

TOWN PLANNING BOARD

TPB Paper No. 10715

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

**THE DRAFT SHAM WAT AND SAN SHEK WAN OUTLINE ZONING PLAN NO. S/I-SW/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 Sham Wat and San Shek Wan Outline Zoning Plan (OZP) Plan No. S/I-SW/C (**Appendix I**) and its Notes (**Appendix II**) are suitable for consultation with the Islands District Council (IsDC) and Tai O Rural Committee (TORC); and
- (b) the Explanatory Statement (ES) (**Appendix III**) is an expression of the planning intention and objectives of the Town Planning Board (the Board) for the various land use zonings of the draft OZP and is suitable for consultation with IsDC and TORC 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 Sham Wat and San Shek Wan (the Area).
- 2.2 On 8.1.2021, the draft Sham Wat and San Shek Wan DPA Plan No. DPA/I-SW/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 Sham Wat and San Shek Wan 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 Sham Wat and San Shek Wan area upon expiry of the DPA Plan.
- 2.4 On 5.1.2021, under the power delegated by the CE, SDEV directed the Board, under section 3(1)(a) of the Ordinance, to prepared 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 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 The Area is characterised by a rural countryside ambience with two recognised villages, namely Sham Wat and San Shek Wan fronting Sham Wat Wan and to the northeast of the Area respectively. Active and abandoned farmland and some vacant farmhouses are found in Sham Wat, San Shek Wan and Nam Tin and their vicinities. The Area fronts the Hong Kong-Zhuhai-Macao Bridge (HZMB) Hong Kong Link Road and is in the vicinity of the Hong Kong International Airport (HKIA) which has been one of the world’s busiest aviation hubs. Part of the Area is subject to the gazetted Airport Height Restriction Plan (AHRP) (**Plans 1a,1b and 7**).
- 3.3 The Area consists of hilly terrains along foothills of Nei Lak Shan to the east and Cheung Shan to the southwest. It is embraced by the Lantau North and the Lantau North (Extension) Country Parks to its south and the sea bay to the north. The natural landscape of the Area consists of woodlands, shrublands, grasslands, vegetated slopes and knolls, streams (including the Ngong Sham Stream (a portion of it is Ecologically Important Stream (EIS) at Sham Wat)), wetlands including marshes and mangroves and coastal features including shorelines, mudflats and seagrass bed (**Plans 3 and 4**).
- 3.4 Due to the landscape and ecological value 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 villages under the Small House Policy, suitable land will be reserved for the need of Small House development. Details of the land use considerations are contained in the Planning Report on Sham Wat and San Shek Wan 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 of Sham Wat and San Shek Wan so that development and redevelopment within the area of Sham Wat and San Shek Wan 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 to 1b, 3 to 6)**

- 5.1 The Area, including two small pieces of land to the west of San Chau along the coastline and covering a total area of about 179.59 ha, is located on the north-western part of Lantau Island, fronting the HZMB Hong Kong Link Road. The Area consists of hilly terrains along foothills of Nei Lak Shan to the east and Cheung Shan to the southwest. It is embraced by the Lantau North and the Lantau North (Extension) Country Parks to its south and the sea bay to the north. Only Sham Wat is accessible by vehicles via Sham Wat Road leading from Keung Shan Road, South Lantau Road and Tung Chung Road, while most parts of the Area are accessible only by footpaths.
- 5.2 The Area forms an integral part of the natural woodlands system in the adjoining country parks with a wide spectrum of natural habitats supporting a high diversity of wild fauna and flora and are worth conserving. In particular, San Chau Site of Special Scientific Interest (SSSI) designated in 1999 harbours the largest known population of *Rhododendron championiae* (毛葉杜鵑) in Hong Kong, in which the species is considered as one of the rarest native rhododendrons in Hong Kong.
- 5.3 Ngong Sham Stream is characterised by its high diversity of freshwater and brackish fish and herpetofauna, with records of species of conservation importance such as Japanese eel (*Anguilla japonica* 日本鰻鱺). 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, including species of conservation importance such as Romer's Tree Frog (*Liuixalus romeri* 盧氏小樹蛙), Short-legged Toad (*Megophrys brachykolos* 短腳角蟾), Tokay Gecko (*Gekko gekko* 大壁虎), Burmese Python (*Python bivittatus* 蟒蛇), Crested Goshawk (*Accipiter trivirgatus* 鳳頭鷹) and Common Cerulean (*Jamides celeno* 錫冷雅灰蝶). The coastal area, in particular Sham Wat Wan, contains marshes, mangroves, mudflats, seagrass bed and various types of coastal plants. Horseshoe Crab could be found in Sham Wat Wan and along the coast near San Chau.
- 5.4 The Area is characterised by a rural countryside ambience with village settlements located mainly in Sham Wat, Nam Tin, Sham Shek Tsuen and San Shek Wan, which are currently occupied by a few villagers. There are two recognised villages within the Area, namely Sham Wat and Shan Shek Wan sited along the footpath. Village houses are mainly one to three-storey in height. Sporadic domestic dwellings can also be found along Tung O Ancient Trail and the coast. There are two religious institutions including Sam Shan Kwok Wong Temple (三山國王廟) in San Shek Wan and Shing Kok Ha Yuen (勝覺下苑) near Sham Shek Tsuen. Active and abandoned farmland and some vacant farmhouses are found in Sham Wat, Sham Shek Tsuen and San Shek Wan. Sham Wat is accessible by vehicles via Sham Wat Road while there is no vehicular access to San Shek Wan. There is no significant economic activity in the Area. Major commercial activities include some local provision stores in Sham Wat that operate mainly during weekends.

- 5.5 The Area is a popular hiking area with scenic views, accessible either by Tung O Ancient Trail which connects Tung Chung and Tai O, or by boat via the local pier in San Shek Wan and the jetty in Sham Wat.

6. Land Use Planning Considerations

Nature Conservation

- 6.1 The Area is embraced by Lantau North and Lantau North (Extension) Country Parks and rich in natural habitats including woodlands, shrublands, grasslands, vegetated slopes and knolls, streams, wetlands including marshes and mangroves and coastal features including shorelines, mudflats and seagrass bed. 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 diversity of wild fauna and flora are worthy of conservation. Any haphazard and uncontrolled development that may adversely affect the rural and natural character with scientific importance and conservation value of the Area should be avoided. Areas of high ecological value have been designated under conservation zonings including “Green Belt” (“GB”), “Conservation Area” (“CA”), “Coastal Protection Area” (“CPA”) and “Site of Special Scientific Interest” (“SSSI”) to reflect and preserve the natural landscape and environment.

Culture Conservation and Recreation

- 6.2 There are five Sites of Archaeological Interest (SAIs) in the Area, i.e. San Shek Wan SAI, Nam Tin SAI, Sham Wat SAI, Sha Lo Wan SAI and Tai O SAI. All the SAIs are worthy of preservation. The Area is a popular hiking area with scenic views, accessible either by Tung O Ancient Trail which connects Tung Chung and Tai O, or by boat via local piers and jetties in the Area. According to the Sustainable Lantau Blueprint, the predominant part of Lantau, including the Area, would be for conservation. Where appropriate, low-impact leisure and recreational uses which are compatible with the natural setting and rural character would be developed for public enjoyment.

*Civil Aviation (**Plan 7**)*

- 6.3 The building height of the developments within the Area is subject to the AHRP and any potential amendments to the gazetted AHRP related the Expansion of the HKIA into a Three Runway System Project (3RS). 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.
- 6.4 Whilst more than 20 helicopters takeoff/landings operate at the Hong Kong Government Flying Service (GFS) daily, any development within the Area,

located only about 1 km southwest of the GFS Headquarters on the Airport Island, may affect helicopter operations in particular takeoff and landing path to/from the GFS Headquarters, the routing for entering/exiting the airport and the holding procedure for runway crossing/awaiting clearance at Sham Shek and/or Sha Lo Wan for landing to the GFS.

Village Development

- 6.5 In general, the OZP will reflect, amongst others, the existing recognised villages and designate areas considered suitable for provision of village expansion. For the subject OZP, there are two recognised villages in the Area, namely Sham Wat and Shan Shek Wan (**Plan 6**). Both recognised villages in the Area consist of typical three-storey village houses and some domestic structures of one to two-storey in height.
- 6.6 The Small House demand of the recognised villages in the Area has been assessed by obtaining the latest information on the outstanding Small House applications and the 10-year forecast of Small House demand from the District Lands Officer/Islands, Lands Department (DLO/Is, LandsD) in 2020 (**Appendix V**) which are summarised as below (**Table 1**).

Table 1 – Small House Demand of the Recognised Villages at Sham Wat and San Shek Wan

Recognised Villages	Demand Figures	
	Outstanding Application (as at 14.10.2020)	10-year Forecast (for the period of 1.1.2020 to 31.12.2029)
Sham Wat	0	0
Shan Shek Wan	0	0
Total	0	0

- 6.7 With reference to the Small House demand and ‘village environs’ (‘VE’) for the recognised villages as enumerated above, PlanD has analysed the site conditions of the area within ‘VE’ and taken into account of the existing village settlement, approved and outstanding Small House applications, infrastructural constraints, environmental conditions, natural terrain and topography of the Area to determine suitable areas for designation of “V”. An incremental approach for designation of “V” zone for Small House development has been adopted with an aim to consolidating Small House development at suitable locations in order to avoid undesirable disturbances to the natural environment and overtaking the limited infrastructure in the Area. Such approach could achieve a more orderly development pattern, efficient use of land as well as provision of infrastructures and services in areas around the existing village settlements.
- 6.8 Since there is no outstanding Small House application and the 10-year demand forecast is 0, the currently proposed “V” zones mainly cover existing village clusters and their immediate surrounding areas. Under the

provision of the OZP, the villagers could still apply for Small House development/redevelopment for Small House to the Board under the planning permission system. Each application will be considered on its own merits.

Agricultural Use

- 6.9 The existing clusters of active and abandoned agricultural land in the vicinity of the villages (**Plan 5**) are proposed to be designated as “Agriculture” (“AGR”).

Government, Institution or Community (GIC) Facilities and Other Uses

- 6.10 Some existing and planned GIC facilities, including the water break pressure tank and Water Supplies Department (WSD) staff quarters adjacent to Sham Wat Road, Sham Shek Tsuen Public Toilet and the two planned refuse collection points at Sham Wat and San Shek Wan, are proposed to be designated as “Government, Institution or Community” (“G/IC”). The existing pier and jetty at Sham Wat coast and San Shek Wan coast are proposed to be designated as “Other Specified Uses” annotated “Pier” (“OU (Pier)”).

7. Planning Intention

- 7.1 The general planning intention for the Area is to conserve its landscape and ecological values in safeguarding the natural habitat and rural character of the Area, to preserve historical artifacts, local culture and traditions of the villages, and to make provision for future Small House development for the indigenous villagers of Sham Wat and Shan Shek Wan.
- 7.2 Due consideration should be given to the conservation of ecologically and environmentally sensitive areas when development in or near the Area is proposed. Small House development in recognised villages will be consolidated at suitable locations to avoid sprawling and to preserve the rural character of the Area. In designation of various zones in the Area, consideration has been given to protect the natural habitats in the Area such as the woodland areas which form a continuous stretch of well-established vegetation with those located in the adjoining Lantau North and Lantau North (Extension) Country Parks and natural streams.

8. Land Use Zonings (Plan 8)

- 8.1 “Village Type Development” (“V”): Total Area 0.62 ha

- 8.1.1 The planning intention of this zone is to designate both existing recognised villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone

for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Board.

- 8.1.2 The “V” zones cover the two recognised villages, namely Sham Wat and Shan Shek Wan. The “V” zones are designated having regard to the ‘VE’, the local topography, the existing settlement pattern, the outstanding Small House applications, demand forecast. Areas of difficult terrain, potential natural terrain hazards, dense vegetation, conservation and ecological value are excluded. The existing village clusters at Sham Wat and San Shek Wan are zoned “V”.
- 8.1.3 No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23m) or the height of the building which was in existence on the date of first publication in the Gazette of the notice of the draft DPA plan, whichever is the greater.
- 8.1.4 As diversion of streams 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.

8.2 “Government, Institution or Community” (“G/IC”): Total Area 0.08 ha

- 8.2.1 The planning intention of this zone is primarily for the provision of Government, institution or community (GIC) facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organisations providing social services to meet community needs, and other institutional establishments.
- 8.2.2 Existing GIC uses include a public toilet located near Sham Shek Tsuen, and the water break pressure tank and WSD staff quarters adjacent to Sham Wat Road to the south of Sham Wat. Two pieces of land in Sham Wat and San Shek Wan are reserved for the planned refuse collection points.
- 8.2.3 To preserve the rural and low-rise character of the Area, development/redevelopment within this zone should be restricted to the maximum building height as stipulated on the Plan or the height of building which was in existence on the date of first

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

8.3 “Other Specified Uses” (“OU”): Total Area 0.03 ha

- 8.3.1 The planning intention of this zone is to designate land for pier and jetty to facilitate marine access to the Area. The zone mainly covers a pier in San Shek Wan and a jetty in Sham Wat.

8.4 “Agriculture” (“AGR”): Total Area 3.39 ha

- 8.4.1 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.
- 8.4.2 This zone mainly covers the existing active farmlands to the west of downstream area of the Ngong Sham Stream in Sham Wat and the contiguous pieces of agricultural land adjoining the village clusters in San Shek Wan.
- 8.4.3 Any diversion of streams or 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 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, and construction of agricultural structure with prior written approval issued by LandsD.

