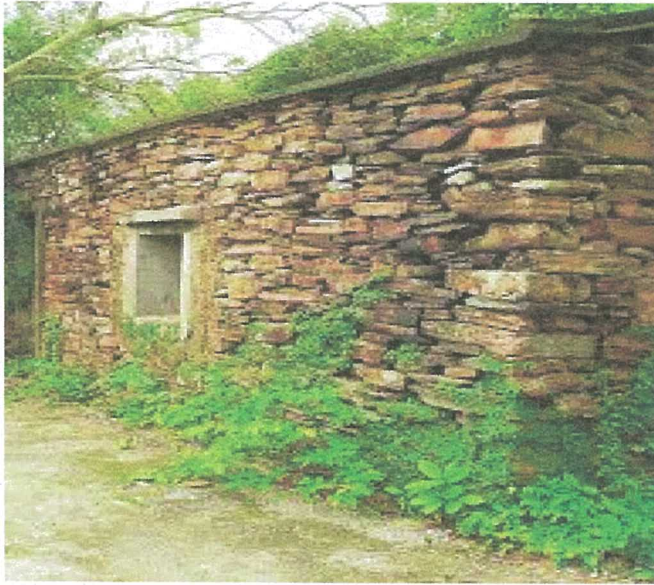
Hong Kong Global Geopark of China -- Tung Ping Chau The Untold Story

Dear Professor Ibrahim Komoo and Dr. Alessandra Casini,

We are Representatives-Elect of the five indigenous villages of the island: Chau Mei, Tai Tong, Sha Tau, Chau Tau, and Nai Tau, possessing around 60% of the land on the island which is our private property. It has always been the goodwill of our villagers to support the establishment of the Global Geopark in our island by actively participating in and promoting this Geopark so that it can develop sustainably. Nonetheless, we are not able to do so as we ourselves are undergoing severe deprivation and discrimination.

1. Since the inclusion of the island to the Global Geopark Network, we local indigenous villagers have not received any official information, let alone education or invitation for involvement from the Agriculture, Fisheries and Conservation Department (AFCD) or the Department of Environment, which are the main departments designated by the Hong Kong Government to look after all the Geoparks in Hong Kong.
2. We are totally excluded from the Geopark project because we have neither been given any hardware or software to assist promotion or at least maintenance of the unique features, nor any training for being local guides.
3. Many oversea and local visitors including students are impressed by the houses manually

built by our ancestors with shale. They are curious about this unique historical heritage and construction methods. However the Hong Kong Global Geopark of China (HKGP) fails to recognize or preserve this tangible heritage, let alone promote them to the public.



Approximately 80% of all the shale houses fell apart because the Government has not done anything to help restore them.

4. This negligence of non-geological yet historical and cultural treasure thus diminishes our opportunity of being involved in the sustainable socio-economic and cultural development. It is disappointing to see that HKGP is unable to realize that “in many societies, natural, cultural and social history are inextricably linked and cannot be separated.”
5. This Geopark is very primitive in terms of the supply of drinkable water, electricity and sanitary system. This not only seriously affects the local populace who were gradually forced to leave the uninhabitable place, but also the visitors who would normally spend at least half a day on the island. This lack of basic provision blatantly disregards UNESCO’s advocacy of fostering sustainable socio-economic activity so as to improve “human living conditions and the rural and urban environment. It strengthens identification of the population with their area, and stimulates ‘pride of place’ and cultural development, which in turn aids direct protection of geological heritage.”



Today’s abandoned Tung Ping Chau Reservoir was constructed by the Government in 1954.



A dried up well



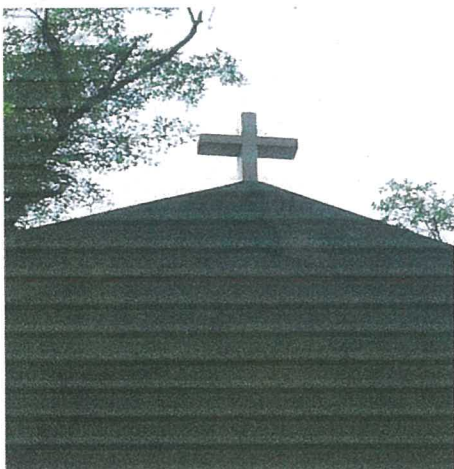
AFCD’s warning is placed on the main well which was once another main source of drinking water but now it becomes undrinkable.



In 1975, lamp poles & electricity cable could be clearly seen and the only church on the island Tai Tong Church was found in the right square box.



Today, electricity cable and lamp poles between Sha Tau Village and Tai Tong Village are broken down and no repair work was done by the Government.



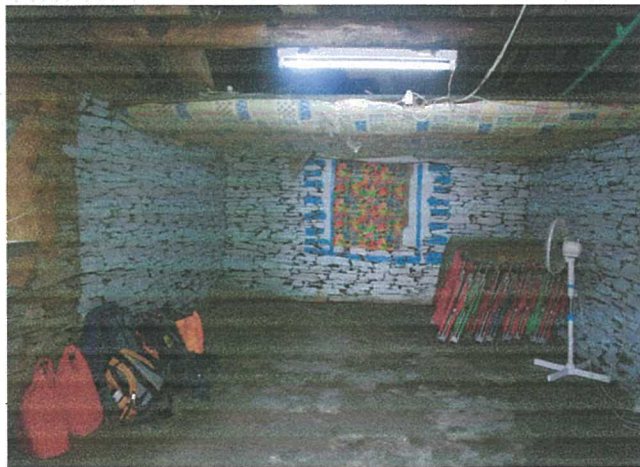


Though requested, the Government refused to assist in reconstructing the church at Tai Tong Village. This shows their disrespect to our religious belief and our cultural activities.

6. Over the decades, the local people have been doing small and humble businesses such as running guesthouse, store, bistro, or selling drinks to the occasional visitors. However, since the establishment of the Global Geopark, the local Government, instead of “stimulating economic activity within the framework of sustainable development” by providing support or training to help the local people to improve services to meet the required standards, simply imposes all kinds of harsh policies to strangle our minimal economic activities. Different departments unanimously refusing to issue permits or renew license is a case in point.”



Private bistros without receiving any support or subsidies from the Government provide minimal services to visitors.



The same to our guesthouses



Warned by the Government, some bistros stopped providing services to the visitors. (Picture reported on a local newspaper Oriental Daily)



The exterior of the dysfunctional water storage house with cracked roof top covered by Asbestos sheets (photos reported on another local newspaper Apple Daily).



The interior of the water storage house with cracked floor



Temporary supply of portable water tanks with water lasting until two weeks before our annual festivals on 24 May 2015.

7. On the one hand, HKGP has been striving to excel in proudly promoting the unique geological wonders to the world and making the visitors' journey memorable. On the other hand, the Government is killing the basic livelihood of the local populace, making our lives miserable.
8. Over the years, we have been promised by a good number of government officials that they would help us fight for more basic amenities such as the supply of drinkable water, electricity, gas, sea and land transport means, sanitary system and emergency aid. Until today, none of these has been materialized

As UNESCO has rightly pointed out, “it is vital to involve the indigenous population in the establishment of a Geopark” and “sustainable tourism and other economic activities within a Geopark can only be successful if carried out in cooperation with local communities” such as the local indigenous people in Tung Ping Chau.

Appreciating the humanistic approach of UNESCO in developing Global Geoparks, we dare to come forward and frankly present our unfavourable living conditions to Professor Ibrahim Komoo and Dr. Alessandra Casini. We hereby sincerely **request your kind attention and help** so that Tung Peng Chau GeoPark can be sustainably maintained and developed without jeopardizing our legitimate rights of living here as local indigenous people.

Yours sincerely,

Mr. Lee Wan Hoi
Representative-Elect
Chau Mei Village

Mr. Tang Shing Hung
Representative-Elect
Tai Tong Village

Mr. Choi Ming Chung
Representative-Elect
Sha Tau Village

Ms. Yuen Siu Ying
Representative-Elect
Chau Tau Village

Mr. Yuen Chiu Chong
Representative-Elect
Nai Tau Village

Mr. Tang Tin Loi
Chairman of Sai Kung North
Tung Ping Chau Affairs Committee

Remarks:

- All quotes are extracted from *Guidelines of Criteria for National Geoparks seeking UNESCO's assistance to join the Global Geoparks Network (January 2014)*
- Major recent publications on Tung Ping Chau villagers suffering from Global Geopark are listed below.
 1. New report of Tung Ping Chau faces drought as wells dry up
http://www.ejinsight.com/20150513-tung-ping-chau-faces-drought-as-wells-dry/?utm_source=rss&utm_medium=rss&utm_campaign=20150513-tung-ping-chau-faces-drought-as-wells-dry
 2. (東網電視)東平洲百無 政府趕客 - 東方日報 -
http://orientaldaily.on.cc/cnt/news/20120422/00176_096.html
 3. 東平洲遊客怨言 - 東方日報 -2012 年 4 月 22, 遊客投訴政府無基本配套設施。
http://orientaldaily.on.cc/cnt/news/20120422/00176_099.html
 4. 政府唔供水 又指冇水拒發食牌, 檢控東平洲村民~ 東方日報 -
http://orientaldaily.on.cc/cnt/news/20120422/00176_098.html
 5. 東平洲村民, 封閉行山徑抗議政府政策, 禍及東平洲遊客 | 影片- 新聞 香港
<https://hk.news.yahoo.com/video/%E5%AE%98%E6%B0%91%E9%AC%A5%E6%B3%95-%E7%A6%8D%E5%8F%8A%E6%9D%B1%E5%B9%B3%E6%B4%B2%E9%81%8A%E5%AE%A2-224900847.html>
 6. 東平洲水源短缺配套差 原居民苦不堪言 | 香港樹仁大學《仁聞報》- 電子版 -
<http://jmc.hksyu.edu/ourvoice/?p=1159>
 7. 無供水系統乾旱半年井瀕枯東平洲水荒村民恐須撤離 - 蘋果日報
<http://hk.apple.nextmedia.com/news/art/20150513/19145705>
 8. 反映東平洲缺水問題, 政府須改善島上設施 - 蘋果日報
<http://hk.apple.nextmedia.com/news/art/20150513/19145710>
 9. 府嫌貴拒修配水庫(水屋), 「東平洲」蓄水池乾涸居民大缺水
<http://hk.apple.nextmedia.com/realtime/breaking/20150512/53730735>
 10. 世界級地質公園東平洲受水荒威脅!
www.youtube.com/watch?v=-CLoKCS6Q2E
 11. 遊客同情村民及小商戶缺食水的困境, 希望政府主動施援
<http://hk.apple.nextmedia.com/realtime/breaking/20150512/53731577>
<http://hk.apple.nextmedia.com/realtime/breaking/20150512/53731495>

一帶一路與香港旅遊業

一帶一路影響著亞洲以至於歐洲的經濟，那樣，對於香港的旅遊業究竟又會有甚麼樣的影響呢？

以下為部分新聞／文章節錄：

標題：港可作一帶一路融資平台

日期：2015 年 7 月 13 日

來源：成報

網址：http://www.singpao.com/xw/gat/201507/t20150713_565115.html

內容（節錄）：特首梁振英指出，香港乃國際商貿中心和航運中心，有龐大商業人脈和有效率物流網絡，可為「一帶一路」國家提供理想平台促進商貿和尋找商機，而不少服務領域有大量豐富經驗人才，如會計、法律、建築、工程、管理等，能成為「一帶一路」高端專業服務平台，為沿線各國在專業顧問、基礎設施營運、調解和仲裁商貿糾紛等，提供國際水平服務。至於旅遊業，他表示隨著「一帶一路」沿線地區交流漸趨頻繁，不少新興市場旅客會到訪香港，旅遊業亦能從中受惠，香港亦可透過關鍵地理位置，並與珠三角地區合作發展「一程多站」旅遊和郵輪旅遊。

