

TOWN PLANNING BOARD

~~CONFIDENTIAL~~

Downgraded on
8.1.2021

TPB Paper No. 10697

for consideration by
the Town Planning Board on 27.11.2020

CONSIDERATION OF THE DRAFT PUI O AU
DEVELOPMENT PERMISSION AREA PLAN NO. DPA/I-POA/B

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CONSIDERATION OF THE DRAFT PUI O AU DEVELOPMENT PERMISSION AREA PLAN NO. DPA/I-POA/B

1. Introduction

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

- (a) the draft Pui O Au Development Permission Area (DPA) Plan No. DPA/I-POA/B (to be renumbered as DPA/I-POA/1) (**Appendix I**) and its Notes (**Appendix II**) are suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) the Explanatory Statement (ES) (**Appendix III**) is suitable to serve as an expression of the planning intention and objectives of the Town Planning Board (the Board) for the draft Pui O Au DPA Plan and that the ES should be issued under the name of the Board.

2. Background

- 2.1 On 9.11.2020, under the power delegated by the Chief Executive, the Secretary for Development directed the Board, under section 3(1)(b) of the Ordinance, to prepare a draft DPA Plan to cover Pui O Au area which is not covered by any statutory plan.

Location and Physical Characteristics (Plans 1 to 3)

- 2.2 Pui O Au (the Area) is located on the southern part of Lantau Island and sandwiched between Lantau South Country Park and South Lantau Road. It covers an area of about 8.89 ha consisting of natural landscape in the central part with village settlements mainly in the south-western part. The natural landscape of the Area mainly consists of woodlands, shrublands, grasslands and streams (including the upstream section of Pui O Ecologically Important Stream (EIS) to the south outside the Area). It is accessible by South Lantau Road and is well connected to Mui Wo, Tung Chung via Tung Chung Road and Tai O via Keung Shan Road and Tai O Road.

Need for Statutory Plan

- 2.3 The Area is currently not covered by statutory plan. Though it is not exceptional in terms of biodiversity or ecological importance, the Area forms an integral part of the natural woodlands system in the adjoining Lantau South Country Park. A natural stream flows through the Area with the lower course which is an EIS outside the Area. There is a need to better protect the

natural and landscape character of the Area to avoid disturbance to the natural environment. To prevent any haphazard and uncontrolled development that may adversely affect the rural and natural character with conservation value of the Area, it is necessary to prepare a DPA Plan to cover the Area to provide interim planning control, pending preparation of an Outline Zoning Plan (OZP) and to enable enforcement actions to be taken against any unauthorised developments and undesirable change of use.

3. Object of the Plan

- 3.1 The object of the Plan is to delineate the extent of the Area and to set out the types of developments and uses which are permitted at all times and such types of developments and uses that may be permitted with or without conditions on application to the Board within the boundaries of the Area.
- 3.2 It is a small-scale plan and the planning scheme boundary may be subject to minor adjustments as detailed planning and development proceed.
- 3.3 The Plan is to provide interim planning guidance and to facilitate development control within the Area during the period required for detailed analysis of the land use pattern, study of infrastructural provisions and development constraints for the formulation of an OZP.

4. The Development Permission Area

4.1 Strategic Planning Context

An overarching principle of ‘Development in the North; Conservation for the South’ embraced by the Sustainable Lantau Blueprint (the Blueprint) was promulgated in June 2017. The predominant part of Lantau would be conserved for its natural and cultural resources. Unique rural settlements would also be preserved and enhanced. Where appropriate, low-impact leisure and recreational uses would be developed for public enjoyment.

4.2 The Existing Situation

- 4.2.1 Currently, the Area is not covered by any statutory plan or designated as Country Park. Hence, developments in the Area are not subject to planning control.
- 4.2.2 The Area is characterised by a rural and countryside ambience, consists of natural landscape in the central part with village settlements mainly in the south-western part. There is no significant economic activity in the Area. There is no active agricultural land within the Area.

Ecological and Conservation Importance (Plans 4 and 5)

- 4.2.3 The Area forms an integral part of the natural woodlands in the

adjoining Lantau South Country Park. A natural stream flows from the uphill area within the Lantau South Country Park, across the central part of the Area, to its lower course outside the Area which is an EIS, and discharges to Pui O Wan. The myriad of natural habitats offers desirable homes for animals of different kinds, including species of conservation interest such as *Zygonyx iris insignis* (Emerald Cascader, 彩虹蜻), *Parazacco spilurus* (Predaceous Chub, 異鱸). Other species such as *Fejervarya limnocharis* (Paddy Frog, 澤蛙), *Euphaea decorata* (Black-banded Gossamerwing, 方帶溪蟳) could also be found within the Area.

Landscape Value

4.2.4 The natural landscape of the Area consists of woodlands, shrublands, grasslands and streams. Extensive secondary woodland is found along the natural stream and South Lantau Road in the central part of the Area. The woodland is dominated by native tree species such as *Sterculia lanceolata* 假蘋婆, *Aporosa dioica* 銀柴, *Schefflera heptaphylla* 鴨腳木, *Celtis sinensis* 朴樹, *Alangium chinense* 八角楓 and *Cratoxylum cochinchinense* 黃牛木. *Aquilaria sinensis* 土沉香, a floral species of conservation importance, was recorded in the Area.

Village Houses (Plan 6a)

4.2.5 There is no recognised village within the Area. Village houses are mainly two to three-storey in height. The main cluster of village houses is in Pui O Lo Wai Tsuen (Pui O Au) in the south-western part and a few village houses located at the central and north-eastern parts of the Area. Most of them are being used for habitation.

Government Use and Public Utility Installation (Plan 6b)

4.2.6 The Pui O Au Portal (waterworks facility of Water Supplies Department) and an electricity substation are located at the north-eastern and south-western part of the Area respectively.

Other Uses (Plan 6c)

4.2.7 A hostel development with training facilities namely the Swire Leadership Centre is located at the north-eastern part of the Area. A public car park, vehicle repair workshop under temporary structures and graves / burial ground (for villagers of Pui O Lo Wai) are located at the south-western part of the Area.

4.3 Population

Based on the 2016 Population By-census, the population of the Area as estimated by the Planning Department is about 50.

4.4 Accessibility

The Area is served by South Lantau Road, which extends from Mui Wo ferry pier to Shek Pik Reservoir. Residential developments are accessible by local tracks branching off from South Lantau Road. Most parts of the area is accessible by footpath. South Lantau Road is the main access road to the Area, which is subject to the Closed Road Permits system and only vehicles with permit can have access to the road. Franchised buses and taxis are the main modes of public transport for the Area.

4.5 Utility Services

Drainage

4.5.1 At present, the Area has no public drainage system. Any development planned in this Area shall reserve sufficient land for the necessary drainage improvement in future.

Sewerage

4.5.2 Currently, there are no sewage treatment facilities in the Area except soakaway pits and septic tanks for most of the village houses. The Government has planned to implement a sewerage work covering the villages in South Lantau Coast Area including the Area. The works proposed comprise village and trunk sewerage system, which include sewage pumping stations, gravity sewers and rising mains, conveying sewage to a new Sewage Treatment Works at Pui O San Shek Wan (located outside the Area). If any development or redevelopment within the Area would connect to the future public sewerage system, detailed sewerage impact assessment would be required and suitable mitigation measures should be provided, if necessary, as part of the development or redevelopment.

Water Supply

4.5.3 Raw water for the Area is collected at Shek Pik Reservoir. It is then delivered to and treated at Cheung Sha Water Treatment Works (located outside the Area) for supply to the Area. The water supply system in South Lantau may not be able to accommodate any further additional water demand. As there is no salt water supply to the Area, mains water is used for flushing purpose.

Telephone, Electricity and Gas

4.5.4 Telephone network and electricity supply are available in the Area. Pui O substation is located in the Area. There is no gas supply to the Area.

4.6 Geotechnical Safety

The Area and its vicinity comprise hilly natural terrain with past natural

terrain landslide records. There are about 19 registered man-made slopes and retaining walls within the Area and the stability of these slope features is mostly unknown.