8.5 “Green Belt” (“GB”): Total Area 142.94 ha

- 8.5.1 The planning intention of this zone is primarily for defining the limits of development areas by natural features and to preserve the existing natural landscape as well as to provide passive recreational outlets. There is a general presumption against development within this zone.
- 8.5.2 The “GB” zone mainly covers the woodlands, shrublands and grasslands, vegetated slopes and knolls, streams, wetlands, abandoned farmland, and some temporary structures in the Area. There are also two permitted burial grounds, which are intended for burial places of deceased indigenous villagers in the Area. Any burial activities should be confined within the designated grounds as far as practicable
- 8.5.3 There is a general presumption against development within this zone. Development in this zone will be strictly controlled. Development proposals will be considered by the Board on

individual merits taking into account the relevant Town Planning Board Guidelines. As diversion of streams, 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.

8.6 “Coastal Protection Area” (“CPA”): Total Area 5.24 ha

- 8.6.1 The planning intention of this zone is to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. It may also cover areas which serve as natural protection areas sheltering nearby developments against the effects of coastal erosion. There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.
- 8.6.2 This zone covers the natural coastlines along the northern peripheries of the Area, which comprise coastal features including shorelines, flat rock, cliff, marshes, mangroves, mudflats and seagrass bed.
- 8.6.3 New residential development is not permitted under this zone. Redevelopment of existing house may be permitted on application to the Board. The redevelopment of an existing house shall not result in a total redevelopment in excess of the plot ratio, site coverage and height of the house which was in existence on the date of the first publication of the draft DPA Plan.
- 8.6.4 As diversion of streams, 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.

8.7 “Conservation Area” (“CA”): Total Area 19.85 ha

- 8.7.1 This zone is intended to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment such as EIS or country park from the adverse effects of development. There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural

landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.

- 8.7.2 This zone covers the EIS portion of Ngong Sham Stream and its riparian area to avoid encroachment and adverse impact on the stream. The woodland area to the east of the upstream section of Ngong Sham Stream which is covered by mature woodland is also zoned “CA” to preserve the intact natural habitat of the stream.
- 8.7.3 New residential development is not permitted within this zone. Redevelopment of existing house may be permitted on application to the Board. The redevelopment of existing house shall not result in a total redevelopment in excess of the plot ratio, site coverage and height of the house which was in existence on the date of the first publication of the draft DPA Plan.
- 8.7.4 As diversion of streams, 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.

8.8 “Site of Special Scientific Interest” (“SSSI”): Total Area 6.52 ha

- 8.8.1 The planning intention of this zone is to conserve and protect the features of special scientific interest such as rare or particular species of fauna and flora and their habitats, corals, woodlands, marshes or areas of geological, ecological or botanical/biological interest which are designated as SSSI. It intends to deter human activities or developments within the SSSI.
- 8.8.2 There is a general presumption against development in this zone. No developments are permitted unless they are needed to support the conservation of the features of special scientific interest in the SSSI, to maintain and protect the existing character of the SSSI, or for educational and research purposes.
- 8.8.3 This zone covers part (about 6.52 ha) of the designated San Chau SSSI, while the rest is covered by the Lantau North Country Park. The San Chau SSSI (total area about 36 ha), harbours the largest known population of *Rhododendron championiae* (毛葉杜鵑) in Hong Kong, a species considered as one of the rarest native rhododendrons in Hong Kong. All wild rhododendrons are protected under the Forestry Regulations, a subsidiary legislation of the Forests and Countryside Ordinance (Cap. 96).
- 8.8.4 Diversion of streams, filling of land/pond or excavation of land may cause adverse drainage and environmental impacts on the adjacent areas, the natural environment and the ecology. In view

of the scientific value of the area within this zone, permission from the Board is required for such activities except public works co-ordinated or implemented by the Government, and maintenance, repair or rebuilding works.

- 8.9 A comparison of land use zonings on the draft Sham Wat and San Shek Wan DPA Plan No. DPA/I-SW/1 and the draft OZP No. S/I-SW/C is shown in the table below.

Land Use Zoning	Area on Draft DPA (ha) (a)	Area on Draft OZP (ha) (b)	Difference (b) – (a)
“V”	-	0.62 (0.35%)	+ 0.62 ha
“G/IC”	-	0.08 (0.04%)	+ 0.08 ha
“OU”	-	0.03 (0.02%)	+ 0.03 ha
“AGR”	-	3.39 (1.89%)	+ 3.39 ha
“GB”	-	142.94 (79.59%)	+ 142.94 ha
“CPA”	-	5.24 (2.92%)	+ 5.24 ha
“CA”	-	19.85 (11.05%)	+ 19.85 ha
“SSSI”	6.52 (3.63%)	6.52 (3.63%)	No Change
Major Road etc.	-	0.92 (0.51%)	+ 0.92 ha
Unspecified Use	173.07 (96.37%)	-	- 173.07 ha
Total Area	179.59	179.59	

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 peculiar characteristics of the Area. Deviations from MSN are summarised 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 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, the draft OZP No. S/I-SW/C will be submitted to IsDC and TORC for consultation. Comments from IsDC and TORC will be submitted to the Board for further consideration in due course.

11. **Decision Sought**

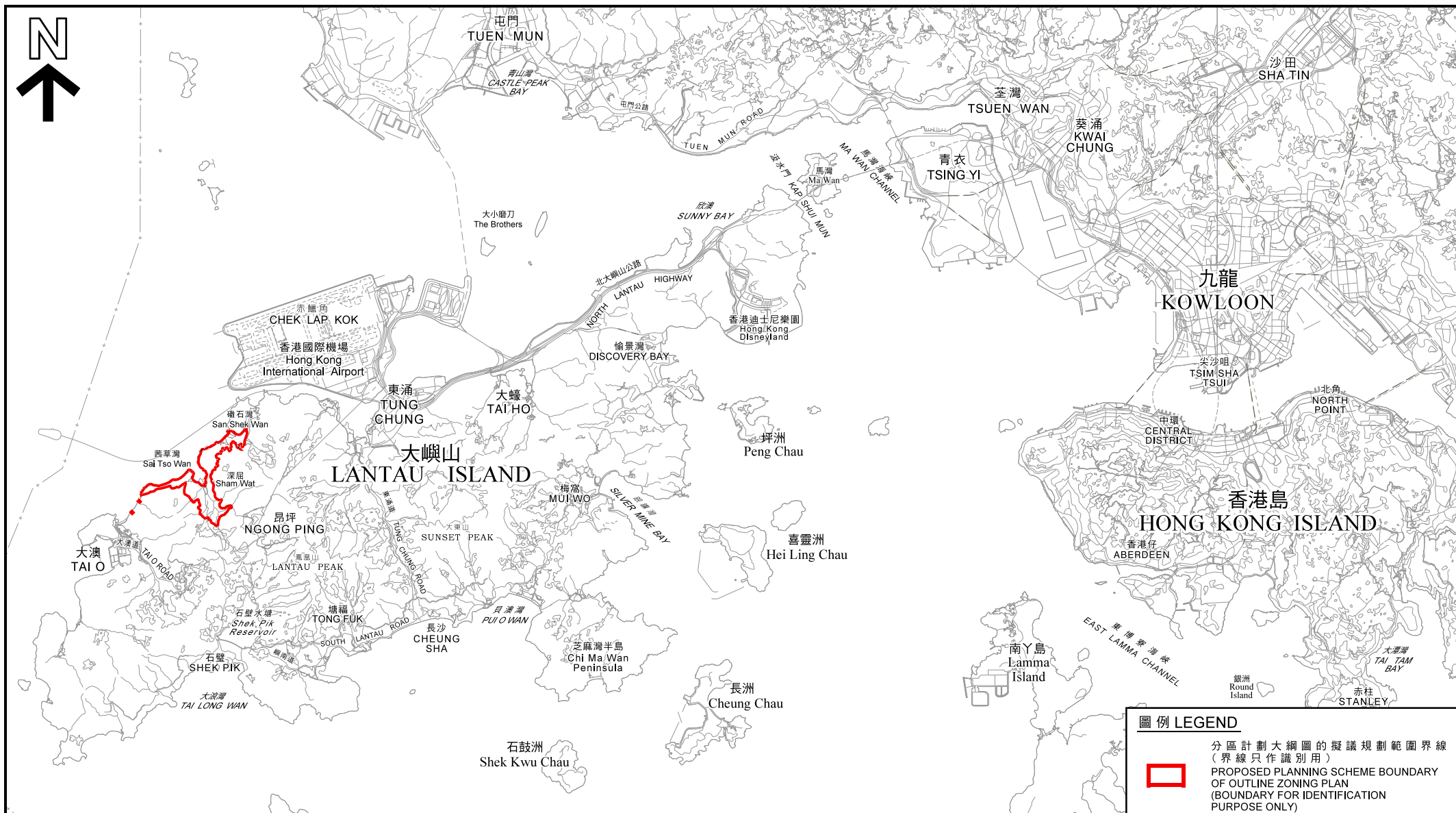
Members are invited to:

- (a) agree that the draft Sham Wat and San Shek Wan OZP No. S/I-SW/C (**Appendix I**) together with its Notes (**Appendix II**) is suitable for consultation with IsDC and TORC;
- (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 TORC together with the draft OZP.

12. **Attachments**

Plans 1a and 1b	Location Plans of the Planning Scheme Area
Plan 2	Draft Sham Wat and San Shek Wan Development Permission Area Plan No. DPA/I-SW/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	Considerations on Civil Aviation
Plan 8	Proposed Land Use Pattern
Appendix I	Draft Sham Wat and San Shek Wan Outline Zoning Plan (OZP) No. S/I-SW/C
Appendix II	Notes of the draft Sham Wat and San Shek Wan OZP No. S/I-SW/C
Appendix III	Explanatory Statement of the draft Sham Wat and San Shek Wan OZP No. S/I-SW/C
Appendix IV	Planning Report on Sham Wat and San Shek Wan
Appendix V	10-year Small House demand submitted by Indigenous Inhabitant Representatives
Appendix VI	Summary of Deviations from the Master Schedule 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2日擬備，
所根據的資料為iB100000數碼地形圖
EXTRACT PLAN PREPARED ON 2.12.2020
BASED ON iB100000 DIGITAL TOPOGRAPHICAL MAP

位置圖 LOCATION PLAN

深屈及磡石灣分區計劃大綱圖 SHAM WAT AND SAN SHEK WAN OUTLINE ZONING PLAN

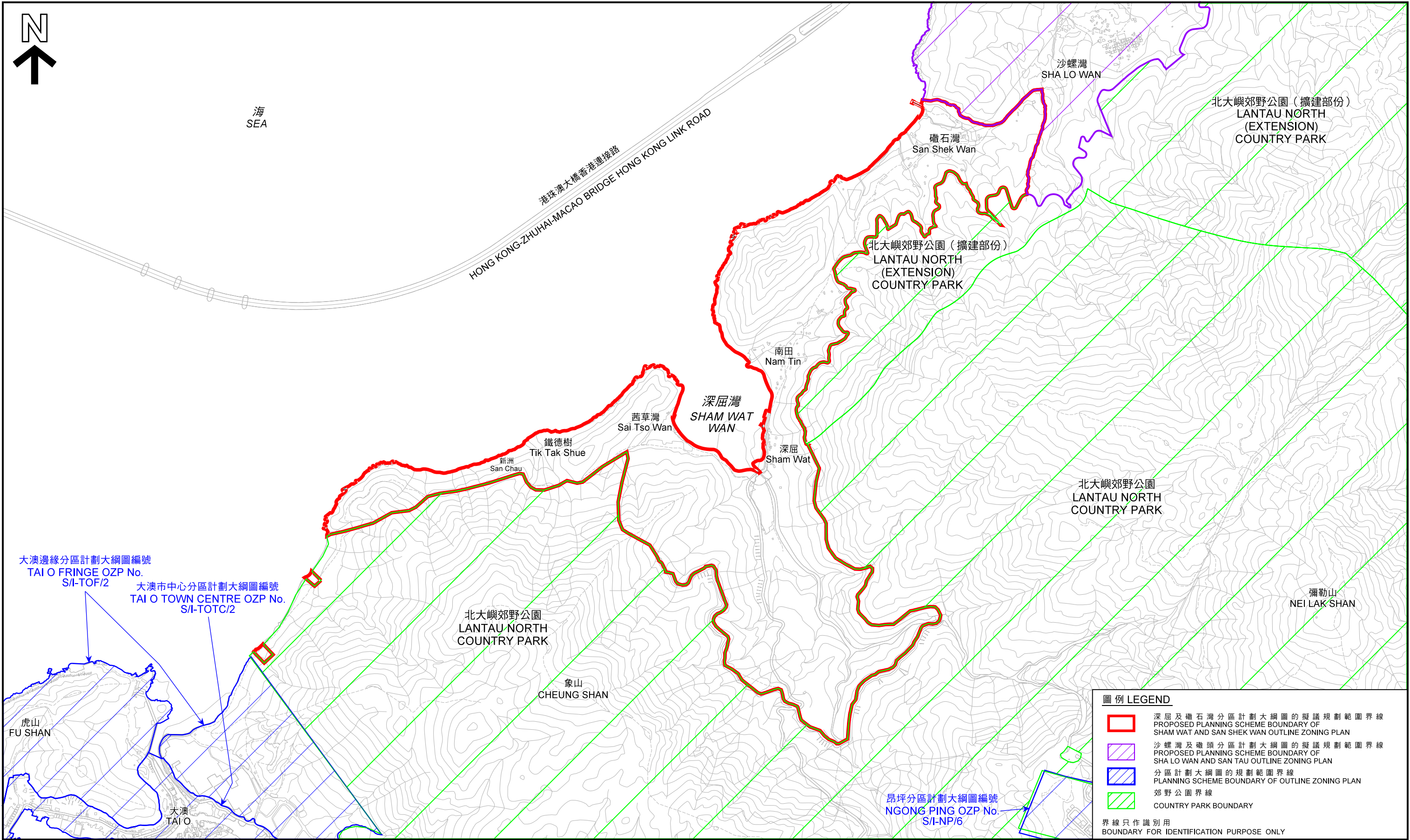
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規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/LI/20/136