談到推動「一帶一路」策略，曾俊華認為必須緊守「三大原則」，一是「遵從市場運作」，以市場規律考慮資源配置、合理回報和風險管理，政府只是促進和保障貿易投資；二是「追求長期合作關係」，確保合作項目可持續；三是「必須一視同仁、平等對待不同地域的資金」，令平台變得公平而高效。

標題：一帶一路如何旅遊先行？

日期：2015 年 6 月 4 日

來源：王文保

網址：<http://finance.sina.com.cn/zt/china/20150604/074222345753.shtml>

內容（節錄）：「一帶一路」是在平等的文化認同框架下談合作。香港經濟學者梁海明曾撰文指出：「一帶一路」需要文化包容。這也是「一帶一路」落地開花的一條必經之路。而如何進行文化包容是我們接下來需要認真的思考的問題。

我們知道，「一帶一路」無論從中亞到歐洲，還是從東南亞到南亞乃至非洲，覆蓋了數十個國家，涉及不同的文明、不同的國家、不同的制度和不同的宗教信仰

等等，旅遊業為其提供了一個互為接受、互相欣賞、相互包容的平臺和形式。我以為，在肯定旅遊業經濟屬性的同時，更應注重旅遊業鮮明的文化特徵，在實現文化包容的選擇中，旅遊還是一種最可接受也最易接受的形式和方法。

在推動「一帶一路」戰略的實施中和推進中，旅遊業具有了得天獨厚的先發優勢，也因其自發性、民間性而使走出去、交流中有了親近感、自然性。通過旅遊，讓絲路沿線國家和民眾獲得認可和接納，獲得信任和尊重，讓「一帶一路」的文化包容落地生根，讓文化引領產業經濟的發展，讓發展促進沿線國家和民眾的共同進步與富裕。

標題：梁振英談應反思旅遊業走下坡

日期：2015 年 7 月 9 日

來源：香港文匯報

網址：<http://news.wenweipo.com/2015/07/09/IN1507090040.htm>

內容(節錄)：梁振英也關注到香港旅遊業走下坡的勢頭。梁振英引用數據稱，今年 1 月至 5 月，訪港遊客(應為訪港過夜遊客)人數較去年同期下跌 3.1%;今年 6 月的初步數字顯示，總體訪港旅客人數較去年同期下跌 2.9%，內地旅客人數下跌 1.8%，其他旅客人數下跌 6.3%。

梁振英表示，旅遊業是香港經濟的重要支柱，為大量基層和低技術市民提供就業機會，「旅遊業響起警號，我們更要反思，並且必須防止香港作為旅遊城市的聲譽進一步受損。」

梁振英同時指，香港經濟也有重大機遇，如香港享有「一國」和「兩制」的雙重優勢，國家的「一帶一路」戰略、亞投行的成立等，都為香港帶來重大機遇。

標題：張炳良：“一帶一路”將為香港航運業帶來更多機遇

日期：2015 年 6 月 30 日

來源：兩岸三地雜誌

網址：<http://www.lasdzz.com/gaxw/1089.html>

內容(節錄)：香港特區政府運輸及房屋局局長張炳良日前表示，國家最近推出“一帶一路”發展策略，再加上亞洲基礎設施投資銀行的成立，相信可為香港未來航運和物流服務發展帶來更多機遇。

他說，作為區域內的物流樞紐，香港也會受惠於各相關國家基礎設施的擴充和改

善，並同時充分利用香港相對完善的海、陸、空物流運輸網絡，積極參與構建“一帶一路”。

張炳良表示，運輸及房屋局將通過三方面推動行業邁向高增值發展。第一方面是進一步完善大型運輸基建——抓緊港珠澳大橋的建造工程，以及香港國際機場發展三跑道系統的落實工作。

反思問題：

1. 香港的旅遊業在中國的一帶一路中有甚麼得益？
2. 香港旅遊業如何運用一帶一路所製造的機會？

行行同行——私人業權與自然保育矛盾

行行同行 2016-02-17

十一年前，政府推出「新自然保育政策」，包括在十二個須優先加強保育的地點推行試驗計劃，以評估與土地擁有人簽訂管理協議，以及公私營界別合作這兩項新保育措施的成效。但十年來政策落實進度緩慢，給人感覺十分被動，任由需保育的土地自生自滅，有關土地的擁有人亦認為其土地權益受損。十二個推行試驗計劃的地點中，只有鳳園、塱原和濕地簽訂「管理協議」，亦成為較為市民熟悉的項目；至於沙羅洞的「公私營界別合作」計劃，由於涉及骨灰龕項目，一直無法上馬，而豐樂園項目雖於城規會闖關成功，但爭議聲音至今仍不絕於耳。

2010年，政府計劃將西貢大浪西灣等三幅涉及私人業權的「不包括土地」納入郊野公園範圍，引發不少爭議，因為無論是「新自然保育政策」選定的優先地點或「不包括土地」，土地一旦被認定具有高生態價值，用途便會遭凍結，土地可發展潛力亦會大受限制，令土地擁有人感到經濟利益受損。然而，政府就賠償問題回應查詢時指，私人土地上具重要生態價值的地點通常屬農地契約，根據這些農地契約的規定，有關用途並沒有被剝奪，故政府毋須向這些土地擁有人作出補償。

然而，筆者認為這樣的做法並不公平。眾所周知，在被劃作保育地點中的私人農地，其耕種活動將較其他農地受到各樣監管或干預，所以在這些地點農業活動都會大幅減少，不少變成荒廢土地，並非有意識和有系統的進行維護，這樣往往只會對生態保育構成負面影響。

相比於私人土地，政府土地在自然保育方面成績卻相對成功。以米埔自然保護區為例，政府從八十年代開始以一個基圍塘80萬元高額回贖金買回原有的土地權，到了1990年米埔保護區土地全數收回，並交由世界野生動物香港基金會管理，現在政府每年還資助超過100萬元來協助保護區運行，雖然一年最多只開放4萬人左右參觀，但保護區成為頗有成效且反對聲音小的成功例子。

有意見認為若政府回購具有保育價值的土地，則較為容易平衡保育與發展，保育成效更高亦可更為全面，然而這對公帑資源卻是相當大的負擔，因此政府多次表明並無意願回購相關土地。而私人土地的保育卻是強調經濟效益，因此往往需要有發展商配合，如是卻往往容易被扣上官商勾結的帽子，另外如經濟效益有限，私人土地擁有人未必有興趣參與，導致與自然保育之間存在死結，因此若政府不積極應對，長此下去，自然保育只會淪為空談。

立法會議員(建築、測量及規劃界)

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2016-06-29
- 行行同行——實用面積與「發水」
2016-06-22

行行同行——公眾利益與私人業權難兩全？（一）

行行同行 2016-04-13

天水圍「泥頭山」事件繼續發酵，引起社會對公眾利益以及私人業權之間的探討。究其根源，是隨着城市不斷發展，政府相關條例卻只是「小修小補」，未能與時並進，導致出現條例與現實之間的「鴻溝」，並且加劇土地業權人與政府之間的矛盾。

對於非法改變土地用途這一情況，在新界地區最為常見，這與新界土地業權複雜以及歷史因素有很大關係。以城市規劃及建築物條例為例，它們早期的出現都是主要針對市區土地使用和發展的管理，而新界早期批出土地都是以集體官契的農地為主，由於當時村民大多從事農業耕種，因此嚴重矛盾並未顯現。隨着香港經濟高速發展，尤其是七十年代運輸貨櫃業蓬勃發展，對貨倉需求大增，再加上農業的衰退，令許多荒廢的新界農地都改為露天儲物場和貨櫃及停車場，其後引發一場關於農地使用管制的訴訟，法院確認有關用途的「合法性」。事緣於1982年，因申請改變農地用途而引發訴訟，法庭判定1905年的新界集體官批農地，除了不容許從事厭惡性行業外，可以不必跟隨集體官契中所列述當年土地實質用作的那種農業用途。露天儲物場及停車場均是容許的。自此新界農地用作露天倉和停車場數量愈來愈多，不但對當區交通帶來壓力，亦為居民帶來滋擾。

為解決這一問題，政府修訂條例並引入發展審批地區圖（Development Permission Area Plan, DPA Plan），用以規管農地作儲物倉和其他與規劃相關的土地使用。早一批發展審批地區圖主要涵蓋新界土地使用與規劃意願不符問題較嚴重的地區，為有關地區制定中期規劃管制與發展指引，但對於發展審批地區圖則刊登時存在並符合地契限制條款的用途，則會繼續容許存在。

然而，針對泥頭山事件，筆者感到目前很難找到一條法例，可以有效制止及要求有關土地還原至符合規劃的用途。隨着香港城市化及交通

網絡改善，新界與市區的發展差距愈來愈小，如果仍沿用以往模式和法規，估計難以達到理想的規管效果。與規劃不符的土地用途，往往為附近居民帶來滋擾，另外亦可能造成環境的破壞甚至安全問題。面對這樣的問題，政府有必要從新檢視城市規劃條例及環保條例，增加阻嚇力度，從而減少類似天水圍泥頭山事件重演。

是次事件不少市民均普遍認為業權人的行為不當，不應擅自改變土地用途，影響環境以及對附近居民帶來隱憂，但站在業權人角度來看，他們都期望土地能為自己帶來最大回報，但因為政府將其土地規劃成康樂或綠化用地，土地發展潛力大大受限制，卻沒有得到任何賠償，是完全不公道的。《基本法》附有保障香港市民私人財產的條文，我們是必須予以尊重，何況，有效及備受尊重的法治系統亦是我們核心價值，必須加以維護。政府理應及早作出適當處理，避免造成私人權益和公眾利益之間的對立。就相關議題，筆者在下期專欄再分析。

立法會議員(建築、測量及規劃界)

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行行同行——公眾利益與私人業權難兩全？（二）

行行同行 2016-04-20

上期專欄提到違例改變土地用途這一情況，在新界地區最為常見，這與新界土地業權複雜以及歷史因素有很大關係。以往城市規劃及建築物條例都以管理市區土地發展為主，而早期新界土地發展相對沒有市區多，因此規劃上有不少土地均被訂定作為農業、康樂或綠化用途，因這些規劃往往從社會整體出發，其中有不少規劃作為公眾休憩空間，亦包括大量私人土地。然而，對私人土地業權持有人而言，他們的土地用途卻是受限，發展潛力亦大受影響，政府卻沒有提供絲毫賠償，對業權人而言是完全不公平。

隨着農業逐漸式微，規劃作農業用途的私人土地變得回報極低，發展潛力欠奉，若希望申請更改土地用途，則需要得到多個部門批准，可行性大大受限；對於那些土地被規劃為康樂或綠化用途的，除了發展受限，用作農業用途亦增加限制，令土地價值大受影響。再者，又有多少業權人心甘情願將土地用作有關規劃用途呢？所以，如此的規劃制度、做法、意願雖好，但卻沒有全面考慮要實施可能碰到的各種問題。

再者，若土地是「新自然保育政策」選定的優先地點或「不包括土地」，一旦被認定具有高生態價值，用途便會遭凍結，土地可發展潛力亦會大受限制，令土地業權人感到經濟利益受損。然而，政府就賠償問題回應查詢時指，私人土地上具重要生態價值的地點通常屬農地契約，根據這些農地契約規定，作為農業用途的權利並沒有被剝奪，故不認為需要向這些土地擁有人作出賠償。

