

TOWN PLANNING BOARD

TPB Paper No. 10713

**for consideration by
the Town Planning Board on 15.1.2021**

**DRAFT MUI WO NORTH OUTLINE ZONING PLAN NO. S/I-MWN/C
PRELIMINARY CONSIDERATION OF A NEW PLAN**

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PRELIMINARY CONSIDERATION OF A NEW PLAN**

1. Introduction

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

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

2. Background

- 2.1 On 9.11.2020, under the power delegated by the Chief Executive (CE), the Secretary for Development (SDEV) directed the Board, under section 3(1)(b) of the Town Planning Ordinance (the Ordinance), to prepare a Development Permission Area (DPA) Plan for Mui Wo North (the Area) (**Plans 1a and 1b**).
- 2.2 On 8.1.2021, the draft Mui Wo North DPA Plan No. DPA/I-MWN/1 (**Plan 2**) was exhibited for public inspection under section 5 of the Ordinance.
- 2.3 Pursuant to section 20(5) of the Ordinance, the Mui Wo North DPA Plan is effective only for a period of three years until 8.1.2024. As such, an OZP has to be prepared to replace the DPA Plan in order to maintain statutory planning control over the Area upon expiry of the DPA Plan.
- 2.4 On 5.1.2021, under the power delegated by the CE, the SDEV directed the Board, under section 3(1)(a) of the Ordinance, to prepare an OZP to cover the Area.

3. Strategic and District Planning Contexts

- 3.1 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.

- 3.2 It has been promulgated in the Blueprint that careful consideration would be given to balancing the needs of development/improvement and preservation of Mui Wo with a view to retaining its rural township character.
- 3.3 The natural landscape of the Area comprises woodlands, shrublands, grasslands, coastal uplands, vegetated hills, streams, marshes, mangroves, beaches and coastline. Woodlands can be found near Wo Tin, Butterfly Hill and Tung Wan Tau. Taking into account the landscape and ecological values of the Area, the planning framework for the Area should fundamentally be the preservation of the natural environment and rural setting. To meet the housing demand of indigenous villagers under the Small House (SH) Policy, suitable land will be reserved for the need of SH development. Details of the land use considerations are contained in the Planning Report on Mui Wo North at **Appendix IV**.

4. Object of the Plan

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

5. The Planning Scheme Area (Plans 1a and 1b, 3 to 6)

- 5.1 The Area, covering a total area of about 165.37 ha, is bounded by Lantau North (Extension) Country Park and Lantau North Country Park to the north, Mui Wo fringe area to the west, Mui Wo town centre to the southwest, and Silver Mine Bay to the south. The topography of the Area is mostly hilly with some flat land at Wang Tong and the coastline along the southern periphery of the Area. The Area is not served by vehicular access. Wang Tong and Tung Wan Tau are accessible on foot and by cycling from Mui Wo town centre through Tung Wan Tau Road. Man Kok is further connected by footpaths.
- 5.2 The Area comprises village settlements, woodlands, shrublands, grasslands, coastal uplands, vegetated hills, streams, marshes, mangroves, beaches, coastline and agricultural land, etc. The Area embraces rich natural

landscape resources and a wide variety of flora and fauna species of ecological importance. Young woodlands dominated by common native trees e.g. *Mallotus paniculatus* (白楸), *Schefflera heptaphylla* (鵝掌柴), *Celtis sinensis* (朴樹), *Machilus chekiangensis* (浙江潤楠), *Ficus microcarpa* (榕樹) and fruit trees e.g. *Litchi chinensis* (荔枝), *Dimocarpus longan* (龍眼), mixed with exotic trees e.g. *Acacia confusa* (台灣相思), can be found near Wo Tin, Butterfly Hill and Tung Wan Tau. Incense trees (*Aquilaria sinensis*, 土沉香) were recorded in the hilly woodland near Wang Tong. Marshes and woodland edges near Butterfly Hill provide habitats for various fauna species of conservation interest, such as Eastern Cattle Egret (牛背鷺), Painted Lady (小紅蛺蝶), Metallic Cerulean (素雅灰蝶), Common Awl (三斑趾弄蝶), Grey Scrub Hopper (*Aeromachus jhora*, 寬鐐弄蝶), Grass Demon (薑弄蝶), Chinese Bullfrog (虎紋蛙) and Romer's Tree Frog (*Liuixalus romeri*, 盧氏小樹蛙). Species of conservation interest, such as Common Emerald Dove (*Chalcophaps indica*, 綠翅金鳩) and Tokay Gecko (*Gekko gecko*, 大壁虎), were recorded in the woodland near Wo Tin.

- 5.3 Two largely natural streams can be found at Wang Tong and Tung Wan Tau, where fish species of conservation interest were recorded, e.g. Predaceous Chub (*Parazacco spilurus*, 異鱸) and *Stiphodon atropurpureus* (紫身枝牙鰕虎魚).
- 5.4 There are three recognized villages in the Area, namely Mang Tong (also known as Wang Tong), Tung Wan Tau and Man Kok Tsui. Village houses and domestic structures are mainly one to three-storey in height. Sporadic domestic dwellings can also be found uphill and along the coast. There are some active agricultural land at Mang Tong, Tung Wan Tau and Man Kok Tsui but most of the agricultural land are abandoned. There is no vehicular access to the Area. Silver Mine Bay Beach is one of the key tourist attractions in Mui Wo. Economic and employment opportunities recorded in the Area are mainly contributed by the commercial and recreational activities associated with Silver Mine Bay Beach, including hotels and holiday camps.

6. **Land Use Planning Considerations**

Nature Conservation

- 6.1 The Area is largely bounded by Lantau North (Extension) Country Park and Lantau North Country Park and comprises rich natural habitats including woodlands, shrublands, grasslands, coastal uplands, vegetated hills, streams, marshes, mangroves, beaches and coastline. The myriad of terrestrial natural habitats, coupled with streams and natural coastal environment, offer desirable homes for a diverse community of animals of different kinds. The high diversities of wild fauna and flora are worthy of conservation. The existing natural habitats are proposed to be designated as "Green Belt"

(“GB”) to reflect and preserve the natural landscape and environment.

Cultural Heritage

- 6.2 The long history of human occupation at Mui Wo North could be traced back to the Neolithic age, some 2,000 years BC. There are four Sites of Archaeological Interest (SAIs) in the Area, i.e. Mang Tong SAI, Chung Hau SAI, Chok Tsai Wan SAI and Man Kok Tsui SAI. Archaeological remains were found in these SAIs. All the SAIs are worthy of preservation.

Tourism and Recreational Development

- 6.3 Silver Mine Bay Beach has been a popular tourist attraction in Hong Kong and is frequently visited by many local and foreign tourists every year. Beach-related facilities such as holiday camps, hotels and shops have been developed along the beach. “Improvement Works at Silvermine Bay Beach, Mui Wo, Lantau Island” had been completed in 2018. New beach buildings and associated beach facilities including a barbeque pit area and a sitting-out area as well as a viewing deck near the entrance to the beach had been constructed to provide a better experience to the visitors of Silver Mine Bay Beach. The existing tourism, leisure and recreation related facilities are proposed to be designated as “Commercial” (“C”), “Recreation” (“REC”) and “Open Space” (“O”) zones.
- 6.4 According to the Blueprint, cycle track and mountain bike trail are proposed near Mang Tong and Butterfly Hill (**Plan 6**).

Village Development

- 6.5 There are three recognized villages (**Plan 6**) in the Area. Majority of the land within the ‘Village Environs’ (‘VE’) of the recognized villages is agricultural land under private ownership. The SH demand of the recognized villages in the Area has been assessed by obtaining the latest information on the outstanding SH applications and the 10-year forecast of SH demand (**Appendix V**) from the District Lands Officer/Islands, Lands Department (DLO/Is, LandsD) in 2020 which are summarized as below (**Table 1**).

Table 1 – SH demand of the recognized villages in Mui Wo North

Recognized Villages	Number of outstanding SH Applications	10-year SH demand forecast
	As at 12.10.2020	2020
Mang Tong	14	20
Tung Wan Tau	0	0
Man Kok Tsui	0	0
Total	14	20

- 6.6 With reference to the SH demand and ‘VE’ for the recognized villages as enumerated above, the Planning Department (PlanD) has analysed the site

conditions of the Area and taken into account the existing village settlement, approved and outstanding SH applications, infrastructural constraints, environmental conditions, natural terrain and topography of the Area to determine suitable areas for designation of “Village Type Development” (“V”) zone. Based on PlanD’s preliminary estimate, the total developable land available for SH developments amounts to about 0.93 ha, equivalent to about 35 SH sites (**Table 2**). This can meet all outstanding SH applications and 10-year SH demand in the Area. Nevertheless, it should be noted that the proposed “V” zone mainly covers the existing village clusters and the three recognized villages including the land areas between existing village houses which could cater for future SH development. No additional land adjoining the existing village clusters is proposed to be designated as “V”.

Table 2 – Available land in the proposed “V” zone at recognized villages in Mui Wo North for SH development

Recognized Villages	Area of “V” on draft OZP (ha)	Available land for SH development (ha) [No. of SH could be built]	Land required to meet outstanding SH (ha) [No. of outstanding SH]	Land required to meet 10-year SH demand [No. of SH demand]	Percentage of outstanding SH and 10-year SH demand met (%)
Mang Tong	3.04	0.77 [30]	0.35 [14]	0.5 [20]	88%
Tung Wan Tau	0.44	0.07 [2]	0 [0]	0 [0]	-
Man Kok Tsui	0.15	0.09 [3]	0 [0]	0 [0]	-
Total	3.63	0.93 [35]	0.35 [14]	0.5 [20]	103%

- 6.7 Existing village clusters along Tung Wan Tau Road, while falling outside ‘VE’ of the recognized villages, are also proposed to be designated as “V” to reflect the existing condition.
- 6.8 There are sporadic domestic dwellings scattering in the Area falling within the proposed “GB” zone. To respect the property right of the existing villages houses and domestic structures, if any, rebuilding of New Territories Exempted House (NTEH) and replacement of an existing domestic building by a NTEH are always permitted on land falling within the boundaries of the Plan, as stipulated in the covering Notes of the OZP.

Agricultural Development

- 6.9 While there are active farming activities observed, the abandoned agricultural land in the Area may also exhibit potential for rehabilitation for agricultural use. The existing clusters of active and abandoned agricultural land in the vicinity of the villages are proposed to be designated as “Agriculture” (“AGR”).

Government, Institution or Community (GIC) Facilities

- 6.10 The existing and planned GIC facilities, including the refuse collection point located in the southern part of Mang Tong, the existing catholic church located to the southwest of Mang Tong, the existing Tung Wan Tau Public Toilet located to the southwest of Tung Wan Tau and the planned fresh water pump house along Tung Wan Tau Road are proposed to be designated as “Government, Institution or Community” (“G/IC”) zone.

7. Planning Intention

- 7.1 The general planning intention of the Area is to conserve its landscape and ecological values in safeguarding the natural habitats and to maintain the unique natural and rural character and cultural heritage of the Area. Low-impact leisure and recreational uses compatible with the rural setting will be encouraged where appropriate. Land is also designated for village development.
- 7.2 In the designation of various zones on the Plan, consideration has been given to the landscape and ecological values of the Area which adjoins the Lantau North (Extension) Country Park and Lantau North Country Park and is part of the natural system of the wider area. The existing cultural heritage in the Area should be preserved. Leisure and recreational uses should be consolidated at suitable locations. SH development should also be consolidated at suitable locations to avoid sprawling.

8. Land Use Zonings (Plan 7)

- 8.1 “Commercial” (“C”): Total Area 0.53 ha
- 8.1.1 This zone is intended primarily for commercial developments, which may include hotel, shop, services, place of entertainment and eating place, serving the immediate neighbourhood and the visitors.
- 8.1.2 It covers three commercial developments, including two existing hotels, namely Seaview Holiday Resort and Mui Wo Inn at the back of Silver Mine Bay Beach and a resort-type development under construction along Tung Wan Tau Road.
- 8.1.3 On land designated “C(1)”, “C(2)” and “C(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 the maximum gross floor area and building height specified below, or the gross floor area and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft DPA plan, whichever is the greater:

<u>Sub-area</u>	<u>Maximum Gross Floor Area</u>	<u>Maximum Building Height</u>
“C(1)”	390m ²	3 storeys
“C(2)”	735m ²	3 storeys
“C(3)”	2,302m ²	3 storeys

8.2 “Residential (Group C)” (“R(C)”): Total Area 0.15 ha

- 8.2.1 This zone is intended primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board.
- 8.2.2 Three existing domestic developments located to the west of Mang Tong, along Tung Wan Tau Road and to the southeast of Tung Wan Tau respectively are under this zone.
- 8.2.3 On land designated “R(C)1”, “R(C)2” and “R(C)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 the maximum gross floor area and building height specified below, or the gross floor area and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft DPA plan, whichever is the greater:

<u>Sub-area</u>	<u>Maximum Gross Floor Area</u>	<u>Maximum Building Height</u>
“R(C)1”	186m ²	2 storeys
“R(C)2”	586m ²	3 storeys
“R(C)3”	759m ²	3 storeys

8.3 “Village Type Development” (“V”): Total Area 4.00 ha

- 8.3.1 The planning intention of this zone is primarily to reflect existing recognized and other villages, and to provide land considered suitable for village expansion. Land within this zone is primarily intended for development of SHs 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 NTEH. Other commercial, community and recreational uses may be permitted on application to the Board.

- 8.3.2 It covers three recognized villages, namely Mang Tong, Tung Wan Tau and Man Kok Tsui, and the village clusters along Tung Wan Tau Road.
- 8.3.3 The “V” zones designated for Mang Tong, Tung Wan Tau and Man Kok Tsui are drawn up having regard to the ‘VE’, the local topography, the existing settlement pattern, the outstanding SH applications and demand forecast. Areas of difficult terrain, potential natural terrain hazards, dense vegetation, conservation and ecological value are excluded. The “V” zones designated for village clusters along Tung Wan Tau Road are drawn up to reflect the existing condition.
- 8.3.4 No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23m) or the height of the building which was in existence on the date of first publication in the Gazette of the notice of the draft DPA plan, whichever is the greater.
- 8.3.5 As diversion of stream may cause adverse drainage and environmental impacts on the adjacent areas, permission from the Board is required for such works and related activities except public works co-ordinated or implemented by the Government, and maintenance, repair or rebuilding works.

8.4 “Government, Institution or Community” (“G/IC”): Total Area 0.04 ha

- 8.4.1 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.
- 8.4.2 It covers an existing refuse collection point located in the southern part of Mang Tong, an existing catholic church to the southwest of Mang Tong, the existing Tung Wan Tau Public Toilet to the southwest of Tung Wan Tau and a planned fresh water pump house along Tung Wan Tau Road.
- 8.4.3 To preserve the rural and low-rise character of the Area, development/redevelopment within this zone should be restricted to the maximum building height as stipulated on the Plan, or the height of building which was in existence on the date of first

publication in the Gazette of the notice of the draft DPA Plan, whichever is the greater.

8.5 “Open Space” (“O”): Total Area 2.27 ha

- 8.5.1 This zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.
- 8.5.2 It covers a gazetted public bathing beach at Silver Mine Bay including beach buildings and associated beach facilities. It also covers Tung Wan Tau Road and the beach areas adjacent to the gazetted beach along Tung Wan Tau Road.

8.6 “Recreation” (“REC”): Total Area 2.53 ha

- 8.6.1 This zone is intended primarily for recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the recreational developments may be permitted subject to planning permission.
- 8.6.2 It covers the Hong Kong Playground Association (HKPA) Jockey Club Silvermine Bay Camp and the Methodist Retreat Centre.
- 8.6.3 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 2 storeys (6m), 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.
- 8.6.4 Residential development will generally not be allowed in this zone except where it can be established that such use, in the form of holiday accommodation, is ancillary to and in support of the recreational uses. No residential development shall result in a total development in excess of a maximum plot ratio of 0.2 and a maximum building height of 2 storeys (6m).

8.7 “Other Specified Uses” annotated “Pier” (“OU(Pier)”): Total Area 0.02 ha

- 8.7.1 The planning intention of this zone is to designate land for piers to facilitate marine access to the Area. It covers a pier in Man Kok.

8.8 “Agriculture” (“AGR”): Total Area 3.78 ha

- 8.8.1 This zone is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

- 8.8.2 It mainly covers clusters of active and abandoned agricultural land in the vicinity of villages.
- 8.8.3 As diversion of stream and filling of land/pond may cause adverse drainage and environmental impacts on the adjacent areas, permission from the Board is required for such works and related activities except public works co-ordinated or implemented by the Government, and maintenance, repair or rebuilding works. This restriction does not apply to filling of land specifically required under prior written instructions of government department(s) or for the purposes of laying of soil not exceeding 1.2m in thickness for cultivation, or construction of agricultural structure with prior written approval issued by the Lands Department.
- 8.9 “Green Belt” (“GB”): Total Area 152.05 ha
- 8.9.1 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.
- 8.9.2 It mainly covers woodlands, shrublands, grasslands, coastal uplands, vegetated hills, streams, marshes, mangroves, beaches and coastline adjoining Lantau North (Extension) Country Park and Lantau North Country Park. It also covers some scattered agricultural land which are mostly abandoned.
- 8.9.3 There is a permitted burial ground to the northwest of Mang Tong, which is intended for burial places of deceased indigenous villagers in the Area. To respect the local ritual and tradition, burial activities in the permitted burial grounds within this zone are generally tolerated. Any burial activities should be confined within the designated grounds as far as practicable.
- 8.9.4 As diversion of stream, filling of land/pond or excavation of land may cause adverse drainage and environmental impacts on the adjacent areas and the natural environment, permission from the Board is required for such works and related activities except public works co-ordinated or implemented by the Government, and maintenance, repair or rebuilding works.
- 8.10 A comparison of land use zonings on the draft Mui Wo North DPA Plan No. DPA/I-MWN/1 and the draft OZP No. S/I-MWN/C is shown in the **Table 3** below:

Table 3 – Comparison of land use zonings on draft DPA Plan and draft OZP

Land Use Zoning	Area on draft DPA Plan (ha) (a)	Area on draft OZP (ha) (b)	Difference (b) – (a) (ha)
“C”	-	0.53 (0.32%)	+0.53
“R(C)”	-	0.15 (0.09%)	+0.15
“V”	-	4.00 (2.42%)	+4.00
“G/IC”	-	0.04 (0.02%)	+0.04
“O”	-	2.27 (1.37%)	+2.27
“REC”	-	2.53 (1.53%)	+2.53
“OU(Pier)”	-	0.02 (0.01%)	+0.02
“AGR”	-	3.78 (2.29%)	+3.78
“GB”	-	152.05 (91.95%)	+152.05
Unspecified Use	165.37 (100%)	-	- 165.37
Total Area	165.37	165.37	-

9. Notes of the Plan

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

10. Consultation

- 10.1 The draft OZP together with its Notes and ES as well as the Planning Report have been circulated to relevant government bureaux and departments for comments. Comments received have been incorporated into the draft OZP, its Notes and ES and the Planning Report as appropriate.
- 10.2 Subject to the agreement of the Board, IsDC and MWRC will be consulted on the draft OZP No. S/I-MWN/C. Comments from IsDC and MWRC will be submitted to the Board for further consideration in due course.