圖 PLAN
1a



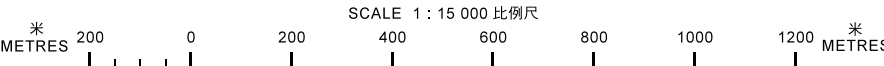
圖例 LEGEND

- 深屈及礮石灣分區計劃大綱圖的擬議規劃範圍界線
PROPOSED PLANNING SCHEME BOUNDARY OF SHAM WAT AND SAN SHEK WAN OUTLINE ZONING PLAN
- 沙螺灣及礮頭分區計劃大綱圖的擬議規劃範圍界線
PROPOSED PLANNING SCHEME BOUNDARY OF SHA LO WAN AND SAN TAU OUTLINE ZONING PLAN
- 分區計劃大綱圖的規劃範圍界線
PLANNING SCHEME BOUNDARY OF OUTLINE ZONING PLAN
- 郊野公園界線
COUNTRY PARK BOUNDARY

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

位置圖 LOCATION PLAN

深屈及礮石灣分區計劃大綱圖
SHAM WAT AND SAN SHEK WAN OUTLINE ZONING PLAN



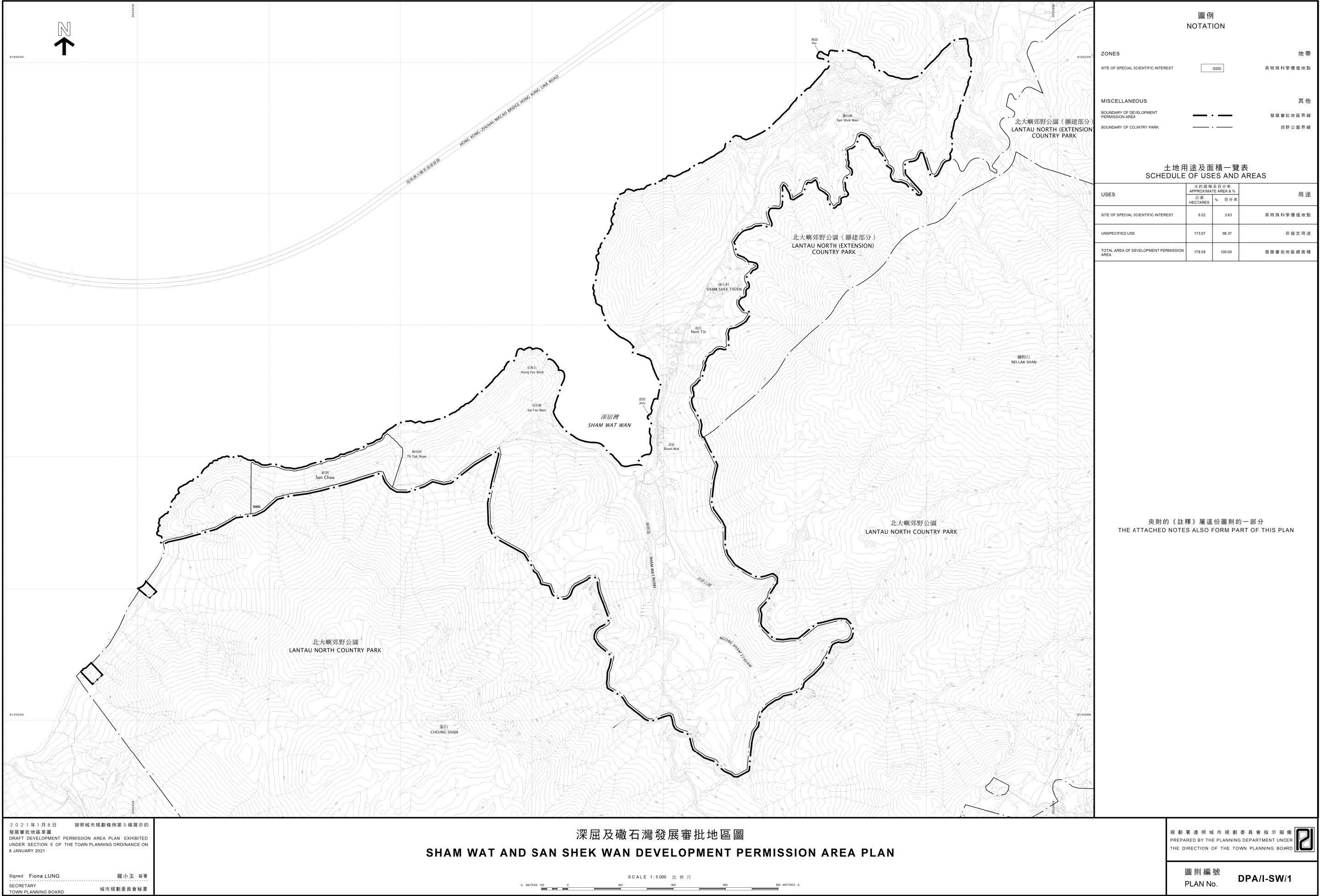
本摘要圖於2020年12月18日擬備，
所根據的資料為iB10000數碼地形圖
EXTRACT PLAN PREPARED ON 18.12.2020
BASED ON iB10000 DIGITAL TOPOGRAPHICAL MAP

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/LI/20/136

圖 PLAN
1b





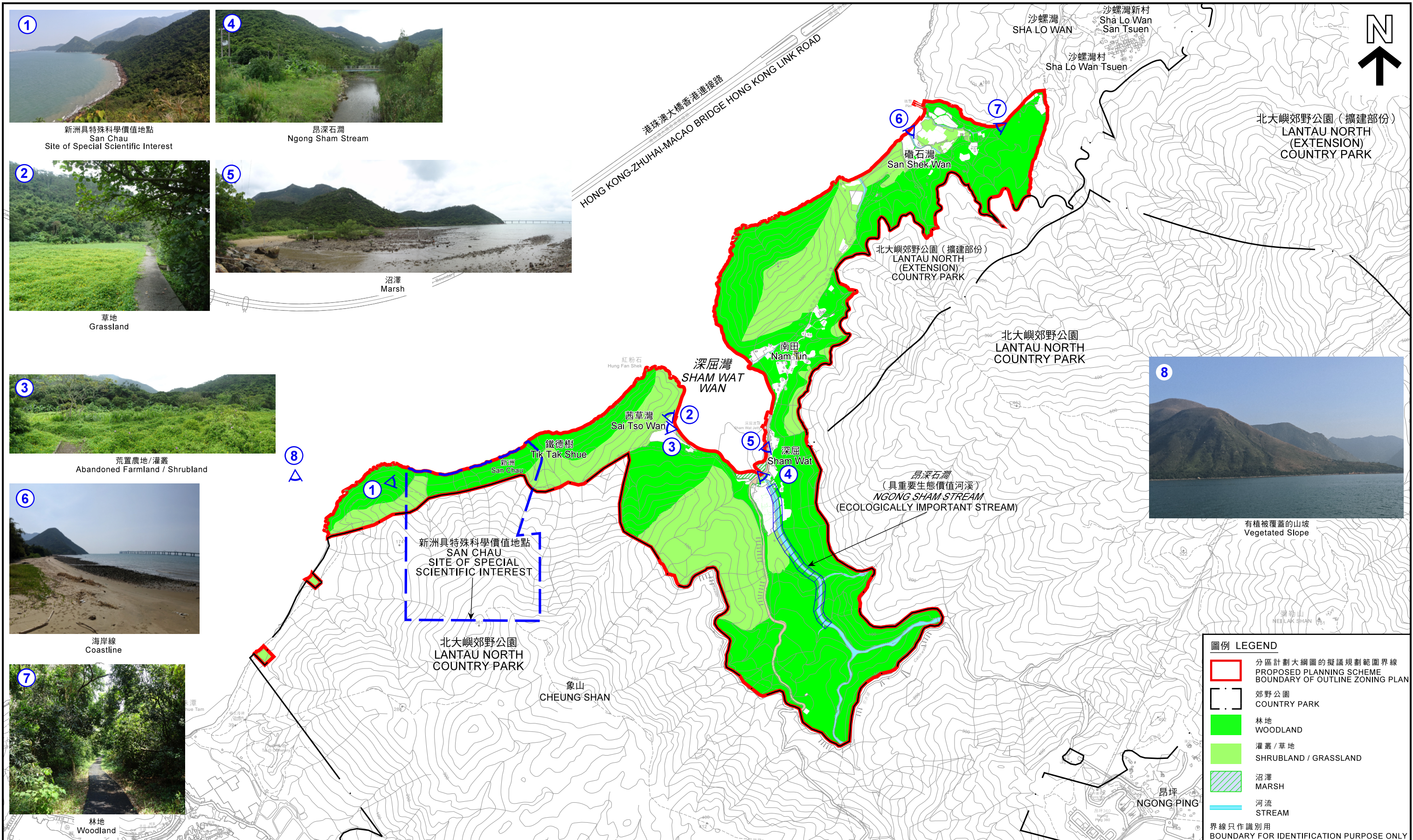
圖例 LEGEND

 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

<p>本摘要圖於2020年12月2日擬備， 所根據的資料為正射影像圖DOP5000(2019年) EXTRACT PLAN PREPARED ON 2.12.2020 BASED ON ORTHOPHOTO DOP5000 (YEAR 2019)</p>	<p>航攝照片 AERIAL PHOTO</p> <p>深屈及礮石灣分區計劃大綱圖 SHAM WAT AND SAN SHEK WAN OUTLINE ZONING PLAN</p>	<p>規劃署 PLANNING DEPARTMENT</p> 
		<p>參考編號 REFERENCE No.</p> <p>M/LI/20/136</p> <p>圖 PLAN</p> <p>3</p>



新洲具特殊科學價值地點
San Chau
Site of Special Scientific Interest



昂深石澗
Ngong Sham Stream



草地
Grassland



沼澤
Marsh



荒置農地/灌叢
Abandoned Farmland / Shrubland



海岸線
Coastline



林地
Woodland



有植被覆蓋的山坡
Vegetated Slope

- 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
SHRUBLAND / GRASSLAND
 - 沼澤
MARSH
 - 河流
STREAM
- 界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

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

深屈及礮石灣分區計劃大綱圖
SHAM WAT AND SAN SHEK WAN OUTLINE ZONING PLAN

SCALE 1 : 15 000 比例尺
METRES 200 0 200 400 600 800 1000 1200 METRES

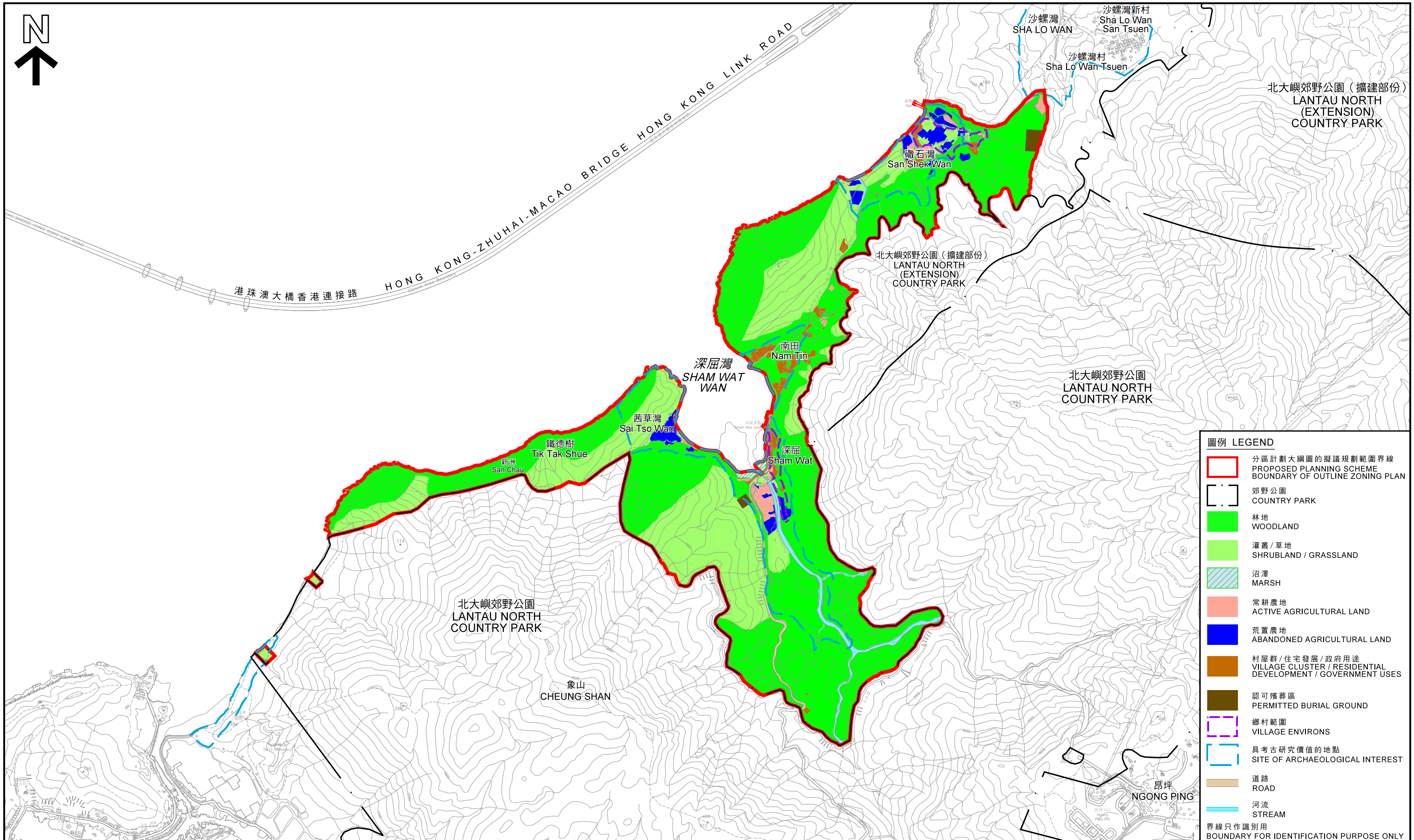
本摘要圖於2021年1月6日擬備，
所根據的資料為 iB10000 數碼地形圖
EXTRACT PLAN PREPARED ON 6.1.2021
BASED ON iB10000 DIGITAL TOPOGRAPHICAL MAP