筆者認為這樣的做法並不公平。眾所周知，在被劃作保育地點中的私人農地，其耕種活動將較其他地點受到嚴厲的監管或干預，農業活動的可行性因而會大幅減少，不少往往變成荒廢土地，並非有意識和有系統的進行維護，這樣每每只會對生態保育構成負面影響。另一方面，對於非法佔用政府土地或違規僭建的現象，例如寮屋，政府卻不但容忍，

甚至還承擔拆遷賠償的費用，但對於土地合法擁有人因土地規劃作公眾用途，發展受限而權益受損卻沒有絲毫賠償，又如何令人覺得業權受到尊重呢？

政府日後在發展新區時，應提前考慮如何平衡發展與當區居民的權益。筆者認為，首先應從公眾利益評估何種用途對整體社會的得益較大，同時亦須尊重私人業權。當土地業權人因政府的規劃導致土地利益受損時，政府應給予合理賠償，否則相關業權持有人只會感到他們只有付出沒有回報，類似「泥頭山」的事件將會層出不窮。因此，政府為何不考慮租用或購買有關土地，這樣不但可減少衝突，亦可令良好的規劃在實施上更為順暢，令土地得到善用，希望政府能夠認真考慮。

立法會議員(建築、測量及規劃界)

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2016-07-06

- (v) 除了大嶼山的大型基建項目，政府正籌劃在東平洲和吐露港一帶開展綠色旅遊先導項目，盡量利用該區的天然資源、文化及文物古蹟，推動香港東北水域一帶島嶼的旅遊。我們已成立跨部門委員會，就先導項目擬訂工作綱領，並會因應發展計劃，考慮改善有關的基建設施，如碼頭、排污系統及水電供應。
- (vi) 除開展新的旅遊項目外，政府亦會不斷加強和改善離島的設施以方便旅客，例如設立指示標誌和資料系統等，這項計劃將於今年年底完成。政府有關部門亦會加強綠化及改善離島的康樂設施，例如設郊遊徑、單車徑、營地等。同時並會舉辦活動、印發宣傳資料，以及透過網頁和地區辦事處宣傳和推廣離島的景點和特色。
- (vii) 在海外宣傳方面，香港旅遊發展局會繼續透過不同渠道，包括網站、書刊及其海外辦事處，推廣離島的旅遊景點和特色，例如傳統活動和節慶。該局並向旅客提供 3 條自由探索離島文化特色的漫步路線，推介優質離島導覽團，以及有關離島的旅遊服務，如渡輪套票等。

譚耀宗議員：主席，我想多謝局長的詳細答覆。局長在主體答覆的第(一)部分中提到銀礦灣，銀礦灣的左邊（即其斜對面）有一個小海灘，那個海灘與渡輪碼頭之間其實有一段距離，可以用作水上活動中心。當然，水上活動中心不必限制於風帆活動，還可以有其他項目。政府可否再認真研究該地點的發展？

此外，關於清除石塊方面，政府是否只是進行一般性的、象徵式的行動，並曾於何時進行清理石塊的工作？

主席：譚耀宗議員，你似乎提出了兩項補充質詢。你究竟想局長回答哪一項補充質詢呢？

譚耀宗議員：主席，我的確是有點“打茅波”。（眾笑）

新界北部綠色旅遊發展計劃

諮詢文件

目的

本文件介紹由旅遊事務署在新界北部發展綠色旅遊的計劃，並就以下事項諮詢各界人士意見：

- (a) 在船灣及赤門海峽一帶發展綠色旅遊的建議工作綱領；及
- (b) 在東平洲發展綠色旅遊的可行方案。

背景

2. 發展和推廣綠色旅遊除了令香港的旅遊特色更多元化之外，還有助提高公眾人士對環境保育的意識，以及帶來本土經濟效益。政府善用現有資源加以推廣，並根據可持續發展和生態保育的原則，積極尋求新的發展機會。

3. 新界北部擁有豐富的天然和古蹟文物資源，極具潛質發展綠色旅遊。有見及此，旅遊事務署在 2002 年 8 月至 12 月期間，委託顧問進行了一項“新界北部旅遊業發展”顧問研究，目的是評估新界北部在發展綠色旅遊的潛力，並尋求可持續發展的機會。顧問報告以可持續善用新界北部的天然資源為基礎，就發展綠色和文化古蹟旅遊，提出了一系列短期性及長期性的建議。

4. 2003 年 5 月，旅遊事務署舉辦了諮詢會，收集各方主要相關人士對顧問報告內建議的初步意見，並將報告上載該署的互聯網站，一般的反應大致正面。有部分人士關注到旅遊活動可能會對新界北部的環境有所影響；其他人士尤其是當地居民則大力支持發展旅遊，認為會為本土經濟帶來收益。

5. 2003 年 6 月，旅遊事務署成立了跨部門委員會推行有關計劃。委員會經考慮顧問報告的建議和所收集的意見後，確定了兩個先導發展地區：

第一階段：船灣及赤門海峽一帶

第二階段：東平洲

上述兩區的範圍見於**附件 A**所載的地圖。

6. 委員會其後就兩個先導地區的特定範疇進行了詳細研究，並根據研究結果為船灣及赤門海峽一帶地區，擬定了工作綱領，目前正研究在東平洲發展綠色旅遊的可行方案。

第一階段：船灣及赤門海峽一帶

範圍

7. 該區範圍主要覆蓋船灣及八仙嶺郊野公園、吐露港、赤門海峽及大鵬灣的海域；當中包括海下灣、印洲塘海岸公園，及東北海域內的島嶼。

現況

8. 該區尤其是大尾篤一帶的郊野公園是很受歡迎的消閒及康樂活動地點，有水上活動中心、單車徑、遠足徑、燒烤場、自然生態區、原居民鄉村、古舊建築物等。海域部分則有豐富的海洋資源、受歡迎的潛水地點、優美的沿岸風景、及東北水域內的島嶼。以吐露港作為主線，該區甚具發展水上旅遊的潛力。

建議的工作綱領

9. 建議的工作綱領包括提升船灣及赤門海峽一帶的旅遊吸引力，並開拓水上旅遊。

10. 建議的工作綱領包括三大環節：

- (a) 提供及改善基本設施，以發展綠色旅遊；
- (b) 設計環遊外島觀光路線；及
- (c) 以自然保育和教育配合發展。

—— 整體計劃由旅遊事務署統籌，土木工程拓展署負責改善工程，環遊外島觀光路線則由香港旅遊發展局建議。有關詳情分別載於**附件 B 及 C**。

11. 為確保可持續發展，漁農自然護理署（漁護署）會繼續在區內進行全面的保育計劃，包括推行自然保育工作、提升遊人設施、宣傳愛護大自然和使用郊野的行為守則，以及推廣生態旅遊。旅遊事務署和香港旅遊發展局亦會繼續在宣傳方面加以配合。在教育方面，漁護署轄下的郊野公園和海岸公園已裝置一系列推廣自然教育的設施，包括用來說明具有生態、地理及文化特色的旅遊景點和自然景觀的標示牌，以及遊客中心(例如大尾篤的遊客中心)等。該署亦透過刊物和網頁提供資料，包括有關新界北部的資料。漁護署亦參與發展世界自然基金會在海下灣海岸公園海洋生物中心進行的教育計劃。該署會繼續配合海洋生物中心的活

動，推廣有關海洋保育的教育。

12. 為確保導遊的專業水準符合旅遊業發展的需要，旅遊事務署自 2002 年 7 月開始與旅遊業界合作，透過“技能提升計劃”為導遊提供培訓，內容涵蓋如綠色旅遊等專門範疇。

第二階段：東平洲

現況

13. 位於香港最東北邊的東平洲，擁有獨特的自然景觀及文化遺蹟，但生態環境易受影響。委員會所作的調查發現，東平洲的發展受到多項因素制肘，主要包括：

- (a) 缺乏基本設施，包括供水、排水及排污設施；
- (b) 該島被認定為生態保育地區，其生態易受影響，這基本上令所有發展項目均受嚴格的環境評估和法定程序所限制；及
- (c) 缺乏適合發展的土地，該島大部分的面積均為郊野公園或私人土地，後者的業主很多都不能查證確定。

發展方案

14. 委員會曾研究在東平洲開拓優閒度假式旅遊業的潛力。此外，旅遊事務署在 2004 年 7 月進行的水療及消閒度假設施的顧問研究，亦把東平洲列為發展潛力評估地點之一。上述兩項研究均認為東平洲較適宜發展類似生態旅遊的遊客住宿設施，例如旅舍或外展式營舍。上述兩項研究的結果，撮錄於**附件 D**。

15. 另一方面，旅遊事務署曾收到一項私人建議，在東平洲發展一個有機農場，性質亦以生態旅遊為本。上述建議包括建設一個面積廣闊的有機農場、食肆、商店、教育中心、遊客資訊中心等。這個方案亦納入今次諮詢範圍內。

諮詢

16. 我們誠邀各位出席於 2005 年 2 月 18 日舉行的諮詢會，就船灣及赤門海峽一帶的建議工作綱領，以及在東平洲發展綠色旅遊的方案提供意見。我們會因應諮詢的結果，將第一階段的工作綱領妥為修訂，以便落實執行，並會擬定東平洲的發展計劃。

經濟發展及勞工局
旅遊事務署
2005 年 2 月

Assessment of Tung Ping Chau for spa and resort development

Interdepartmental Committee on Development of Tourism in the Northern New Territories ("the Committee")

Background

The Committee has studied Tung Ping Chau in areas of :

- (a) resort development;
- (b) development of hostel accommodation and food and retail sales;
and
- (c) conservation of history, heritage and setting up of house
museums. (c) is still on-going.

Key comments

- The island is remote and lacks transportation connections.
- The lack of water supply, sewerage treatment and electricity supply is a key constraint impeding developments on Tung Ping Chau. The island's status as a protected area greatly limits the infrastructural options available. Substantial resources will also be required to provide the infrastructure necessary for development.
- There is a lack of suitable sites for development, with the island being mostly country park and private land. An unused ex-military camp site on Government land and outside country park area is considered the only possible site for developing new projects. The site, however, is considered rather small thus limiting its potential.

Recommendations

- In terms of the island's potential for resort development, it is recommended that simple, low-density accommodation such as a hostel complemented by nature-based recreational facilities is more suitable, using the unused ex-military camp site. The necessary infrastructure will be required. A non-profit organization will be a suitable operator..
- The timing for the proposed development of local-operated hostel accommodation using village houses is considered not right at this stage. There is a general lack of interest among the locals to take part due to the substantial investment required for rebuilding their

houses to meet licensing conditions. The locals' interest, however, is expected to increase with visitation growth. The development of food and retail services hinges on the availability of basic infrastructural facilities.

- As regards the conservation of history, heritage and setting up of house museums, the Leisure and Cultural Services Department (LCSD) has commissioned a consultancy study to explore suitable development options. The consultants' initial recommendation is to focus more detailed investigation into the establishment of (a) a heritage resort using the ex-military camp site together with an adjacent site currently occupied by Hong Kong Police; and (b) a house museum which would be a new purpose-built structure replicating the design and style of a typical heritage house on Tung Ping Chau. (b) has been recommended after assessment of it alongside other options using existing or historical buildings against a set of criteria including cost, environmental implications, statutory requirements etc. The LCSD's consultancy study is expected to be completed in end April 2005.