11. Decision Sought

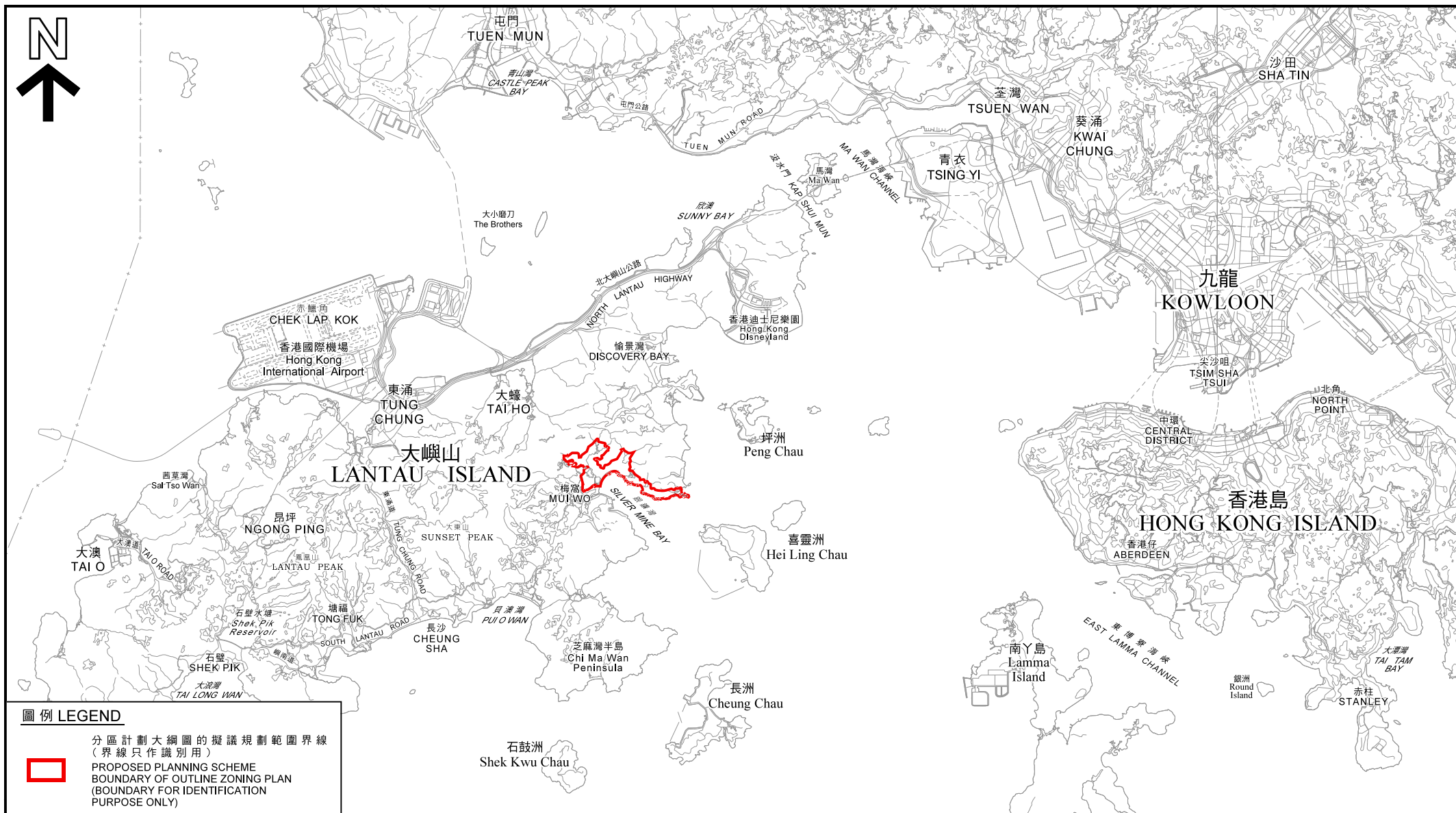
Members are invited to:

- (a) agree that the draft Mui Wo North OZP No. S/I-MWN/C (**Appendix I**) together with its Notes (**Appendix II**) is suitable for consultation with IsDC and MWRC;
- (b) agree that the ES (**Appendix III**) is suitable to serve as an expression of the planning intention and objectives of the Board for the various land use zonings of the draft OZP; and
- (c) agree that the ES (**Appendix III**) is suitable for consultation with IsDC and MWRC together with the draft OZP.

12. Attachments

Plans 1a and 1b	Location Plans of the Planning Scheme Area
Plan 2	Draft Mui Wo North Development Permission Area Plan No. DPA/I-MWN/1
Plan 3	Aerial Photo
Plan 4	Existing Natural Landscape and Habitats
Plan 5	Existing Land Uses
Plan 6	Recognized Village Environs and Land Ownerships
Plan 7	Proposed Land Use Pattern
Appendix I	Draft Mui Wo North Outline Zoning Plan (OZP) No. S/I-MWN/C
Appendix II	Notes of the draft Mui Wo North OZP No. S/I-MWN/C
Appendix III	Explanatory Statement of the draft Mui Wo North OZP No. S/I-MWN/C
Appendix IV	Planning Report on Mui Wo North
Appendix V	10-year Small House Demand Forecast (2020)
Appendix VI	Summary of Deviation from the Master Schedules of Notes

**PLANNING DEPARTMENT
JANUARY 2021**



圖例 LEGEND



分區計劃大綱圖的擬議規劃範圍界線
(界線只作識別用)
PROPOSED PLANNING SCHEME
BOUNDARY OF OUTLINE ZONING PLAN
(BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY)

本摘要圖於2020年12月3日擬備，
所根據的資料為iB100000數碼地形圖

EXTRACT PLAN PREPARED ON 3.12.2020
BASED ON iB100000 DIGITAL TOPOGRAPHICAL MAP

位置圖 LOCATION PLAN

梅窩北分區計劃大綱圖 MUI WO NORTH OUTLINE ZONING PLAN

SCALE 1:150 000 比例尺
公里 KM 3 0 3 6 9 KM 公里

規劃署
PLANNING
DEPARTMENT

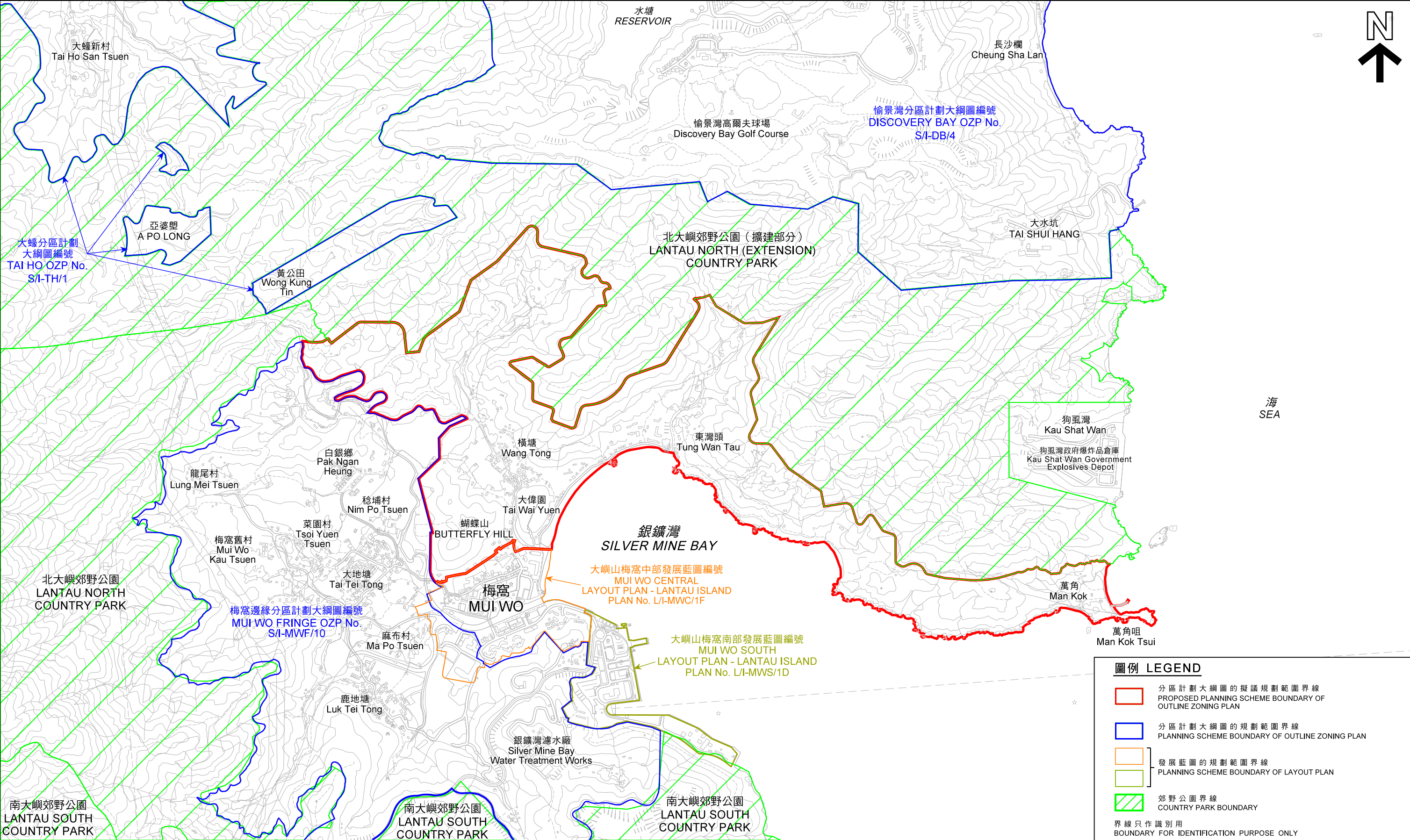


參考編號
REFERENCE No.

M/LI/20/139

圖 PLAN

1a



圖例 LEGEND

- 分區計劃大綱圖的擬議規劃範圍界線
PROPOSED PLANNING SCHEME BOUNDARY OF OUTLINE ZONING PLAN
- 分區計劃大綱圖的規劃範圍界線
PLANNING SCHEME BOUNDARY OF OUTLINE ZONING PLAN
- 發展藍圖的規劃範圍界線
PLANNING SCHEME BOUNDARY OF LAYOUT 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12月3日擬備，
所根據的資料為 iB10000 數碼地形圖
EXTRACT PLAN PREPARED ON 3.12.2020
BASED ON iB10000 DIGITAL TOPOGRAPHICAL MAP

位置圖 LOCATION PLAN

梅窩北分區計劃大綱圖
MUI WO NORTH OUTLINE ZONING PLAN

SCALE 1 : 15 000 比例尺

米 200 0 200 400 600 800 1000 1200 米
METRES

**規劃署
PLANNING DEPARTMENT**

參考編號
REFERENCE No.

M/LI/20/139

圖 PLAN

1b



航攝照片 AERIAL PHOTO

梅窩北分區計劃大綱圖
MUI WO NORTH OUTLINE ZONING PLAN

本摘要圖於2020年12月3日擬備，
所根據的資料為正射影像圖DOP5000(2019年)
EXTRACT PLAN PREPARED ON 3.12.2020
BASED ON ORTHOPHOTO DOP5000 (YEAR 2019)

圖例 LEGEND

分區計劃大綱圖的擬議規劃範圍界線
PROPOSED PLANNING SCHEME
BOUNDARY OF OUTLINE ZONING PLAN

郊野公園界線
COUNTRY PARK BOUNDARY

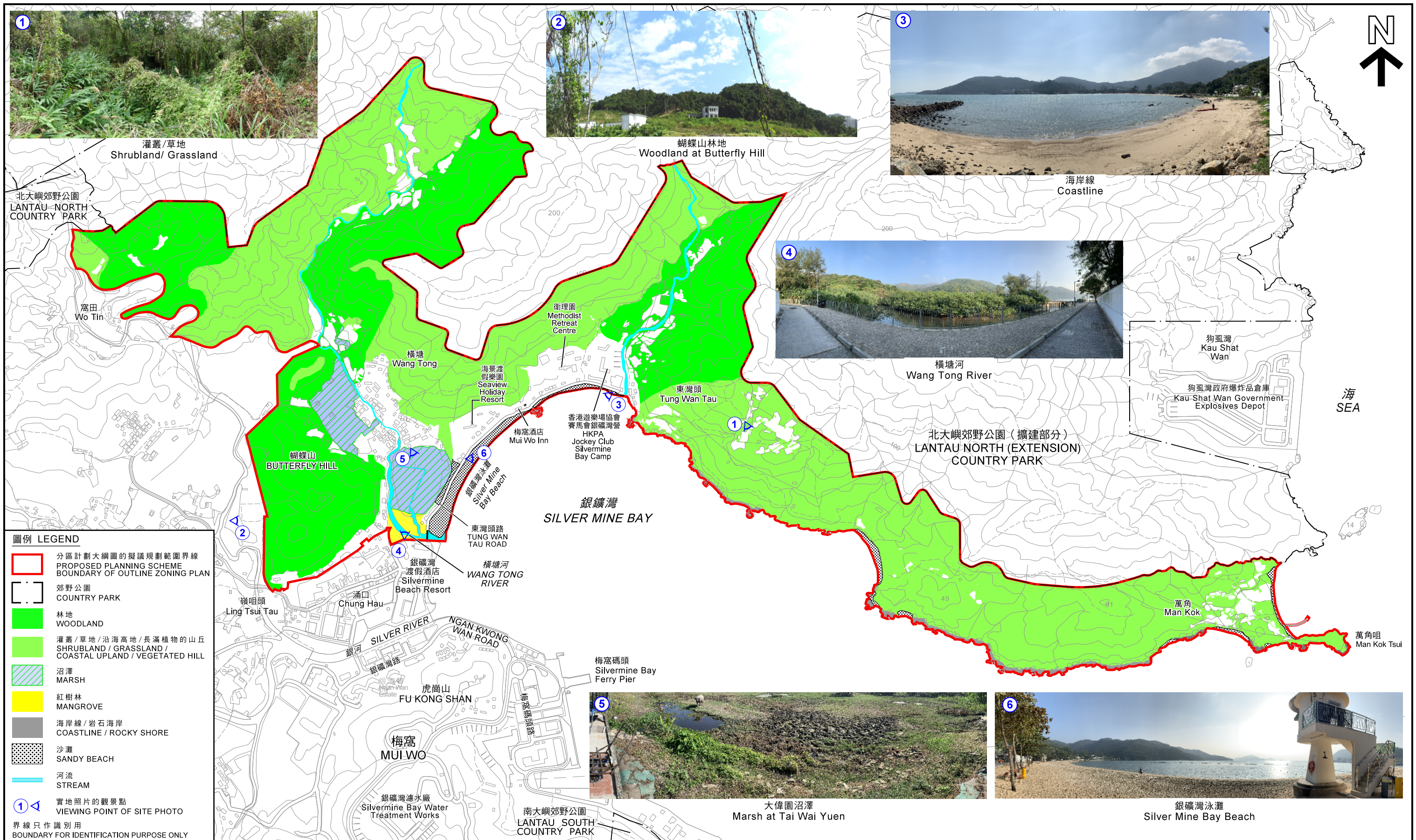
界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/LI/20/139

圖 PLAN
3



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

梅窩北分區計劃大綱圖 MUI WO NORTH OUTLINE ZONING PLAN

SCALE 1 : 10 000 比例尺
米 100 0 100 200 300 400 500 600 700 800 900 1 000 米
METRES

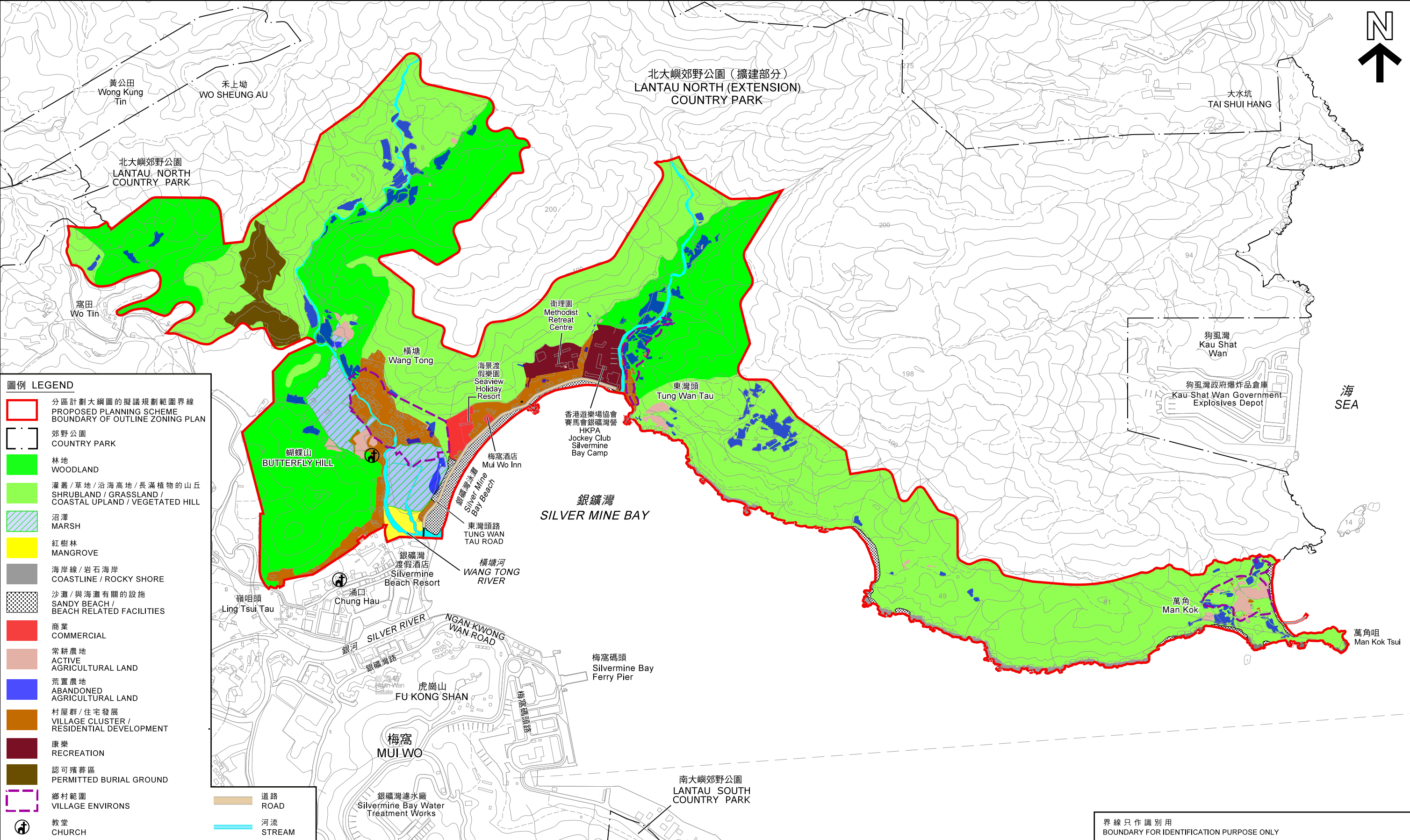
本摘要圖於2021年1月7日擬備，
所根據的資料為攝於2018年11月、2019年1月
及2020年11月的實地照片
EXTRACT PLAN PREPARED ON 7.1.2021
BASED ON SITE PHOTOS TAKEN IN NOV 2018, JAN 2019 & NOV 2020