4.7 Land Ownership (Plan 7)

Land tenure within the Area comprises private land, government land, Government Land Licenses and other permits. Majority of the Area is government land (about 71%, 6.3 ha) and about 29% (about 2.59 ha) of the Area is privately owned.

5. General Planning Intention

The general planning intention of the Area is to conserve its landscape and ecological values in safeguarding the natural habitats, to maintain the unique rural and natural character of the Area, and to prevent it from encroachment by unauthorized development and from undesirable change of use.

6. Land Use Zoning (Appendix I)

“Unspecified Use”: Total Area 8.89 ha

6.1 This area consists mainly of woodlands, shrublands, grasslands and streams in the central part with some village settlements at its north-eastern and south-western parts. To protect the natural landscape and rural character of the Area, planning guidance and development control are considered necessary. The whole area of the Plan has been designated as “Unspecified Use” pending detailed analysis and studies to establish the appropriate land uses in the course of the preparation of OZP. Any use and development other than ‘Agricultural Use’ and some uses which are permitted under the covering Notes of the Plan will require planning permission from the Board.

6.2 As diversion of streams, filling of land/pond or excavation of land may cause adverse landscape, environmental, ecological and drainage impacts on the adjacent areas and 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.

7. Notes of the Plan

7.1 Attached to the draft DPA Plan is a set of Notes which shows the type 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.

7.2 The draft Notes (**Appendix II**) are formulated on the basis of the latest

Master Schedule of Notes to Statutory Plans endorsed by the Board whilst having regard to the peculiar characteristics of the Area.

8. Plan Number

Upon gazetting, the draft Pui O Au DPA Plan will be renumbered as DPA/I-POA/1.

9. Consultation

9.1 The draft DPA Plan together with the Notes and ES have been circulated to the relevant government departments for comments. Comments received have been incorporated into the draft DPA Plan, its Notes or ES, which has been endorsed by the New Territories District Planning Conference by circulation on 19.11.2020 as suitable for submission to the Board for consideration.

9.2 The Islands District Council (IsDC) and the South Lantau Rural Committee (SLRC) have not been consulted on the draft DPA Plan due to the confidential nature of the Plan. The IsDC and SLRC will be consulted on the draft DPA Plan after its publication under section 5 of the Ordinance.

10. Decision Sought

Members are invited to:

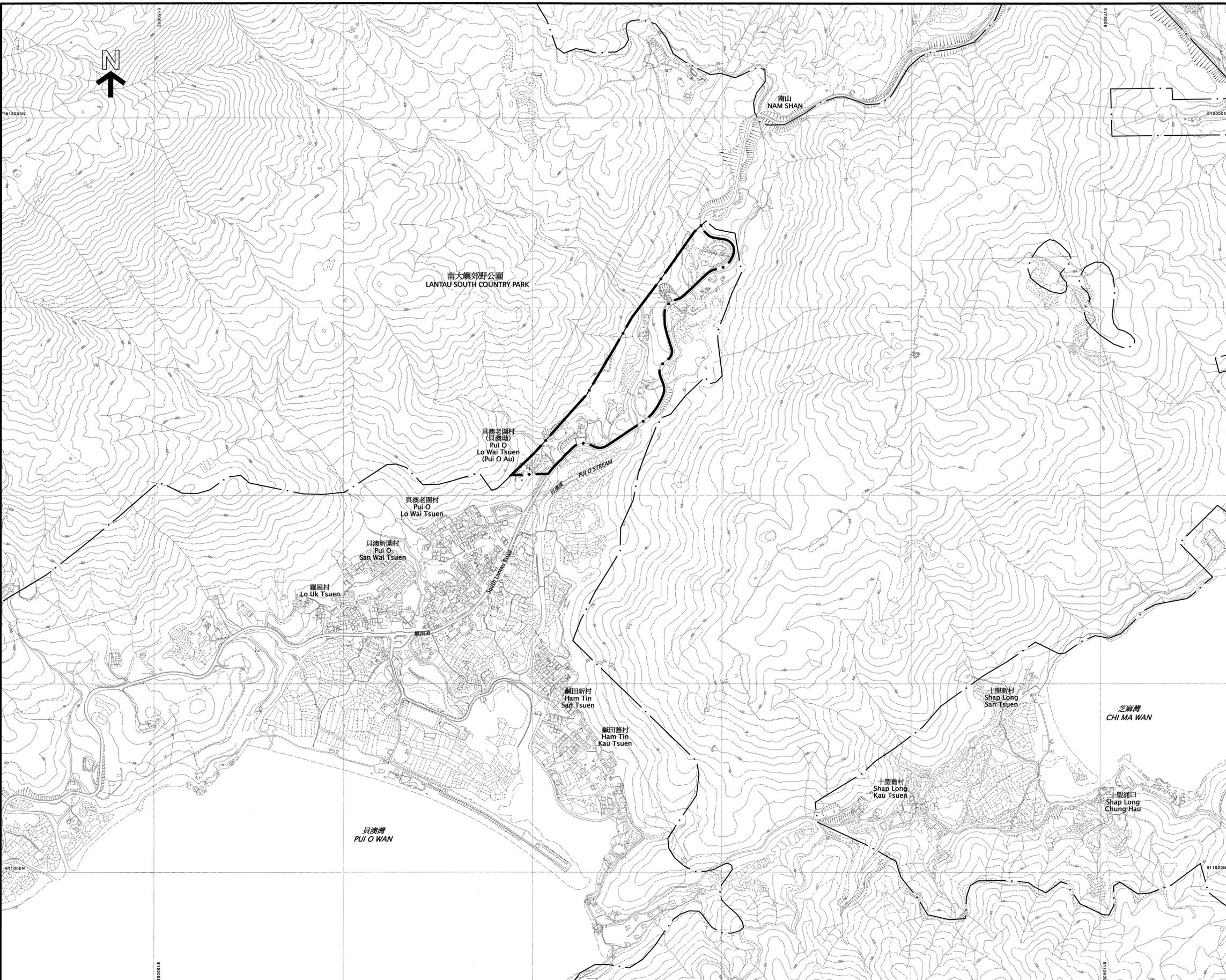
- (a) agree that the draft Pui O Au DPA Plan No. DPA/I-POA/B (to be renumbered as DPA/I-POA/1) (**Appendix I**) and its Notes (**Appendix II**) are suitable for exhibition for public inspection under section 5 of the Ordinance;
- (b) agree that the ES (**Appendix III**) is suitable to serve as an expression of the planning intention and objectives of the Board for the draft Pui O Au DPA Plan and that the ES should be issued under the name of the Board; and
- (c) agree that consultation of the draft DPA Plan with IsDC and SLRC will be conducted after its publication under section 5 of the Ordinance.

11. Attachments

- Appendix I** Draft Pui O Au Development Permission Area Plan No. DPA/I-POA/B
- Appendix II** Notes of the draft Pui O Au Development Permission Area Plan No. DPA/I-POA/B
- Appendix III** Explanatory Statement of the draft Pui O Au Development Permission Area Plan No. DPA/I-POA/B

Plans 1 and 2	Location Plans of Pui O Au Development Permission Area
Plan 3	Aerial Photo of Pui O Au Development Permission Area
Plan 4	Site Photos of Natural Landscape and Habitat
Plan 5	Photos of Fauna Species
Plan 6a	Site Photos of Village Houses
Plan 6b	Site Photos of Government Uses and Public Utility Installation
Plan 6c	Site Photos of Other Uses
Plan 7	Land Ownerships

**PLANNING DEPARTMENT
NOVEMBER 2020**



圖例
NOTATION

MISCELLANEOUS		其他
BOUNDARY OF DEVELOPMENT PERMISSION AREA	— + —	發展審批地區界線
BOUNDARY OF COUNTRY PARK	— · —	郊野公園界線

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分率 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分率	
UNSPECIFIED USE	8.89	100.00	非指定用途
TOTAL AREA OF DEVELOPMENT PERMISSION AREA	8.89	100.00	發展審批地區總面積