Consultancy Study on the Development of New Tourism Infrastructure – Spa & Resort Facilities

Key comments

- High infrastructure costs will be required for resort development.
- Tung Ping Chau is located within the hazard zone of the Daya Bay Nuclear Power Plant which may impart the impression of it being unsafe.
- There may be public concern about developing spa and resort on Tung Ping Chau.

Recommendation

- It is more suitable for Tung Ping Chau to provide the "outward bound" type of simple accommodation targeted mainly at the local market.



節錄自香港申訴專員公署發表的《對郊野公園「不包括的土地」的保護措施》主動調查報告(2011年9月)。完整報告可見 <http://ofomb.ombudsman.gov.hk/doc/DI227.pdf>

「不包括的土地」定義

「不包括的土地」是指毗鄰郊野公園或被郊野公園包圍的鄉村和農地。漁農自然護理署(「漁護署」)認為，鄉村和農地亦可以與郊野公園的自然環境融合，而在指定某地區為郊野公園時，當局不應為村民及土地業權人的合法權益(包括興建小型屋宇)帶來負面影響，以免招致他們提出反對及向政府索償。因此，該署在指定任何地區為郊野公園時，都會將鄉村和農地，連同其周邊作緩衝之用的政府土地，剔出郊野公園範圍。那些被剔出的土地，被稱為「不包括的土地」，全港共有77幅。

大埔區議會
環境、房屋及工程委員會
2017 年第一次會議記錄

日期：2017 年 1 月 11 日(星期三)

時間：下午 3 時至下午 7 時 17 分

地點：大埔區議會會議室

III. 《平洲分區計劃大綱草圖編號 S/NE-PC/C》

(大埔區議會文件 EHW 3/2017 號)

11. 主席歡迎規劃署高級城市規劃師楊倩女士及城市規劃師江詩雅女士就是項議程出席會議。

12. 楊倩女士介紹上述文件。

13. 李耀斌議員指政府於 1979 年以行政手段將整個平洲指定為「具特殊科學價值地點」，但根據《平洲分區計劃大綱草圖編號 S/NE-PC/C》，規劃署只將平洲的西岸劃為「具特殊科學價值地點」。他請署方加以說明。

14. 楊倩女士回應，平洲在 1979 年被指定為「具特殊科學價值地點」，規劃署在制定這份大綱草圖時，須徵詢漁農自然護理署(“漁護署”)的意見。經漁護署重新檢視大綱草圖範圍的地質價值後，認為將該區的西岸劃為「具特殊科學價值地點」地帶，及將主要包括沙灘、海岸植物及沉積岩層的東岸劃為「海岸保護區」地帶可以恰當地保護該區的地質地貌。

15. 李耀斌議員詢問是否除了平洲東岸的「海岸保護區」及西岸的「具特殊科學價值地點」之外，島上的其他地方不再屬於「具特殊科學價值地點」。

16. 楊倩女士澄清，1979 年平洲島被指定為「具特殊科學價值地點」並已納入了相關的記錄冊，至今仍然生效。在行政安排上，如政府部門在該處或其鄰近地方進行規劃或發展時，須先諮詢漁護署的意見。規劃署在制定分區計劃大綱圖時亦遵照上述安排，在諮詢漁護署的意見後，將西岸及東岸分別劃為「具特殊科學價值地點」地帶及「海岸保護區」地帶。

17. 李耀斌議員詢問以行政指令或分區計劃大綱圖所劃設的「具特殊科學價值地點」在土地用途的限制上有何不同。

18. 楊倩女士回應，當年將平洲島指定為「具特殊科學價值地點」屬行政安排，

而分區計劃大綱圖則是法定圖則，現建議在大綱草圖上只有西岸被劃為「具特殊科學價值地點」地帶，當中在《註釋》已列出地帶內的第一欄(即經常准許用途)及第二欄(須先向城市規劃委員會(“城規會”)申請)的用途。

19. 李耀斌議員表示由於當年發出的行政指令仍然生效，現時在分區計劃大綱圖所劃的「綠化地帶」變相是受到雙重限制。

20. 楊倩女士表示雖然 1979 年作出的行政安排至今仍然生效，但她舉例指在大綱草圖上的「鄉村式發展」地帶內，新界豁免管制屋宇是經常准許的用途，不需向城規會提出申請，不存在雙重限制。

21. 李耀斌議員指如村民向地政署提出小型屋宇批建申請，地政署亦須徵詢漁護署的意見，不能靠單一部門處理。

22. 楊倩女士指根據一貫處理方法，當有村民向地政署提出小型屋宇批建申請後，地政署都會諮詢相關政府部門。如申請地點為記錄冊上的「具特殊科學價值地點」，地政署會按既定程序諮詢漁護署的意見。

23. 李耀斌議員的意見如下：

- (i) 村民對政府早在 1979 年已將平洲指定為「具特殊科學價值地點」一事並不知情，認為規劃署的諮詢不足。
- (ii) 認為「鄉村式發展」地帶不足，亦只局限在現有樓房的邊緣，並沒有預留任何地方讓村民興建新屋。
- (iii) 當法定圖則生效之後，村民將來申請擴展鄉村式發展地帶將十分困難，所以規劃署循序漸進發展的說法並沒有理據。
- (iv) 認為村民對興建屋宇的需求一直存在，因此有需要預留空間讓他們發展鄉村，規劃署不應因為村民未有即時的建屋需求而限制「鄉村式發展」地帶的範圍。
- (v) 轉達村民代表的訴求，要求將鄉村 300 呎範圍內劃為「鄉村式發展」地帶，並將其餘的私人農地劃為農業用途。如有合適的地方，村民代表亦希望可在東岸劃設康樂用地。
- (vi) 認為受規劃影響的主要是島上居民，批評城規會及規劃署以同樣方式劃一處理不同人士的意見並不恰當，亦不能保護村民的私人財產。
- (vii) 不滿城規會從來沒有重視本委員會的意見，縱使過往多次反對規劃署擬備的分區計劃大綱圖，但最終仍能通過。他認為政府應檢討城

規會的架構及存在價值，並譴責規劃署高層及城規會處事作風官僚，漠視民意。

24. 主席表示，他曾在不同場合和會議反對規劃署擬備的分區計劃大綱圖，但意見沒有被重視及採納。他表示城規會沒有充分諮詢村民的意見及了解他們意願，便將私人土地列為「綠化地帶」、「海岸保護區」及「具特殊科學價值地點」等，是剝奪了業權人的權益，而政府亦沒有向他們作出任何賠償，因此建議以委員會的名義去信城規會表達不滿。

25. 李華光副主席批評署方漠視持份者的意見，將私人土地劃設為「綠化地帶」無異於強行搶去業權人的財產。

26. 劉志成博士的意見及提問如下：

- (i) 認同規劃署諮詢不足及沒有重視委員會的反對聲音。
- (ii) 平洲居民受島上「三公」(即地質公園、海岸公園及郊野公園)限制發展，使申請建屋的手續繁複。
- (iii) 聯合國教科文組織每五年評估各個世界地質公園的情況，其中一個條件是須要得到當區居民的支持及不影響居民的生活，因此他認為政府有需要回應村民的訴求。
- (iv) 政府已在 1979 年將整個平洲指定為「具特殊科學價值地點」，他不理解規劃署為何仍需擬備這份分區計劃大綱圖。
- (v) 他認為已在《平洲分區計劃大綱草圖編號 S/NE-PC/C》被劃為「鄉村式發展」地帶的範圍，不應再受到「具特殊科學價值地點」的限制。他詢問如村民申請在「鄉村式發展」地帶範圍內建屋是否需要得到漁護署的批准。
- (vi) 有居民曾反映村屋有一半範圍被劃入「海岸保護區」。因此他請署方重新檢視平洲東邊的屋宇，確保這些屋宇的範圍屬「鄉村式發展」地帶。

27. 陳灶良議員表示分區計劃大綱圖內的「鄉村式發展」地帶不足，因此表示強烈反對。他認為委員會應考慮以行動向規劃署及城規會表達不滿。

28. 邱榮光博士指他曾經是城規會的成員，認為城規會應嘗試了解新界地區的環境、背景及歷史因素。他留意到平洲有不少農地，以前亦曾經有不少村民在島上居住，因此政府在規劃過程應同時考慮平洲的發展歷史，甚至主動活化這些鄉郊村落。他認為現時村民雖受到「三公」限制發展，但政府亦可考慮增設

一些基建設施，改善居民生活。他亦不同意署方將「鄉村式發展」地帶的界線僅僅劃設在屋宇的範圍外，認為要預留空間讓鄉村發展。此外，他認為漁護署已對平洲地質進行詳細研究，並只建議將平洲的西岸劃為「具特殊科學價值地點」，因此政府有需要檢視當年發出的行政指令是否過時。

29. 黃碧嬌議員指規劃署側重對環境及自然景觀的保護，而忽略平洲居民的需要。她留意到「綠化地帶」的面積佔規劃面積的 60%，強調當規劃署將地方列為「綠化地帶」後，都會使該區環境因缺乏保養而變得惡劣，雜草叢生，適得其反。而「鄉村式發展」地帶的面積只佔規劃面積的 9%，並不符合香港發展願景中所提倡的比例，因此反對大綱草圖。她表示村民多年來一直向政府爭取在島上建設電力及供水設施，因為沒有這些基本設施，村民根本無法在該處生活，所以多年來人口不斷萎縮。她表示平洲有世界自然地質公園，但不理解為何島上缺乏配套設施，因此要求政府部門盡快為村民解決島上供水及電力等問題。

30. 鄧銘泰議員指委員會、鄉事委員會及居民代表等，已多次反對規劃署的分區計劃大綱草圖。他詢問署方當委員會的反對意見不受重視，應從甚麼渠道反映意見。

31. 主席重申應尊重原居民及業權人的意見。他認為現時「鄉村式發展」地帶的面積比例少，居民的私人土地亦被劃為其他非鄉村式發展用途，是剝奪了居民的權益。對於有委員提出以行動表達訴求，他本人表示支持。

32. 郭永健委員詢問規劃署，為何委員會已多次反對不同的分區計劃大綱圖，署方仍然諮詢區議會意見。他續問署方為何將規劃工作集中在近年進行。

33. 楊倩女士就委員的意見回應如下：

- (i) 在大綱草圖範圍內建議劃為「具特殊科學價值地點」地帶的土地全部屬政府土地。
- (ii) 在大綱草圖範圍內建議劃為「海岸保護區」地帶及「綠化地帶」內涉及的私人土地大部份於集體官契上主要是批租作農業用途。她表示在「海岸保護區」地帶及「綠化地帶」，一般的農業用途屬經常准許用途。
- (iii) 她澄清在平洲島上，大綱草圖的範圍與郊野公園的範圍並不重疊。她表示在大綱草圖內的地方受城市規劃條例管制，而大綱草圖外的地方則受郊野公園條例管制。在城市規劃條例下，新界豁免管制屋