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/LI/20/136

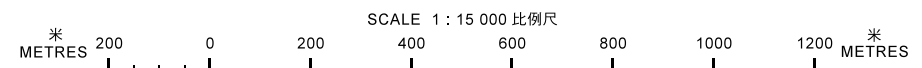
圖 PLAN
4



本摘要圖於2021年1月6日擬備，
所根據的資料為 iB10000 數碼地形圖
EXTRACT PLAN PREPARED ON 6.1.2021
BASED ON iB10000 DIGITAL TOPOGRAPHICAL MAP

現時土地用途 EXISTING LAND USES

深屈及礮石灣分區計劃大綱圖
SHAM WAT AND SAN SHEK WAN OUTLINE ZONING PLAN

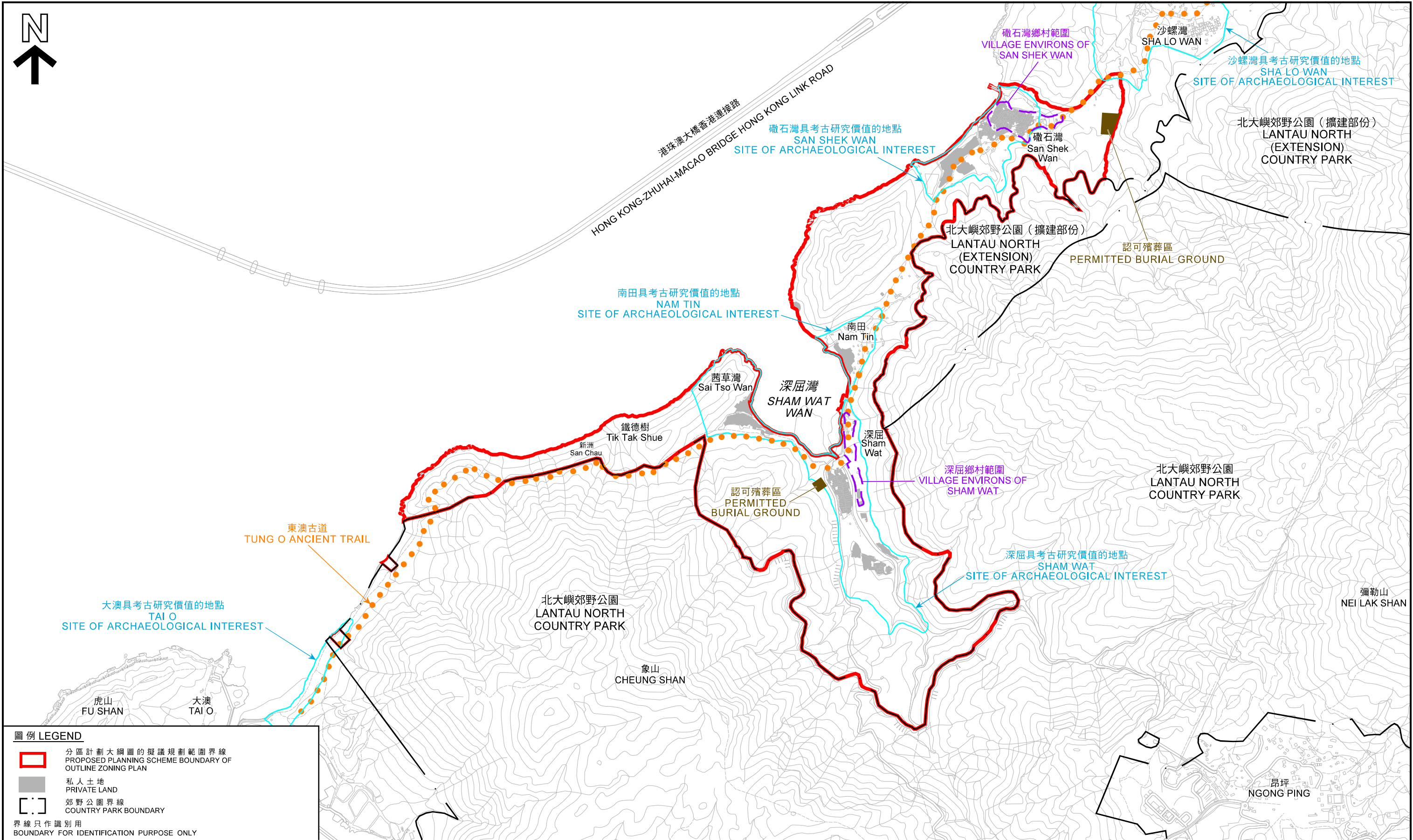


規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/LI/20/136

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

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

深屈及礮石灣分區計劃大綱圖
SHAM WAT AND SAN SHEK WAN OUTLINE ZONING PLAN

本摘要圖於2020年12月22日擬備，
所根據的資料為iB10000數碼地形圖
EXTRACT PLAN PREPARED ON 22.12.2020
BASED ON iB10000 DIGITAL TOPOGRAPHICAL MAP

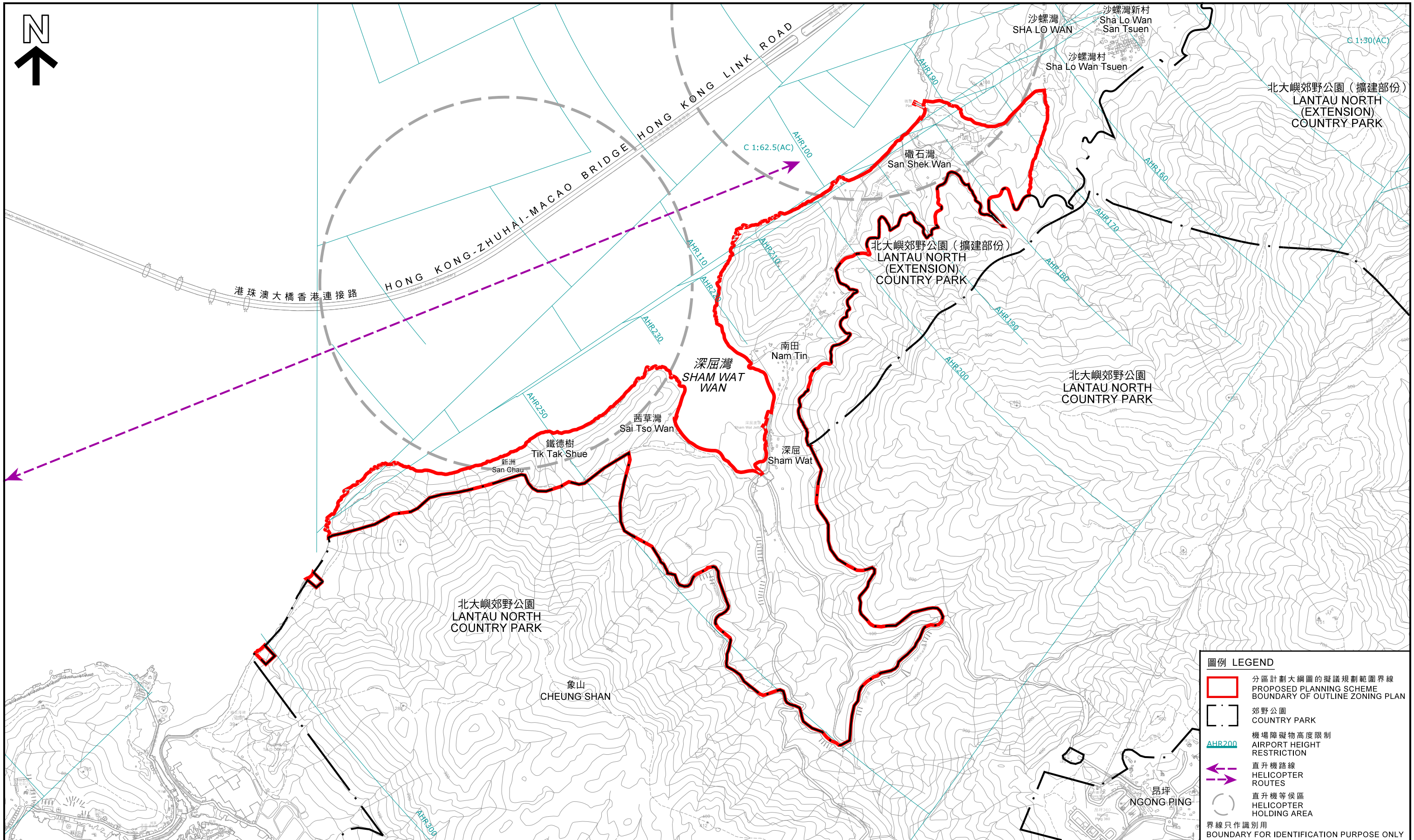
SCALE 1 : 15 000 比例尺

米 METRES 150 0 150 300 450 600 750 900 1050 1200 1350 1500 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/LI/20/136

圖 PLAN
6

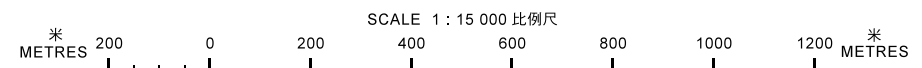


圖例 LEGEND

- 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
- 機場障礙物高度限制
AIRPORT HEIGHT
RESTRICTION
- 直升機路線
HELICOPTER
ROUTES
- 直升機等候區
HELICOPTER
HOLDING AREA
- 界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

民航考慮 CONSIDERATIONS ON CIVIL AVIATION

深屈及礮石灣分區計劃大綱圖
SHAM WAT AND SAN SHEK WAN OUTLINE ZONING PLAN

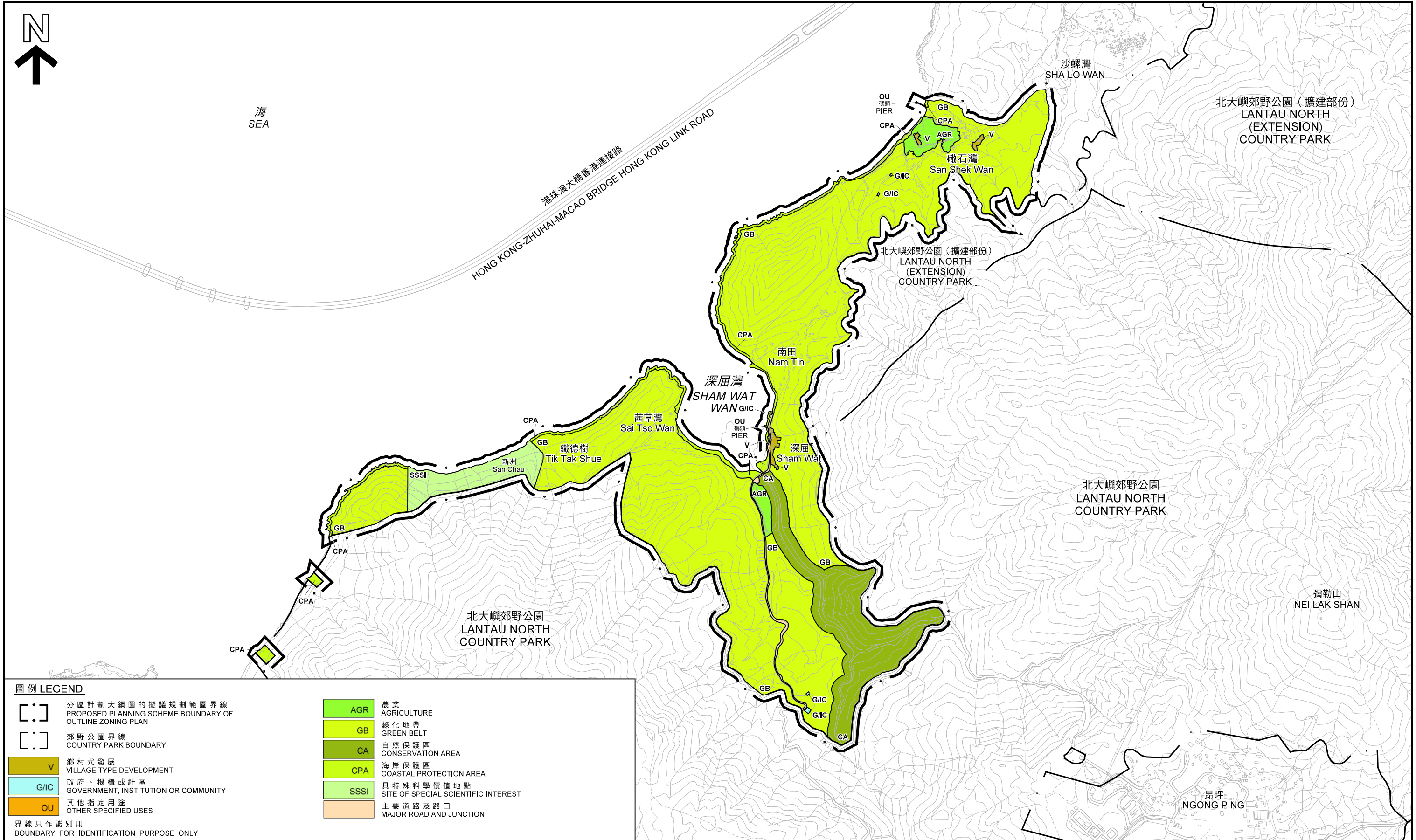


本摘要圖於2021年1月7日擬備，
所根據的資料為 iB10000 數碼地形圖
EXTRACT PLAN PREPARED ON 7.1.2021
BASED ON iB10000 DIGITAL TOPOGRAPHICAL MAP