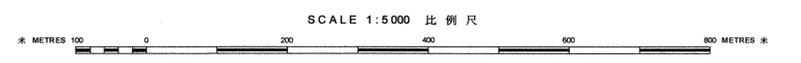
夾附的《註釋》屬這份圖則的一部分
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN

按照城市規劃條例第5條展示的
發展審批地區草圖
DRAFT DEVELOPMENT PERMISSION AREA PLAN EXHIBITED
UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON

SECRETARY
TOWN PLANNING BOARD

城市規劃委員會秘書

貝澳坳發展審批地區圖
PUI O AU DEVELOPMENT PERMISSION AREA 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. DPA/I-POA/B

**DRAFT PUI O AU DEVELOPMENT PERMISSION AREA PLAN
NO. DPA/I-POA/B**

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

NOTES

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

- (1) These Notes show the uses or developments on land falling within the boundaries of the Plan which are always permitted and which may be permitted by the Town Planning Board, with or without conditions, on application. Where permission from the Town Planning Board for a use or development is required, the application for such permission should be made in a prescribed form. The application shall be addressed to the Secretary of the Town Planning Board, from whom the prescribed application form may be obtained.
- (2) Any use or development which is always permitted or may be permitted in accordance with these Notes must also conform to any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, as may be applicable.
- (3) No action is required to make the use of any land or building which was in existence immediately before the first publication in the Gazette of the notice of the draft development permission area plan conform to this Plan, provided such use has continued since it came into existence. Any material change of such use or any other development (except minor alteration and/or modification to the development of the land or building in respect of such use which is always permitted) must be always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board.
- (4) Except to the extent that paragraph (3) applies, any use or development falling within the boundaries of the 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.
- (5) 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.
- (6) Boundary of the Plan may be subject to minor adjustments as detailed planning proceeds.
- (7) Unless otherwise specified, the following uses or developments are always permitted on land falling within the boundaries of the Plan:
 - (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;
 - (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; and
 - (h) in areas not zoned or set apart under section 4(1) of the Town Planning Ordinance in the development permission area, the use stipulated in the schedule forming Annex A of these Notes.
- (8) 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.
- (9) 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 PUI O AU DEVELOPMENT PERMISSION AREA PLAN
NO. DPA/I-POA/B**

Schedule of Uses

Page

Annex A Uses always permitted in an “Unspecified Use” area

1

Annex A

Uses always permitted in an “Unspecified Use” area
(Being an area not zoned or set apart
under section 4(1) of the Town Planning Ordinance)

Agricultural Use

Remarks

- (a) Any use or development, other than the always permitted use as specified above or the uses or developments always permitted under the covering Notes, requires planning permission from the Town Planning Board under section 16 of the Town Planning Ordinance.
- (b) Any diversion of streams, filling of land/pond or excavation of land, including that to effect a change of use to the always permitted use as specified above or the uses or developments always permitted under the covering Notes (except public works coordinated or implemented by the 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 this draft development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

**DRAFT PUI O AU DEVELOPMENT PERMISSION AREA PLAN
NO. DPA/I-POA/B**

EXPLANATORY STATEMENT

DRAFT PUI O AU DEVELOPMENT PERMISSION AREA PLAN
NO. DPA/I-POA/B

EXPLANATORY STATEMENT

<u>CONTENTS</u>	<u>Page</u>
1. INTRODUCTION	1
2. AUTHORITY FOR THE PLAN AND PROCEDURE	1
3. OBJECT OF THE PLAN	1
4. NOTES OF THE PLAN	1
5. THE EXISTING SITUATION	2
6. NEED FOR PLANNING GUIDANCE AND CONTROL	2
7. THE DEVELOPMENT PERMISSION AREA	3
7.1 Plan Area	3
7.2 General Planning Intention	3
7.3 Population	3
7.4 Land Use	3
7.5 Transport and Utility Services	4
7.5.1 Road Network and Footpath	4
7.5.2 Public Transport	4
7.5.3 Utility Services	4
7.6 Geotechnical Safety	5
8. PLANNING CONTROL WITHIN THE DEVELOPMENT PERMISSION AREA	5

**DRAFT PUI O AU DEVELOPMENT PERMISSION AREA PLAN
NO. DPA/I-POA/B**

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

EXPLANATORY STATEMENT

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

1. INTRODUCTION

This Explanatory Statement is intended to assist an understanding of the draft Pui O Au Development Permission Area (DPA) Plan No. DPA/I-POA/B. It reflects the planning intention and objectives of the Town Planning Board (the Board) for the Plan.

2. AUTHORITY FOR THE PLAN AND PROCEDURE

- 2.1 On 9 November 2020, under the power delegated by the Chief Executive, the Secretary for Development directed the Board, under section 3(1)(b) of the Town Planning Ordinance (the Ordinance), to prepare a draft plan designating the Pui O Au area as a development permission area.
- 2.2 On XX XXXXX 2020, the draft Pui O Au DPA Plan No. DPA/I-POA/1 (the Plan) was exhibited for public inspection under section 5 of the Ordinance.

3. OBJECT OF THE PLAN

- 3.1 The object of the Plan is to delineate the extent of the Pui O Au DPA (the Area) and to set out the types of developments and uses which are permitted at all times and such types of developments and uses that may be permitted with or without conditions on application to the Board within the boundaries of the Area.
- 3.2 It is a small-scale plan and the planning scheme boundary may be subject to minor adjustments as detailed planning and development proceed.
- 3.3 The Plan is to provide planning guidance and to facilitate development control within the Area during the period required for detailed analysis of the land use pattern, study of infrastructural provisions and development constraints for the formulation of an outline zoning plan (OZP).

4. NOTES OF THE PLAN

- 4.1 Attached to the Plan is a set of Notes which shows the types of uses or developments which are always permitted within the Area and 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 EXISTING SITUATION

- 5.1 The Area, covering a total area of about 8.89 ha, is located on the southern part of Lantau Island and sandwiched between Lantau South Country Park and South Lantau Road. The Area is in close proximity to rural village clusters in Pui O to its southwest and Ham Tin to its further south across South Lantau Road. It is accessible by South Lantau Road and is well connected to Mui Wo, Tung Chung via Tung Chung Road and Tai O via Keung Shan Road and Tai O Road.
- 5.2 The Area is characterised by a rural and countryside ambience, consists of natural landscape in the central part with village settlements mainly in the south-western part. The natural landscape of the Area mainly consists of woodlands, shrublands, grasslands and streams (including the natural upstream section of Pui O Ecologically Important Stream (EIS) to the south outside the Area). The woodland is dominated by native tree species such as *Sterculia lanceolata* 假蘋婆, *Aporosa dioica* 銀柴, *Schefflera heptaphylla* 鴨腳木, *Celtis sinensis* 朴樹, *Alangium chinense* 八角楓 and *Cratogeomys cochinchinense* 黃牛木. *Aquilaria sinensis* 土沉香, a floral species of conservation importance, was recorded in the Area. A natural stream flows from the uphill area within the Lantau South Country Park, across the central part of the Area, to its lower course outside the Area which is the Pui O EIS discharging to Pui O Wan, with records of species of conservation interest such as *Parazacco spilurus* (Predaceous Chub, 異鱸) and *Zygonyx iris insignis* (Emerald Cascader, 彩虹蜻). Other species such as *Fejervarya limnocharis* (Paddy Frog, 澤蛙), *Euphaea decorata* (Black-banded Gossamerwing, 方帶溪蟬) could also be found within the Area.
- 5.3 There is no recognised village within the Area. Village houses are mainly two to three-storey in height. The main cluster of village houses is in Pui O Lo Wai Tsuen (Pui O Au) in the south eastern part and a few village houses are located at the central, south-western and north-eastern parts of the Area. A hostel development namely the Swire Leadership Centre, the Pui O Au Portal (waterworks facility of Water Supplies Department) and an electricity substation are located in the Area. A public car park, vehicle repair workshop under temporary structures and graves / burial ground (for villagers of Pui O Lo Wai) are located at the south-western part of the Area.