字在大綱草圖上的「鄉村式發展」地帶內屬經常准許的用途，不需向城規會提出申請。

- (iv) 回應居民反映近沙頭的屋宇位置處於「鄉村式發展」地帶及「海岸保護區」地帶的交界，她指現時該處納入「海岸保護區」地帶的部份全部屬政府土地。
- (v) 對有委員指現時「鄉村式發展」地帶不足以滿足所有小型屋宇的需求，她表示理解。惟她請委員明白，現時的大綱草圖範圍屬郊野公園不包括土地，而郊野公園的部份亦是地質景區，四周被海岸公園環抱，其保育價值及景觀特色是規劃時署方必需考慮的因素。她表示大綱草圖內的「鄉村式發展」地帶已較發展審批地區圖內所規劃的面積為大。
- (vi) 她表示在「綠化地帶」內，如有任何違反城市規劃條例的違例發展，規劃監督可按《城市規劃條例》執行管制行動或檢控有關人士。
- (vii) 她指《平洲分區計劃大綱草圖編號 S/NE-PC/C》為未生效的圖則。就委員尋求反映意見的渠道，她解釋早前城規會同意規劃署就大綱草圖諮詢大埔區議會及西貢北約鄉事委員會。署方會將收集到的意見(包括環保關注組織提交的意見)在大綱草圖正式刊憲之前交予城規會作進一步考慮。在正式刊憲後的兩個月內，公眾可向城規會提交申述及意見，城規會會邀請提交申述及意見的人士出席聆訊，屆時有關人士可向城規會直接反映意見。
- (viii) 於 2010 至 2011 年度施政報告中，政府承諾把尚未有法定規劃的郊野公園不包括土地，納入郊野公園範圍或透過法定圖則訂立合適用途，以照顧保育及發展需要。因此，規劃署近年積極跟進並落實措施。

34. 主席重申把私人土地劃為其他指定用途而沒有向業權人作出任何賠償的做法有欠公允。他認為改劃土地用途對原居民的影響甚大，署方理應尊重他們的意見。

35. 鄧銘泰議員知悉在刊憲後，他們可以對圖則提出反對，但他認為規劃署這樣處理受影響村民及其他反對意見的做法消極。他認同政府應保護具保育價值的地段，但在公平的原則下，亦需要積極地協調各持份者的訴求，尋求共識。

36. 黃碧嬌議員表示，政府應為村民建設供水及供電設施，否則村民無法在島上居住，即使劃設再多的「鄉村式發展」地帶亦形同虛設。她又建議規劃署在《註釋》中介紹「鄉村式發展」的段落加入附帶建議部份，作為各部門應如何協助原居民興建小型屋宇的參考及指引。

37. 劉志成博士認為當法定圖則生效後，便應以圖則的規劃作為土地用途的唯一指標，而不應該再受到 1979 年政府發出的行政指令(即把整個平洲納入為「具特殊科學價值地點」)所限制。他希望署方釐清問題後以書面回覆有關資料。

38. 羅曉楓議員詢問規劃署在擬備這份分區計劃大綱草圖時，有沒有先充分諮詢當區居民的意見才到區議會及鄉事委員會作進一步諮詢。

39. 李少文委員認為規劃署沒有聽取居民的反對聲音，在規劃土地用途時亦沒有平衡各方的需要。他認為規劃署不重視持份者的意見，對他們並不公平。

40. 主席認為規劃署只顧及非業權人的意見而漠視業權人的訴求。他綜合各委員的意見，表示委員會反對《平洲分區計劃大綱草圖編號 S/NE-PC/C》。

41. 郭永健委員表示他本人贊成《平洲分區計劃大綱草圖編號 S/NE-PC/C》。

42. 陳灶良議員建議除了去信城規會之外，亦須去信發展局表達不滿。

43. 主席贊成陳灶良議員的意見，重申除了郭永健委員表示支持外，委員會反對《平洲分區計劃大綱草圖編號 S/NE-PC/C》。

44. 劉志成博士詢問如有個別委員意見與委員會不一致，以委員會名義去信政府部門表達意見是否恰當。

45. 主席認為絕大部份委員都反對該大綱草圖，而區議會作為法定諮詢組織的意見亦未受尊重，因此有必要去信相關政府部門表達意見。

46. 楊倩女士補充，就委員提出有檢討平洲「具特殊科學價值地點」的行政安排的必要，她會向漁護署轉達有關意見。

Submission from Kadoorie Farm and Botanic Garden Corporation on 10.1.2017

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand groups



Re: Draft Ping Chau Outline Zoning Plan No . S/NE-PC/C
10/01/2017 12:05

tonynip

to

Cc:

From:

Tony Nip <[REDACTED]>

To:

ccyang[REDACTED], kyykwong[REDACTED], tsnkong[REDACTED],

Cc:

History:

This message has been replied to.

Dear All,

Please note our comments below:

1. We object to any expansion of the V zone - it should be confined to existing village clusters/ building lots.
2. The eastern coast should also be zoned SSSI, not CPA.
3. GB should be upgraded to CA.

The whole island is designated as SSSI by the Government, and the island is part of Country/ Geo Park and surrounded by Marine Park. its conservation importance is undoubtedly obvious. The coral communities there are also sensitive to pollution (e.g., during construction and operation phases of Small Houses); there is no existing/ planned communal sewer. Our recommendations are based on all these actual facts.

Best Regards,

Tony



世界自然基金會
香港分會

WWF-Hong Kong

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萬泰中心 15 樓
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10 Jan 2017

Ms. YANG Ching, Channy
Country Park Enclaves Team
Planning Department
District Planning Branch
New Territories District Planning Division
Sha Tin, Tai Po and North District Planning Office
(E-mail: ccyang@pland.gov.hk)

By E-mail ONLY

Dear Ms. Yang,

Re: Draft Ping Chau Outline Zoning Plan No. S/NE-PC/C

WWF would like to express our comment and concerns on the captioned draft plan.

We support the proposed "Site of Special Scientific Interest" along the west coast of the island.

Given there are no sewerage and drainage systems in the area and the septic tanks and soil soakaway systems can only perform well if it has been properly sited, used, desludged and repaired¹, and these inadequacies/shortcoming could therefore cause pollution of the environment. As such, we are worried that cumulative impact of Small Houses development with significant increase in population size or over-night weekend visitor number will lead to disturbance and degradation of the natural environment within the area that threatening its terrestrial, coastal environment and marine ecology.

Nearly 100 bird species are recorded on the island in accordance with the Hong Kong Bird Watching Society. Some bird species are associated with the woodland habitats in the area. We are of particular concern that the woodlands located within the village type development area would be degraded by future Small Houses development when trees blocking the building structure and tree-felling happened as a consequence.

together possible™

贊助人：香港特別行政區行政長官
梁振英先生, GBM, GBS, JP
主席：何國達先生
行政總裁：江偉智先生

義務核數師：香港立信德豪會計師事務所有限公司
義務公司秘書：嘉信秘書服務有限公司
義務律師：孖士打律師行
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Honorary Company Secretary:
McCabe Secretarial Services Limited
Honorary Solicitors: Mayer Brown JSM
Honorary Treasurer: HSBC
Registered Charity
(Incorporated With Limited Liability)

Sincerely yours,

A handwritten signature in blue ink that reads "Tobi Lau". The signature is written in a cursive, flowing style.

Tobi LAU (Mr.)

Senior Conservation Officer, Local Biodiversity

¹ EPD. Guidance Notes on Discharges from Village Houses.

http://www.epd.gov.hk/epd/english/environmentinhk/water/guide_ref/files/guide_wpc_dv.pdf



Hong Kong, 11 January 2017

Ms. Yang Ching, Channy
Country Park Enclaves Team
Planning Department
District Planning Branch
New Territories District Planning Division
Sha Tin, Tai Po and North District Planning Office
(E-mail: ccyang@pland.gov.hk)

Dear Ms. Yang,

Comment on Draft Ping Chau Outline Zoning Plan No. S/NE-PC/C

Designing Hong Kong would like to comment on and raise our concerns over the Draft Ping Chau Outline Zoning Plan.

We object to the proposed extent of the Village Type Development area.

Various commercial and community uses including eating places are always permitted on the ground floor of the New Territories Exempted House. Given the lack of public sewerage in the area, sewages generated from “eating places” in Tai Tong and Sha Tau risk causing adverse impacts to the rare species of fauna and flora in Tung Ping Chau Marine Park.

With more than 10,000 Small House Demand in the 10-year forecast, we are worried that the existing of infrastructure, utilities and even transportation in Ping Chau Island cannot afford the significant increase in population size or weekend visitors. This may lead to disturbance to the lifestyle of existing habitants.

Furthermore, the existing utility service cannot cope with fire broke out or emergency. As the relevant departments have no plan to improve the existing or additional facilities, this poses dangerous to people safety in case of emergency.

Finally, note that we do support the proposed “Site of Special Scientific Interest” along the west coast and the “Coastal Protection Area” along the east coast in hopes of conserving areas of high geological, conservation and landscape values.

Yours,

Designing Hong Kong Limited

Ms. YANG Ching, Channy
Senior Town Planner/Country Park Enclaves Team
Sha Tin, Tai Po and North District Planning Office,
Planning Department,
14/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.
(E-mail: ccyang@pland.gov.hk)



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

By email only

13 January 2017

Dear Ms. Yang,

Comments on the draft Ping Chau Outline Zoning Plan No. S/NE-PC/C

1. Bird life on Tung Ping Chau

1.1. Tung Ping Chau is well-known for its spectacular geological features and its diverse marine life. Yet, the island's terrestrial and coastal habitats are also important for birds. From 1993 to 2015, The Hong Kong Bird Watching Society (HKBWS) has recorded 163 species of birds in Tung Ping Chau (Appendix 1), which accounts for about 30% of total number of bird species recorded in Hong Kong¹. 53 species, which is about one-third of the species recorded, are of conservation concern. The diverse undisturbed natural habitats on the island has attracted a wide range of birds, including woodland birds (e.g. flycatchers, warbler, thrushes and minivets), waterbirds and wetland dependent birds (e.g. egrets, herons, sandpipers, plovers, terns and kingfishers), open country birds (e.g., buntings, prinias and shrikes) and raptor species (e.g., eagles and owls).

1.2. Tung Ping Chau is famous for passage migrants among birders, particularly during spring. It is documented that about half of the passage migrants which passes through Hong Kong have been recorded in Tung Ping Chau². For example the globally near threatened Japanese Paradise-flycatcher (*Terpsiphone atrocaudata*), Brown-headed Thrush (*Turdus chrysolaus*) of local concern, Ferruginous Flycatcher (*Muscicapa ferruginea*) of potential regional concern and the globally vulnerable Japanese Yellow Bunting (*Emberiza sulphurata*). Various terrestrial and coastal habitats on and around Tung Ping Chau provide suitable foraging and roosting habitats for these bird species to stop-over, before continuing the journey back to their breeding/wintering ground.

¹ Total bird species in Hong Kong is 546.

² AFCD (2002). *Exploring Tung Ping Chau*. Friends of the Country Parks, Cosmos Books, Hong Kong.



- 1.3. In addition, some rare occasional visitors were recorded on the island, including the globally critically endangered Christmas Island Frigatebird (*Fregata andrewsi*), Lesser Frigatebird (*Fregata ariel*), the nationally vulnerable Red-footed Booby (*Sula sula*) and the nationally rare White-bellied Green Pigeon (*Treron sieboldii*). The island also has the Hong Kong first record of the Black Redstart (*Phoenicurus ochruros*).
- 1.4. Furthermore, the mature trees on Tung Ping Chau are the roosting site for Black Kites (*Milvus migrans*). According to HKBWS records, up to 155 individuals were seen gathering and circling over the island to roost in the trees at dusk (Figure 1).
- 1.5. All of the above indicates that the diverse undisturbed natural habitats on this remote island, particularly the woodlands and coastal areas, are worthy of protection.

2. Woodlands and mature trees in and around the Village Type Development (V) zone

During our observation on the island, mature trees has grown within the ruins of the old houses in the V zones and there are mature trees around the V zones (Figures 2 and 3). We are concerned the construction of small houses would lead to felling of mature trees and would affect the trees and vegetation along the access to these V zones. The village development would also increase the human disturbance to the woodland habitats. We are concerned this would disturb the Black Kites roosting in the area and the birds, particularly the passage migrants, which utilizes woodland habitats for foraging and roosting.