規劃署
PLANNING DEPARTMENT

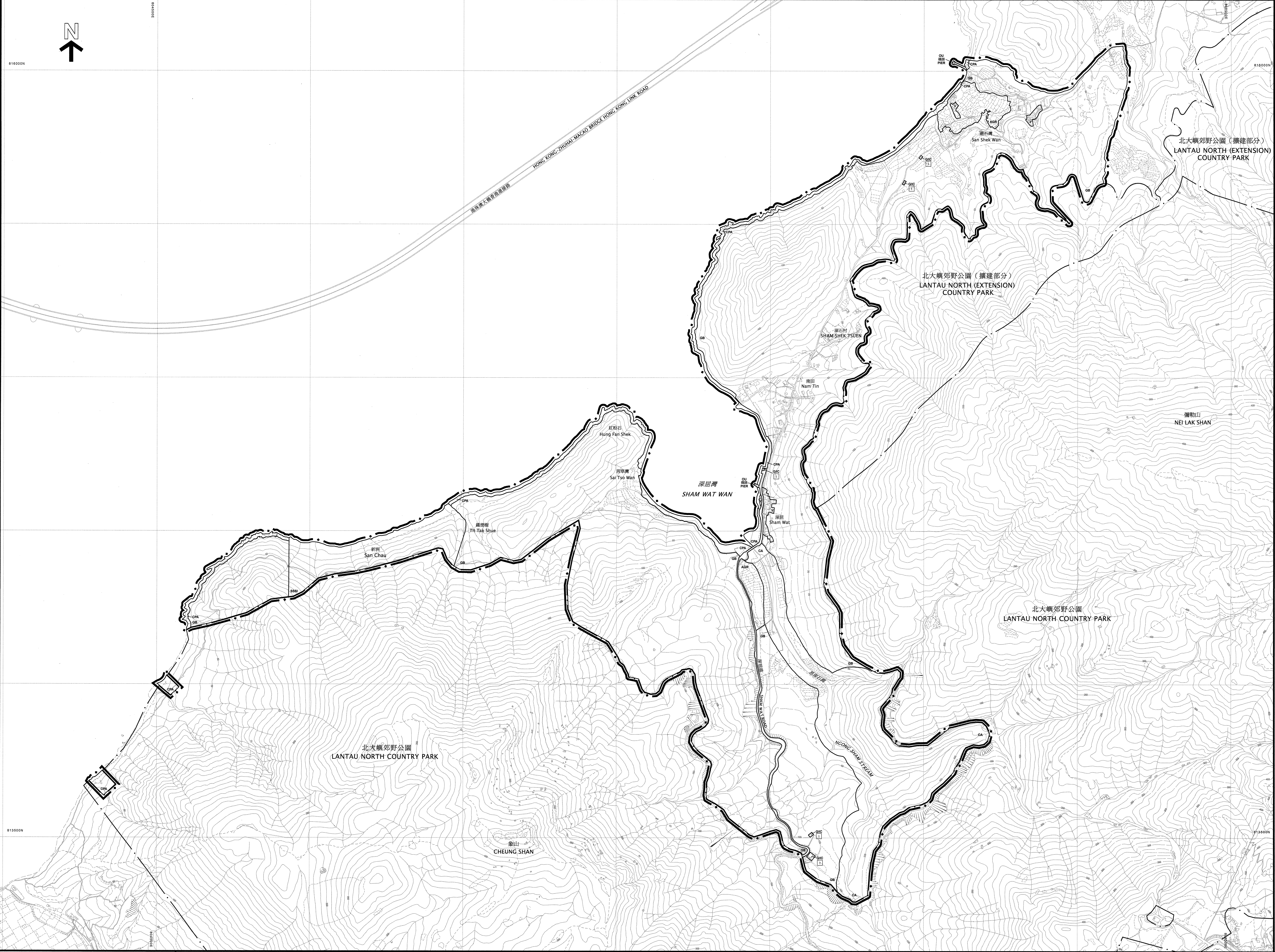
參考編號
REFERENCE No.
M/LI/20/136

圖 PLAN
7



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		農業 AGRICULTURE
	郊野公園界線 COUNTRY PARK BOUNDARY		綠化地帶 GREEN BELT
	鄉村式發展 VILLAGE TYPE DEVELOPMENT		自然保護區 CONSERVATION AREA
	政府、機構或社區 GOVERNMENT, INSTITUTION OR COMMUNITY		海岸保護區 COASTAL PROTECTION AREA
	其他指定用途 OTHER SPECIFIED USES		具特殊科學價值地點 SITE OF SPECIAL SCIENTIFIC INTEREST
	界線只作識別用 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY		主要道路及路口 MAJOR ROAD AND JUNCTION



圖例
NOTATION

ZONES		地帶
VILLAGE TYPE DEVELOPMENT	V	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	G/I/C	政府、機構或社區
OTHER SPECIFIED USES	OU	其他指定用途
AGRICULTURE	AGR	農業
GREEN BELT	GB	綠化地帶
CONSERVATION AREA	CA	自然保育區
COASTAL PROTECTION AREA	CPA	海岸保護區
SITE OF SPECIAL SCIENTIFIC INTEREST	SSSI	具特殊科學價值地點
COMMUNICATIONS		交通
MAJOR ROAD AND JUNCTION		主要道路及路口
MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
BOUNDARY OF COUNTRY PARK		郊野公園界線
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	1	最高建築物高度 (樓層數目)

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分率 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分率	
VILLAGE TYPE DEVELOPMENT	0.62	0.35	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	0.08	0.04	政府、機構或社區
OTHER SPECIFIED USES	0.03	0.02	其他指定用途
AGRICULTURE	3.39	1.89	農業
GREEN BELT	142.94	79.59	綠化地帶
CONSERVATION AREA	19.85	11.05	自然保育區
COASTAL PROTECTION AREA	5.24	2.92	海岸保護區
SITE OF SPECIAL SCIENTIFIC INTEREST	6.52	3.63	具特殊科學價值地點
MAJOR ROAD ETC.	0.92	0.51	主要道路等
TOTAL PLANNING SCHEME AREA	179.59	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

按照城市規劃條例第 5 條展示的
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深屈及磡石灣分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
SHAM WAT AND SAN SHEK WAN - OUTLINE ZONING PLAN

SCALE 1:5 000 比例尺
* METRES 100 0 200 400 600 800 METRES *

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-SW/C

DRAFT SHAM WAT AND SAN SHEK WAN
OUTLINE ZONING PLAN NO. S/I-SW/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) Road junctions, alignment of roads and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.

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

provision of plant nursery, amenity planting (other than by Government), sitting out area, rain shelter, refreshment kiosk, footpath, public utility pipeline, electricity mast,

lamp pole, telephone booth and shrine.

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

road and on-street vehicle park.

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

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

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

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

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

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

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

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

DRAFT SHAM WAT AND SAN SHEK WAN
OUTLINE ZONING PLAN NO. S/I-SW/C

Schedule of Uses

	<u>Page</u>
VILLAGE TYPE DEVELOPMENT	1
GOVERNMENT, INSTITUTION OR COMMUNITY	3
OTHER SPECIFIED USES	5
AGRICULTURE	6
GREEN BELT	8
COASTAL PROTECTION AREA	10
CONSERVATION AREA	11
SITE OF SPECIAL SCIENTIFIC INTEREST	12

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

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

GOVERNMENT, INSTITUTION OR COMMUNITY

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

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
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For "Pier" Only

Pier	Government Use (not elsewhere specified) Public Utility Installation
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Planning Intention

This zone is intended to designate land for pier and jetty to facilitate marine access to Sham Wat and San Shek Wan areas.

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 streams or 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 the 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:

(Please see next page)

AGRICULTURE (cont'd)

- (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 development areas by natural features and to preserve the existing natural landscape as well as to provide passive recreational outlets. There is a general presumption against development within this zone.

(Please see next page)

GREEN BELT (cont'd)

Remarks

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

COASTAL PROTECTION AREA

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

Planning Intention

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

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

Remarks

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

CONSERVATION AREA

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

Planning Intention

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

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

Remarks

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

SITE OF SPECIAL SCIENTIFIC INTEREST

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

Planning Intention

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

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

Remarks

Any diversion of streams, filling of land/pond or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (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 SHAM WAT AND SAN SHEK WAN OUTLINE ZONING PLAN
NO. S/I-SW/C

EXPLANATORY STATEMENT

DRAFT SHAM WAT AND SAN SHEK WAN OUTLINE ZONING PLAN
NO. S/I-SW/C

EXPLANATORY STATEMENT

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DRAFT SHAM WAT AND SAN SHEK WAN OUTLINE ZONING PLAN
NO. S/I-SW/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 Sham Wat and San Shek Wan Outline Zoning Plan (OZP) Plan No. S/I-SW/C. It reflects the planning intentions 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 the Sham Wat and San Shek Wan area 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.
- 2.3 On 8 January 2021, the draft Sham Wat and San Shek Wan DPA Plan No. DPA/I-SW/1 was exhibited for public inspection under section 5 of the Ordinance. During the exhibition periods, a total of XX representations and XX comments were received.
- 2.4 On XX XXXXX 2021, the draft Sham Wat and San Shek Wan OZP No. S/I-SW/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 Sham Wat and San Shek Wan DPA Plan No. DPA/I-SW/1 ceased to be effective on 8 January 2024 (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 Sham Wat and San Shek Wan OZP No. S/I-SW/1 on the date. The plan-making process for the draft Sham Wat and San Shek Wan DPA Plan No. DPA/I-SW/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 Sham Wat and San Shek Wan so that development and redevelopment within the area of Sham Wat and San Shek Wan 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 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, including two small pieces of land to the west of San Chau along the coastline and covering a total area of about 179.59 ha, is located on the north-western part of Lantau Island, fronting the Hong Kong-Zhuhai-Macao Bridge (HZMB) Hong Kong Link Road. The Area consists of hilly terrains along foothills of Nei Lak Shan to the east and Cheung Shan to the southwest. It is embraced by the Lantau North and the Lantau North (Extension) Country Parks to its south and the sea bay to the north. Only Sham Wat is accessible by vehicles via Sham Wat Road leading from Keung Shan Road, South Lantau Road and Tung Chung Road, while most parts of the Area are accessible only by footpaths.
- 5.2 The natural landscape of the Area consists of woodlands, shrublands, grasslands, vegetated slopes and knolls, streams, wetlands including marshes and mangroves and coastal features including shorelines, mudflats and seagrass bed. Woodlands cover the majority of the Area in particular along the coast near San Chau and in the vicinity of the village clusters in Sham Wat, Sham Shek Tsuen and San Shek Wan. San Chau, located to the west of Sham Wat, is designated as a Site of Special Scientific Interest (SSSI) for its harbouring the largest known population of *Rhododendron championiae* (毛葉杜鵑), in which the species is considered as one of the rarest native rhododendrons species in Hong Kong.
- 5.3 There is a natural stream in Sham Wat commonly known as Ngong Sham Stream (昂深石澗), a portion of it is an Ecologically Important Stream (EIS) flowing downhill towards Sham Wat to Sham Wat Wan. Ngong Sham Stream is characterised by its high diversity of freshwater and brackish fish and herpetofauna, with records of species of conservation importance such as Japanese eel (*Anguilla japonica* 日本鰻鱺). 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, including species of conservation importance such as Romer's Tree Frog (*Liuixalus romeri* 盧氏小樹蛙), Short-legged Toad (*Megophrys brachykolos* 短腳角蟾), Tokay Gecko (*Gekko gecko* 大壁虎), Burmese Python (*Python bivittatus* 蟒蛇), Crested Goshawk (*Accipiter trivirgatus* 鳳頭鷹) and Common Cerulean (*Jamides celeno* 錫冷雅灰蝶). The coastal area, in particular Sham Wat Wan, contains marshes, mangroves, mudflats, seagrass bed and various types of coastal plants. Horseshoe Crab could be found in Sham Wat Wan and along the coast near San Chau.

- 5.4 The Area is characterised by a rural countryside ambience with village settlements located mainly in Sham Wat, Nam Tin, Sham Shek Tsuen and San Shek Wan, which are currently occupied by a few villagers. Village houses are mainly one to three-storey in height. There are two recognised villages within the Area, namely Sham Wat and Shan Shek Wan sited along the footpaths. There are two religious institutions including Sam Shan Kwok Wong Temple (三山國王廟) in San Shek Wan and Shing Kok Ha Yuen (勝覺下苑) near Sham Shek Tsuen. Active and abandoned farmland and some vacant farmhouses are found in Sham Wat, Sham Shek Tsuen and San Shek Wan. Sham Wat is accessible by vehicles via Sham Wat Road while there is no vehicular access to San Shek Wan. There is no significant economic activity in the Area. Major commercial activities include some local provision stores in Sham Wat that operate mainly during weekends.
- 5.5 There are five Sites of Archaeological Interest (SAIs) in the Area, i.e. San Shek Wan SAI, Nam Tin SAI, Sham Wat SAI, Sha Lo Wan SAI and Tai O SAI. All the SAIs are worthy of preservation.
- 5.6 The Area is a popular hiking area with scenic views, accessible either by Tung O Ancient Trail which connects Tung Chung and Tai O, or by boat via the local pier in San Shek Wan and the jetty in Sham Wat.