6. NEED FOR PLANNING GUIDANCE AND CONTROL

- 6.1 Though it is not exceptional in terms of biodiversity or ecological importance, the Area forms an integral part of the natural woodlands system in the adjoining Lantau South Country Park. The Pui O Stream flows through the Area with the lower course which is the EIS outside the Area. There is a need to better protect the natural and landscape character of the Area to avoid disturbance to the natural environment.

- 6.2 An overarching principle of ‘Development in the North; Conservation for the South’ embraced by the Sustainable Lantau Blueprint (the Blueprint) was promulgated in June 2017. The predominant part of Lantau would be conserved for its natural and cultural resources. Unique rural settlements would also be preserved and enhanced. Where appropriate, low-impact leisure and recreational uses would be developed for public enjoyment.
- 6.3 To prevent any haphazard and uncontrolled development that may adversely affect the rural and natural character of the Area, it is necessary to prepare a DPA Plan to cover the Area to provide interim planning control pending preparation of an OZP and to enable enforcement actions to be taken against any unauthorised developments and undesirable change of use.

7. THE DEVELOPMENT PERMISSION AREA

7.1 Plan Area

The Area covers an area of about 8.89 ha. It is bounded by the Lantau South Country Park to the north and west and South Lantau Road to the east and south. The boundary of the Area is shown by a heavy broken line of the Plan.

7.2 General Planning Intention

The general planning intention of the Area is to conserve its landscape and ecological values in safeguarding the natural habitats, to maintain the unique rural and natural character of the Area, and to prevent it from encroachment by unauthorized development and from undesirable change of use.

7.3 Population

Based on 2016 Population By-census, the population of the Area as estimated by the Planning Department is about 50.

7.4 Land Use

“Unspecified Use”: Total Area 8.89 ha

- (a) This area consists mainly of woodlands, shrublands, grasslands and streams in the central part with some village settlements mainly at the south-western part. To protect the natural landscape and rural character of the Area, planning guidance and development control are considered necessary. The whole area of the Plan has been designated as “Unspecified Use” pending detailed analysis and studies to establish the appropriate land uses in the course of the preparation of OZP. Any use and development other than ‘Agricultural Use’ and some uses which are permitted under the covering Notes of the Plan will require planning permission from the Board.
- (b) As diversion of streams, filling of land/pond or excavation of land may cause adverse landscape, environmental, ecological and drainage impacts

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

7.5 Transport and Utility Services

7.5.1 Road Network and Footpath

- (a) The Area is served by South Lantau Road, which extends from Mui Wo ferry pier to Shek Pik Reservoir. Residential developments are accessible by local tracks branching off from South Lantau Road. Most parts of the area are accessible by footpath.
- (b) South Lantau Road is the main access road to the Area, which is closed to all motor vehicles, except those with Lantau Closed Road Permits.

7.5.2 Public Transport

The Area is served by franchised buses running along South Lantau Road, with various destinations on South Lantau (i.e. Mui Wo, Tong Fuk, Ngong Ping, Tai O) and Tung Chung (including the Hong Kong Port of the Hong Kong-Zhuhai-Macao Bridge). The Area is also accessible by Lantau taxi.

7.5.3 Utility Services

Drainage

- (a) At present, the Area has no public drainage system. Any development planned in this Area shall reserve sufficient land for the necessary drainage improvement in future. In particular, a buffer area of sufficient width from both edges of existing watercourses/streams should be reserved to allow the development of future drainage systems with more ecological features, installation of green channels/drainage improvements and implementation of associated drainage maintenance and river training works in future. If any development or redevelopment within the Area would affect the drainage system or change the drainage characteristic, detailed drainage study would be required and suitable mitigation measures should be provided, if necessary, as part of the development or redevelopment.

Sewerage

- (b) Currently, there are no sewage treatment facilities in the Area except soakaway pits and septic tanks for most of the village houses. They should only be regarded as an interim solution in remote and low-density areas. Any increase in population or further residential/recreational developments would require additional facilities.
- (c) The Government has planned to implement sewerage works covering

the villages in South Lantau Coast Area including the Area. The works proposed comprise village and trunk sewerage system, which includes sewage pumping stations, gravity sewers and rising mains, conveying sewage to a new Sewage Treatment Works at Pui O San Shek Wan in South Lantau (located outside the Area). If any development or redevelopment within the Area would connect to the future public sewerage system, detailed sewerage impact assessment would be required and suitable mitigation measures should be provided, if necessary, as part of the development or redevelopment.

Water Supply

- (d) Raw water for the Area is collected at Shek Pik Reservoir. It is then delivered to and treated at Cheung Sha Water Treatment Works (located outside the Area) for supply to the Area. The water supply system in South Lantau may not be able to accommodate any further additional water demand. As there is no salt water supply to the Area, temporary mains water is used for flushing purpose.

Telephone, Electricity and Gas

- (e) Telephone network and electricity supply are available in the Area. Pui O substation is located in the Area. There is no gas supply to the Area.

7.6 Geotechnical Safety

The Area and its vicinity comprise hilly natural terrain with past natural terrain landslide records. There are about 19 registered man-made slopes and retaining walls within the Area and the stability of these slope features is mostly unknown. If these slope features would affect or be affected by any development and redevelopment, geotechnical investigations and studies including the details of any permanent geotechnical works should be submitted to the Geotechnical Engineering Office of the Civil Engineering and Development Department for checking in accordance with the principle laid down in the Environment, Transport and Works Bureau Technical Circular (Works) No. 29/2002 or to the Buildings Department in accordance with the Buildings Ordinance as appropriate. For any future development in the Area, natural terrain hazard study may be required to assess the potential hazards and constraints arising from natural terrain, and to provide suitable hazard mitigation measures, if found necessary, as part of the development.

7.7 Burial Ground

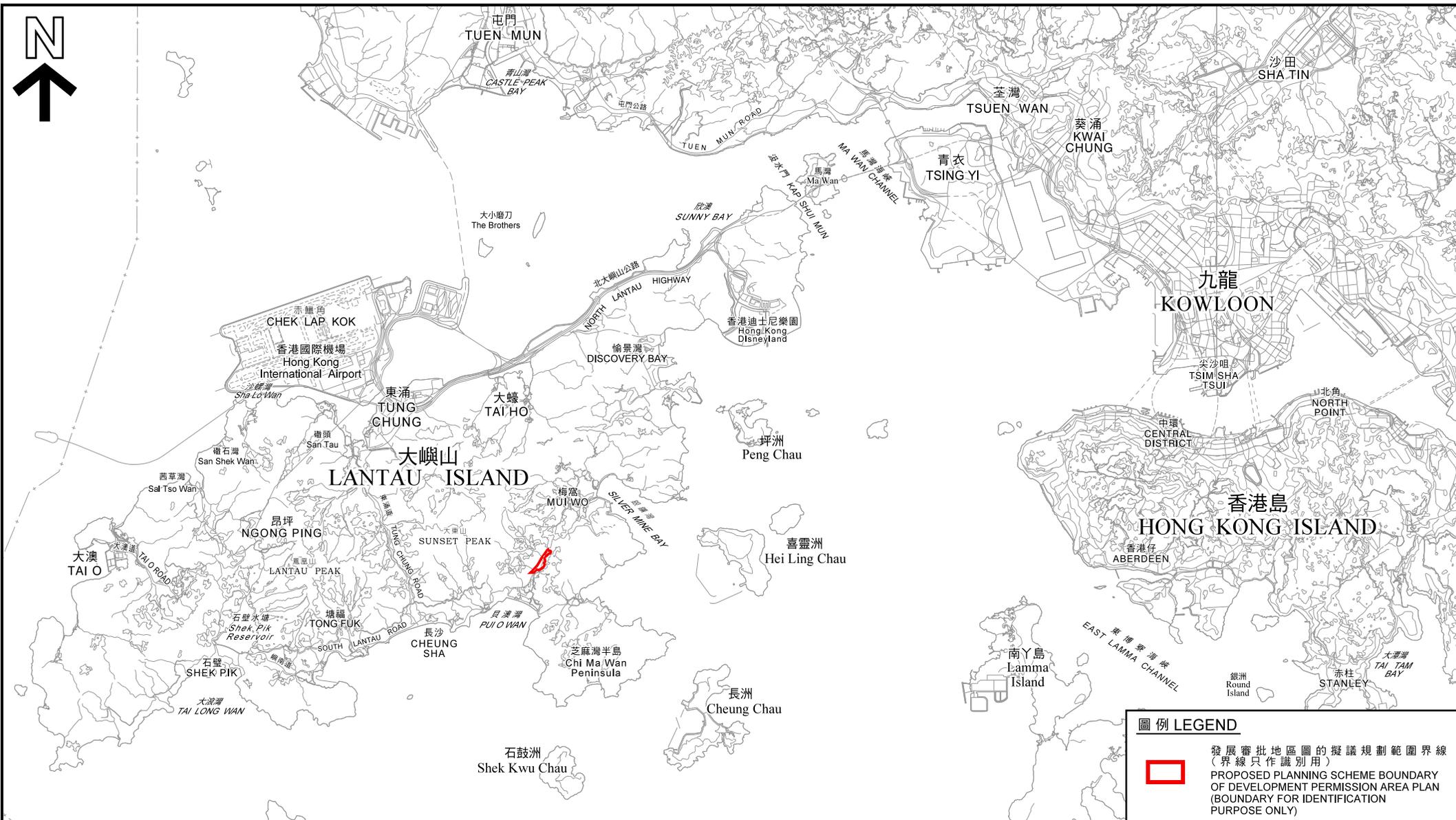
There is a permitted burial ground in the Area for qualified villagers of Pui O Lo Wai Tsuen. It is located to the northeast of the Pui O Substation.