3. Potential water pollution caused by village development

- 3.1. With reference to the Guidance Notes on Discharges from Village Houses published by the Environmental Protection Department³, a Septic Tank System (STS) “*can only perform well if it has been properly sited, designed, constructed, used, desludged and repaired when necessary....overflow from septic tank or soakaway pit, or direct discharge without passing through a soakaway system, is polluting and should not be permitted*”. Since there are no public sewer for Tung Ping Chau and desludging trucks cannot access the area, we are concerned the septic tanks cannot be properly maintained, and hence the STS itself would become a source of pollution. Moreover, the planned population in the area is 380⁴, the HKBWS is concerned that the soakaway systems required to support such a population would exceed the natural treatment capacity in the area, thus causing water pollution problem. The Drainage Services Department already recognized the environmental and hygiene problem of STS in various publications^{5,6,7}.

³ http://www.epd.gov.hk/epd/english/environmentinhk/water/guide_ref/files/guide_wpc_dv.pdf

⁴ Section 6 of the Explanatory Statement of the draft Ping Chau OZP No. S/NE-PC/C

⁵ http://www.dsd.gov.hk/SC/Files/publications_publicity/publicity_materials/

3.2. Given that most of the villages are on the north-eastern side of the island facing the Ping Chau Hoi, there is little wave action for the natural dispersion of pollutants in the sheltered bay. Back in 2012, red tide was reported in Tung Ping Chau Marine Park⁸; and recently in January 2017, a member of the public also reported to the media that red tide was seen at the beach near the Tung Ping Chau pier⁹ (Figure 4). The water pollution problem generated from the village development in Tung Ping Chau would increase the nutrient level of the water (i.e., nitrogen and phosphorus) in the sheltered bay and would likely lead to algal bloom, which is harmful or even lethal to many marine organisms. We are concerned this would adversely affect the marine fauna and flora species in the Tung Ping Chau Marine Park and Ping Chau Hoi.

4. Our recommendations

The HKBWS considers that all woodlands, shrubland, streams and coastal areas should be protected by “Green Belt (1)” or “Conservation Area” zoning to alleviate the development pressure in these habitats. The V zones should not encroach into the woodland habitat and mature trees should be protected. The V zones should be limited to building lots to minimize the potential water pollution generated by the village development. The “Site of Special Scientific Interest” on the west coast of Tung Ping Chau is supported for the protection of the geological features and the coastal habitats.

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

Yours sincerely,



Woo Ming Chuan
Conservation Officer
The Hong Kong Bird Watching Society

cc. Designing Hong Kong, Kadoorie Farm and Botanic Garden, WWF – Hong Kong

Figure 1. Black Kites gathering to roost on the island. Over 40 individuals were seen on a very windy day in December 2016.

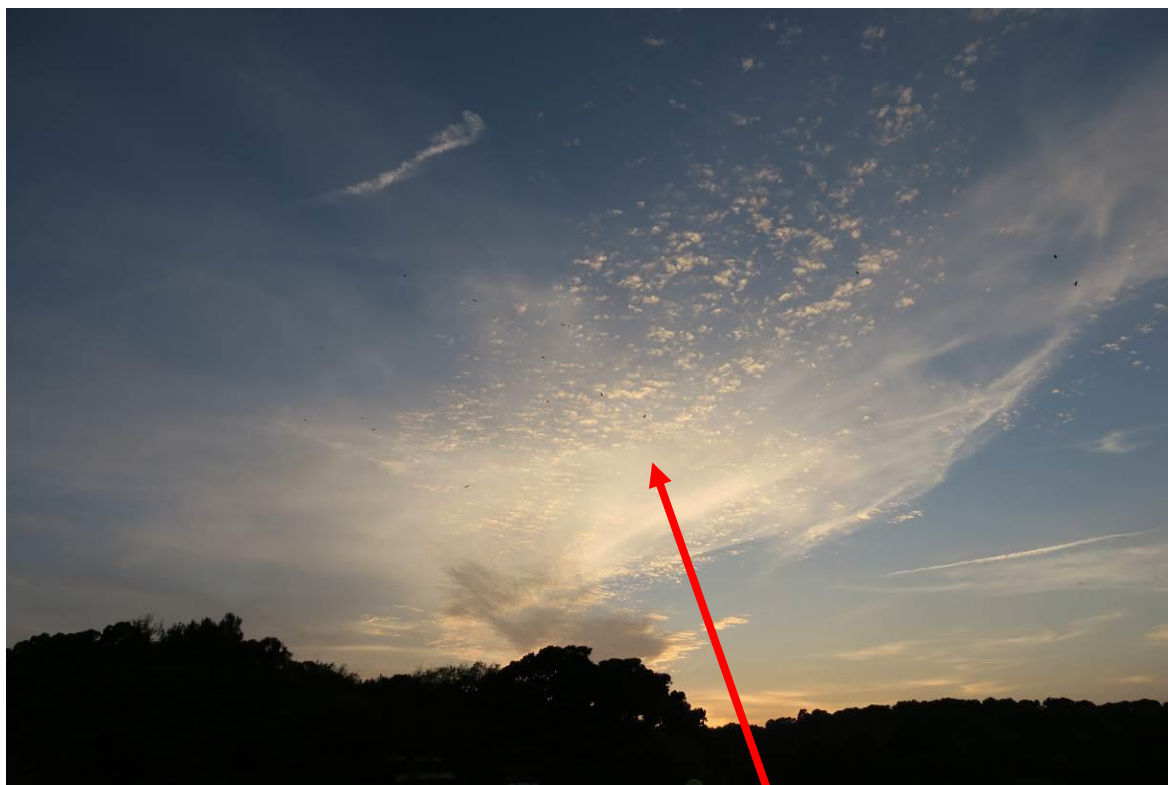


Figure 2. Trees have grown in the ruins of the old village houses within the V zone over time. Photographs taken in December 2016.



Figure 3. The mature trees near the V zones next to existing footpaths. Photographs taken in December 2016.

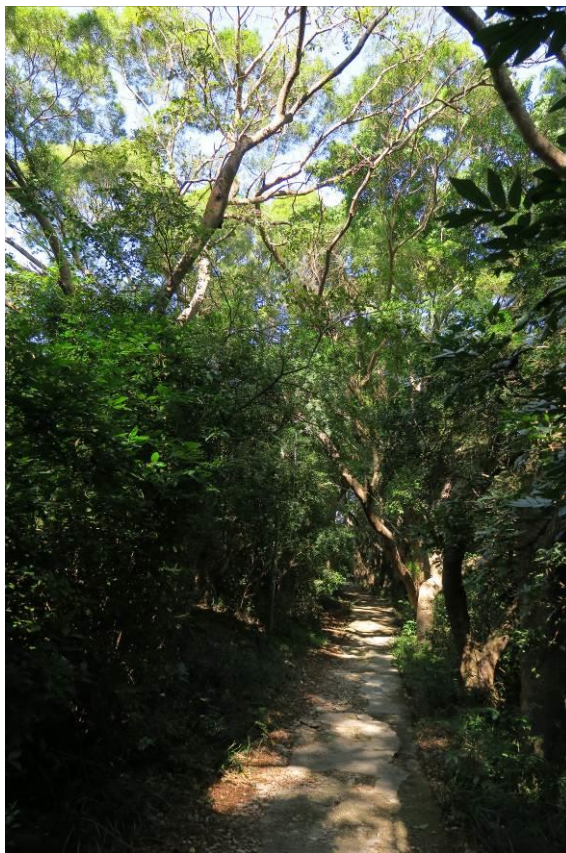
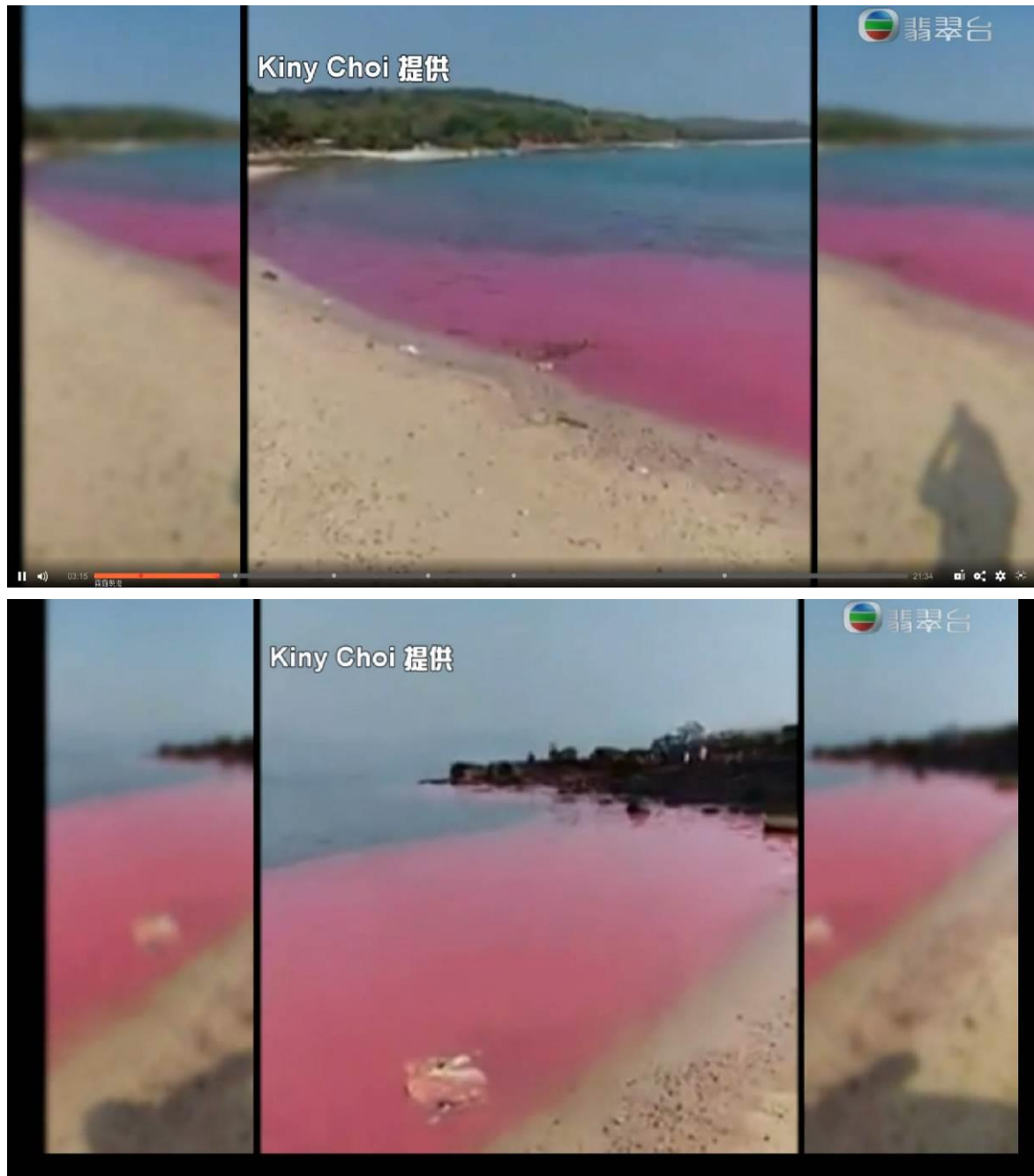


Figure 4. The red tide at the beach next to the Tung Ping Chau pier reported to the media by a member of the public in January 2017. Images screen captured from the TV programme.