6. POPULATION

Based on 2016 Population By-census, the population of the Area as estimated by the Planning Department is about 100. It is estimated that the planned population in the Area would be about 270.

7. OPPORTUNITIES AND CONSTRAINTS

7.1 *Opportunities*

7.1.1 Nature Conservation

- (a) The Area is embraced by Lantau North and Lantau North (Extension) Country Parks and rich in natural habitats including woodlands, shrublands, grasslands, vegetated slopes and knolls, streams, wetlands including marshes and mangroves and coastal

features including shorelines, mudflats and seagrass bed.

- (b) San Chau, located to the west of Sham Wat and at the north-western part of the Area, is designated as a SSSI for its harbouring the largest known population of *Rhododendron championiae* (毛葉杜鵑), in which the species is considered as one of the rarest native rhododendrons in Hong Kong. Part of Ngong Sham Stream (昂深石澗) is an EIS flowing downhill towards Sham Wat to Sham Wat Wan, which is of high diversity of freshwater and brackish fish and herpetofauna, with records of species of conservation importance.
- (c) 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 diversity of wild fauna and flora are worthy of conservation. Any haphazard and uncontrolled development that may adversely affect the rural and natural character with scientific importance and conservation value of the Area should be avoided.

7.1.2 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) The Area is a popular hiking area with scenic views, accessible either by Tung O Ancient Trail which connects Tung Chung and Tai O, or by boat via local piers and jetties in the Area. According to the Blueprint, the predominant part of Lantau, including the Area, would be for conservation. Where appropriate, low-impact leisure and recreational uses which are compatible with the natural setting and rural character would be developed for public enjoyment.

7.1.3 Agricultural Development

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

7.2 *Constraints*

7.2.1 Accessibility

- (a) At present, the Area has limited access. Only Sham Wat is accessible by vehicles via Sham Wat Road leading from Keung Shan Road, South Lantau Road and Tung Chung Road. While most parts of the Area are inaccessible due to lack of proper vehicular access, some parts may be accessible by footpaths. Other forms of connection include hiking trails/footpaths linking Tai O and Tung Chung via Sha Lo Wan and San Tau.
- (b) The Area is also accessible by boat with the provision of a pier at San Shek Wan and a jetty at Sham Wat.

7.2.2 Heritage Preservation/Archaeological Consideration

- (a) There are five SAIs in the Area, i.e. San Shek Wan SAI, Nam Tin SAI, Sham Wat SAI, Sha Lo Wan SAI and Tai O SAI. All the SAIs are worth preserving.
- (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.

7.2.3 Airport Height Restriction

The building height of 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 Project (3RS). 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.

7.2.4 Helicopter Operation

Whilst more than 20 helicopters takeoff/landings operate at the Hong Kong Government Flying Service (GFS) daily, any development within the Area, located only about 1 km southwest of the GFS Headquarters on the Airport Island, may affect helicopter operations in particular takeoff and landing path to/from the GFS Headquarters, the routing for entering/exiting the airport and the holding procedure for runway crossing/awaiting clearance at Sham Shek and/or Sha Lo Wan for landing to the GFS.

7.2.5 Aircraft Noise

- (a) Aircraft approaching and departing from the HKIA is identified as one of the key existing noise sources which affects the Area. Although the Area may fall inside/outside the coverage of the Noise Exposure Forecast (NEF) 25 contours of the HKIA under the 3RS operations, the Area is in close proximity to the HKIA which is a very busy airport operating 24 hours. Aircraft noise due to the overflights of approaching and departing aircraft is anticipated.
- (b) Any project proponent(s)/developer(s) for development within the Area should review the building design features and consider the use of acoustic insulation to enhance the indoor noise environment. In addition, the Area is in proximity to the helicopter holding areas and helicopter flight paths, which may also contribute to the noise environment.

7.2.6 Limited Infrastructure

- (a) At present, the Area has no public drainage system. Any development planned in this Area shall reserve sufficient land for the necessary drainage improvement in future. In particular, a buffer area of sufficient width from both edges of existing watercourses/streams should be reserved to allow the development of future drainage systems with more ecological features, installation of green channels/drainage improvements and implementation of associated drainage maintenance and river training works in future. If any development or re-development within the Area which may affect the drainage system or change the drainage characteristic, drainage studies including the details of the affected drainage system and any mitigation measures should be submitted to 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) There is no existing or planned public sewer for the Area and at present, the Area is mainly served by on-site septic tank and soakaway (STS) system. Any increase in population, number of visitors to the Area or further residential/recreational developments would require additional facilities. The design and construction of the STS system need to comply with relevant standards and

regulations, such as the Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 5/93 issued by the Environmental Protection Department for the protection of the water quality and the stream flowing through the Area.

- (c) Fresh water supply is available to the existing clusters of village houses at Sham Wat and San Shek Wan but the supply is of limited capacity. There is no salt water supply system for flushing in the Area.

7.2.7 Geotechnical Constraints

The Area and its vicinity comprise hilly natural terrain with past natural terrain landslide records. There are about 94 registered man-made slopes and retaining walls within the Area and the stability of these slope features is mostly unknown. If these slope features would affect or be affected by any development and redevelopment, geotechnical investigations and studies including the details of any permanent geotechnical works should be submitted to the Geotechnical Engineering Office of the Civil Engineering and Development Department for checking in accordance with the principle laid down in the Environment, Transport and Works Bureau Technical Circular (Works) No. 29/2002 or to the Buildings Department in accordance with the Buildings Ordinance (Cap. 123) as appropriate. 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.

7.2.8 Urban Design

The Area is characterised 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 Grounds

There are two permitted burial grounds in the Area for indigenous villagers and they are not suitable for any development. They are located to the northeast of San Shek Wan and to the west of Sham Wat Tsuen.

8. GENERAL PLANNING INTENTION

8.1 The general planning intention for the Area is to conserve its landscape and

ecological values in safeguarding the natural habitat and rural character of the Area and to preserve historical artifacts, local culture and traditions of the villages and to make provision for future Small House development for indigenous villagers of Sham Wat and Shan Shek Wan.

- 8.2 Due consideration should be given to the conservation of ecologically and environmentally sensitive areas when development in or near the Area is proposed. Small House development in recognised villages will be consolidated at suitable locations to avoid sprawling and to preserve the rural character of the Area. In designation of various zones in the Area, consideration has been given to protect the natural habitats in the Area such as the woodland areas which form a continuous stretch of well-established vegetation with those located in the adjoining Lantau North and Lantau North (Extension) Country Parks and natural streams.

9. LAND USE ZONINGS

9.1 “Village Type Development” (“V”): Total Area 0.62 ha

- 9.1.1 The planning intention of this zone is to designate both existing recognised villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Board.
- 9.1.2 The “V” zones cover the two recognised villages, namely Sham Wat and Shan Shek Wan. The “V” zones are designated having regard to the ‘village environs’, the local topography, the existing settlement pattern, the outstanding Small House applications, demand forecast. Areas of difficult terrain, potential natural terrain hazards, dense vegetation, conservation and ecological value are excluded. The existing village clusters at Sham Wat and San Shek Wan are zoned “V”.
- 9.1.3 No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23m) or the height of the building which was in existence on the date of first publication in the Gazette of the notice of the draft DPA plan, whichever is the greater.

- 9.1.4 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.
- 9.1.5 As diversion of streams 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.

9.2 “Government, Institution or Community” (“G/IC”): Total Area 0.08 ha

- 9.2.1 The planning intention of this zone is primarily for the provision of Government, institution or community (GIC) facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organisations providing social services to meet community needs, and other institutional establishments.
- 9.2.2 Existing GIC uses include a public toilet located near Sham Shek Tsuen and the water break pressure tank and Water Supplies Department staff quarters adjacent to Sham Wat Road to the south of Sham Wat.
- 9.2.3 Two pieces of land in Sham Wat and San Shek Wan are reserved for the planned refuse collection points (RCP).
- 9.2.4 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.
- 9.2.5 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 “Other Specified Uses” (“OU”): Total Area 0.03 ha

- 9.3.1 The planning intention of this zone is to designate land for pier and jetty to facilitate marine access to the Area. The zone mainly covers a pier in San Shek Wan and a jetty in Sham Wat.

9.4 “Agriculture” (“AGR”): Total Area 3.39 ha

- 9.4.1 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. This zone mainly covers the existing active farmlands to the west of downstream area of the Ngong Sham Stream in Sham Wat and the contiguous pieces of agricultural land adjoining the village clusters in San Shek Wan.
- 9.4.2 As diversion of streams or filling of land/pond may cause adverse drainage and environmental impacts on the adjacent areas, permission from the Board is required for such activities. However, filling of land specifically required under prior written instructions of government department(s), or for the purposes of genuine agricultural practice including laying of soil not exceeding 1.2m in thickness for cultivation, and construction of agricultural structure with prior written approval from the LandsD is exempted from the control.

9.5 “Green Belt” (“GB”): Total Area 142.94 ha

- 9.5.1 The planning intention of this zone is primarily for defining the limits of development areas by natural features and to preserve the existing natural landscape as well as to provide passive recreational outlets. There is a general presumption against development within this zone.
- 9.5.2 The “GB” zone mainly covers the woodlands, shrublands and grasslands, vegetated slopes and knolls, streams, wetlands, abandoned farmland and some temporary structures in the Area.
- 9.5.3 There are two permitted burial grounds, which are intended for burial places of deceased indigenous villagers in the Area. To respect the local ritual and tradition, burial activities in the permitted burial grounds within this zone are generally tolerated. The District Office (DO) is delegated with authority under the Public Health and Municipal Services Ordinance (Cap. 132) to issue the burial certificates within the boundaries of permitted burial grounds. Burial activities within permitted burial grounds are also governed by separate conditions stipulated by LandsD, the Food and Environmental Hygiene Department, the Agriculture, Fisheries and Conservation Department and the Water Supplies Department. Any burial activities should be confined within the designated grounds as far as practicable.
- 9.5.4 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 streams, 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.

9.6 “Coastal Protection Area” (“CPA”): Total Area 5.24 ha

- 9.6.1 The planning intention of this zone is to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. It may also cover areas which serve as natural protection areas sheltering nearby developments against the effects of coastal erosion. There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.
- 9.6.2 This zone covers the natural coastlines along the northern peripheries of the Area, which comprise coastal features including shorelines, flat rock, cliff, marshes, mangroves, mudflats and seagrass bed.
- 9.6.3 New residential development is not permitted under this zone. Redevelopment of existing house may be permitted on application to the Board. The redevelopment of an existing house shall not result in a total redevelopment in excess of the plot ratio, site coverage and height of the house which was in existence on the date of the first publication of the draft DPA Plan.
- 9.6.4 As diversion of streams, 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.

9.7 “Conservation Area” (“CA”): Total Area 19.85 ha

- 9.7.1 This zone is intended to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation,

educational and research purposes and to separate sensitive natural environment such as EIS or country park from the adverse effects of development. There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.

- 9.7.2 This zone covers the EIS portion of Ngong Sham Stream and its the riparian area to avoid encroachment and adverse impact on the stream. The woodland area to the east of the upstream section of Ngong Sham Stream which is covered by mature woodland is also zoned “CA” to preserve the intact natural habitat of the stream.
- 9.7.3 New residential development is not permitted within this zone. Redevelopment of existing house may be permitted on application to the Board. The redevelopment of existing house shall not result in a total redevelopment in excess of the plot ratio, site coverage and height of the house which was in existence on the date of the first publication of the draft DPA Plan.
- 9.7.4 As diversion of streams, 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.

9.8 “Site of Special Scientific Interest” (“SSSI”): Total Area 6.52 ha

- 9.8.1 The planning intention of this zone is to conserve and protect the features of special scientific interest such as rare or particular species of fauna and flora and their habitats, corals, woodlands, marshes or areas of geological, ecological or botanical/biological interest which are designated as SSSI. It intends to deter human activities or developments within the SSSI.
- 9.8.2 There is a general presumption against development in this zone. No developments are permitted unless they are needed to support the conservation of the features of special scientific interest in the SSSI, to maintain and protect the existing character of the SSSI, or for educational and research purposes.
- 9.8.3 This zone covers part (about 6.52 ha) of the designated San Chau SSSI, while the rest is covered by the Lantau North Country Park. The San

Chau SSSI (total area about 36 ha), harbours the largest known population of *Rhododendron championiae* (毛葉杜鵑) in Hong Kong, a species considered as one of the rarest native rhododendrons in Hong Kong. All wild rhododendrons are protected under the Forestry Regulations, a subsidiary legislation of the Forests and Countryside Ordinance (Cap. 96).

- 9.8.4 Diversion of streams, filling of land/pond or excavation of land may cause adverse drainage and environmental impacts on the adjacent areas, the natural environment and the ecology. In view of the scientific value of the area within this zone, permission from the Board is required for such activities, except public works co-ordinated or implemented by the Government, and maintenance, repair or rebuilding works.

10. COMMUNICATIONS

- 10.1 At present, the Area has limited access. Only Sham Wat is accessible by vehicles via Sham Wat Road leading from Keung Shan Road, South Lantau Road and Tung Chung Road. The Area is generally not served by any public transport service except Lantau taxi.
- 10.2 While most parts of the Area are inaccessible due to lack of proper vehicular access, some parts may be accessible by footpaths. There are some famous walking trails such as Tung O Ancient Trail connecting to other areas on Lantau including San Tau, Sha Lo Wan, Tai O, Tung Chung and Ngong Ping.
- 10.3 With the provision of a pier at San Shek Wan and a jetty at Sham Wat, the Area is also accessible by boat.