8. PLANNING CONTROL WITHIN THE DEVELOPMENT PERMISSION AREA

- 8.1 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.

- 8.2 Uses of land or building which were in existence immediately before the first publication in the Gazette of the notice of the draft DPA Plan and which are not in compliance with the terms of the Plan may have adverse impact on the environment, drainage and traffic of the Area. Although no action is required to make such use conform to the 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.
- 8.3 Planning applications to the Board will be assessed on individual merits. In general, the Board, in considering the planning applications, will take into account all relevant planning considerations which may include the departmental outline development plans/layout plans, and the guidelines published by the Board. The outline development plans/layout plans are available for public inspection at the Planning Department. Guidelines published by the Board are available from the Board's website, the Secretariat of the Board and the Technical Services Division of the Planning Department. Application forms and Guidance Notes for planning applications can be downloaded from the Board's website and are available from the Secretariat of the Board, the Technical Services Division and relevant District Planning Office of the Planning Department. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.
- 8.4 Any development, other than those referred to in paragraph 8.1 above or in conformity with this draft DPA Plan or with the permission of the Board, undertaken or continued on or after the date of the first publication in the Gazette of the notice on land included in the DPA Plan may be subject to enforcement proceedings under the Ordinance. Any diversion of streams, filling of land/pond or excavation of land on or after the first publication in the Gazette of the notice of this draft DPA Plan without permission from the Board may also be subject to enforcement proceedings.
- 8.5 It is intended that the DPA plan published by the Board will be replaced, within three years, by an OZP. Under the provisions of section 20(5) of the Ordinance, a draft DPA plan is effective for a period of three years after the notification in the Gazette. Extension of one additional year may be given by the Chief Executive in Council. The provision of enforcement will continue to be applicable to the Area after the DPA plan is replaced by an OZP.



圖例 LEGEND

 發展審批地區圖的擬議規劃範圍界線 (界線只作識別用)
 PROPOSED PLANNING SCHEME BOUNDARY OF DEVELOPMENT PERMISSION AREA PLAN (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)

本摘要圖於2020年10月15日擬備，
 所根據的資料為iB100000數碼地形圖
 EXTRACT PLAN PREPARED ON 15.10.2020
 BASED ON IB100000 DIGITAL TOPOGRAPHICAL MAP

位置圖 LOCATION PLAN

貝澳坳發展審批地區
PUI O AU DEVELOPMENT PERMISSION AREA

SCALE 1 : 150 000 比例尺

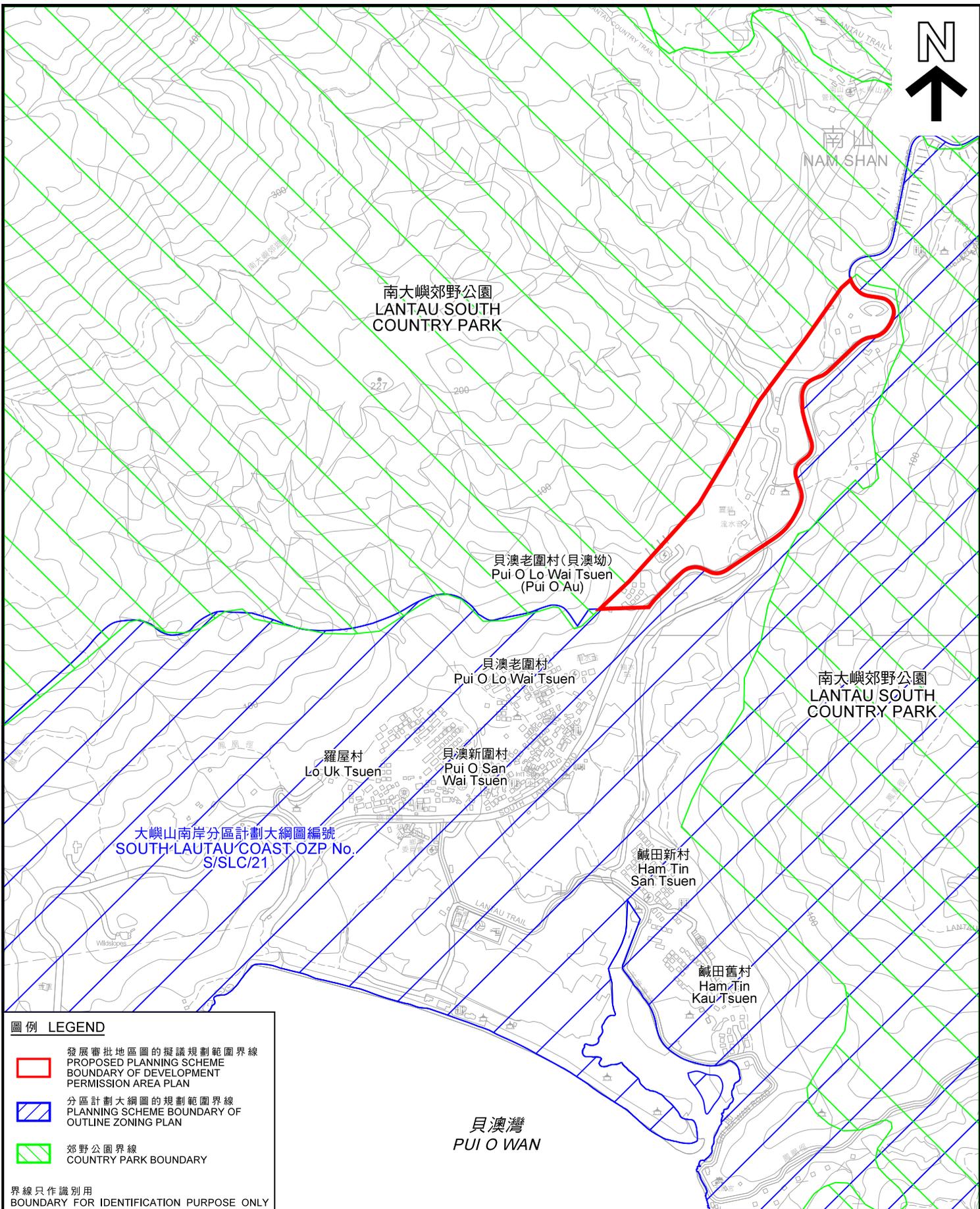
公里 KM 3 0 3 6 9 KM 公里

規劃署
PLANNING DEPARTMENT



參考編號
 REFERENCE No.
 M/LI/20/143

圖 PLAN
 1



圖例 LEGEND

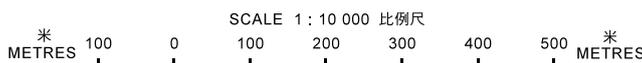
- 發展審批地區圖的擬議規劃範圍界線
PROPOSED PLANNING SCHEME
BOUNDARY OF DEVELOPMENT
PERMISSION AREA PLAN
- 分區計劃大綱圖的規劃範圍界線
PLANNING SCHEME BOUNDARY OF
OUTLINE ZONING PLAN
- 郊野公園界線
COUNTRY PARK BOUNDARY