Appendix 1 - HKBWS bird records at Tung Ping Chau from 1993 to 2015

Note:

- (1) All wild birds are Protected under Wild Animal Protection Ordinance (Cap. 170);
 (2) Fellowes *et al.* (2002): GC=Global Concern; LC=Local Concern; RC=Regional Concern; PRC=Potential Regional Concern; PGC: Potential Global Concern.
 Letters in parentheses indicate that the assessment is on the basis of restrictedness in nesting and/or roosting sites rather than in general occurrence;
 (3) List of Wild Animals Under State Protection (promulgated by State Forestry Administration and Ministry of Agriculture on 14 January, 1989);
 (4) Zheng, G. M. and Wang, Q. S. (1998). *China Red Data Book of Endangered Animals: Aves*;
 (5) IUCN (2016). The International Union for Conservation of Nature Red List of Threatened Species;
 (6) CITES: The Convention on International Trade in Endangered Species of Wild Fauna and Flora;
 (7) Protected under Protection of Endangered Species of Animals and Plants Ordinance (Cap. 586);
 (9) Wetland-dependent species (including wetland-dependent species and waterbirds).

*Species of conservation interest is in bold type face.

| No. | Common Name ^{(1)*} | Scientific Name | Level of Concern ⁽²⁾ | Protection Status in China ⁽³⁾ | China Red Data Book ⁽⁴⁾ | IUCN Red List ⁽⁵⁾ | CITES ⁽⁶⁾ |
|-----|--|----------------------------------|---------------------------------|---|------------------------------------|------------------------------|----------------------|
| 1 | Japanese Quail | <i>Coturnix japonica</i> | LC | - | - | Near Threatened | - |
| 2 | Black-crowned Night Heron ⁽⁹⁾ | <i>Nycticorax nycticorax</i> | (LC) | - | - | - | - |
| 3 | Striated Heron ⁽⁹⁾ | <i>Butorides striata</i> | (LC) | - | - | - | - |
| 4 | Chinese Pond Heron ⁽⁹⁾ | <i>Ardeola bacchus</i> | PRC (RC) | - | - | - | - |
| 5 | Eastern Cattle Egret ⁽⁹⁾ | <i>Bubulcus coromandus</i> | (LC) | - | - | - | - |
| 6 | Grey Heron ⁽⁹⁾ | <i>Ardea cinerea</i> | PRC | - | - | - | - |
| 7 | Great Egret ⁽⁹⁾ | <i>Ardea alba</i> | PRC (RC) | - | - | - | - |
| 8 | Little Egret ⁽⁹⁾ | <i>Egretta garzetta</i> | PRC (RC) | - | - | - | - |
| 9 | Pacific Reef Heron ⁽⁹⁾ | <i>Egretta sacra</i> | (LC) | Class II | Rare | - | - |
| 10 | Christmas Island Frigatebird ⁽⁷⁾ | <i>Fregata andrewsi</i> | - | Class I | Indeterminante | Critically Endangered | - |
| 11 | Lesser Frigatebird | <i>Fregata ariel</i> | - | - | - | - | - |
| 12 | Red-footed Booby | <i>Sula sula</i> | - | Class II | Vulnerable | - | - |
| 13 | Great Cormorant ⁽⁶⁾ | <i>Phalacrocorax carbo</i> | PRC | - | - | - | - |
| 14 | Western Osprey ⁽⁷⁾⁽⁹⁾ | <i>Pandion haliaetus</i> | RC | - | Rare | - | Appendix II |
| 15 | Crested Goshawk ⁽⁷⁾ | <i>Accipiter trivirgatus</i> | - | Class II | Rare | - | Appendix II |
| 16 | Chinese Sparrowhawk ⁽⁷⁾ | <i>Accipiter soloensis</i> | - | Class II | - | - | Appendix II |
| 17 | Japanese Sparrowhawk ⁽⁷⁾ | <i>Accipiter gularis</i> | - | Class II | - | - | Appendix II |
| 18 | Besra ⁽⁷⁾ | <i>Accipiter virgatus</i> | - | Class II | - | - | Appendix II |
| 19 | Eurasian Sparrowhawk ⁽⁷⁾ | <i>Accipiter nisus</i> | - | Class II | - | - | Appendix II |
| 20 | Black Kite ⁽⁷⁾⁽⁹⁾ | <i>Milvus migrans</i> | (RC) | Class II | - | - | Appendix II |
| 21 | White-bellied Sea Eagle ⁽⁷⁾⁽⁹⁾ | <i>Haliaeetus leucogaster</i> | (RC) | Class II | - | - | Appendix II |
| 22 | Grey-faced Buzzard ⁽⁷⁾ | <i>Buteo indicus</i> | - | Class II | Rare | - | Appendix II |
| 23 | Eastern Buzzard ⁽⁷⁾⁽⁹⁾ | <i>Buteo japonicus</i> | - | Class II | - | - | Appendix II |
| 24 | Slaty-legged Crake | <i>Rallina eurizonoides</i> | - | - | - | - | - |
| 25 | White-breasted Waterhen ⁽⁹⁾ | <i>Amauromis phoenicurus</i> | - | - | - | - | - |
| 26 | Grey Plover ⁽⁹⁾ | <i>Pluvialis squatarola</i> | RC | - | - | - | - |
| 27 | Kentish Plover ⁽⁹⁾ | <i>Charadrius alexandrinus</i> | RC | - | - | - | - |
| 28 | Lesser Sand Plover ⁽⁹⁾ | <i>Charadrius mongolus</i> | LC | - | - | - | - |
| 29 | Greater Sand Plover ⁽⁹⁾ | <i>Charadrius leschenaultii</i> | RC | - | - | - | - |
| 30 | Whimbrel ⁽⁹⁾ | <i>Numenius phaeopus</i> | LC | - | - | - | - |
| 31 | Common Redshank ⁽⁹⁾ | <i>Tringa totanus</i> | RC | - | - | - | - |
| 32 | Grey-tailed Tattler ⁽⁹⁾ | <i>Tringa brevipes</i> | LC | - | - | Near Threatened | - |
| 33 | Terek Sandpiper ⁽⁹⁾ | <i>Xenus cinereus</i> | RC | - | - | - | - |
| 34 | Common Sandpiper ⁽⁹⁾ | <i>Actitis hypoleucos</i> | - | - | - | - | - |
| 35 | Ruddy Turnstone ⁽⁹⁾ | <i>Arenaria interpres</i> | LC | - | - | - | - |
| 36 | Great Knot ⁽⁹⁾ | <i>Calidris tenuirostris</i> | LC | - | - | Vulnerable | - |
| 37 | Sanderling ⁽⁹⁾ | <i>Calidris alba</i> | LC | - | - | - | - |
| 38 | Red-necked Stint ⁽⁹⁾ | <i>Calidris ruficollis</i> | LC | - | - | - | - |
| 39 | Sharp-tailed Sandpiper ⁽⁹⁾ | <i>Calidris acuminata</i> | LC | - | - | - | - |
| 40 | Red-necked Phalarope ⁽⁹⁾ | <i>Phalaropus lobatus</i> | - | - | - | - | - |
| 41 | Black-legged Kittiwake | <i>Rissa tridactyla</i> | - | - | - | - | - |
| 42 | Black-tailed Gull ⁽⁹⁾ | <i>Larus crassirostris</i> | LC | - | - | - | - |
| 43 | Gull-billed Tern ⁽⁹⁾ | <i>Gelochelidon nilotica</i> | - | - | - | - | - |
| 44 | Little Tern ⁽⁹⁾ | <i>Sternula albigularis</i> | LC | - | - | - | - |
| 45 | Aleutian Tern | <i>Onychoprion aleuticus</i> | - | - | - | - | - |
| 46 | Bridled Tern | <i>Onychoprion anaethetus</i> | - | - | - | - | - |
| 47 | Roseate Tern ⁽⁹⁾ | <i>Sterna dougalli</i> | (LC) | - | - | - | - |
| 48 | Black-naped Tern ⁽⁹⁾ | <i>Sterna sumatrana</i> | (LC) | - | - | - | - |
| 49 | Common Tern ⁽⁹⁾ | <i>Sterna hirundo</i> | - | - | - | - | - |
| 50 | Long-tailed Jaeger | <i>Stercorarius longicaudus</i> | - | - | - | - | - |
| 51 | Ancient Murrelet | <i>Synthliboramphus antiquus</i> | - | - | Vulnerable | - | - |
| 52 | Oriental Turtle Dove | <i>Streptopelia orientalis</i> | - | - | - | - | - |
| 53 | Spotted Dove | <i>Spilopelia chinensis</i> | - | - | - | - | - |
| 54 | Common Emerald Dove | <i>Chalcophaps indica</i> | - | - | Vulnerable | - | - |
| 55 | White-bellied Green Pigeon | <i>Treron sieboldii</i> | - | Class II | Rare | - | - |
| 56 | Greater Coucal | <i>Centropus sinensis</i> | - | Class II | Vulnerable | - | - |
| 57 | Large Hawk Cuckoo | <i>Hierococcyx sparveroides</i> | - | - | - | - | - |
| 58 | Indian Cuckoo | <i>Cuculus micropterus</i> | - | - | - | - | - |
| 59 | Oriental Cuckoo | <i>Cuculus optatus</i> | - | - | - | - | - |
| 60 | Northern Boobook ⁽⁷⁾ | <i>Ninox japonica</i> | - | Class II | - | - | Appendix II |
| 61 | Savanna Nightjar | <i>Caprimulgus affinis</i> | - | - | - | - | - |
| 62 | Himalayan Swiftlet | <i>Aerodramus brevirostris</i> | - | - | - | - | - |
| 63 | Pacific Swift | <i>Apus pacificus</i> | (LC) | - | - | - | - |
| 64 | House Swift | <i>Apus nipalensis</i> | - | - | - | - | - |
| 65 | Oriental Dollarbird | <i>Eurystomus orientalis</i> | - | - | - | - | - |
| 66 | White-throated Kingfisher ⁽⁹⁾ | <i>Halcyon smyrnensis</i> | (LC) | - | - | - | - |
| 67 | Black-capped Kingfisher ⁽⁹⁾ | <i>Halcyon pileata</i> | (LC) | - | - | - | - |
| 68 | Common Kingfisher ⁽⁹⁾ | <i>Alcedo atthis</i> | - | - | - | - | - |
| 69 | Pied Kingfisher ⁽⁹⁾ | <i>Ceryle rudis</i> | (LC) | - | - | - | - |
| 70 | Blue-tailed Bee-eater | <i>Merops philippinus</i> | - | - | - | - | - |
| 71 | Eurasian Hoopoe | <i>Upupa epops</i> | - | - | - | - | - |
| 72 | Eurasian Wryneck | <i>Jynx torquilla</i> | - | - | - | - | - |
| 73 | Amur Falcon | <i>Falco amurensis</i> | - | Class II | - | - | Appendix II |
| 74 | Peregrine Falcon ⁽⁷⁾⁽⁹⁾ | <i>Falco peregrinus</i> | (LC) | Class II | Rare | - | Appendix I |
| 75 | Black-winged Cuckoo-shrike | <i>Coracina melaschistos</i> | - | - | - | - | - |
| 76 | Swinhoe's Minivet | <i>Pericrocotus cantonensis</i> | LC | - | - | - | - |
| 77 | Ashy Minivet | <i>Pericrocotus divaricatus</i> | - | - | - | - | - |
| 78 | Scarlet Minivet | <i>Pericrocotus speciosus</i> | - | - | - | - | - |
| 79 | Brown Shrike | <i>Lanius cristatus</i> | - | - | - | - | - |
| 80 | Long-tailed Shrike | <i>Lanius schach</i> | - | - | - | - | - |