11. UTILITY SERVICES

- 11.1 At present, the Area has no public drainage system. Any development planned in this Area shall reserve sufficient land for the necessary drainage improvement in future. In particular, a buffer area of sufficient width from both edges of existing watercourses/streams should be reserved to allow the development of future drainage systems with more ecological features, installation of green channels/drainage improvements and implementation of associated drainage maintenance and river training works in future. If any development or redevelopment within the Area would affect the drainage system or change the drainage characteristic, detailed drainage study would be required and suitable mitigation measures should be provided, if necessary, as part of the development or redevelopment.
- 11.2 There is no existing or planned public sewer for the Area and at present, the Area is mainly served by the STS system. Any increase in population, number of visitors to the Area or further residential/recreational developments would require additional facilities. The design and construction of the STS system need to comply with relevant standards and regulations, such as ProPECC PN 5/93 issued by the Environmental Protection Department for the protection of the water quality and the

stream flowing through the Area.

- 11.3 Fresh water supply is available to the existing clusters of village houses at Sham Wat and San Shek Wan but the supply is of limited capacity. There is no salt water supply system for flushing in the Area.
- 11.4 Telephone network and electricity supply are available in the Area. Prior consultation with the electricity supplier for the locations of overhead lines and/or underground cables running across the Area is required for any proposed development within the Area. There is no gas supply to the Area.

12. CULTURAL HERITAGE

- 12.1 There are five SAIs in the Area, i.e. San Shek Wan SAI, Nam Tin SAI, Sham Wat SAI, Sha Lo Wan SAI and Tai O SAI. 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 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. For example, whether 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 AMO for agreement prior to applying for the 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 and private developments.
- 13.2 At present, there is no overall programme for the provision of infrastructure within the Area. The implementation process will be gradual and may stretch over a long period of time depending on the availability of resources. It will be undertaken through the participation of both 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 Rural Public Works Programme subject to

priority and resource availability. Private developments will be effected principally through private sector initiatives in accordance with the zoned uses indicated on the Plan, provided that their proposals meet Government requirements.

14. PLANNING CONTROL

- 14.1 The types of permitted developments and uses on land within the Area are listed in the Notes to the Plan. Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted developments and uses within the same zone are always permitted and no separate permission is required.
- 14.2 Uses of land or building which were in existence immediately before the first publication in the Gazette of the notice of the draft DPA Plan and which are not in compliance with the terms of the Plan may have adverse impact on the environment, drainage and traffic of the Area. Although no action is required to make such use conform to this Plan, any material change of such use or any other development (except minor alteration and/or modification to the development of the land or building in respect of such use which is always permitted) must be always permitted in terms of the Plan or, if permission is required, in accordance with a permission granted by the Board. The Board will consider these applications on their individual merits. Those alteration and/or modification works which may lead to an environmental improvement or upgrading to the Area may be considered favourably by the Board.
- 14.3 Planning applications to the Board will be assessed on individual merits. In general, the Board, in considering the planning applications, will take into account all relevant planning considerations which may include the guidelines published by the Board. Guidelines published by the Board, application forms and Guidance Notes for planning applications can be downloaded from the Board's website and are available from the Secretariat of the Board, the Technical Services Division and relevant District Planning Office of Planning Department. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.
- 14.4 Any development, other than those referred to in paragraph 14.1 above or in conformity with this Plan or with the permission of the Board, undertaken or continued on or after 8 January 2021 on land included in a Plan of the Sham Wat and San Shek Wan DPA may be subject to enforcement proceedings under the Ordinance. Any diversion of streams, filling of land/pond or excavation of land in relevant zones on or after the exhibition of the specific plan referred to in the Notes of the relevant zones without permission from the Board may also be subject to enforcement proceedings.

PLANNING REPORT ON SHAM WAT AND SAN SHEK WAN

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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 Sham Wat and San Shek Wan area (the Area). It also aims at providing a basis for the preparation of the Sham Wat and San Shek Wan Outline Zoning Plan (OZP) to replace the approved Sham Wat and San Shek Wan 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 located on the north-western part of Lantau Island, fronting the Hong Kong-Zhuhai-Macao Bridge (HZMB) Hong Kong Link Road. The Area consists of hilly terrains along foothills of Nei Lak Shan to the east and Cheung Shan to the southwest. It is embraced by the Lantau North and the Lantau North (Extension) Country Parks to its south and the sea bay to the north. The natural landscape of the Area consists of woodlands,

shrublands, grasslands, vegetated slopes and knolls, streams, wetlands including marshes and mangroves and coastal features including shorelines, mudflats and seagrass bed. The Area comprises a wide spectrum of natural habitats and supports a high diversity of wild fauna and flora species of conservation significance. Any uncontrolled development may affect the natural landscape and environment, including the marine ecology along the coast of the Area.

1.2.2 Apart from the environmental and ecological considerations, development in the Area is contained by its accessibility and 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 Sham Wat and San Shek Wan DPA Plan No. DPA/I-SW/1 was exhibited for public inspection on 8.1.2021 (**Figure 2**).

1.2.5 Pursuant to section 20(5) of 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 (CE), the Secretary for Development pursuant to section 3(1)(a) of the Ordinance, directed the Board to prepare an OZP for the Area.

2 THE STUDY AREA

2.1 Location (Figure 1b)

2.1.1 The Area covers a total area of about 179.59 ha and is located on the north-western part of Lantau Island, fronting the Hong Kong-Zhuhai-Macao Bridge (HZMB) Hong Kong Link Road. The Area consists of hilly terrains along foothills of Nei Lak Shan to the east and Cheung Shan to the southwest. It is embraced by the Lantau North and the Lantau North (Extension) Country Parks to its south and the sea bay to the north. Only Sham Wat is accessible by vehicles via Sham Wat Road leading from Keung Shan Road, South Lantau Road and Tung Chung Road while most parts of the Area are accessible only by footpaths.

near San Chau and in the vicinity of the village clusters in Sham Wat, Sham Shek Tsuen and San Shek Wan. San Chau, located to the west of Sham Wat, is designated as a Site of Special Scientific Interest (SSSI). There is a natural stream in Sham Wat commonly known as Ngong Sham Stream (昂梁石澗), a portion of it is Ecologically Important Stream (EIS) flowing downhill towards Sham Wat to Sham Wat Wan. The Area is characterised by a rural countryside ambience with two recognised villages, namely Sham Wat and San Shek Wan fronting Sham Wat Wan and to the northeast of the Area respectively. Active and abandoned farmland and some vacant farmhouses are found in Sham Wat, San Shek Wan and Nam Tin and their vicinities.

2.3 Natural Habitats (Figures 4 and 5)

2.2 Physical Setting and Topography (Figures 3 and 4)

2.2.1 The natural landscape of the Area consists of woodlands, shrublands, grasslands, vegetated slopes and knolls, streams, wetlands including marshes and mangroves and coastal features including shorelines, mudflats and seagrass bed. Woodlands cover the majority of the Area in particular along the coast

2.3.1 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, including species of conservation importance such as Romer's Tree Frog (*Liuixalus romeri* 盧氏小樹蛙), Short-legged Toad (*Megophrys brachykotos* 短腳角蟾), Tokay Gecko

(*Gekko gecko* 大壁虎), Burmese Python (*Python bivittatus* 蟒蛇), Crested Goshawk (*Accipiter trivirgatus* 鳳頭鷹) and Common Cerulean (*Jamides celeno* 錫冷雅灰蝶). Details of the natural habitats are listed below:

(a) Woodlands

Tracts of woodlands covers the majority of the Area on the hillslopes and along the tributaries of the streams in Sham Wat, San Shek Wan and San Chau, dominated by native tree species such as *Celtis sinensis* (朴樹) and *Litsea glutinosa* (潺槁樹). Flora species of conservation importance namely *Aquilaria sinensis* (土沉香) was also recorded. These woodlands form part of a continuity of woodlands in Lantau North (Extension) and Lantau North Country Parks, which adjoin the Area to its south. San Chau, located in the western part of the Area, was designated as a SSSI harbouring the largest known population of *Rhododendron championiae* (毛葉杜鵑) in Hong Kong, in which the species is considered as one of the rarest native rhododendrons in

Hong Kong.

(b) Shrublands, grasslands, vegetated slopes and knolls

Shrubland and grasslands are found mainly on the hillsides along the western edge of the Area interfacing the Lantau North Country Park. In the absence of human disturbance, those areas are dominated by highly diverse native shrubs and herbaceous plants. Floral species of conservation interest such as *Pavetta hongkongensis* (香港大沙葉) was also found.

(c) Streams

Ngong Sham Stream along Sham Wat to Sham Wat Wan is characterised by its high diversity of freshwater and brackish fish and herpetofauna, with records of species of conservation importance such as Japanese eel (*Anguilla japonica* 日本鰻鱺). There are also several natural streams in the Area running from the uphill area within Lantau North Country Park to Sham Wat Wan.

(d) Wetlands and coastal features

The coastal area, in particular Sham Wat Wan, contains brackish marshes, mangroves, mudflats, seagrass bed and various types of coastal plants. The brackish marshes are uncommon in Hong Kong which create ecologically sensitive marine coastal habitats such as mangrove. Some marshy areas are dominated by reeds *Phragmites australis* (蘆葦). Horseshoe Crab could be found in Sham Wat Wan and along the coast near San Chau.

2.4 Historical Development

2.4.1 The human activities in the Area could be traced back to the Late Neolithic period, about 2,500 to 1,500 years BC. There are five Sites of Archaeological Interest (SAIs) in the Area, i.e. San Shek Wan SAI, Nam Tin SAI, Sham Wat SAI, Sha Lo Wan SAI and Tai O SAI (**Figure 7**).

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 100 and most of them are living in the village houses. There is no significant economic activity in the Area. Major commercial activities include small scale agricultural land and some local provision stores in Sham Wat that operate mainly during weekends.

2.6 Existing Land Uses

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

Village Type Development

2.6.1 There are two recognised villages within the Area, namely Sham Wat and San Shek Wan. There are also existing village settlements near Nam Tin. Those village houses are mainly sited along the footpaths.

2.6.2 Village houses are mainly one to three-storey in

height. Some of the village houses have been abandoned.

Government, Institution or Community Facilities

2.6.3 There is a temple namely the Sam Shan Kwok Wong Temple (三山國王廟) near Sham Shek Tsuen and a religious institution namely Shing Kok Ha Yuen (勝覺下苑) near Nam Tin (**Figures 6b and 6c**).

2.6.4 There is a public toilet in Sham Shek Tsuen to serve the local and visitors.

2.6.5 A water break pressure tank and Water Supplies Department (WSD) staff quarters, which has ceased operation, are located adjacent Sham Wat Road to the south of Sham Wat.

2.6.6 Two planned refuse collection points (RCP) are proposed in Sham Wat and San Shek Wan respectively.

Agricultural Use

2.6.7 Active and abandoned farmland and some vacant farmhouses are found in Sham Wat, Sham Shek Tsuen and San Shek Wan.

2.7 Transportation

2.7.1 At present, the Area has limited access. Only Sham Wat is accessible by vehicles via Sham Wat Road leading from Keung Shan Road, South Lantau Road and Tung Chung Road. The Area is generally not served by any public transport service except Lantau taxi.

2.7.2 While most parts of the Area are inaccessible due to lack of proper vehicular access, some parts may be accessible by footpaths. There are some famous walking trails such as Tung O Ancient Trail connecting to other areas on Lantau including San Tau, Sha Lo Wan, Tai O, Tung Chung and Ngong Ping (**Figure 7**).

2.7.3 With the provision of a pier at San Shek Wan and a jetty at Sham Wat, the Area is also accessible by

boat.

2.8 Land Ownership (Figure 7)

2.8.1 Land tenure within the Area comprises private land and government land, some covered with Government Land Licenses and other permits. Majority of the Area is government land (96%) which comprises knolls, hillslopes and seashores. About 4% of the Area is privately-owned and occupied by village houses and active / abandoned agriculture land.

2.9 Infrastructure and Utility Services

Drainage

2.9.1 At present, the Area has no public drainage system. Any development planned in this Area shall reserve sufficient land for the necessary drainage improvement in future. In particular, a buffer area of sufficient width from both edges of existing watercourses/streams should be reserved to allow the development of future drainage systems with more ecological features, installation of green

channels/drainage improvements and implementation of associated drainage maintenance and river training works in future. If any development or redevelopment within the Area would affect the drainage system or change the drainage characteristic, detailed drainage study would be required and suitable mitigation measures should be provided, if necessary, as part of the development or redevelopment.

Sewerage and Sewage Treatment

2.9.2 There is no existing or planned public sewer for the Area and at present, the Area is mainly served by on-site septic tank and soakaway (STS) system. Any increase in population, number of visitors to the Area or further residential/recreational developments would require additional facilities. The design and construction of the STS system need to comply with relevant standards and regulations, such as the Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 5/93 issued by the Environmental Protection Department for the protection of the water quality and the streams flowing through the Area.

Water Supply

- 2.9.3 Fresh water supply is available to the existing clusters of village houses at Sham Wat and San Shek Wan but the supply is of limited capacity. There is no salt water supply system for flushing in the Area.

Telephone, Electricity and Gas

- 2.9.4 Telephone network and electricity supply are available in the Area. Prior consultation with the electricity supplier for the locations of overhead lines and/or underground cables running across the Area is required for any proposed development within the Area. There is no gas supply to the Area.