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2020年11月17日擬備，
所根據的資料為iB10000數碼地形圖
EXTRACT PLAN PREPARED ON 17.11.2020
BASED ON iB10000 DIGITAL
TOPOGRAPHICAL MAP

位置圖 LOCATION PLAN

貝澳坳發展審批地區
PUI O AU DEVELOPMENT PERMISSION AREA



規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/LI/20/143

圖 PLAN
2



南大嶼郊野公園
LANTAU SOUTH
COUNTRY PARK

貝澳老圍村(貝澳坳)
Pui O Lo Wai Tsuen
(Pui O Au)

貝澳老圍村
Pui O Lo Wai Tsuen

南大嶼郊野公園
LANTAU SOUTH
COUNTRY PARK

羅屋村
Lo Uk Tsuen

貝澳新圍村
Pui O San
Wai Tsuen

鹹田新村
Ham Tin
San Tsuen

鹹田舊村
Ham Tin
Kau Tsuen

貝澳灣
PUI O WAN

圖例 LEGEND

 發展審批地區圖的擬議規劃範圍界線
PROPOSED PLANNING SCHEME
BOUNDARY OF DEVELOPMENT
PERMISSION AREA PLAN

 郊野公園界線
COUNTRY PARK BOUNDARY

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

航攝照片 AERIAL PHOTO

貝澳坳發展審批地區
PUI O AU DEVELOPMENT PERMISSION AREA

規劃署
PLANNING
DEPARTMENT 

參考編號
REFERENCE No.
M/LI/20/143

圖 PLAN
3

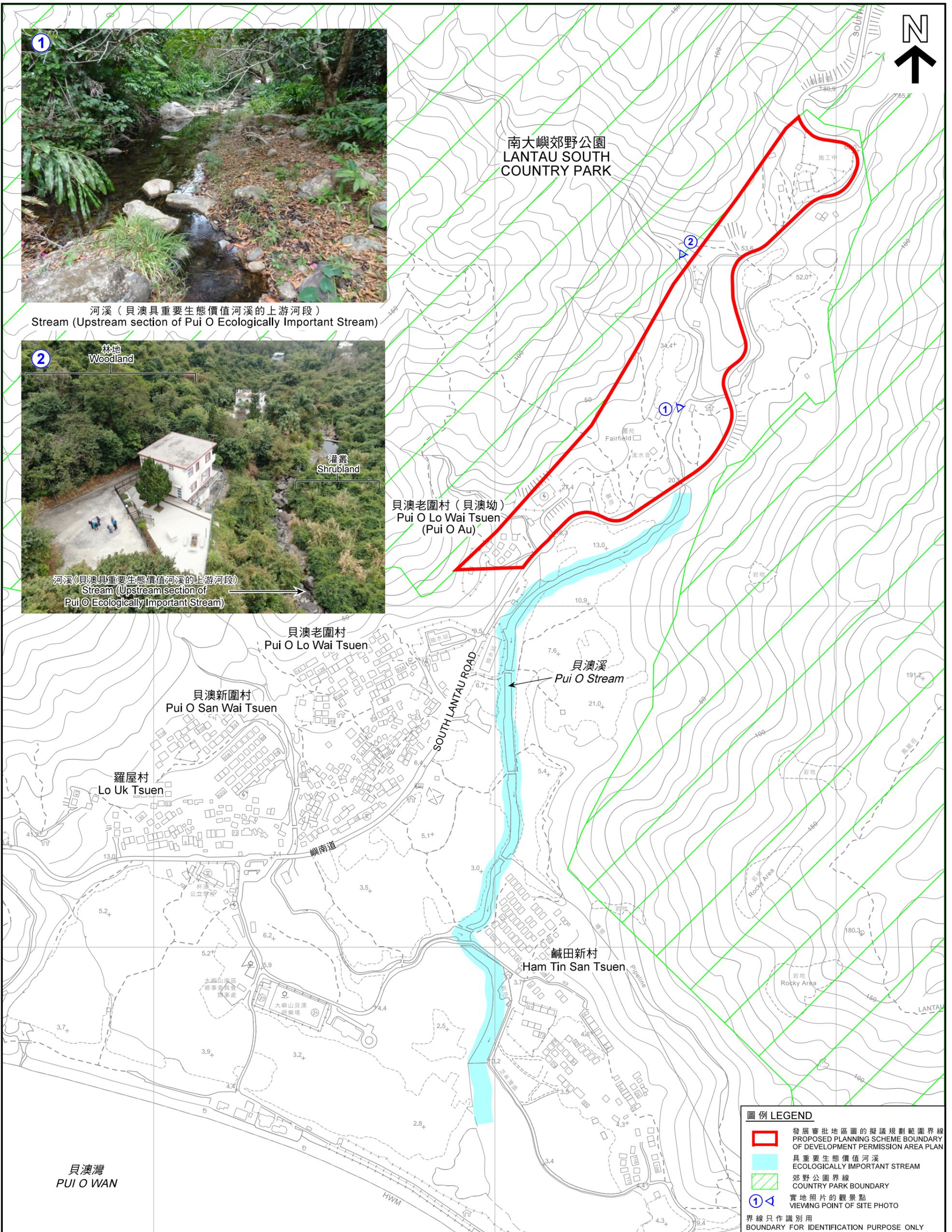
本摘要圖於2020年11月17日擬備，
所根據的資料為正射影像圖
DOP5000(2019年)
EXTRACT PLAN PREPARED ON 17.11.2020
BASED ON ORTHOPHOTO
DOP5000 (YEAR 2019)



河溪 (貝澳具重要生態價值河溪的上游河段)
Stream (Upstream section of Pui O Ecologically Important Stream)



河溪 (貝澳具重要生態價值河溪的上游河段)
Stream (Upstream section of Pui O Ecologically Important Stream)



圖例 LEGEND

- 發展審批地區圖的擬議規劃範圍界線
PROPOSED PLANNING SCHEME BOUNDARY OF DEVELOPMENT PERMISSION AREA PLAN
- 具重要生態價值河溪
ECOLOGICALLY IMPORTANT STREAM
- 郊野公園界線
COUNTRY PARK BOUNDARY
- 1 ▶ 實地照片的觀景點
VIEWING POINT OF SITE PHOTO

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

現有的自然景觀及生境 EXISTING NATURAL LANDSCAPE AND HABITATS

貝澳坳發展審批地區
PUI O AU DEVELOPMENT PERMISSION AREA

本摘要圖於2020年11月17日擬備，
所根據的資料為攝於2020年1月的實地照片
EXTRACT PLAN PREPARED ON 17.11.2020
BASED ON SITE PHOTOS TAKEN IN JAN 2020



規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/LI/20/143

圖 PLAN
4



澤蛙
Fejervarya limnocharis
(Paddy Frog)



方帶溪蟴
Euphaea decorata
(Black-banded Gossamerwing)



彩虹蜻
Zygonyx iris insignis
(Emerald Cascader)



異鱖
Parazacco spilurus
(Predaceous Chub)

本圖於2020年11月17日擬備
資料來源：漁農自然護理署
PLAN PREPARED ON 17.11.2020
SOURCE : AGRICULTURE, FISHERIES AND
CONSERVATION DEPARTMENT