Appendix 1 - HKBWS bird records at Tung Ping Chau from 1993 to 2015

| No. | Common Name ⁽¹⁾ | Scientific Name | Level of Concern ⁽²⁾ | Protection Status in China ⁽³⁾ | China Red Data Book ⁽⁴⁾ | IUCN Red List ⁽⁵⁾ | CITES ⁽⁶⁾ |
|-----|--|-----------------------------------|---------------------------------|---|------------------------------------|------------------------------|----------------------|
| 81 | Black-naped Oriole | <i>Oriolus chinensis</i> | LC | - | - | - | - |
| 82 | Black Drongo | <i>Dicrurus macrocercus</i> | - | - | - | - | - |
| 83 | Ashy Drongo | <i>Dicrurus leucophaeus</i> | LC | - | - | - | - |
| 84 | Hair-crested Drongo | <i>Dicrurus hottentottus</i> | - | - | - | - | - |
| 85 | Black-naped Monarch | <i>Hypothymis azurea</i> | - | - | - | - | - |
| 86 | Amur Paradise Flycatcher | <i>Terpsiphone incei</i> | LC | - | - | - | - |
| 87 | Japanese Paradise-Flycatcher | <i>Terpsiphone atrocaudata</i> | LC | - | - | Near Threatened | - |
| 88 | Collared Crow | <i>Corvus torquatus</i> | LC | - | - | Near Threatened | - |
| 89 | Large-billed Crow | <i>Corvus macrorhynchos</i> | - | - | - | - | - |
| 90 | Grey-headed Canary-flycatcher | <i>Culicicapa ceylonensis</i> | - | - | - | - | - |
| 91 | Red-whiskered Bulbul | <i>Pycnonotus jocosus</i> | - | - | - | - | - |
| 92 | Chinese Bulbul | <i>Pycnonotus sinensis</i> | - | - | - | - | - |
| 93 | Sooty-headed Bulbul | <i>Pycnonotus aurigaster</i> | - | - | - | - | - |
| 94 | Chestnut Bulbul | <i>Hemixos castanonotus</i> | - | - | - | - | - |
| 95 | Black Bulbul | <i>Hypsipetes leucocephalus</i> | - | - | - | - | - |
| 96 | Pale Martin | <i>Riparia diluta</i> | - | - | - | - | - |
| 97 | Barn Swallow | <i>Hirundo rustica</i> | - | - | - | - | - |
| 98 | Asian House Martin | <i>Delichon dasypus</i> | - | - | - | - | - |
| 99 | Red-rumped Swallow | <i>Cecropis daurica</i> | - | - | - | - | - |
| 100 | Mountain Tailorbird | <i>Phyllergates cuculatus</i> | - | - | - | - | - |
| 101 | Japanese Bush Warbler | <i>Horornis diphone</i> | - | - | - | - | - |
| 102 | Brown-flanked Bush Warbler | <i>Horornis fortipes</i> | - | - | - | - | - |
| 103 | Asian Stubtail | <i>Urosphena squameiceps</i> | - | - | - | - | - |
| 104 | Dusky Warbler | <i>Phylloscopus fuscatus</i> | - | - | - | - | - |
| 105 | Pallas's Leaf Warbler | <i>Phylloscopus proregulus</i> | - | - | - | - | - |
| 106 | Yellow-browed Warbler | <i>Phylloscopus inornatus</i> | - | - | - | - | - |
| 107 | Arctic Warbler | <i>Phylloscopus borealis</i> | - | - | - | - | - |
| 108 | Greenish Warbler | <i>Phylloscopus trochiloides</i> | - | - | - | - | - |
| 109 | Two-barred Warbler | <i>Phylloscopus plumbeitarsus</i> | - | - | - | - | - |
| 110 | Pale-legged Leaf Warbler | <i>Phylloscopus tenellipes</i> | - | - | - | - | - |
| 111 | Eastern Crowned Warbler | <i>Phylloscopus coronatus</i> | - | - | - | - | - |
| 112 | Goodson's Leaf Warbler | <i>Phylloscopus goodsoni</i> | LC | - | - | - | - |
| 113 | Oriental Reed Warbler | <i>Acrocephalus orientalis</i> | - | - | - | - | - |
| 114 | Russet Bush Warbler | <i>Locustella mandelli</i> | - | - | - | - | - |
| 115 | Yellow-bellied Prinia | <i>Prinia flaviventris</i> | - | - | - | - | - |
| 116 | Plain Prinia | <i>Prinia inornata</i> | - | - | - | - | - |
| 117 | Common Tailorbird | <i>Orthotomus sutorius</i> | - | - | - | - | - |
| 118 | Crested Myna | <i>Acridotheres cristatellus</i> | - | - | - | - | - |
| 119 | Red-billed Starling⁽⁹⁾ | <i>Spodiopsar sericeus</i> | RC | - | - | - | - |
| 120 | White-shouldered Starling | <i>Sturnia sinensis</i> | (LC) | - | - | - | - |
| 121 | White's Thrush | <i>Zoothera aurea</i> | - | - | - | - | - |
| 122 | Grey-backed Thrush | <i>Turdus hortulorum</i> | - | - | - | - | - |
| 123 | Japanese Thrush | <i>Turdus cardis</i> | - | - | - | - | - |
| 124 | Chinese Blackbird | <i>Turdus mandarinus</i> | - | - | - | - | - |
| 125 | Eyebrowed Thrush | <i>Turdus obscurus</i> | - | - | - | - | - |
| 126 | Pale Thrush | <i>Turdus pallidus</i> | - | - | - | - | - |
| 127 | Brown-headed Thrush | <i>Turdus chrysolaus</i> | LC | - | - | - | - |
| 128 | Oriental Magpie Robin | <i>Copsychus saularis</i> | - | - | - | - | - |
| 129 | Grey-streaked Flycatcher | <i>Muscicapa griseisticta</i> | - | - | - | - | - |
| 130 | Dark-sided Flycatcher | <i>Muscicapa sibirica</i> | - | - | - | - | - |
| 131 | Asian Brown Flycatcher | <i>Muscicapa latirostris</i> | - | - | - | - | - |
| 132 | Ferruginous Flycatcher | <i>Muscicapa ferruginea</i> | PRC | - | - | - | - |
| 133 | Hainan Blue Flycatcher | <i>Cyornis hainanus</i> | - | - | - | - | - |
| 134 | Blue-and-white Flycatcher | <i>Cyanoptila cyanomelana</i> | - | - | - | - | - |
| 135 | Rufous-tailed Robin | <i>Larivora sibilans</i> | - | - | - | - | - |
| 136 | Siberian Rubythroat | <i>Calliope calliope</i> | - | - | - | - | - |
| 137 | Red-flanked Bluetail | <i>Tarsiger cyanurus</i> | - | - | - | - | - |
| 138 | Blue Whistling Thrush | <i>Myophonus caeruleus</i> | - | - | - | - | - |
| 139 | Yellow-rumped Flycatcher | <i>Ficedula zanthopygia</i> | - | - | - | - | - |
| 140 | Narcissus Flycatcher | <i>Ficedula narsissima</i> | - | - | - | - | - |
| 141 | Mugimaki Flycatcher | <i>Ficedula mugimaki</i> | - | - | - | - | - |
| 142 | Red-breasted Flycatcher | <i>Ficedula parva</i> | - | - | - | - | - |
| 143 | Red-throated Flycatcher | <i>Ficedula albicilla</i> | - | - | - | - | - |
| 144 | Black Redstart | <i>Phoenicurus ochruros</i> | - | - | - | - | - |
| 145 | Daurian Redstart | <i>Phoenicurus auroreus</i> | - | - | - | - | - |
| 146 | Blue Rock Thrush | <i>Monticola solitarius</i> | - | - | - | - | - |
| 147 | Scarlet-backed Flowerpecker | <i>Dicaeum cruentatum</i> | - | - | - | - | - |
| 148 | Fork-tailed Sunbird | <i>Aethopyga christinae</i> | - | - | - | - | - |
| 149 | Eurasian Tree Sparrow | <i>Passer montanus</i> | - | - | - | - | - |
| 150 | White-rumped Munia | <i>Lonchura striata</i> | - | - | - | - | - |
| 151 | Forest Wagtail | <i>Dendronanthus indicus</i> | - | - | - | - | - |
| 152 | Eastern Yellow Wagtail | <i>Motacilla tschutschensis</i> | - | - | - | - | - |
| 153 | Grey Wagtail | <i>Motacilla cinerea</i> | - | - | - | - | - |
| 154 | White Wagtail | <i>Motacilla alba</i> | - | - | - | - | - |
| 155 | Olive-backed Pipit | <i>Anthus hodgsoni</i> | - | - | - | - | - |
| 156 | Tristram's Bunting | <i>Emberiza tristrami</i> | - | - | - | - | - |
| 157 | Little Bunting | <i>Emberiza pusilla</i> | - | - | - | - | - |
| 158 | Yellow-breasted Bunting | <i>Emberiza aureola</i> | RC | - | - | Vulnerable | - |
| 159 | Chestnut Bunting | <i>Emberiza rutila</i> | - | - | - | - | - |
| 160 | Japanese Yellow Bunting | <i>Emberiza sulphurata</i> | GC | - | - | Vulnerable | - |
| 161 | Black-faced Bunting | <i>Emberiza spodocephala</i> | - | - | - | - | - |
| 162 | Blue-throated Blue-flycatcher | <i>Cyornis rubeculoides</i> | - | - | - | - | - |
| 163 | (unidentified warbler) | <i>Seicercus</i> sp. | - | - | - | - | - |



香港地貌岩石保育協會
Association for Geoconservation, Hong Kong

Ms. YANG Ching, Channy
Country Park Enclaves Team
Planning Department
District Planning Branch
New Territories District Planning Division
Sha Tin, Tai Po and North District Planning Office

By E-mail ONLY

Dear Ms. Yang,

Re: Draft Ping Chau Outline Zoning Plan No. S/NE-PC/C

Our Association welcomes the plan to protect the invaluable geological, ecological and cultural heritages of the area while considering the request of local villagers. However, we would like to raise our following concerns:-

1. The geology and landscapes as well as the marine ecosystem in the east are not of lower scientific interest than the west, thus we propose to maintain the zone of 5.86 ha which covers the strip of land along the eastern coast of the Area (except the public pier near Tai Tong) from Cheung Sha Wan to Ma Kok Tsui as SSSI instead of changing to CPA.
2. In view of the lack of existing and planned sewerage and drainage systems, we are seriously concerned about the cumulative impact of potential increase in Small House Development and population that would adversely affect the marine ecosystem and natural environment. Simply relying on the septic tanks and soil soakaway systems would not solve the pollution issue. Any NTEH must be approved by all concerned departments on a cumulative impact consideration.
3. When there is significant potential increase in population, the lack of planned public utilities including water, electricity, proper footpath especially for emergency would definitely aggravate current local villagers concern.



香港地貌岩石保育協會
Association for Geoconservation, Hong Kong

It is highly appreciated that related government departments would coordinate and design an overall programme for the construction of infrastructure within the area. Otherwise, purely the OZP without implementation of a thorough plan for public utilities would not be a sustainable plan for the benefit of local communities as well as the leisure and geological/ecological studies visitors.

Yours sincerely,

Cindy Choi

Vice Chairman

Association for Geoconservation, Hong Kong

Email: cindy@rocks.org.hk