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/LI/20/139

圖 PLAN
4



現時土地用途 EXISTING LAND USES

梅窩北分區計劃大綱圖

MUI WO NORTH OUTLINE ZONING PLAN

SCALE 1 : 10 000 比例尺

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

METRES

本摘要圖於2021年1月7日擬備，
所根據的資料為1B10000數碼地形圖
EXTRACT PLAN PREPARED ON 7.1.2021
BASED ON iB10000 DIGITAL TOPOGRAPHICAL MAP

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

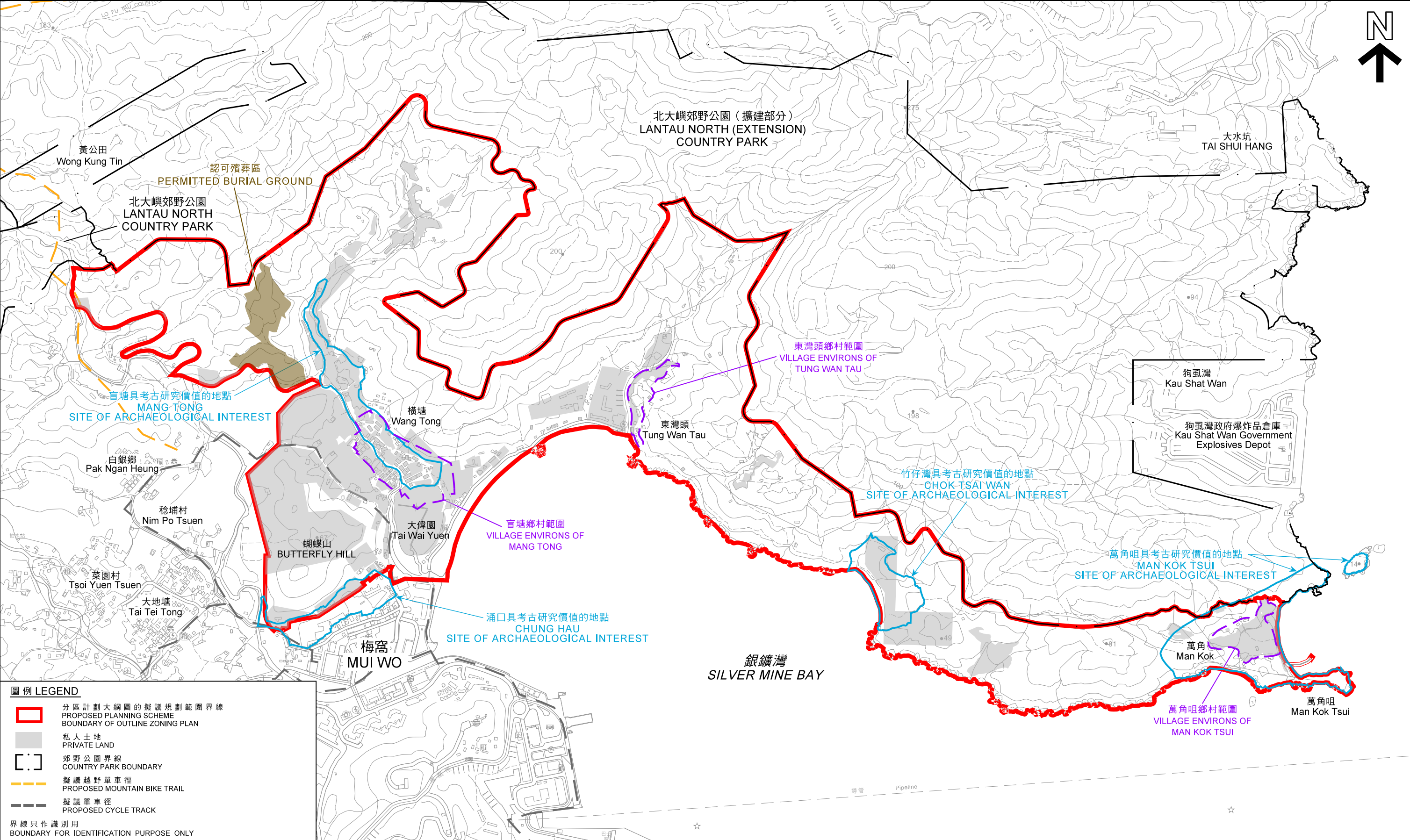
規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.

M/LI/20/139

圖 PLAN

5



圖例 LEGEND

- 分區計劃大綱圖的擬議規劃範圍界線
PROPOSED PLANNING SCHEME
BOUNDARY OF OUTLINE ZONING PLAN
- 私人土地
PRIVATE LAND
- 郊野公園界線
COUNTRY PARK BOUNDARY
- 擬議越野單車徑
PROPOSED MOUNTAIN BIKE TRAIL
- 擬議單車徑
PROPOSED CYCLE TRACK

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

認可鄉村範圍及土地業權 RECOGNIZED VILLAGE ENVIRONS AND LAND OWNERSHIPS

梅窩北分區計劃大綱圖
MUI WO NORTH OUTLINE ZONING PLAN

本摘要圖於2021年1月5日擬備，
所根據的資料為 iB10000 數碼地形圖
EXTRACT PLAN PREPARED ON 5.1.2021
BASED ON iB10000 DIGITAL TOPOGRAPHICAL MAP

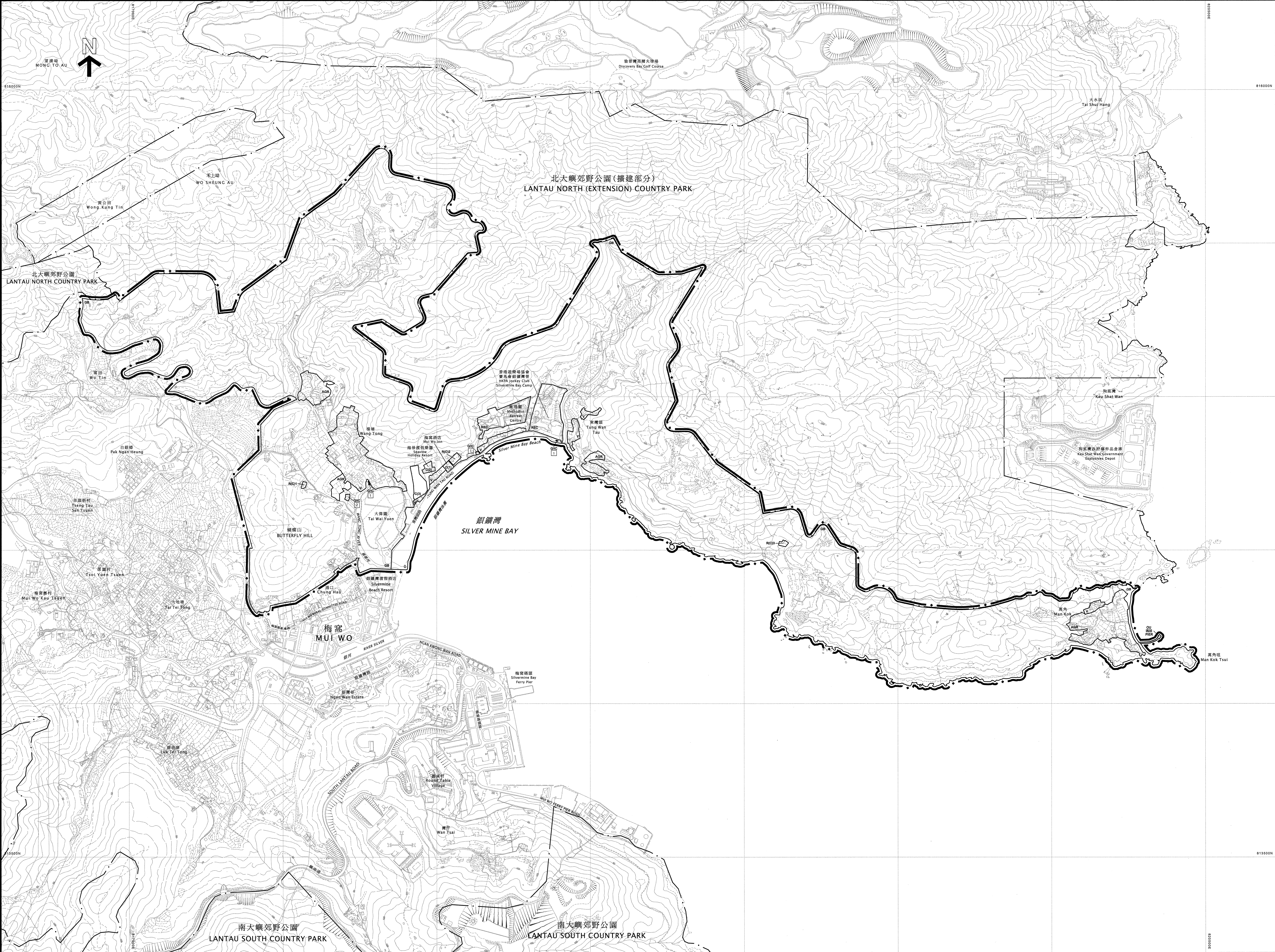
SCALE 1 : 10 000 比例尺

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

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/LI/20/139

圖 PLAN
6



圖例
NOTATION

ZONES

COMMERCIAL
RESIDENTIAL (GROUP C)
VILLAGE TYPE DEVELOPMENT
GOVERNMENT, INSTITUTION OR COMMUNITY
OPEN SPACE
RECREATION
OTHER SPECIFIED USES
AGRICULTURE
GREEN BELT

C
R(C)
V
GIC
O
REC
OU
AGR
GB

地帶
商業
住宅（丙類）
鄉村式發展
政府、機構或社區
休憩用地
康樂
其他指定用途
農業
綠化地帶

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	
COMMERCIAL	0.53	0.32	商業
RESIDENTIAL (GROUP C)	0.15	0.09	住宅（丙類）
VILLAGE TYPE DEVELOPMENT	4.00	2.42	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	0.04	0.02	政府、機構或社區
OPEN SPACE	2.27	1.37	休憩用地
RECREATION	2.53	1.53	康樂
OTHER SPECIFIED USES	0.02	0.01	其他指定用途
AGRICULTURE	3.78	2.29	農業
GREEN BELT	152.05	91.95	綠化地帶
TOTAL PLANNING SCHEME AREA	165.37	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

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

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

香港城市規劃委員會依據城市規劃條例擬備的梅窩北分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
MUI WO NORTH - OUTLINE ZONING PLAN

SCALE 1:5000 比例尺
* METRES 100 0 200 400 600 800 METRES 米

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/I-MWN/C

DRAFT MUI WO NORTH OUTLINE ZONING PLAN NO. S/I-MWN/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) Boundaries between zones may be subject to minor adjustments as detailed planning proceeds.

- (8) The following uses or developments are always permitted on land falling within the boundaries of the Plan except where the uses or developments are specified in Column 2 of the Notes of individual zones:
- (a) maintenance, repair or demolition of a building;
 - (b) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, footpath, cycle track, 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) (a) Temporary use or development of any land or building not exceeding a period of two months is always permitted provided that no site formation (filling or excavation) is carried out and that the use or development is a use or development specified below:
- structures for carnivals, fairs, film shooting on locations, festival celebrations, religious functions or sports events.
- (b) Except as otherwise provided in paragraph (9)(a), temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years, or refuse to grant permission.
 - (c) Temporary use or development of land or building exceeding three years requires permission from the Town Planning Board in accordance with the terms of the Plan.
- (10) 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.
- (11) 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 MUI WO NORTH OUTLINE ZONING PLAN NO. S/I-MWN/C

Schedules of Uses

	<u>Page</u>
COMMERCIAL	1
RESIDENTIAL (GROUP C)	3
VILLAGE TYPE DEVELOPMENT	5
GOVERNMENT, INSTITUTION OR COMMUNITY	7
OPEN SPACE	9
RECREATION	10
OTHER SPECIFIED USES	12
AGRICULTURE	13
GREEN BELT	14

COMMERCIAL

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Commercial Bathhouse/ Message Establishment Eating Place Educational Institution Exhibition or Convention Hall Government Use (not elsewhere specified) Hotel Information Technology and Telecommunications Industries Institutional Use (not elsewhere specified) Library Off-course Betting Centre Office Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Utility Installation Recyclable Collection Centre Religious Institution School Shop and Services Social Welfare Facility Training Centre Utility Installation for Private Project	Broadcasting, Television and/or Film Studio Flat Government Refuse Collection Point 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) Residential Institution

Planning Intention

This zone is intended primarily for commercial developments, which may include hotel, shop, services, place of entertainment and eating place, serving the immediate neighbourhood and the visitors.

(Please see next page)

COMMERCIAL (Cont'd)

Remarks

- (a) On land designated “Commercial(1)” (“C(1)”), “C(2)” and “C(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 the maximum gross floor area and building height specified below, or the gross floor area and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, whichever is the greater:

<u>Sub-area</u>	<u>Maximum Gross Floor Area</u>	<u>Maximum Building Height</u>
“C(1)”	390m ²	3 storeys
“C(2)”	735m ²	3 storeys
“C(3)”	2,302m ²	3 storeys

- (b) In determining the relevant maximum gross floor area and building height for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as plant room and caretaker’s office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the gross floor area and building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP C)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat Government Use (Police Reporting Centre, Post Office only) House Utility Installation for Private Project	Eating Place Educational Institution Government Refuse Collection Point Government Use (not elsewhere specified) Institutional Use (not elsewhere specified) Library Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Utility Installation Recyclable Collection Centre Religious Institution Residential Institution Rural Committee/Village Office School Shop and Services Social Welfare Facility Training Centre

Planning Intention

This zone is intended primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.

(Please see next page)

RESIDENTIAL (GROUP C) (cont'd)

Remarks

- (a) On land designated “Residential (Group C)1”(“R(C)1”), “R(C)2” and “R(C)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 the maximum gross floor area and building height specified below, or the gross floor area and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, whichever is the greater:

<u>Sub-area</u>	<u>Maximum Gross Floor Area</u>	<u>Maximum Building Height</u>
“R(C)1”	186m ²	2 storeys
“R(C)2”	586m ²	3 storeys
“R(C)3”	759m ²	3 storeys

- (b) In determining the relevant maximum gross floor area for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as plant room, caretaker’s office and caretaker’s quarters, or recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the gross floor area and building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

VILLAGE TYPE DEVELOPMENT

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

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

Eating Place
Library
School
Shop and Services

Planning Intention

The planning intention of this zone is primarily to reflect existing recognized and other villages, and to provide 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.

(Please see next page)

VILLAGE TYPE DEVELOPMENT (cont'd)

Remarks

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

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
Broadcasting, Television and/or Film Studio Eating Place (Canteen, Cooked Food Centre only) Educational Institution Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) Institutional Use (not elsewhere specified) Library Market Place of Recreation, Sports or Culture Public Clinic Public Convenience Public Utility Installation Recyclable Collection Centre Religious Institution Rural Committee/Village Office School Service Reservoir Social Welfare Facility Training Centre Wholesale Trade	Animal Boarding Establishment Animal Quarantine Centre Columbarium Correctional Institution Crematorium 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 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 (not elsewhere specified) Utility Installation for Private Project

Planning Intention

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

(Please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (cont'd)

Remarks

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

OPEN SPACE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Aviary	Eating Place
Barbecue Spot	Government Refuse Collection Point
Bathing Beach	Government Use (not elsewhere specified)
Field Study/Education/Visitor Centre	Holiday Camp
Park and Garden	Place of Entertainment
Pavilion	Place of Recreation, Sports or Culture
Pedestrian Area	Private Club
Picnic Area	Public Utility Installation
Playground/Playing Field	Religious Institution
Promenade	Service Reservoir
Public Convenience	Shop and Services
Sitting Out Area	Tent Camping Ground
	Utility Installation for Private Project

Planning Intention

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

RECREATION

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Barbecue Spot Field Study/Education/Visitor Centre Government Use (Police Reporting Centre only) Holiday Camp On-Farm Domestic Structure Picnic Area Place of Recreation, Sports or Culture Public Convenience Tent Camping Ground	Animal Boarding Establishment Broadcasting, Television and/or Film Studio Eating Place Flat Government Refuse Collection Point Government Use (not elsewhere specified) Hotel House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) Place of Entertainment Private Club Public Utility Installation Religious Institution Residential Institution Shop and Services Utility Installation for Private Project

Planning Intention

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

(Please see next page)

RECREATION (cont'd)

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 2 storeys (6m), 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) No residential development shall result in a total development in excess of a maximum plot ratio of 0.2 and a maximum building height of 2 storeys (6m).
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height and plot ratio restrictions stated in paragraphs (a) and (b) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (d) In determining the maximum plot ratio for the purposes of paragraph (b) above, any floor space that is constructed or intended for use solely as plant room and caretaker's office, provide such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.

OTHER SPECIFIED USES

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

For “Pier” Only

Pier	Government Use (not elsewhere specified) Public Utility Installation
------	---

Planning Intention

This zone is intended to designate land for piers to facilitate marine access to Mui Wo North.

AGRICULTURE

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 only) On-Farm Domestic Structure Public Convenience Religious Institution (Ancestral Hall only) Rural Committee/Village Office	Animal Boarding Establishment Barbecue Spot Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) House (New Territories Exempted House only, other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) Picnic Area Place of Recreation, Sports or Culture (Horse Riding School, Hobby Farm, Fishing Ground only) Public Utility Installation Religious Institution (not elsewhere specified) School Utility Installation for Private Project

Planning Intention

This zone is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

Remarks

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

- (i) laying of soil not exceeding 1.2m in thickness for cultivation; or
- (ii) construction of any agricultural structure with prior written approval issued by the Lands Department.

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) Place of Recreation, Sports or Culture Public Utility Installation Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Religious Institution Residential Institution Rural Committee/Village Office School Service Reservoir Social Welfare Facility Utility Installation for Private Project

Planning Intention

The planning intention of this zone is primarily for defining the limits of 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.

(Please see next page)

GREEN BELT (cont'd)

Remarks

Any diversion of stream, 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.

DRAFT MUI WO NORTH OUTLINE ZONING PLAN NO. S/I-MWN/C

EXPLANATORY STATEMENT

DRAFT MUI WO NORTH OUTLINE ZONING PLAN NO. S/I-MWN/C

EXPLANATORY STATEMENT

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DRAFT MUI WO NORTH OUTLINE ZONING PLAN NO. S/I-MWN/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 Mui Wo North Outline Zoning Plan (OZP) No. S/I-MWN/1. It reflects the planning intention and objectives of the Town Planning Board (the Board) for various land use zonings for the Plan.

2 AUTHORITY FOR THE PLAN AND PROCEDURE

- 2.1 On 9 November 2020, under the power delegated by the Chief Executive (CE), the Secretary for Development directed the Board, under section 3(1)(b) of the Town Planning Ordinance (the Ordinance), to prepare a draft plan designating Mui Wo North as a development permission area (DPA).
- 2.2 On 5 January 2021, under the power delegated by the CE, the Secretary for Development directed the Board, under section 3(1)(a) of the Ordinance, to prepare an OZP to cover the area of Mui Wo North.
- 2.3 On 8 January 2021, the draft Mui Wo North DPA Plan No. DPA/I-MWN/1 was exhibited for public inspection under section 5 of the Ordinance. During the exhibition periods, a total of XXX representations and XXX comments on the representations were received.
- 2.4 On xx xx 2021, the draft Mui Wo North OZP No. S/I-MWN/1 (the Plan) was exhibited for public inspection under section 5 of the Ordinance.
- 2.5 Pursuant to section 20(6) of the Ordinance, the draft Mui Wo North DPA Plan No. DPA/I-MWN/1 ceased to be effective on xx xxxx 2021 (except for the provisions related to the existing use and unauthorized development), as the land in respect of the DPA Plan was included in the draft Mui Wo North OZP No. S/I-MWN/1 on the date. The plan-making process for the draft Mui Wo North DPA Plan No. DPA/I-MWN/1 did not proceed further.