動物的照片
PHOTOS OF FAUNA SPECIES

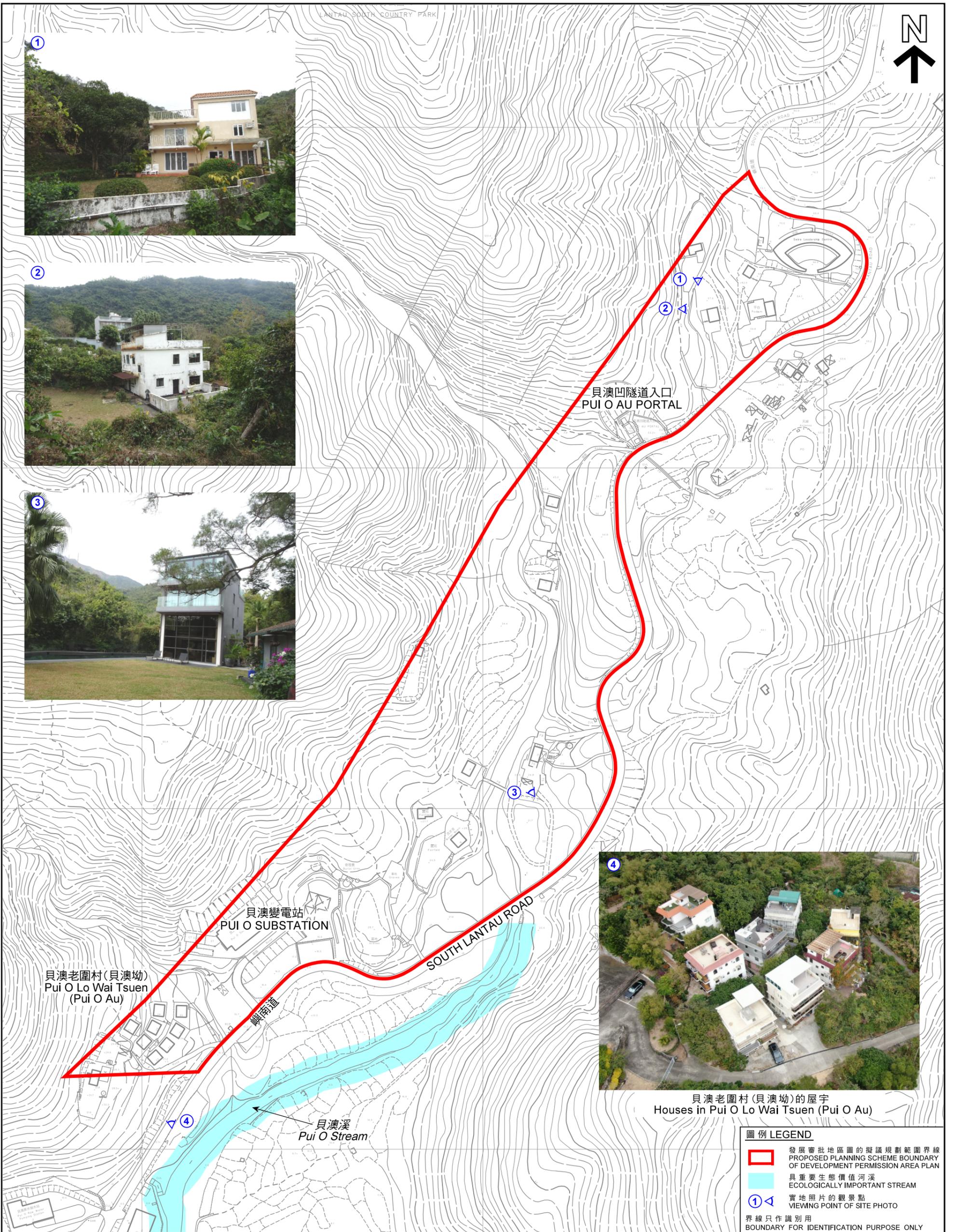
貝澳坳發展審批地區
PUI O AU DEVELOPMENT PERMISSION AREA

規劃署
**PLANNING
DEPARTMENT**



參考編號
REFERENCE No.
M/LI/20/143

圖 PLAN
5



貝澳老圍村(貝澳坳)的屋宇
Houses in Pui O Lo Wai Tsuen (Pui O Au)

圖例 LEGEND	
	發展審批地區的擬議規劃範圍界線 PROPOSED PLANNING SCHEME BOUNDARY OF DEVELOPMENT PERMISSION AREA PLAN
	具重要生態價值河溪 ECOLOGICALLY IMPORTANT STREAM
	實地照片的觀景點 VIEWING POINT OF SITE PHOTO
界線只作識別用 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY	

實地照片 - 村屋 SITE PHOTOS - VILLAGE HOUSES

本摘要圖於2020年11月17日擬備，
所根據的資料為攝於2020年1月的實地照片
EXTRACT PLAN PREPARED ON 17.11.2020
BASED ON SITE PHOTOS TAKEN IN JAN 2020

貝澳坳發展審批地區
PUI O AU DEVELOPMENT PERMISSION AREA



規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/LI/20/143

圖 PLAN
6a



嶼南道
SOUTH LANTAU ROAD

貝澳凹隧道入口
Pui O Au Portal



貝澳變電站
Pui O Substation

貝澳凹隧道入口
PUI O AU PORTAL

①

貝澳變電站
PUI O SUBSTATION

貝澳老圍村(貝澳坳)
Pui O Lo Wai Tsuen
(Pui O Au)

SOUTH LANTAU ROAD

貝澳溪
Pui O Stream

圖例 LEGEND

-  發展審批地區的擬議規劃範圍界線
PROPOSED PLANNING SCHEME BOUNDARY
OF DEVELOPMENT PERMISSION AREA PLAN
 -  具重要生態價值河溪
ECOLOGICALLY IMPORTANT STREAM
 -  實地照片的觀景點
VIEWING POINT OF SITE PHOTO
- 界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 - 政府用途及公用事業設施裝置
SITE PHOTOS - GOVERNMENT USE AND PUBLIC UTILITY INSTALLATION

貝澳坳發展審批地區
PUI O AU DEVELOPMENT PERMISSION AREA

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/LI/20/143

圖 PLAN
6b

本摘要圖於2020年11月17日擬備，
所根據的資料為攝於2020年1月的實地照片
EXTRACT PLAN PREPARED ON 17.11.2020
BASED ON SITE PHOTOS TAKEN IN JAN 2020

SCALE 1:2 500 比例尺
米 METRES 50 0 50 100 150 200 米 METRES



Swire Leadership Centre



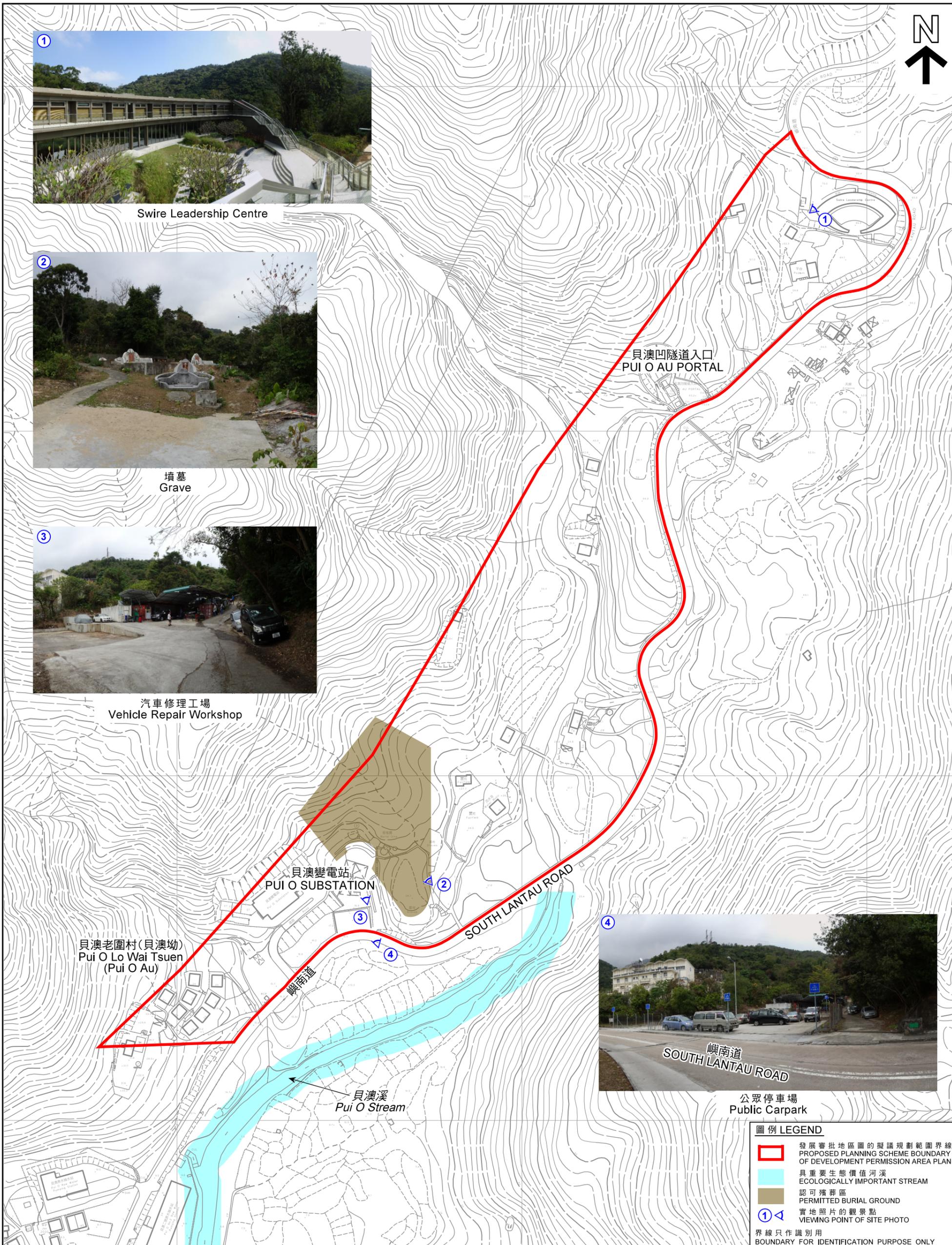
墳墓
Grave



汽車修理工場
Vehicle Repair Workshop



公眾停車場
Public Carpark



圖例 LEGEND

-  發展審批地區圖的擬議規劃範圍界線
PROPOSED PLANNING SCHEME BOUNDARY OF DEVELOPMENT PERMISSION AREA PLAN
-  具重要生態價值河溪
ECOLOGICALLY IMPORTANT STREAM
-  認可殯葬區
PERMITTED BURIAL GROUND
-  實地照片的觀景點
VIEWING POINT OF SITE PHOTO

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 - 其他用途
SITE PHOTOS - OTHER USES

貝澳坳發展審批地區
PUI O AU DEVELOPMENT PERMISSION AREA

規劃署
PLANNING
DEPARTMENT

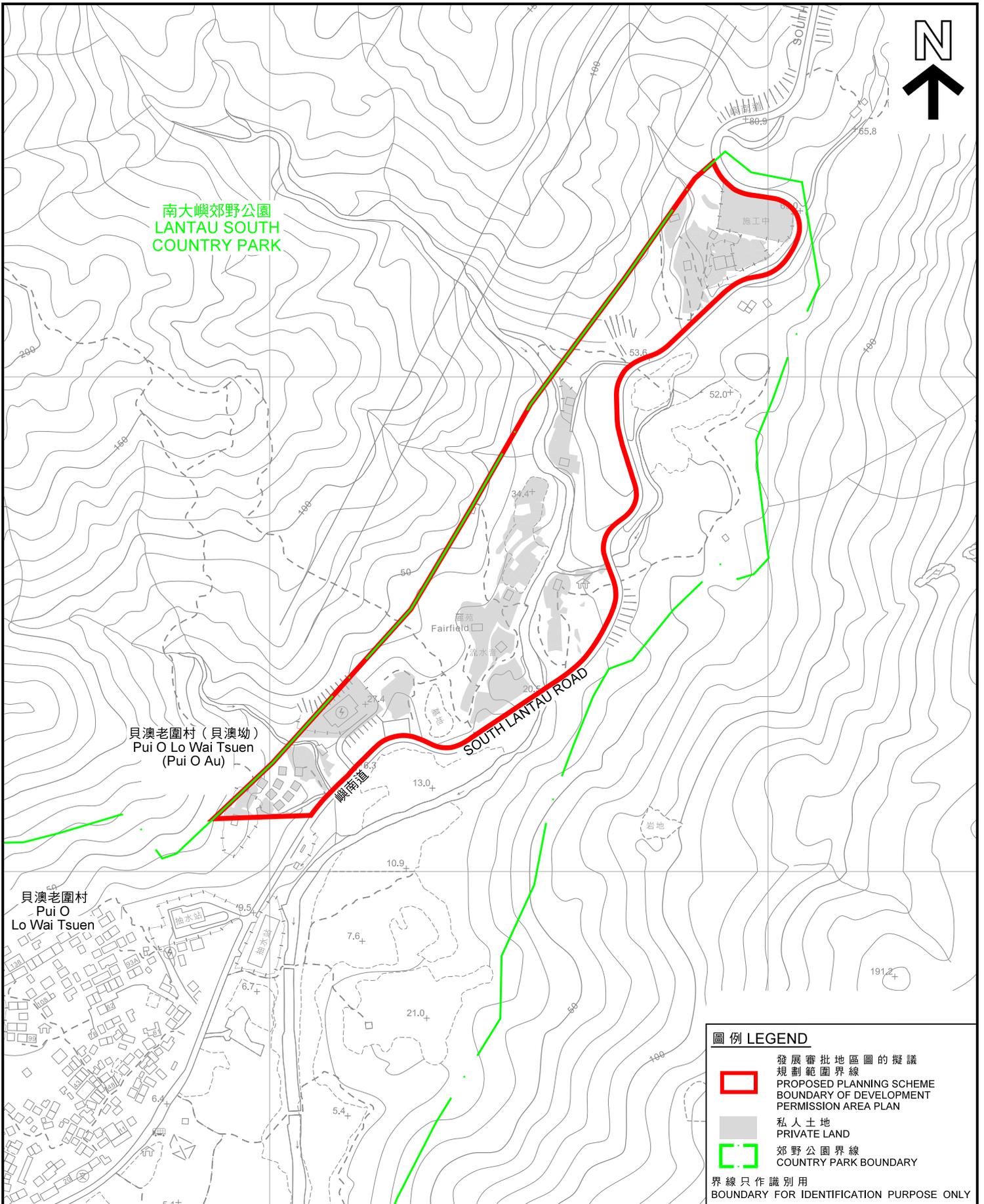


參考編號
REFERENCE No.
M/LI/20/143

圖 PLAN
6c

本摘要圖於2020年11月17日擬備，
所根據的資料為攝於2020年1月的實地照片
EXTRACT PLAN PREPARED ON 17.11.2020
BASED ON SITE PHOTOS TAKEN IN JAN 2020





圖例 LEGEND

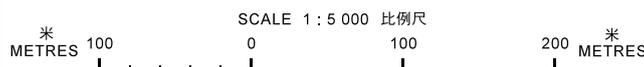
-  發展審批地區圖的擬議
規劃範圍界線
PROPOSED PLANNING SCHEME
BOUNDARY OF DEVELOPMENT
PERMISSION AREA PLAN
-  私人土地
PRIVATE LAND
-  郊野公園界線
COUNTRY PARK BOUNDARY

界線只作識別別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2020年11月17日擬備，
所根據的資料為iB5000數碼地形圖
EXTRACT PLAN PREPARED ON 17.11.2020
BASED ON iB5000 DIGITAL
TOPOGRAPHICAL MAP

土地業權 LAND OWNERSHIPS

貝澳坳發展審批地區
PUI O AU DEVELOPMENT PERMISSION AREA



規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/LI/20/143

圖 PLAN
7