3 OBJECT OF THE PLAN

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

4 NOTES OF THE PLAN

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

5 THE PLANNING SCHEME AREA

- 5.1 The Area, covering a total area of about 165.37 ha, is bounded by Lantau North (Extension) Country Park and Lantau North Country Park to the north, Mui Wo fringe area to the west, Mui Wo town centre to the southwest, and Silver Mine Bay to the south. The topography of the Area is mostly hilly with some flat land at Wang Tong and the coastline along the southern periphery of the Area. The Area is not served by vehicular access. Wang Tong and Tung Wan Tau are accessible on foot and by cycling from Mui Wo town centre through Tung Wan Tau Road. Man Kok is further connected by footpaths.
- 5.2 The Area comprises village settlements, woodlands, shrublands, grasslands, coastal uplands, vegetated hills, streams, marshes, mangroves, beaches, coastline and agricultural land, etc. The Area embraces rich natural landscape resources and a wide variety of flora and fauna species of ecological importance. Young woodlands dominated by common native trees e.g. *Mallotus paniculatus* (白楸),

Schefflera heptaphylla (鵝掌柴), *Celtis sinensis* (朴樹), *Machilus chekiangensis* (浙江潤楠), *Ficus microcarpa* (榕樹) and fruit trees e.g. *Litchi chinensis* (荔枝), *Dimocarpus longan* (龍眼), mixed with exotic trees e.g. *Acacia confusa* (台灣相思), can be found near Wo Tin, Butterfly Hill and Tung Wan Tau. Incense trees (*Aquilaria sinensis*, 土沉香) were recorded in the hilly woodland near Wang Tong. Marshes and woodland edges near Butterfly Hill provide habitats for various fauna species of conservation interest, such as Eastern Cattle Egret (牛背鷺), Painted Lady (小紅蛺蝶), Metallic Cerulean (素雅灰蝶), Common Awl (三斑趾弄蝶), Grey Scrub Hopper (*Aeromachus jhora*, 寬鐔弄蝶), Grass Demon (薑弄蝶), Chinese Bullfrog (虎紋蛙) and Romer's Tree Frog (*Liuixalus romeri*, 盧氏小樹蛙). Species of conservation interest, such as Common Emerald Dove (*Chalcophaps indica*, 綠翅金鳩) and Tokay Gecko (*Gekko gecko*, 大壁虎), were recorded in the woodland near Wo Tin.

- 5.3 Two largely natural streams can be found at Wang Tong and Tung Wan Tau, where fish species of conservation interest were recorded, e.g. Predaceous Chub (*Parazacco spilurus*, 異鱲) and *Stiphodon atropurpureus* (紫身枝牙鰕虎魚).
- 5.4 There are three recognized villages in the Area, namely Mang Tong, Tung Wan Tau and Man Kok Tsui. Village houses and domestic structures are mainly one to three-storey in height. Sporadic domestic dwellings can also be found uphill and along the coast. There are some active agricultural land at Mang Tong, Tung Wan Tau and Man Kok Tsui but most of the agricultural land are abandoned. There is no vehicular access to the Area. Silver Mine Bay Beach is one of the key tourist attractions in Mui Wo. Economic and employment opportunities recorded in the Area are mainly contributed by the commercial and recreational activities associated with Silver Mine Bay Beach, including hotels and holiday camps.

6 POPULATION

Based on the 2016 Population By-census, the population of the Area as estimated by PlanD is about 650. It is estimated that the planned population of the Area would be about 900.

7 OPPORTUNITIES AND CONSTRAINTS

7.1 *Opportunities*

7.1.1 Sustainable Lantau Blueprint (the Blueprint)

- (a) An overarching principle of “Development in the North; Conservation for the South” embraced by 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.

- (b) It has been promulgated in the Blueprint that careful consideration would be given to balancing the needs of development/improvement and preservation of Mui Wo with a view to retaining its rural township character.

7.1.2 Nature Conservation

- (a) The Area is largely bounded by Lantau North (Extension) Country Park and Lantau North Country Park and comprises rich natural habitats including woodlands, shrublands, grasslands, coastal uplands, vegetated hills, streams, marshes, mangroves, beaches and coastline.
- (b) The myriad of terrestrial natural habitats, coupled with streams and natural coastal environment, offer desirable homes for a diverse community of animals of different kinds. The high diversities of wild fauna and flora are worthy of conservation. Any haphazard and uncontrolled development that may adversely affect the natural and rural character and conservation value of the Area should be avoided.

7.1.3 Tourism and Recreational Development

- (a) Silver Mine Bay Beach has been a popular tourist attraction in Hong Kong and is frequently visited by many local and foreign tourists every year. Beach-related facilities such as holiday camps, hotels and shops have been developed along the beach. “Improvement Works at Silvermine Bay Beach, Mui Wo, Lantau Island” had been completed in 2018. New beach buildings and associated beach facilities including a barbeque pit area and a sitting-out area as well as a viewing deck near the entrance to the beach had been constructed to provide a better experience to the visitors of Silver Mine Bay Beach.
- (b) According to the Blueprint, cycle track and mountain bike trail are proposed near Mang Tong and Butterfly Hill.

7.1.4 Agricultural Development

While there are active farming activities observed, the abandoned agricultural land in the Area may also exhibit potential for rehabilitation for agricultural use.

7.2 *Constraints*

7.2.1 Accessibility

The Area is not served by vehicular access. Wang Tong and Tung Wan Tau are accessible on foot and by cycling from Mui Wo town centre through Tung Wan Tau Road. Man Kok is further connected by footpaths. There is a pier in Man Kok providing limited marine access serving mainly the local residents.

7.2.2 Limited Infrastructure

- (a) Any development planning in this Area shall reserve sufficient land for necessity of 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 which may affect the drainage system or change the drainage characteristic, drainage studies including the details of the affected drainage system and any mitigation measures should be submitted to the Drainage Services Department (DSD) for checking in accordance with the principle laid down in the Environment, Transport and Works Bureau Technical Circulars (Works) No. 14/2004, 5/2005, 2/2006, Development Bureau Technical Circular (Works) No. 9/2020 and DSD Advice Note No. 1.
- (b) On-site treatment systems, e.g. septic tanks and soakaway pits, are generally used in the villages. Any increase in population or number of visitors to the Area or further recreation/residential/commercial/institutional developments will require additional sewage treatment facility to be provided as an integral part of the development if connection to public sewer is not feasible.
- (c) Fresh water supply is available to the existing villages in the Area. The water supply system is however of limited capacity. If any major

development is envisaged in this Area, sufficient lead time should be allowed for upgrading the water supply system as necessary. There is no salt water supply for flushing in the Area.

7.2.3 Geotechnical Constraints

- (a) The Area and its vicinity comprise hilly natural terrain with past natural terrain landslide records. There are about 187 registered man-made slopes and retaining walls located within the Area and the stability of these slope features is mostly unknown.
- (b) If these slope features would affect or be affected by any development and redevelopment, geotechnical investigations and studies including the details of any permanent geotechnical works should be submitted to the Geotechnical Engineering Office (GEO) of the Civil Engineering and Development Department (CEDD) for checking in accordance with the principle laid down in the Environment, Transport and Works Bureau Technical Circular (Works) No. 29/2002 or to the Buildings Department in accordance with the Buildings Ordinance (Cap. 123) as appropriate.
- (c) For any future development or redevelopment in the Area, a natural terrain hazard study would 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 or redevelopment.

7.2.4 Heritage Preservation/Archaeological Consideration

- (a) There are four Sites of Archaeological Interest (SAIs), i.e. Mang Tong SAI, Chok Tsai Wan SAI, Chung Hau SAI and Man Kok Tsui SAI in the Area. All the SAIs are worthy of preservation.
- (b) Prior consultation with the Antiquities and Monuments Office (AMO) of Development Bureau (DEVB) should be made if any developments, redevelopments or rezoning proposals may affect the above SAIs, graded historic buildings/structures, new items pending grading assessment and their immediate environs. If disturbance to the SAIs is unavoidable, prior agreement with AMO should be made on any measures for the protection of the SAIs e.g. whether a detailed Archaeological Impact Assessment (AIA) is required. The AIA shall evaluate the archaeological impact imposed by the proposed works. If necessary, a qualified archaeologist shall apply for a licence under the Antiquities and Monuments Ordinance

(Cap. 53) for an archaeological investigation. A proposal of the AIA shall be submitted to the AMO for agreement prior to applying for a licence. Subject to the findings of AIA, appropriate mitigation measures shall be fully implemented by the project proponent in consultation with AMO.

7.2.5 Airport Height Restriction

The building height for the developments within the Area is subject to the gazetted Airport Height Restriction Plan (AHRP) and any potential amendments to the gazetted AHRP related to the Expansion of the Hong Kong International Airport (HKIA) into a Three Runway System (3RS) Project. No part of building or buildings or other structure or equipment erected or to be erected within the Area (or any addition or fitting to such building or buildings or structure or equipment) shall exceed the prevailing “restricted height” (more commonly known as Airport Height Restriction (AHR)) prescribed under the Hong Kong Airport (Control of Obstructions) Ordinance (Cap. 301) or its amendment associated with 3RS.

7.2.6 Aircraft Noise

Although the Area falls outside the coverage of Noise Exposure Forecast (NEF) 25 contour under the HKIA 3RS, the Area will be subject to potential aircraft and helicopter noise impact as it falls beneath the primary helicopter entry/exit route “Silvermine” and is in proximity to HKIA. The helicopter noise arising from the frequent use of GFS helicopters flying on the helicopter entry/exit route “Silvermine” over the Area will present an adverse impact on any residential development with the Area.

7.2.7 Risk Hazard

Part of the Area falls within the consultation zones for Silvermine Bay Water Treatment Works (SMBWTW) and Kau Shat Wan Government Explosives Depot (KSWGED), which are Potentially Hazardous Installations (PHIs). Any development within such areas would be subject to constraints due to risk associated with the PHIs, and requires submission of a hazard assessment to the Coordinating Committee on Land-use Planning and Control relating to Potentially Hazardous Installations for approval prior to application for planning permission from the Board.

7.2.8 Urban Design

The Area is characterized by a rural countryside ambience. Any proposed

developments should be of a scale compatible with the natural and rural character of the Area.

7.2.9 Burial Ground

There is a permitted burial ground in the Area for indigenous villagers and it is not suitable for any development. It is located to the northwest of Mang Tong.

8 GENERAL PLANNING INTENTION

The general planning intention of the Area is to conserve its landscape and ecological values in safeguarding the natural habitats and to maintain the unique natural and rural character and cultural heritage of the Area. Low-impact leisure and recreational uses compatible with the rural setting will be encouraged where appropriate. Land is also designated for village development.

9 LAND USE ZONINGS

9.1 “Commercial” (“C”): Total Area 0.53 ha

- 9.1.1 This zone is intended primarily for commercial developments, which may include hotel, shop, services, place of entertainment and eating place, serving the immediate neighbourhood and the visitors.
- 9.1.2 It covers three commercial developments, including two existing hotels, namely Seaview Holiday Resort and Mui Wo Inn at the back of Silver Mine Bay Beach and a resort-type development under construction along Tung Wan Tau Road.
- 9.1.3 On land designated “C(1)”, “C(2)” and “C(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 the maximum gross floor area and building height specified below, or the gross floor area and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft DPA plan, whichever is the greater:

<u>Sub-area</u>	<u>Maximum Gross Floor Area</u>	<u>Maximum Building Height</u>
“C(1)”	390m ²	3 storeys
“C(2)”	735m ²	3 storeys
“C(3)”	2,302m ²	3 storeys

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

9.2 “Residential (Group C)” (“R(C)”): Total Area 0.15 ha

9.2.1 This zone is intended primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board.

9.2.2 Three existing domestic developments located to the west of Mang Tong, along Tung Wan Tau Road and to the southeast of Tung Wan Tau respectively are under this zone.

9.2.3 On land designated “R(C)1”, “R(C)2” and “R(C)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 the maximum gross floor area and building height specified below, or the gross floor area and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft DPA plan, whichever is the greater:

<u>Sub-area</u>	<u>Maximum Gross Floor Area</u>	<u>Maximum Building Height</u>
“R(C)1”	186m ²	2 storeys
“R(C)2”	586m ²	3 storeys
“R(C)3”	759m ²	3 storeys

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

9.3 “Village Type Development” (“V”): Total Area 4.00 ha

- 9.3.1 The planning intention of this zone is primarily to reflect existing recognized and other villages, and to provide 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.
- 9.3.2 It covers three recognized villages, namely Mang Tong, Tung Wan Tau and Man Kok Tsui, and the village clusters along Tung Wan Tau Road.
- 9.3.3 The “V” zones designated for Mang Tong, Tung Wan Tau and Man Kok Tsui are drawn up having regard to the ‘Village Environs’, the local topography, the existing settlement pattern, the outstanding Small House applications and demand forecast. Areas of difficult terrain, potential natural terrain hazards, dense vegetation, conservation and ecological value are excluded. The “V” zones designated for village clusters along Tung Wan Tau Road are drawn up to reflect the existing condition.
- 9.3.4 No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23m) or the height of the building which was in existence on the date of first publication in the Gazette of the notice of the draft DPA plan, whichever is the greater.
- 9.3.5 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height restriction may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.
- 9.3.6 As diversion of stream may cause adverse drainage and environmental

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

9.4 “Government, Institution or Community” (“G/IC”): Total Area 0.04 ha

9.4.1 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.

9.4.2 It covers an existing refuse collection point located in the southern part of Mang Tong, an existing catholic church to the southwest of Mang Tong, the existing Tung Wan Tau Public Toilet to the southwest of Tung Wan Tau and a planned fresh water pump house along Tung Wan Tau Road.

9.4.3 To preserve the rural and low-rise character of the Area, development/redevelopment within this zone should be restricted to the maximum building height as stipulated on the Plan, or the height of building which was in existence on the date of first publication in the Gazette of the notice of the draft DPA Plan, whichever is the greater.

9.4.4 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 proposal will be considered on its individual planning merits.

9.5 “Open Space” (“O”): Total Area 2.27 ha

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

9.5.2 It covers a gazetted public bathing beach at Silver Mine Bay including beach buildings and associated beach facilities. It also covers Tung Wan Tau Road and the beach areas adjacent to the gazetted beach along Tung Wan Tau Road.

9.6 “Recreation” (“REC”): Total Area 2.53 ha

9.6.1 This zone is intended primarily for recreational developments for the use

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

9.6.2 It covers the Hong Kong Playground Association (HKPA) Jockey Club Silvermine Bay Camp and the Methodist Retreat Centre.

9.6.3 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 2 storeys (6m), 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.

9.6.4 Residential development will generally not be allowed in this zone except where it can be established that such use, in the form of holiday accommodation, is ancillary to and in support of the recreational uses. No residential development shall result in a total development in excess of a maximum plot ratio of 0.2 and a maximum building height of 2 storeys (6m).

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

9.7 “Other Specified Uses” (“OU”): Total Area 0.02 ha

The planning intention of this zone is to designate land for piers to facilitate marine access to the Area. It covers a pier in Man Kok.

9.8 “Agriculture” (“AGR”): Total Area 3.78 ha

9.8.1 This zone is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

9.8.2 It mainly covers clusters of active and abandoned agricultural land in the vicinity of villages.

9.8.3 As diversion of stream and filling of land/pond may cause adverse

drainage and environmental impacts on the adjacent areas, permission from the Board is required for such works and related activities except public works co-ordinated or implemented by the Government, and maintenance, repair or rebuilding works. This restriction does not apply to filling of land specifically required under prior written instructions of government department(s) or for the purposes of laying of soil not exceeding 1.2m in thickness for cultivation, or construction of agricultural structure with prior written approval issued by the Lands Department (LandsD).

9.9 “Green Belt” (“GB”): Total Area 152.05 ha

- 9.9.1 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.
- 9.9.2 It mainly covers woodlands, shrublands, grasslands, coastal uplands, vegetated hills, streams, marshes, mangroves, beaches and coastline adjoining Lantau North (Extension) Country Park and Lantau North Country Park. It also covers some scattered agricultural land which are mostly abandoned.
- 9.9.3 There is a permitted burial ground to the northwest of Mang Tong, which is intended for burial places of deceased indigenous villagers in the Area. To respect the local ritual and tradition, burial activities in the permitted burial grounds within this zone are generally tolerated. The District Office (DO) is delegated with authority under the Public Health and Municipal Services Ordinance (Cap. 132) to issue the burial certificates within the boundaries of permitted burial grounds. Burial activities within permitted burial grounds are also governed by separate conditions stipulated by LandsD, the Food and Environmental Hygiene Department, the Agriculture, Fisheries and Conservation Department and the Water Supplies Department (WSD). Any burial activities should be confined within the designated grounds as far as practicable.
- 9.9.4 There is a general presumption against development within this zone. Development in this zone will be strictly controlled. Development proposals will be considered by the Board on individual merits taking into account the relevant Town Planning Board Guidelines. As diversion of stream, filling of land/pond or excavation of land may cause adverse drainage and environmental impacts on the adjacent areas and the natural environment, permission from the Board is required for such works and related activities except public works co-ordinated or implemented by the

Government, and maintenance, repair or rebuilding works.

10 COMMUNICATIONS

- 10.1 The Area is not served by vehicular access. Wang Tong and Tung Wan Tau are accessible on foot and by cycling from Mui Wo town centre through Tung Wan Tau Road. Man Kok is further connected by footpaths. There is a pier in Man Kok providing limited marine access.

11 UTILITY SERVICES

11.1 Drainage

DSD has completed drainage improvement works in Wang Tong River to reduce the flooding risk in the Area.

11.2 Sewerage

- (a) At present, the Area is mainly served by septic tank and soakaway (STS) system. For Mui Wo Area, the main branch sewers to Tai Tei Tong and Pak Ngan Heung have been constructed along with the emergency vehicular access while the main branch sewer to Luk Tei Tong is at the planning stage. The Mui Wo Sewage Treatment Works located at the southeastern part of Mui Wo (outside the Area) will not have spare capacity to accommodate any further sewage arising from additional developments in Mui Wo including the Area. For the new developments located near the gazetted beach, if additional sewage treatment facilities are to be provided, effluent discharges are subject to control under the Water Pollution Control Ordinance (Cap. 358). According to Technical Memorandum on Standards for Effluents Discharged into Drainage and Sewerage Systems, Inland and Coastal Waters, no new effluent will be allowed within 100m of the boundaries of a gazetted beach in any direction, including rivers, streams and storm water drains.
- (b) If connection to public sewer is not feasible, alternatives should be proposed to protect the water quality of the streams and sea, the design and construction of on-site STS system for any development proposals/submission need to comply relevant standards, regulations and requirements, including the Environmental Protection Department (EPD)'s Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 5/93.

11.3 Water Supply

Majority of the Area falls within the Silver Mine Bay Fresh Water Supply Zone designated by the WSD and is supplied with potable water. There is no salt water supply for flushing in the Area.

11.4 Others

At present, telephone network, electricity and cylinder liquefied petroleum gas supplies are available in the Area.

12 CULTURAL HERITAGE

12.1 There are four SAIs, i.e. Mang Tong SAI, Chok Tsai Wan SAI, Chung Hau SAI and Man Kok Tsui SAI in the Area. All the SAIs are worthy of preservation.

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

12.3 Prior consultation with the AMO of DEVB should be made if any developments, redevelopments or rezoning proposals may affect the above SAIs, graded historic buildings/structures, new items pending grading assessment and their immediate environs. If disturbance to the SAIs is unavoidable, prior agreement with AMO should be made on any measures for the protection of the SAIs e.g. whether a detailed AIA is required. The AIA shall evaluate the archaeological impact imposed by the proposed works. If necessary, a qualified archaeologist shall apply for a licence under the Antiquities and Monuments Ordinance (Cap. 53) for an archaeological investigation. A proposal of the AIA shall be submitted to the AMO for agreement prior to applying for a licence. Subject to the findings of AIA, appropriate mitigation measures shall be fully implemented by the project proponent in consultation with AMO.

13 IMPLEMENTATION

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

13.2 At present, there is no overall programme for the improvement or provision of infrastructure within the Area. The implementation process will be gradual and

may stretch over a long period of time depending on the availability of resources. It will be undertaken through the participation of both public and private sectors.

- 13.3 Notwithstanding the above, minor improvement works, e.g. access improvements, utility services installation and public works projects will be implemented through the Public Works Programme and the Local Public Works Improvement Programme, subject to priority and resource availability. Private developments will be effected principally through private sector initiatives in accordance with the zoned uses indicated on the Plan, provided that their proposals meet Government requirements.

14 PLANNING CONTROL

- 14.1 The types of permitted developments and uses on land within the Area are listed in the Notes to the Plan. Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted developments and uses within the same zone are always permitted and no separate permission is required.
- 14.2 Uses of land or building which were in existence immediately before the first publication in the Gazette of the notice of the draft DPA Plan and which are not in compliance with the terms of the Plan may have adverse impact on the environment, drainage and traffic of the Area. Although no action is required to make such use conform to this Plan, any material change of such use or any other development (except minor alteration and/or modification to the development of the land or building in respect of such use which is always permitted) must be always permitted in terms of the Plan or, if permission is required, in accordance with a permission granted by the Board. The Board will consider these applications on their individual merits. Those alteration and/or modification works which may lead to an environmental improvement or upgrading to the Area may be considered favourably by the Board.
- 14.3 Planning applications to the Board will be assessed on individual merits. In general, the Board, in considering the planning applications, will take into account all relevant planning considerations 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 PlanD. Application forms and Guidance Notes for planning applications can be downloaded from the Board's website and are available from the Secretariat of the Board, the Technical Services Division and relevant District Planning Office of PlanD. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.

- 14.4 Any development, other than those referred to in paragraph 14.1 above or in conformity with this Plan or with the permission of the Board, undertaken or continued on or after 8 January 2021 on land included in a Plan of the Mui Wo North DPA may be subject to enforcement proceedings under the Ordinance. Any diversion of stream, filling of land/pond or excavation of land in relevant zones on or after the exhibition of the specific plan referred to in the Notes of the relevant zones without permission from the Board may also be subject to enforcement proceedings.

TOWN PLANNING BOARD
JANUARY 2021

PLANNING REPORT ON MUI WO NORTH

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1 INTRODUCTION

1.1 Purpose of the Planning Report

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

1.2 Background

1.2.1 The Area (**Figures 1a & 1b**) is bounded by Lantau North (Extension) Country Park and Lantau North Country Park to the north, Mui Wo fringe area to the west, Mui Wo town centre to the southwest, and Silver Mine Bay to the south. The Area comprises village settlements, woodlands, shrublands, grasslands, coastal uplands, vegetated hills, streams, marshes, mangroves, beaches, coastline and agricultural land, etc. A wide spectrum of natural

habitats supports a high diversity of wild fauna and flora species that are worthy of conservation. Human disturbance such as severe land excavation and tree felling previously found in the woodlands at Butterfly Hill and Tung Wan Tau has adversely affected the natural and rural character of the Area.

1.2.2 Apart from the environmental and ecological considerations, development in the Area is constrained by inadequate road network and other infrastructural provisions. It is necessary to control and consolidate the villages and other developments in order to avoid undesirable disturbances to the natural environment and overtaxing the limited infrastructure.

1.2.3 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.

1.2.4 The draft Mui Wo North DPA Plan No. DPA/I-MWN/1 was exhibited for public inspection on 8.1.2021 (**Figure 2**).

1.2.5 Pursuant to section 20(5) of the Town Planning Ordinance (the Ordinance), the DPA Plan is effective for three years until 8.1.2024. On 5.1.2021, under the power delegated by the Chief Executive, the Secretary for Development pursuant to section 3(1)(a) of the Ordinance, directed the Town Planning Board (the Board) to prepare an OZP for the Area.

2 THE STUDY AREA

2.1 Location (Figure 1b)

2.1.1 The Area covers an area of about 165.37 ha and is bounded by Lantau North (Extension) Country Park and Lantau North Country Park to the north, Mui Wo fringe area to the west, Mui Wo town centre to the southwest, and Silver Mine Bay to the south. The Area is not served by vehicular access. Wang Tong and Tung Wan Tau are accessible on foot and by cycling from Mui Wo town centre through Tung Wan Tau Road. Man Kok is further connected by footpaths.

2.2 Physical Setting and Topography (Figures 3 and 4)

2.2.1 The Area comprises village settlements, woodlands, shrublands, grasslands, coastal uplands, vegetated hills, streams, marshes, mangroves, beaches, coastline and agricultural land, etc. Woodlands can be found near Wo Tin, Butterfly Hill and Tung Wan Tau. There are three recognized villages in the Area, namely Mang Tong (also known as Wang Tong), Tung Wan Tau and Man Kok Tsui. Sporadic

domestic dwellings can also be found uphill and along the coast. There are some active agricultural land at Mang Tong, Tung Wan Tau and Man Kok Tsui but most of the agricultural land are abandoned. Silver Mine Bay Beach is one of the key tourist attractions in Mui Wo. The topography of the Area is mostly hilly with some flat land at Wang Tong and the coastline along the southern periphery of the Area.

2.3 Natural Habitats (Figures 4 and 5)

2.3.1 The Area embraces rich natural landscape resources and a wide variety of flora and fauna species of ecological importance. Details of the natural habitats are listed below:

(a) Woodlands

Young woodlands dominated by common native trees e.g. *Mallotus paniculatus* (白楸), *Schefflera heptaphylla* (鵝掌柴), *Celtis sinensis* (朴樹), *Machilus chekiangensis* (浙江潤楠), *Ficus microcarpa* (榕樹) and fruit trees e.g. *Litchi chinensis* (荔枝), *Dimocarpus*

longan (龍眼), mixed with exotic trees e.g. *Acacia confusa* (台灣相思), can be found near Wo Tin, Butterfly Hill and Tung Wan Tau. Incense trees (*Aquilaria sinensis*, 土沉香) were recorded in the hilly woodland near Wang Tong. Species of conservation interest, such as Common Emerald Dove (*Chalcophaps indica*, 綠翅金鳩) and Tokay Gecko (*Gekko gecko*, 大壁虎), were recorded in the woodland near Wo Tin.

(b) Shrublands, grasslands, coastal uplands and vegetated hills

Patches of shrublands and grasslands can be found in the Area adjacent to or scattered within the woodlands. Coastal uplands and vegetated hills adjoining the Lantau North (Extension) Country Park and Lantau North Country Park which form a green backdrop to the Area are prominent landscape resources enhancing the natural and rural character of the Area.

(c) Streams

Two largely natural streams can be found at Wang Tong and Tung Wan Tau, where fish species of conservation interest were recorded, e.g. Predaceous Chub (*Parazacco spilurus*, 異鱸) and *Stiphodon atropurpureus* (紫身枝牙鰕虎魚).

(d) Marshes and mangroves

Marshes and woodland edges near Butterfly Hill provide habitats for various fauna species of conservation interest, such as Eastern Cattle Egret (牛背鷺), Painted Lady (小紅蛺蝶), Metallic Cerulean (素雅灰蝶), Common Awl (三斑趾弄蝶), Grey Scrub Hopper (*Aeromachus jhora*, 寬鐐弄蝶), Grass Demon (薑弄蝶), Chinese Bullfrog (虎紋蛙) and Romer's Tree Frog (*Liuixalus romeri*, 盧氏小樹蛙). A large piece of marsh can be found at Tai Wai Yuen. Mangrove species can be found at the lower reach of Wang Tong River to the south of Tai Wai Yuen.

(e) Beach and coastline

Silver Mine Bay Beach located along Tung Wan Tau Road is a popular gazetted public bathing beach in Mui Wo managed by the Leisure and Cultural Services Department (LCSD). Several beaches are also found along the coastline between Tung Wan Tau and Man Kok.

2.4 Historical Development

2.4.1 The long history of human occupation at Mui Wo North could be traced back to the Neolithic age, some 2,000 years BC. There are four Sites of Archaeological Interest (SAIs) in the Area, i.e. Mang Tong SAI, Chung Hau SAI, Chok Tsai Wan SAI and Man Kok Tsui SAI. Archaeological remains were found in these SAIs.

2.5 Population and Employment

2.5.1 Based on the 2016 Population By-census, the population of the Area as estimated by the Planning Department is about 650 and most of them live in

the recognized villages. Economic and employment opportunities recorded in the Area are mainly contributed by the commercial and recreational activities associated with Silver Mine Bay Beach, including hotels and holiday camps.

2.6 Existing Land Uses

The major existing land uses include the following (**Figures 6a to 6e**):

Village Type Development

2.6.1 There are three recognized villages in the Area, namely Mang Tong, Tung Wan Tau and Man Kok Tsui. Mang Tong (**Figure 6b**) is the most densely populated in the Area. It is connected by a pedestrian bridge across Wang Tong River from Mui Wo town centre. Mang Tong mostly consists of typical 3-storey village houses along both sides of Wang Tong River. A few patches of active agricultural land can be found in the vicinity of the village.

2.6.2 Tung Wan Tau (**Figure 6c**) and Man Kok Tsui

(**Figure 6d**) are relatively smaller in size and sparsely populated. Tung Wan Tau is located in the middle part of the Area. It can be accessed on foot or by cycling through Tung Wan Tau Road along Silver Mine Bay Beach. It is mainly covered by woodlands and man-made slopes in the northern and central parts, with a few 1 to 2-storey domestic structures and temporary structures in the southern part. Man Kok Tsui lies at the easternmost part in the Area. It is accessible either on foot through an existing footpath from Mui Wo town centre or by boat via a local pier. A few single-storey domestic structures, temporary structures and farming activities can be found in the village.

- 2.6.3 There are clusters of village houses and domestic structures of 1 to 3 storeys along Tung Wan Tau Road. Sporadic domestic dwellings of 1 to 3 storeys can also be found uphill and along the coast.

Government, Institution or Community (GIC) Facilities

- 2.6.4 There is a refuse collection point located in the southern part of Mang Tong. A catholic church is located to the southwest of Mang Tong. Tung Wan

Tau Public Toilet is located to the southwest of Tung Wan Tau.

Open Space

- 2.6.5 Silver Mine Bay Beach with beach facilities and buildings is situated at the western coast of Silver Mine Bay. There is a barbeque pit area at the back of the beach.

Commercial

- 2.6.6 At the back of Silver Mine Bay Beach along Tung Wan Tau Road, there are two low-rise hotels of 3 storeys namely Seaview Holiday Resort and Mui Wo Inn.

Recreation

- 2.6.7 There are also recreation facilities located at the back of Silver Mine Bay Beach along Tung Wan Tau Road, including the Hong Kong Playground Association (HKPA) Jockey Club Silvermine Bay Camp and the Methodist Retreat Centre (**Figure 6e**).

Agricultural Use

2.6.8 Some active agricultural land are found in the vicinity of Mang Tong, Tung Wan Tau and Man Kok Tsui but most of the agricultural land in the Area are abandoned.

2.7 Transportation

2.7.1 The Area is not served by vehicular access. Wang Tong and Tung Wan Tau are accessible on foot and by cycling from Mui Wo town centre through Tung Wan Tau Road. Man Kok is further connected by footpaths. There is a pier in Man Kok providing limited marine access.

2.8 Land Ownership (Figure 7)

2.8.1 Land tenure within the Area comprises private land and government land, some of which are covered by Government Land Licences and other permits. Majority of the Area is government land (about 79%, 130.78 ha) which comprises knolls, hillslopes and seashores. About 21% (about 34.59 ha) of the Area is privately owned which have been developed as

village houses, hotels, recreational facilities and active/abandoned agricultural land.

2.9 Infrastructure and Utility Services

Drainage

2.9.1 The Drainage Services Department (DSD) has completed drainage improvement works in Wang Tong River to reduce the flooding risk in the Area.

Sewerage and Sewage Treatment

2.9.2 At present, the Area is mainly served by septic tank and soakaway (STS) system. For Mui Wo Area, the main branch sewers to Tai Tei Tong and Pak Ngan Heung have been constructed along with the emergency vehicular access while the main branch sewer to Luk Tei Tong is at the planning stage. The Mui Wo Sewage Treatment Works located at the southeastern part of Mui Wo (outside the Area) will not have spare capacity to accommodate any further sewage arising from additional developments in Mui Wo including the Area.

2.9.3 For the new developments located near the gazetted beach, if additional sewage treatment facilities are to be provided, effluent discharges are subject to control under the Water Pollution Control Ordinance (Cap. 358). According to Technical Memorandum on Standards for Effluents Discharged into Drainage and Sewerage Systems, Inland and Coastal Waters, no new effluent will be allowed within 100m of the boundaries of a gazetted beach in any direction, including rivers, streams and storm water drains.

2.9.4 If connection to public sewer is not feasible, alternatives should be proposed to protect the water quality of the streams and sea, the design and construction of on-site STS system for any development proposals/submission need to comply relevant standards, regulations and requirements, including the Environmental Protection Department (EPD)'s Practice Notes for Professional Persons ProPECC PN 5/93.

Water Supply

2.9.5 Majority of the Area falls within the Silver Mine

Bay Fresh Water Supply Zone designated by the Water Supplies Department (WSD) and is supplied with potable water. There is no salt water supply for flushing in the Area.

Telephone, Electricity and Gas

2.9.6 At present, telephone network, electricity and cylinder liquefied petroleum gas supplies are available in the Area.

3 PLANNING ANALYSIS

3.1 Strategic Planning Context

3.1.1 An overarching principle of ‘Development in the North; Conservation for the South’ embraced by 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.

3.1.2 It has been promulgated in the Blueprint that careful consideration would be given to balancing the needs of development/improvement and preservation of Mui Wo with a view to retaining its rural township character.

3.2 District Planning Context

3.2.1 The Area, covering a total area of about 165.37 ha, is bounded by Lantau North (Extension) Country Park and Lantau North Country Park to the north,

Mui Wo fringe area to the west, Mui Wo town centre to the southwest, and Silver Mine Bay to the south. The topography of the Area is mostly hilly with some flat land at Wang Tong and the coastline along the southern periphery of the Area. The Area is not served by vehicular access. Wang Tong and Tung Wan Tau are accessible on foot and by cycling from Mui Wo town centre through Tung Wan Tau Road. Man Kok is further connected by footpaths.

3.2.2 The natural landscape of the Area comprises woodlands, shrublands, grasslands, coastal uplands, vegetated hills, streams, marshes, mangroves, beaches and coastline.

3.2.3 Taking into account the landscape and ecological values of the Area, the planning framework for the Area should fundamentally be the preservation of the natural environment and rural setting.

3.3 Development Opportunities (Figure 8)

Nature Conservation

3.3.1 The Area is largely bounded by Lantau North

(Extension) Country Park and Lantau North Country Park and comprises rich natural habitats including woodlands, shrublands, grasslands, coastal uplands, vegetated hills, streams, marshes, mangroves, beaches and coastline.

- 3.3.2 The myriad of terrestrial natural habitats, coupled with streams and natural coastal environment, offer desirable homes for a diverse community of animals of different kinds. The high diversities of wild fauna and flora are worthy of conservation. Any haphazard and uncontrolled development that may adversely affect the natural and rural character and conservation value of the Area should be avoided.

Tourism and Recreational Development

- 3.3.3 Silver Mine Bay Beach has been a popular tourist attraction in Hong Kong and is frequently visited by many local and foreign tourists every year. Beach-related facilities such as holiday camps, hotels and shops have been developed along the beach. “Improvement Works at Silvermine Bay Beach, Mui Wo, Lantau Island” had been completed in 2018. New beach buildings and associated beach facilities

including a barbeque pit area and a sitting-out area as well as a viewing deck near the entrance to the beach had been constructed to provide a better experience to the visitors of Silver Mine Bay Beach.

- 3.3.4 According to the Blueprint, cycle track and mountain bike trail are proposed near Mang Tong and Butterfly Hill.

Agricultural Development

- 3.3.5 While there are active farming activities observed, the abandoned agricultural land in the Area may also exhibit potential for rehabilitation for agricultural use.

3.4 Development Constraints (Figure 8)

Accessibility

- 3.4.1 The Area is not served by vehicular access. Wang Tong and Tung Wan Tau are accessible on foot and by cycling from Mui Wo town centre through Tung Wan Tau Road. Man Kok is further connected by footpaths. There is a pier in Man Kok providing

limited marine access serving mainly the local residents.

Limited Infrastructure

3.4.2 Any development planning in this Area shall reserve sufficient land for necessity of 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 which may affect the drainage system or change the drainage characteristic, drainage studies including the details of the affected drainage system and any mitigation measures should be submitted to DSD for checking in accordance with the principle laid down in the Environment, Transport and Works Bureau Technical Circulars (Works) No. 14/2004, 5/2005, 2/2006, Development Bureau Technical Circular (Works) No. 9/2020 and DSD Advice Note No. 1.

3.4.3 On-site treatment systems, e.g. septic tanks and soakaway pits, are generally used in the villages. Any increase in population or number of visitors to the Area or further recreation/residential/commercial/institutional developments will require additional sewage treatment facility to be provided as an integral part of the development if connection to public sewer is not feasible.

3.4.4 Fresh water supply is available to the existing villages in the Area. The water supply system is however of limited capacity. If any major development is envisaged in this Area, sufficient lead time should be allowed for upgrading the water supply system as necessary. There is no salt water supply for flushing in the Area.

Geotechnical Constraints

3.4.5 The Area and its vicinity comprise hilly natural terrain with past natural terrain landslide records. There are about 187 registered man-made slopes and retaining walls located within the Area and the stability of these slope features is mostly unknown.

3.4.6 If these slope features would affect or be affected by any development and redevelopment, geotechnical investigations and studies including the details of any permanent geotechnical works should be submitted to the Geotechnical Engineering Office (GEO) of the Civil Engineering and Development Department (CEDD) for checking in accordance with the principle laid down in the Environment, Transport and Works Bureau Technical Circular (Works) No. 29/2002 or to the Buildings Department in accordance with the Buildings Ordinance (Cap. 123) as appropriate.

3.4.7 For any future development or redevelopment in the Area, a natural terrain hazard study would 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 or redevelopment.

Heritage Preservation/Archaeological Consideration

3.4.8 There are four SAIs, i.e. Mang Tong SAI, Chok Tsai Wan SAI, Chung Hau SAI and Man Kok Tsui SAI

in the Area. All the SAIs are worthy of preservation.

3.4.9 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 AAB at <http://www.aab.gov.hk>.

3.4.10 Prior consultation with the Antiquities and Monuments Office (AMO) of Development Bureau (DEVB) should be made if any developments, redevelopments or rezoning proposals may affect the above SAIs, graded historic buildings/structures, new items pending grading assessment and their immediate environs. If disturbance to the SAIs is unavoidable, prior agreement with AMO should be made on any measures for the protection of the SAIs e.g. whether a detailed Archaeological Impact Assessment (AIA) is required. The AIA shall evaluate the archaeological impact imposed by the proposed works. If necessary, a qualified archaeologist shall apply for a licence under the Antiquities and Monuments Ordinance (Cap. 53) for

an archaeological investigation. A proposal of the AIA shall be submitted to the AMO for agreement prior to applying for a licence. Subject to the findings of AIA, appropriate mitigation measures shall be fully implemented by the project proponent in consultation with AMO.

Airport Height Restriction

3.4.11 The building height for the developments within the Area is subject to the gazetted Airport Height Restriction Plan (AHRP) and any potential amendments to the gazetted AHRP related the Expansion of the Hong Kong International Airport (HKIA) into a Three Runway System (3RS) Project. No part of building or buildings or other structure or equipment erected or to be erected within the Area (or any addition or fitting to such building or buildings or structure or equipment) shall exceed the prevailing “restricted height” (more commonly known as Airport Height Restriction (AHR)) prescribed under the Hong Kong Airport (Control of Obstructions) Ordinance (Cap. 301) or its amendment associated with 3RS.

Aircraft Noise

3.4.12 Although the Area falls outside the coverage of Noise Exposure Forecast (NEF) 25 contour under the HKIA 3RS, the Area will be subject to potential aircraft and helicopter noise impact as it falls beneath the primary helicopter entry/exit route “Silvermine” and is in proximity to HKIA. The helicopter noise arising from the frequent use of GFS helicopters flying on the helicopter entry/exit route “Silvermine” over the Area will present an adverse impact on any residential development within the Area.

Risk Hazard

3.4.13 Part of the Area falls within the consultation zones for Silvermine Bay Water Treatment Works (SMBWTW) and Kau Shat Wan Government Explosives Depot (KSWGED), which are Potentially Hazardous Installations (PHIs). Any development within such areas would be subject to constraints due to risk associated with the PHIs, and requires submission of a hazard assessment to the Coordinating Committee on Land-use Planning and

Control relating to Potentially Hazardous Installations for approval prior to application for planning permission from the Board.

Urban Design

3.4.14 The Area is characterized by a rural countryside ambience. Any proposed developments should be of a scale compatible with the natural and rural character of the Area.

Burial Ground

3.4.15 There is a permitted burial ground in the Area for indigenous villagers and it is not suitable for any development. It is located to the northwest of Mang Tong (**Figure 8**).

3.5 Development Pressure

3.5.1 There are three recognized villages in the Area. ‘Village Environs’ (‘VE’) of the three recognized villages cover an area of about 6.86 ha. Majority of the land within the ‘VE’ of the recognized villages are agricultural land under private ownership.

According to District Lands Officer/Islands, Lands Department (DLO/Is, LandsD), as at 12.10.2020, there are 14 outstanding Small House (SH) applications in the Area and the 10-year forecast of SH demand in the Area are 20, all from Mang Tong. The outstanding SH applications and 10-year forecast of SH demand for Mang Tong, Tung Wan Tau and Man Kok Tsui are summarized in the following table:

Recognized Villages	Number of outstanding SH Applications	10-year SH demand forecast
	As at 12.10.2020	2020
Mang Tong	14	20
Tung Wan Tau	0	0
Man Kok Tsui	0	0
Total	14	20

3.5.2 DLO/Is, LandsD also advises that the number of approved SH applications at Mang Tong is 67 and there is no approved SH application for Tung Wan Tau and Man Kok Tsui in the past 10 years.

3.5.3 The natural habitat in the Area is subject to immense

challenge. Human disturbance such as severe land excavation and tree felling previously found in the woodlands at Butterfly Hill and Tung Wan Tau has adversely affected the natural and rural character of the Area. Complaints from the locals and green groups have been received. Enforcement actions on the unauthorized developments on government land have been undertaken by LandsD. There is an imminent need to provide planning guidance and control for future development in the Area despite gradual recovery of vegetation observed in some damaged areas.

- 3.5.4 There has been no active enforcement case under the Ordinance since the gazettal of draft DPA plan.

4 PLANNING PROPOSALS

4.1 The Outline Zoning Plan

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

4.2 Planning Objectives

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

- to conserve its landscape and ecological values in safeguarding the natural habitats of the Area;

- to maintain the unique natural and rural character and cultural heritage of the Area;
- low-impact leisure and recreational uses compatible with the rural setting will be encouraged where appropriate; and
- land is also designated for village development.

4.3 Planning Principles

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

- (a) the Area, adjoining the Lantau North (Extension) Country Park and Lantau North Country Park, is part of the natural system of the wider area. Comprising various habitat types with records of species of conservation interest, the Area should be preserved and protected in its natural state to safeguard the landscape and ecological values and integrity of the system;

- (b) the existing cultural heritage in the Area should be preserved to signify the local history and culture;
- (c) leisure and recreational uses should be consolidated at suitable locations; and
- (d) SH development should also be consolidated at suitable locations to avoid sprawling. The existing villages' built pattern and height profile of not more than 3 storeys should be kept to preserve the rural character of the Area.

4.4 Land Use Proposals (Figure 10)

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

4.4.2 “Commercial” (“C”)

- (a) This zone is intended primarily for commercial developments, which may include hotel, shop, services, place of entertainment and eating place, serving the immediate neighbourhood and the visitors.
- (b) It covers three commercial developments, including two existing hotels, namely Seaview Holiday Resort and Mui Wo Inn at the back of Silver Mine Bay Beach and a resort-type development under construction along Tung Wan Tau Road.
- (c) On land designated “C(1)”, “C(2)” and “C(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 the maximum gross floor area and building height specified below, or the gross floor area and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft DPA plan,

whichever is the greater:

<u>Sub-area</u>	<u>Maximum Gross Floor Area</u>	<u>Maximum Building Height</u>
“C(1)”	390m ²	3 storeys
“C(2)”	735m ²	3 storeys
“C(3)”	2,302m ²	3 storeys

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

- (b) Three existing domestic developments located to the west of Mang Tong, along Tung Wan Tau Road and to the southeast of Tung Wan Tau respectively are under this zone.

- (c) On land designated “R(C)1”, “R(C)2” and “R(C)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 the maximum gross floor area and building height specified below, or the gross floor area and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft DPA plan, whichever is the greater:

4.4.3 “Residential (Group C)” (“R(C)”)

- (a) This zone is intended primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board.

<u>Sub-area</u>	<u>Maximum Gross Floor Area</u>	<u>Maximum Building Height</u>
“R(C)1”	186m ²	2 storeys
“R(C)2”	586m ²	3 storeys
“R(C)3”	759m ²	3 storeys

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

4.4.4 “Village Type Development” (“V”)

- (a) The planning intention of this zone is primarily to reflect existing recognized and other villages, and to provide land considered suitable for village expansion. Land within this zone is primarily intended for development of SHs 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) It covers three recognized villages, namely Mang Tong, Tung Wan Tau and Man Kok Tsui, and the village clusters along Tung Wan Tau Road.
- (c) The “V” zones designated for Mang Tong, Tung Wan Tau and Man Kok Tsui are drawn up having regard to the ‘VE’, the local topography, the existing settlement pattern, the outstanding SH applications and demand forecast. Areas of difficult terrain, potential natural terrain hazards, dense vegetation, conservation and ecological value are excluded. The “V” zones designated for village clusters along Tung Wan Tau Road are drawn up to reflect the existing condition.
- (d) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of

a maximum building height of 3 storeys (8.23m) or the height of the building which was in existence on the date of first publication in the Gazette of the notice of the draft DPA plan, whichever is the greater.

- (e) To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height restriction may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.
- (f) As diversion of stream may cause adverse drainage and environmental impacts on the adjacent areas, permission from the Board is required for such works and related activities except public works co-ordinated or implemented by the Government, and maintenance, repair or rebuilding works.

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

- (a) This zone is intended 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) It covers an existing refuse collection point located in the southern part of Mang Tong, an existing catholic church to the southwest of Mang Tong, the existing Tung Wan Tau Public Toilet to the southwest of Tung Wan Tau and a planned fresh water pump house along Tung Wan Tau Road.
- (c) To preserve the rural and low-rise character of the Area, development/redevelopment within this zone should be restricted to the maximum building height as stipulated on the Plan, or the height of building which was in existence on the date of first publication in the Gazette of the notice of the draft DPA Plan, whichever is the greater.

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

4.4.6 “Open Space” (“O”)

- (a) This zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.
- (b) It covers a gazetted public bathing beach at Silver Mine Bay including the beach buildings and the associated beach facilities. It also covers Tung Wan Tau Road and the beach areas adjacent to the gazetted beach along Tung Wan Tau Road.

4.4.7 “Recreation” (“REC”)

- (a) This zone is intended primarily for recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the recreational developments may be permitted subject to planning permission.
- (b) It covers the Hong Kong Playground Association (HKPA) Jockey Club Silvermine Bay Camp and the Methodist Retreat Centre.
- (c) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 2 storeys (6m), 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.

(d) Residential development will generally not be allowed in this zone except where it can be established that such use, in the form of holiday accommodation, is ancillary to and in support of the recreational uses. No residential development shall result in a total development in excess of a maximum plot ratio of 0.2 and a maximum building height of 2 storeys (6m).

(e) To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height and plot ratio restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

4.4.8 “Other Specified Uses” annotated “Pier” (“OU (Pier)”)

The planning intention of this zone is to designate land for piers to facilitate marine access to the Area. It covers a pier in Man Kok.

4.4.9 “Agriculture” (“AGR”)

(a) This zone is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

(b) It mainly covers clusters of active and abandoned agricultural land in the vicinity of villages.

(c) As diversion of stream and filling of land/pond may cause adverse drainage and environmental impacts on the adjacent areas, permission from the Board is required for such works and related activities except public works co-ordinated or implemented by the Government, and maintenance, repair or rebuilding works. This restriction does not apply to filling of land specifically required under prior written instructions of government department(s) or for the purposes of laying of soil not exceeding 1.2m in thickness for cultivation, or construction

of agricultural structure with prior written approval issued by LandsD.

4.4.10 “Green Belt” (“GB”)

- (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) It mainly covers woodlands, shrublands, grasslands, coastal uplands, vegetated hills, streams, marshes, mangroves, beaches and coastline adjoining Lantau North (Extension) Country Park and Lantau North Country Park. It also covers some scattered agricultural land which are mostly abandoned.
- (c) Young woodlands dominated by common native trees e.g. *Mallotus paniculatus* (白楸), *Schefflera heptaphylla* (鵝掌柴), *Celtis sinensis* (朴樹), *Machilus chekiangensis* (浙江

潤楠), *Ficus microcarpa* (榕樹) and fruit trees e.g. *Litchi chinensis* (荔枝), *Dimocarpus longan* (龍眼), mixed with exotic trees e.g. *Acacia confusa* (台灣相思), can be found near Wo Tin, Butterfly Hill and Tung Wan Tau. Incense trees (*Aquilaria sinensis*, 土沉香) were recorded in the hilly woodland near Wang Tong. Species of conservation interest, such as Common Emerald Dove (*Chalcophaps indica*, 綠翅金鳩) and Tokay Gecko (*Gekko gecko*, 大壁虎), were recorded in the woodland near Wo Tin.

- (d) There is a permitted burial ground to the northwest of Mang Tong, which is intended for burial places of deceased indigenous villagers in the Area. To respect the local ritual and tradition, burial activities in the permitted burial grounds within this zone are generally tolerated. The District Office (DO) is delegated with authority under the Public Health and Municipal Services Ordinance (Cap. 132) to issue the burial certificates within the boundaries of permitted burial grounds. Burial activities within permitted burial grounds are

also governed by separate conditions stipulated by LandsD, the Food and Environmental Hygiene Department, the Agriculture, Fisheries and Conservation Department and WSD. Any burial activities should be confined within the designated grounds as far as practicable.

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

5 IMPLEMENTATION

5.1 Infrastructural Provisions

5.1.1 Any development planning in this Area shall reserve sufficient land for necessity of 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 which may affect the drainage system or change the drainage characteristic, drainage studies including the details of the affected drainage system and any mitigation measures should be submitted to DSD for checking in accordance with the principle laid down in the Environment, Transport and Works Bureau Technical Circulars (Works) No. 14/2004, 5/2005, 2/2006, Development Bureau Technical Circular (Works) No. 9/2020 and DSD Advice Note No. 1.

5.1.2 On-site treatment systems, e.g. septic tanks and soakaway pits, are generally used in the villages. Any increase in population or number of visitors to the Area or further recreation/residential/commercial/institutional developments will require additional sewage treatment facility to be provided as an integral part of the development if connection to public sewer is not feasible. The design and construction of the on-site STS system need to comply with relevant standards, regulations and requirements, including EPD's ProPECC PN 5/93, for the protection of the water quality and the natural streams flowing through the Area.

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

5.2 Statutory Development Control

5.2.1 The OZP provides a broad land use framework for development control and implementation of

planning proposals for the Area. More detailed plans will be prepared as a basis for public works planning and private developments. 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 also always permitted.

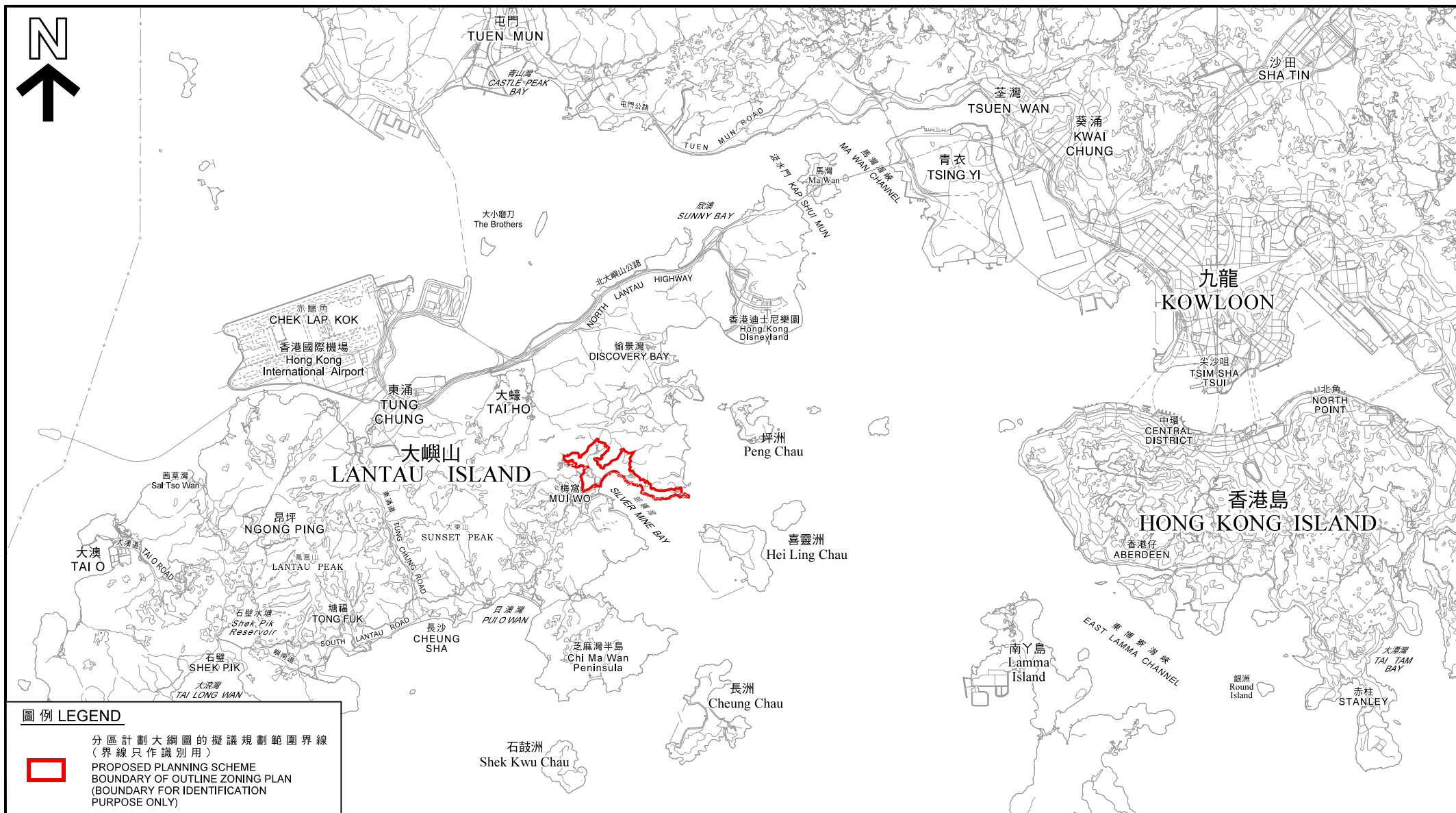
5.2.2 At present, there is no overall programme for the provision of infrastructure within the Area. The implementation process will be gradual and may stretch over a long period of time depending on the availability of resources. It will be undertaken through the participation of both public and private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

5.2.3 Access improvements, utility service installation and public works projects will be implemented through the Public Works Programme and the Local Public Works Improvement Programme subject to priority and resource availability. Private developments will be effected principally through

private sector initiatives in accordance with the zoned uses indicated on the OZP, provided that their proposals meet Government requirements.

5.2.4 Any development, other than those referred to in paragraph 5.2.1 or in conformity with this Plan or with the permission of the Board, undertaken or continued on or after 8.1.2021 on land included in a plan of the draft Mui Wo North DPA, may be subject to enforcement proceedings under the Ordinance.

**PLANNING DEPARTMENT
JANUARY 2021**



圖例 LEGEND



分區計劃大綱圖的擬議規劃範圍界線
(界線只作識別用)
PROPOSED PLANNING SCHEME
BOUNDARY OF OUTLINE ZONING PLAN
(BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY)

本摘要圖於2020年11月27日擬備，
所根據的資料為iB100000數碼地形圖

EXTRACT PLAN PREPARED ON 27.11.2020
BASED ON iB100000 DIGITAL TOPOGRAPHICAL MAP

位置圖 LOCATION PLAN

梅窩北分區計劃大綱圖 MUI WO NORTH OUTLINE ZONING PLAN

SCALE 1:150 000 比例尺
公里 KM 3 0 3 6 9 KM 公里

規劃署
PLANNING
DEPARTMENT

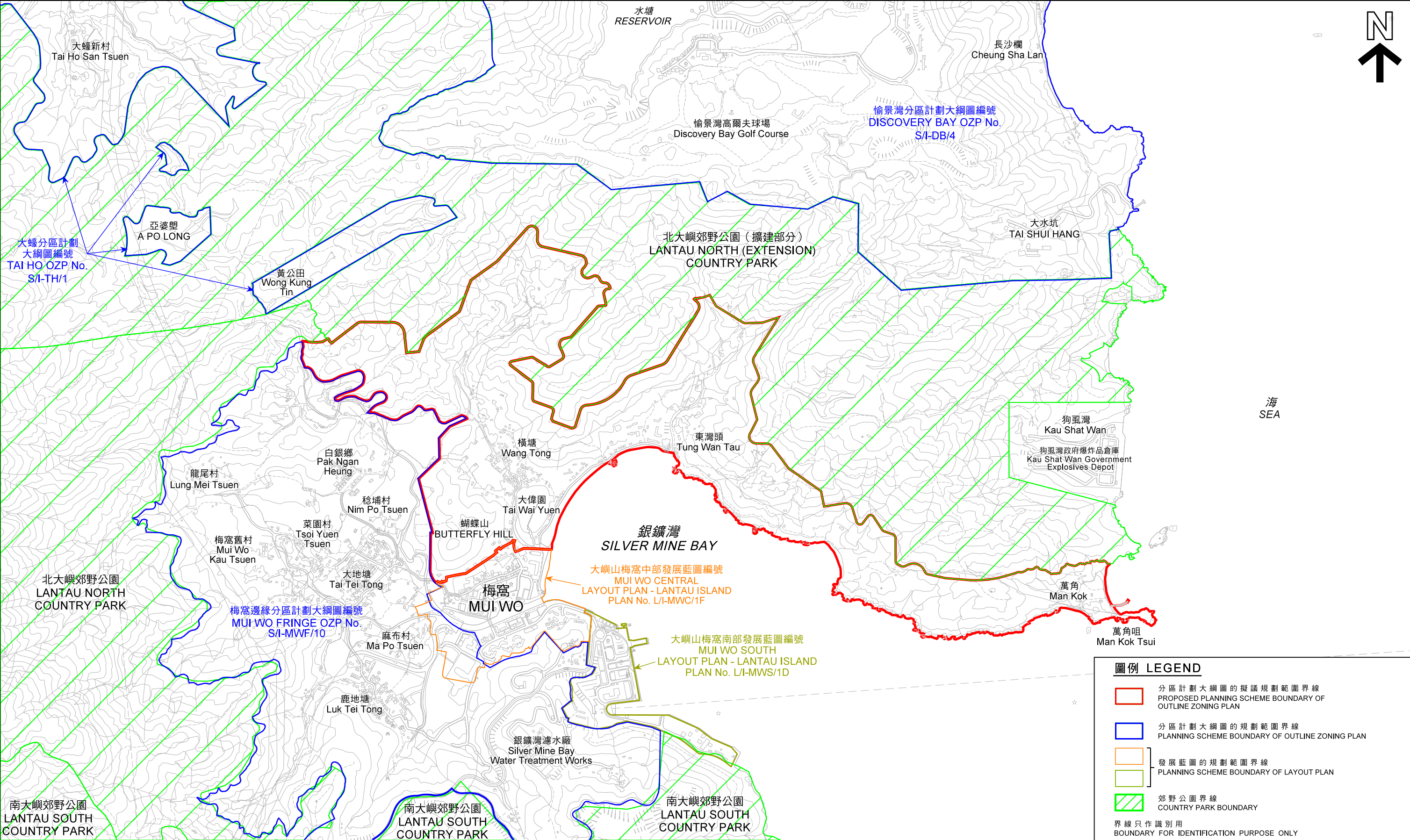


參考編號
REFERENCE No.

M/LI/20/139

圖 FIGURE

1a





航攝照片 AERIAL PHOTO

梅窩北分區計劃大綱圖
MUI WO NORTH OUTLINE ZONING PLAN

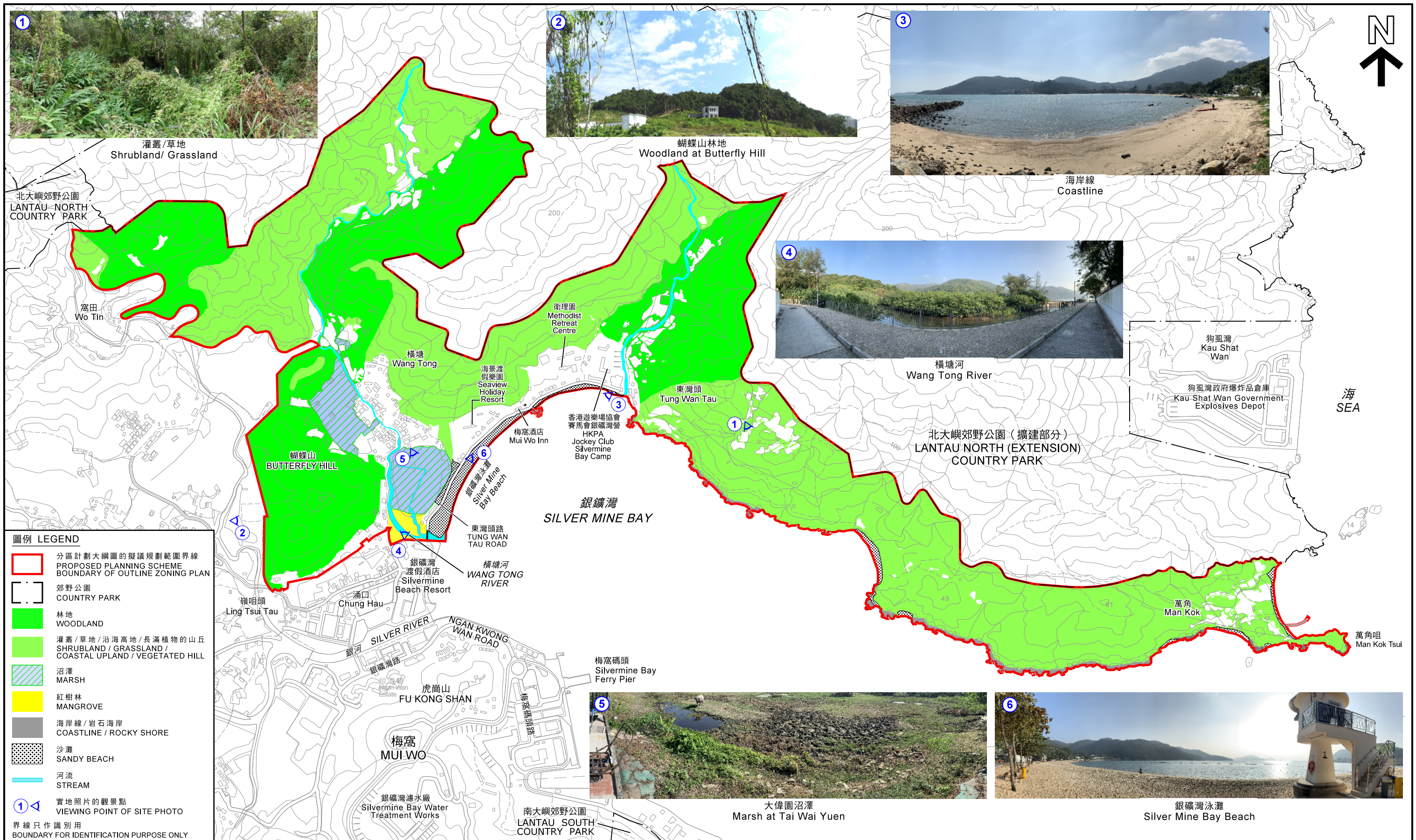
本摘要圖於2020年11月27日擬備，
所根據的資料為正射影像圖DOP5000(2019年)
EXTRACT PLAN PREPARED ON 27.11.2020
BASED ON ORTHOPHOTO DOP5000 (YEAR 2019)

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/LI/20/139

圖 FIGURE
3



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

梅窩北分區計劃大綱圖 MUI WO NORTH OUTLINE ZONING PLAN

SCALE 1 : 10 000 比例尺

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

本摘要圖於2021年1月7日擬備，
所根據的資料為攝於2018年11月、2019年1月
及2020年11月的實地照片
EXTRACT PLAN PREPARED ON 7.1.2021
BASED ON SITE PHOTOS TAKEN IN NOV 2018, JAN 2019 & NOV 2020

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/LI/20/139

圖 FIGURE
4



牛背鷺
Eastern Cattle Egret



虎紋蛙
Chinese Bullfrog



盧氏小樹蛙
Romer's Tree Frog



異鱔
Predaceous Chub



紫身枝牙鰕虎魚
Stiphodon atropurpureus



薑弄蝶
Grass Demon



寬鐔弄蝶
Grey Scrub Hopper



素雅灰蝶
Metallic Cerulean



小紅蛺蝶
Painted Lady



台灣相思
Acacia confusa



土沉香
Aquilaria sinensis



朴樹
Celtis sinensis



龍眼
Dimocarpus longan



榕樹
Ficus microcarpa



荔枝
Litchi chinensis



浙江潤楠
Machilus chekiangensis



白楸
Mallotus paniculatus



鵝掌柴
Schefflera heptaphylla

本摘要圖於2020年11月27日擬備
資料來源：漁農自然護理署
EXTRACT PLAN PREPARED ON 27.11.2020
SOURCE : AGRICULTURE, FISHERIES AND
CONSERVATION DEPARTMENT

植物及動物的照片
PHOTOS OF FLORA AND FAUNA SPECIES

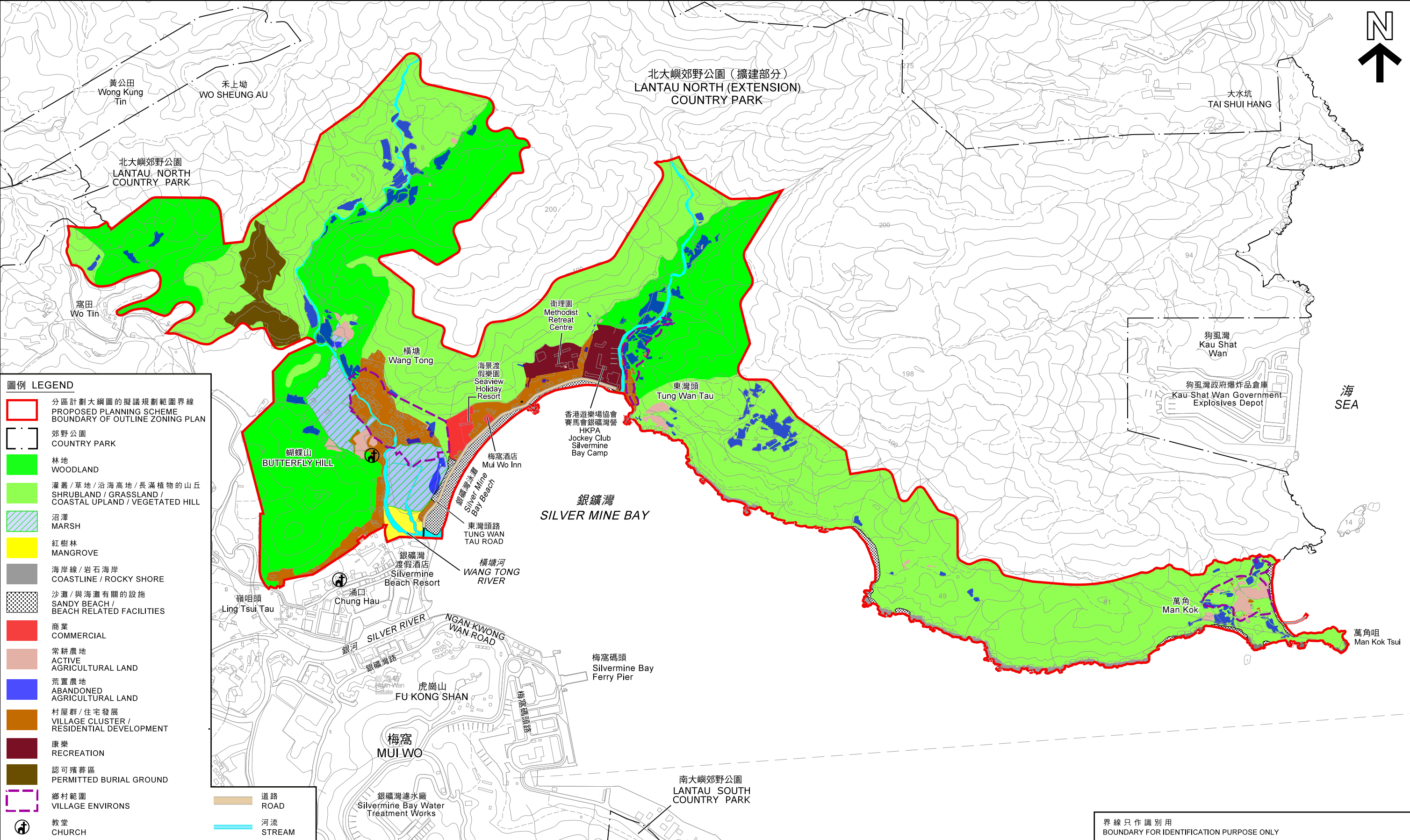
梅窩北分區計劃大綱圖
MUI WO NORTH OUTLINE ZONING PLAN

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/LI/20/139

圖 FIGURE
5



圖例 LEGEND

- 分區計劃大綱圖的擬議規劃範圍界線
PROPOSED PLANNING SCHEME
BOUNDARY OF OUTLINE ZONING PLAN
- 郊野公園
COUNTRY PARK
- 林地
WOODLAND
- 灌叢/草地/沿海高地/長滿植物的山丘
SHRUBLAND / GRASSLAND /
COASTAL UPLAND / VEGETATED HILL
- 沼澤
MARSH
- 紅樹林
MANGROVE
- 海岸線/岩石海岸
COASTLINE / ROCKY SHORE
- 沙灘/與海灘有關的設施
SANDY BEACH /
BEACH RELATED FACILITIES
- 商業
COMMERCIAL
- 常耕農地
ACTIVE
AGRICULTURAL LAND
- 荒置農地
ABANDONED
AGRICULTURAL LAND
- 村屋群/住宅發展
VILLAGE CLUSTER /
RESIDENTIAL DEVELOPMENT
- 康樂
RECREATION
- 認可殯葬區
PERMITTED BURIAL GROUND
- 鄉村範圍
VILLAGE ENVIRONS
- 教堂
CHURCH
- 道路
ROAD
- 河流
STREAM

現時土地用途 EXISTING LAND USES

梅窩北分區計劃大綱圖
MUI WO NORTH OUTLINE ZONING PLAN

SCALE 1 : 10 000 比例尺

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

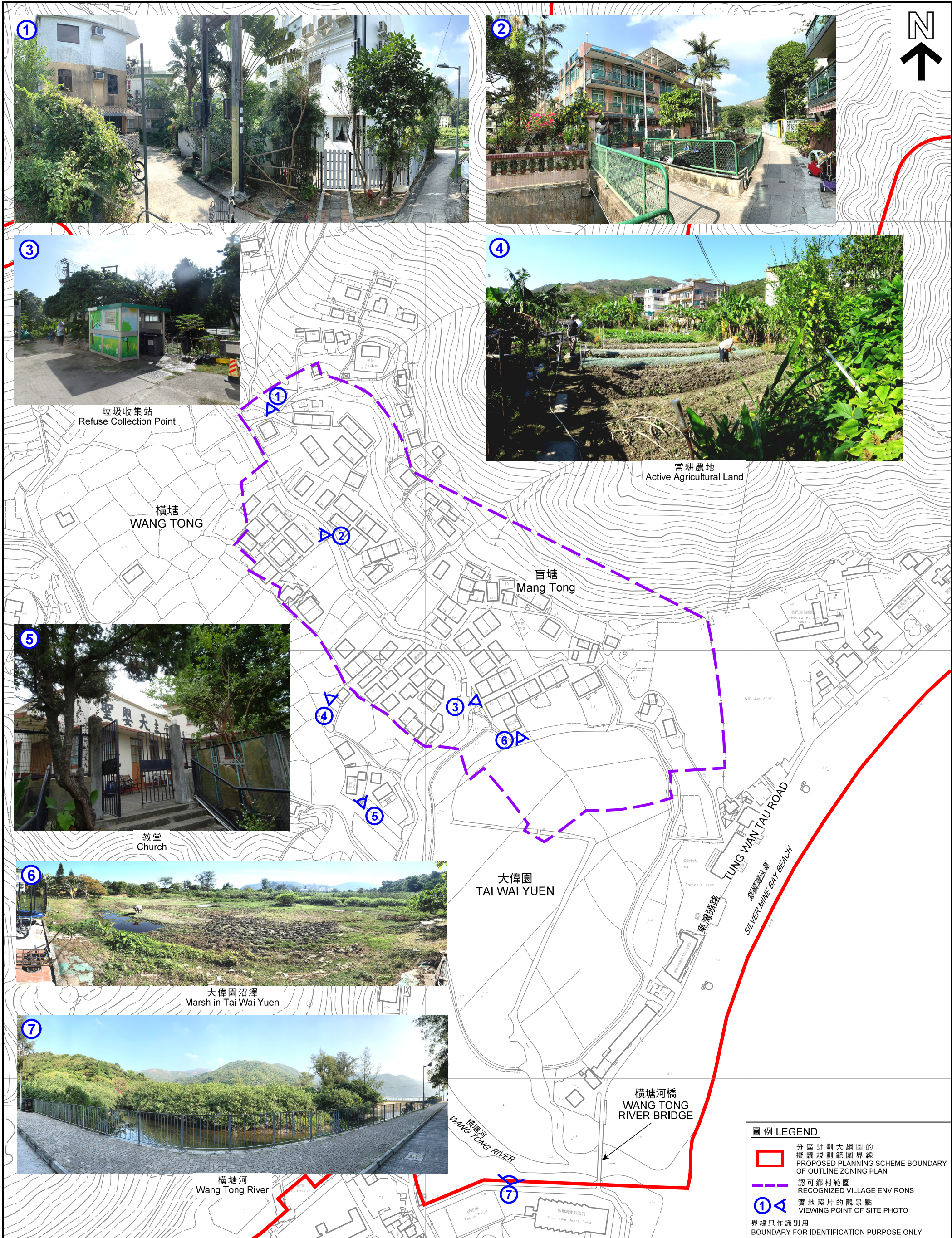
本摘要圖於2021年1月6日擬備，
所根據的資料為1B10000數碼地形圖
EXTRACT PLAN PREPARED ON 6.1.2021
BASED ON 1B10000 DIGITAL TOPOGRAPHICAL MAP

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/LI/20/139

圖 FIGURE
6a



本摘要圖於2020年12月9日擬備，
所根據的資料為攝於2018年11月、
2019年12月及2020年11月的實地照片
EXTRACT PLAN PREPARED ON 9.12.2020
BASED ON SITE PHOTOS TAKEN IN
NOV 2018, DEC 2019 & NOV 2020

實地照片 - 盲塘村
SITE PHOTOS - MANG TONG VILLAGE
梅窩北分區計劃大綱圖
MUI WO NORTH OUTLINE ZONING PLAN

SCALE 1 : 2 000 比例尺
米 METRES 40 0 40 80 120 160 米 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/LI/20/139

圖 FIGURE
6b



東灣頭公廁
Tung Wan Tau Public Toilet



常耕農地
Active Agricultural Land

圖例 LEGEND

- 分區計劃大綱圖的擬議規劃範圍界線
PROPOSED PLANNING SCHEME BOUNDARY OF OUTLINE ZONING PLAN
- 認可鄉村範圍
RECOGNIZED VILLAGE ENVIRONS
- 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 - 東灣頭村
SITE PHOTOS - TUNG WAN TAU VILLAGE

梅窩北分區計劃大綱圖
MUI WO NORTH OUTLINE ZONING PLAN

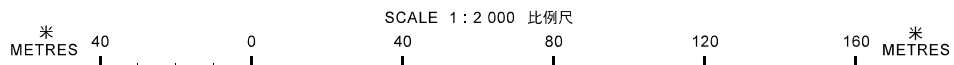
規劃署
PLANNING
DEPARTMENT

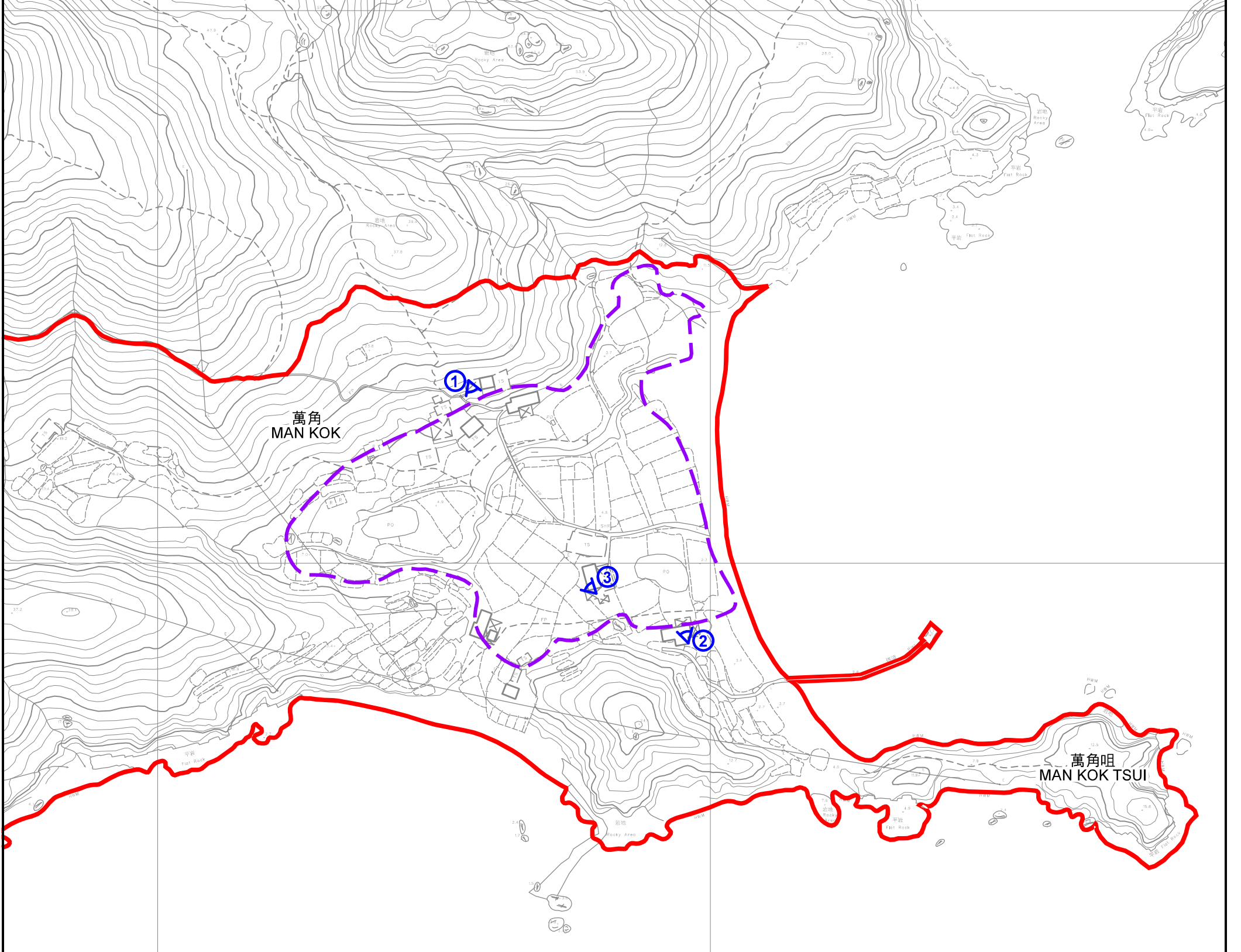


參考編號
REFERENCE No.
M/LI/20/139

圖 FIGURE
6c

本摘要圖於2020年12月9日擬備，
所根據的資料為攝於2018年12月、
2019年1月及2020年11月的實地照片
EXTRACT PLAN PREPARED ON 30.11.2020
BASED ON SITE PHOTOS TAKEN IN
DEC 2018, JAN 2019 & NOV 2020





圖例 LEGEND

-  分區計劃大綱圖的
擬議規劃範圍界線
PROPOSED PLANNING SCHEME BOUNDARY
OF OUTLINE ZONING PLAN
-  認可鄉村範圍
RECOGNIZED VILLAGE ENVIRONS
-  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



常耕農地
Active Agricultural Land

本摘要圖於2020年12月9日擬備，
所根據的資料為攝於2019年1月的
實地照片
EXTRACT PLAN PREPARED ON 9.12.2020
BASED ON SITE PHOTOS TAKEN IN
JAN 2019

實地照片 - 萬角咀村
SITE PHOTOS - MAN KOK TSUI VILLAGE
梅窩北分區計劃大綱圖
MUI WO NORTH OUTLINE ZONING PLAN

SCALE 1 : 2 000 比例尺
METRES 40 0 40 80 120 160 METRES

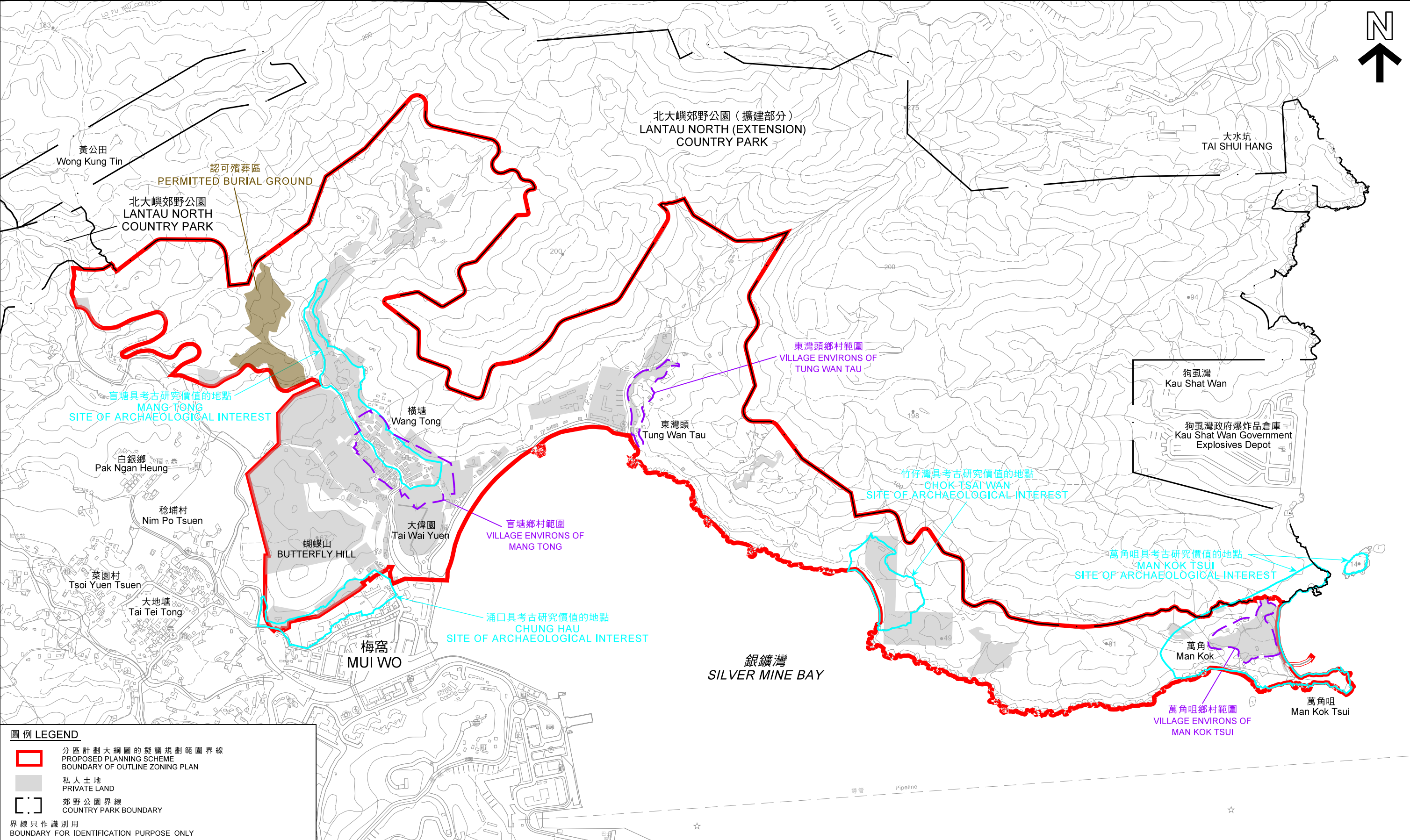
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/LI/20/139

圖 FIGURE
6d





認可鄉村範圍及土地業權 RECOGNIZED VILLAGE ENVIRONS AND LAND OWNERSHIPS

梅窩北分區計劃大綱圖
MUI WO NORTH OUTLINE ZONING PLAN

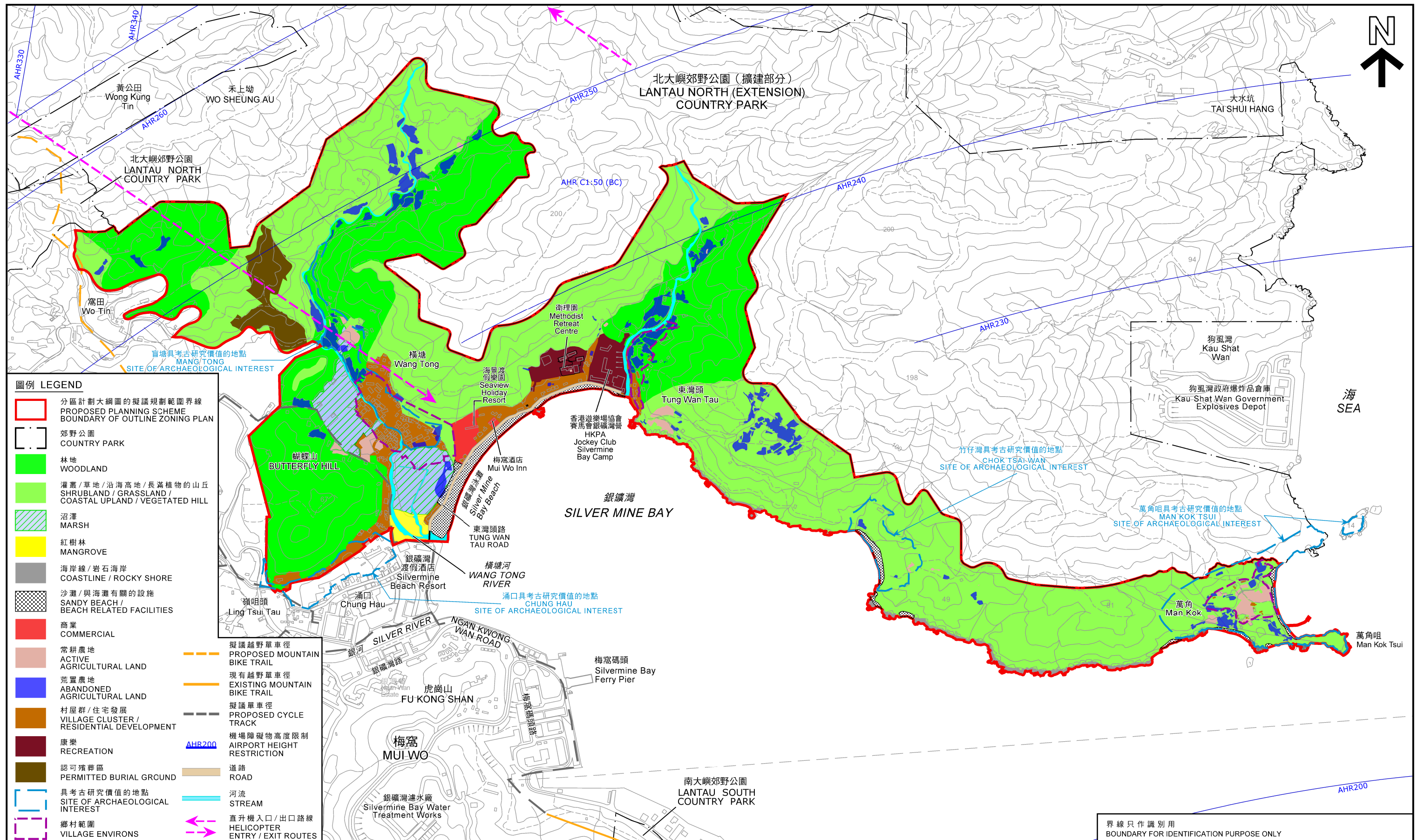
本摘要圖於2021年1月5日擬備，
所根據的資料為iB10000數碼地形圖
EXTRACT PLAN PREPARED ON 5.1.2021
BASED ON iB10000 DIGITAL TOPOGRAPHICAL MAP

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/LI/20/139

圖 FIGURE
7



發展機會和限制 DEVELOPMENT OPPORTUNITIES AND CONSTRAINTS

梅窩北分區計劃大綱圖 MUI WO NORTH OUTLINE ZONING PLAN

本摘要圖於2021年1月8日擬備，
所根據的資料為1B10000數碼地形圖
EXTRACT PLAN PREPARED ON 8.1.2021
BASED ON 1B10000 DIGITAL TOPOGRAPHICAL MAP

SCALE 1 : 10 000 比例尺
米 100 0 100 200 300 400 500 600 700 800 900 1 000 米
METRES

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/LI/20/139

圖 FIGURE
8



本摘要圖於2020年12月23日擬備，
所根據資料為攝於2018年11月及2020年11月的實地照片
EXTRACT PLAN PREPARED ON 23.12.2020
BASED ON SITE PHOTOS TAKEN IN NOV 2018 AND NOV 2020

實地照片 - 蝴蝶山 SITE PHOTOS - BUTTERFLY HILL

梅窩北分區計劃大綱圖
MUI WO NORTH OUTLINE ZONING PLAN

SCALE 1 : 3 000 比例尺
米 50 0 50 100 150 200 250 米
METRES

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/LI/20/139

圖 FIGURE
9a



圖例 LEGEND

分區計劃大綱圖的擬議規劃範圍界線
PROPOSED PLANNING SCHEME BOUNDARY OF
OUTLINE ZONING PLAN

受破壞地方
DAMAGED AREA

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 - 東灣頭 SITE PHOTOS - TUNG WAN TAU

梅窩北分區計劃大綱圖
MUI WO NORTH OUTLINE ZONING PLAN

SCALE 1 : 2 000 比例尺

米 40 0 40 80 120 160 米
METRES

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/LI/20/139

圖 FIGURE
9b

本摘要圖於2020年12月23日擬備，
所根據資料為攝於2019年1月及2020年11月的實地照片
EXTRACT PLAN PREPARED ON 23.12.2020
BASED ON SITE PHOTOS TAKEN IN JAN 2019 & NOV 2020

Appendix V
of TPB Paper No. 10713

12 MAR 2020

致：離島地政處

檔案：(445) in DLO/IS 91/CPY/59 Pt. 4

未來十年內的小型屋宇需求預算

橫塘村

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

甲部。 現時(即截至 2019 年 12 月 31 日)年滿十八歲或以上的男性原居村民

	現居香港	僑居海外
(A) 總人數：	20	
(B) 總人數當中已經行使其小型屋宇資格 ³ 的人數：	4	
(C) 總人數當中未行使其小型屋宇資格的人數：	10	
(D) 未行使其小型屋宇資格人數當中預算未來十年內會申請興建小型屋宇的人數：	10 (i)	(ii)

乙部。 未來十年內將會滿十八歲(即截至 2019 年 12 月 31 日時為八至十七歲)的男性原居村民

	現居香港	僑居海外
(E) 總人數：	16	
(F) 總人數當中預算十年內會申請興建小型屋宇的人數：	10 (iii)	(iv)

未來十年內小型屋宇需求預算[(i) + (ii) + (iii) + (iv)]： 20

大嶼山梅窩鄉

橫塘村

姓名 梅窩鄉事委員會 主席： _____ 簽署 _____

姓名 _____ 簽署 _____

日期 11-3-2020

¹ 男性原居村民指父系源自 1898 年時為香港新界認可鄉村居民的男子。

² 因應需要，有關政府部門可能會要求提供其他相關補充資料。

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

致：離島地政處
檔案：(452) in DLO/IS 91/CPY/59 Pt. 4

Received on

12 MAR 2020

未來十年內的小型屋宇需求預算

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

甲部. 現時(即截至2019年12月31日)年滿十八歲或以上的男性原居村民

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

乙部. 未來十年內將會滿十八歲(即截至2019年12月31日時為八至十七歲)的男性原居村民

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

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

大嶼山梅窩東灣頭

姓名 _____ 簽署 _____

姓名 _____ 簽署 _____

日期 11-3-2020

¹ 男性原居村民指父系源自1898年時為香港新界認可鄉村居民的男子。

² 因應需要，有關政府部門可能會要求提供其他相關補充資料。

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

12 MAR 2020

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Summary of Deviations from the Master Schedule of Notes

Covering Notes:

Items	Remarks
(9)(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;	Removed as there is no vehicular road within the Area.
(11) <i>In any area shown as 'Road', all uses or developments except those specified in paragraphs (9)(a) to (9)(d) and (9)(g) above and those specified below require permission from the Town Planning Board:</i> <i>road, on-street vehicle park.</i>	Removed as there is no 'Road' area designated within the Area.

User Schedule:

Zonings	Column 1 Uses	Column 2 Uses
Commercial	Remove:- - Ambulance Depot - Public Transport Terminus or Station - Public Vehicle Park (excluding container vehicle)	Remove:- - Hospital - Petrol Filling Station
Residential (Group C)	-	Remove:- - Public Transport Terminus or Station

Village Type Development	-	Remove:- <ul style="list-style-type: none"> - Public Transport Terminus or Station - Public Vehicle Park (excluding container vehicle)
Government, Institution or Community	Remove:- <ul style="list-style-type: none"> - Ambulance Depot - Animal Quarantine Centre (in Government building only) - Exhibition or Convention Hall - Hospital - Public Transport Terminus or Station - Public Vehicle Park (excluding container vehicle) - Research, Design and Development Centre 	Remove:- <ul style="list-style-type: none"> - Driving School - Petrol Filling Station - Zoo
Open Space	-	Remove:- <ul style="list-style-type: none"> - Public Transport Terminus or Station - Public Vehicle Park (excluding container vehicle)
Recreation	-	Remove:- <ul style="list-style-type: none"> - Golf Course - Public Vehicle Park (excluding container vehicle) - Theme Park - Zoo

Green Belt	-	Remove:- <ul style="list-style-type: none">- Petrol Filling Station- Public Transport Terminus or Station- Public Vehicle Park (excluding container vehicle)
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