3 PLANNING ANALYSIS

3.1 Strategic Planning Contexts

Sustainable Lantau Blueprint

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.

3.2 District Planning Contexts

3.2.1 The Area covers a total area of about 179.59 ha and is located on the north-western part of Lantau Island, fronting the HZMB Hong Kong Link Road. The Area consists of hilly terrains along foothills of Nei Lak Shan to the east and Cheung Shan to the southwest. It is embraced by the Lantau North and the Lantau North (Extension) Country Parks to its south and the sea bay to the north. Only Sham Wat

is accessible by vehicles via Sham Wat Road leading from Keung Shan Road, South Lantau Road and Tung Chung Road while most parts of the Area are accessible only by footpaths. There are two recognized villages in the Area, namely Sham Wat and San Shek Wan.

3.2.2 The natural landscape of the Area consists of woodlands, shrublands, grasslands, vegetated slopes and knolls, streams, wetlands including marshes and mangroves and coastal features including shorelines, mudflats and seagrass bed.

3.2.3 Due to the landscape and ecological value 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 villages under the Small House Policy, suitable land will be reserved for the need of Small House development.

3.3 Development Opportunities

Nature Conservation

3.3.1 The Area is embraced by Lantau North and Lantau North (Extension) Country Parks and rich in natural habitats including woodlands, shrublands, grasslands, vegetated slopes and knolls, streams, wetlands including marshes and mangroves and coastal features including shorelines, mudflats and seagrass bed.

3.3.2 San Chau, located to the west of Sham Wat and at the north-western part of the Area, is designated as a SSSI for its harbouring the largest known population of *Rhododendron championiae* (毛葉杜鵑), in which the species is considered as one of the rarest native rhododendrons in Hong Kong. Part of the Ngong Sham Stream (昂深石澗) is an EIS in the Area flowing downhill towards Sham Wat to Sham Wat Wan, which is of high diversity of freshwater and brackish fish and herpetofauna, with records of species of conservation importance.

3.3.3 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 diversity of wild fauna and flora are worthy of conservation. Any haphazard and uncontrolled development that may adversely affect the rural and natural character with scientific importance and conservation value of the Area should be avoided.

Leisure and Recreation

3.3.4 The Area is a popular hiking area with scenic views, accessible either by Tung O Ancient Trail which connects Tung Chung and Tai O, or by boat via local piers and jetties in the Area. According to the Sustainable Lantau Blueprint, the predominant part of Lantau, including the Area, would be for conservation. Where appropriate, low-impact leisure and recreational uses which are compatible with the natural setting and rural character would be developed for public enjoyment.

Agricultural Development

3.3.5 While there are active farming activities observed in

the Area, the abandoned agricultural lands in the Area may also exhibit potential for rehabilitation for agricultural use.

3.4 Development Constraints (Figure 8)

Accessibility

3.4.1 At present, the Area has limited access. Only Sham Wat is accessible by vehicles via Sham Wat Road leading from Keung Shan Road, South Lantau Road and Tung Chung Road. While most parts of the Area are inaccessible due to lack of proper vehicular access, some parts may be accessible by footpaths. Other forms of connection include hiking trails/footpaths linking Tai O and Tung Chung via Sha Lo Wan and San Tau.

3.4.2 The Area is also accessible by boat with the provision of a pier at San Shek Wan and a jetty at Sham Wat.

Limited Infrastructure

3.4.3 At present, the Area has no public drainage system.

Any development planned in this Area shall reserve sufficient land for the necessary drainage improvement in future. In particular, a buffer area of sufficient width from both edges of existing watercourses/streams should be reserved to allow the development of future drainage systems with more ecological features, installation of green channels/drainage improvements and implementation of associated drainage maintenance and river training works in future. If any development or redevelopment within the Area would affect the drainage system or change the drainage characteristic, detailed drainage study would be required and suitable mitigation measures should be provided, if necessary, as part of the development or redevelopment.

3.4.4 There is no existing or planned public sewer for the Area and at present, the Area is mainly served by on-site STS system. Any increase in population, number of visitors to the Area or further residential/recreational developments would require additional facilities. The design and construction of the STS system need to comply with relevant standards and regulations, such as ProPECC PN

5/93 issued by the Environmental Protection Department for the protection of the water quality and the stream flowing through the Area.

- 3.4.5 Fresh water supply is available to the existing clusters of village houses at Sham Wat and San Shek Wan but the supply is of limited capacity. There is no salt water supply system for flushing in the Area.

Geotechnical Constraints

- 3.4.6 The Area and its vicinity comprise hilly natural terrain with past natural terrain landslide records. There are about 94 registered man-made slopes and retaining walls within the Area and the stability of these slope features is mostly unknown. If these slope features would affect or be affected by any development and redevelopment, geotechnical investigations and studies including the details of any permanent geotechnical works should be submitted to the Geotechnical Engineering Office of the Civil Engineering and Development Department for checking in accordance with the principle laid down in the Environment, Transport and Works Bureau Technical Circular (Works) No. 29/2002 or

to the Buildings Department in accordance with the Buildings Ordinance (Cap. 123) as appropriate. 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

- 3.4.7 There are five SAIs in the Area, i.e. San Shek Wan SAI, Nam Tin SAI, Sham Wat SAI, Sha Lo Wan SAI and Tai O SAI. All the SAIs are worthy of preservation.
- 3.4.8 The Antiquities Advisory Board (AAB) also released a list of new items in addition to the list of 1,444 historic buildings. These items are subject to grading assessment by the AAB. Details of the list of 1,444 historic buildings and the new items have been uploaded onto the website of AAB at <http://www.aab.gov.hk>.

3.4.9 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. For example, whether 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 AMO for agreement prior to applying for the 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

3.4.10 The building height of 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 Project (3RS). 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.

Helicopter Operation

3.4.11 Whilst more than 20 helicopters takeoff/landings operate at the Hong Kong Government Flying Service (GFS) daily, any development within the Area, located only about 1 km southwest of the GFS Headquarters on the Airport Island, may affect helicopter operations in particular takeoff and landing path to/from the GFS Headquarters, the routing for entering/exiting the airport and the

holding procedure for runway crossing/awaiting clearance at Sham Shek and/or Sha Lo Wan for landing to the GFS.

Aircraft Noise

3.4.12 Aircraft approaching and departing from the HKIA is identified as one of the key existing noise sources which affects the Area. Although the Area may fall inside/outside the coverage of the Noise Exposure Forecast (NEF) 25 contours of the HKIA under the 3RS operations, the Area is in close proximity to the HKIA which is a very busy airport operating 24 hours. Aircraft noise due to the overflights of approaching and departing aircraft is anticipated.

3.4.13 Any project proponent(s)/developer(s) for development within the Area should review the building design features and consider the use of acoustic insulation to enhance the indoor noise environment. In addition, the Area is in proximity to the helicopter holding areas and helicopter flight paths, which may also contribute to the noise environment.

Urban Design

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

Burial Grounds

3.4.15 There are two permitted burial grounds in the Area for indigenous villagers and they are not suitable for any development. They are located to the northeast of San Shek Wan and to the west of Sham Wat Tsuen.

3.5 Development Pressure

3.5.1 There are two recognised villages in the Area, namely Sham Wat and Shan Shek Wan, and their 'village environs' ('VE') cover an area of 1.4 ha and 2.6 ha respectively (**Figures 6a, 6b and 7**). Most of the land within the 'VE' of the recognised villages are agricultural land under private ownership.

3.5.2 DLO/Is, LandsD advises that there is no approved plan.

Small House (SH) application for Sham Wat and Shan Shek Wan in the past 10 years. The outstanding SH applications and 10-year forecast of SH demand for Sham Wat and Shan Shek Wan are shown in the following table:

Recognised Villages	Number of outstanding Small House Applications (as at 14.10.2020)	10-year Small House demand forecast provided by Tai O Rural Committee (for the period from 1 January 2020 to 31 December 2029)
Sham Wat	0	0
Shan Shek Wan	0	0

3.5.3 Human disturbance in the form of footpath and road widening and slope cutting works was recently found along Tung O Ancient Trail to allow vehicular access between Sham Wat and Sha Lo Wan which has adversely affected the rural and natural character of the Area (Figure 9).

3.5.4 There is no active enforcement case under the Town Planning Ordinance since the gazettal of draft DPA

4 PLANNING PROPOSALS

4.1 The Outline Zoning Plan

4.1.1 The draft Sham Wat and San Shek Wan 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 Sham Wat and San Shek Wan DPA Plan No. DPA/I-SW/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 the Area's landscape and ecological values in safeguarding the natural habitat and rural character of the Area;

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

- to make provision for future Small House development for indigenous villagers of Sham Wat and San Shek Wan.

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 and Lantau North (Extension) Country Parks, is part of the natural system of the wider area. With the high ecological value of the San Chau SSSI and the Sham Wat EIS, the Area should be preserved and protected in its natural state in safeguarding the landscape and ecological values of the Area and the integrity of the natural system;
- (b) the existing cultural heritage features in the

Area should be preserved to signify the local history and culture; and

- (c) Small House development in recognised villages should be consolidated at suitable location to avoid sprawling. The built pattern and height profile of not more than 3 storeys of existing village houses 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 Small Houses 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 “Village Type Development” (“V”)

- (a) The planning intention of this zone is to designate both existing recognised villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Board.
- (b) The “V” zones cover the two recognised villages, namely Sham Wat and San Shek Wan. The “V” zones are designated having regard to the ‘VE’, the local topography, the existing settlement pattern, the outstanding Small House

applications, demand forecast. Areas of difficult terrain, potential natural terrain hazards, dense vegetation, conservation and ecological value are excluded. The existing village clusters at Sham Wat and San Shek Wan are zoned “V”.

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

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

(e) As diversion of streams may cause adverse drainage 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.

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

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

(b) Existing GIC uses include a public toilet located near Sham Shek Tsuen, and the water break pressure tank and WSD staff quarters adjacent to Sham Wat Road to the south of

Sham Wat.

- (c) Two pieces of land in Sham Wat and San Shek Wan are reserved for the planned RCPs.

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

4.4.4 “*Other Specified Use*” annotated “*Pier*”(“*OU (Pier)*”)

- (a) This zone is intended to designate land for pier and jetty to facilitate marine access to the Area.

- (b) The zone mainly covers a pier in San Shek Wan and a jetty in Sham Wat.

4.4.5 “*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) This zone mainly covers the existing active farmlands to the west of downstream area of Ngong Sham Stream in Sham Wat, and the contiguous pieces of agricultural land adjoining the village clusters in San Shek Wan.

- (c) Any diversion of streams or 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 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, and construction of agricultural structure with prior written approval issued by LandsD.

4.4.6 “Green Belt” (“GB”)

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

(b) The “GB” zone mainly covers the woodlands, shrublands and grasslands, vegetated slopes and knolls, streams, wetlands, abandoned farmland and some temporary structures in the Area.

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

(d) 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.

- (e) As diversion of streams, 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 coordinated or implemented by the Government, and maintenance, repair or rebuilding works.

4.4.7 “Coastal Protection Area” (“CPA”)

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

- (c) This zone covers the natural coastlines along the northern peripheries of the Area, which comprise coastal features including shorelines, flat rock, cliff, marshes, mangroves, mudflats and seagrass bed.

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

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

- (e) As diversion of streams, 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.

encroachment and adverse impact on the stream. The woodland area to the east of the upstream section of Ngong Sham Stream which is covered by mature woodland is also zoned “CA” to preserve the intact natural habitat of the stream.

4.4.8 “Conservation Area” (“CA”)

(a) This zone is intended to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment such as EIS or country park from the adverse effects of development.

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

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

(e) As diversion of streams, 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.

(c) This zone covers the EIS portion of Ngong Sham Stream and its riparian area to avoid

4.4.9 “Site of Special Scientific Interest” (“SSSI”)

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

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

(c) This zone covers part (about 6.52 ha) of the designated San Chau SSSI, while the rest is covered by the Lantau North Country Park. The San Chau SSSI (total area about 36 ha), harbours the largest known population of

Rhododendron championiae (毛葉杜鵑) in Hong Kong, a species considered as one of the rarest native rhododendrons in Hong Kong. All wild rhododendrons are protected under the Forestry Regulations, a subsidiary legislation of the Forests and Countryside Ordinance (Cap. 96).

(d) Diversion of streams, filling of land/pond or excavation of land may cause adverse drainage and environmental impacts on the adjacent areas, the natural environment and the ecology. In view of the scientific value of the area within this zone, permission from the Board is required for such activities except public works coordinated or implemented by the Government, and maintenance, repair or rebuilding works.

5 IMPLEMENTATION

5.1 Infrastructural Provisions

5.1.1 Rapid developments over the past decade in the surroundings of the Area has generated substantial traffic flow. Developments of the Area are constrained by the noise exposure and height restriction from the HKIA.

5.1.2 Any development planning in this Area shall reserve sufficient land for necessity of drainage improvement in future. If any development or re-development within the Area which may affect the drainage system or change the drainage characteristic, drainage studies including the details of the affected drainage system and any mitigation measures should be submitted to 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.

5.1.3 There is no existing or planned public sewer for the

Area and at present, the Area is mainly served by on-site STS system. Any increase in population, number of visitors to the Area or further residential/recreational developments would require additional facilities. The design and construction of the STS system need to comply with relevant standards and regulations, such as ProPECC PN 5/93 issued by the Environmental Protection Department for the protection of the water quality and the stream flowing through the Area.

5.1.4 Fresh water supply is available to the existing clusters of village houses at Sham Wat and San Shek Wan but the supply is of limited capacity. There is no salt water supply system for flushing in the Area.

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 type 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 are also permitted.

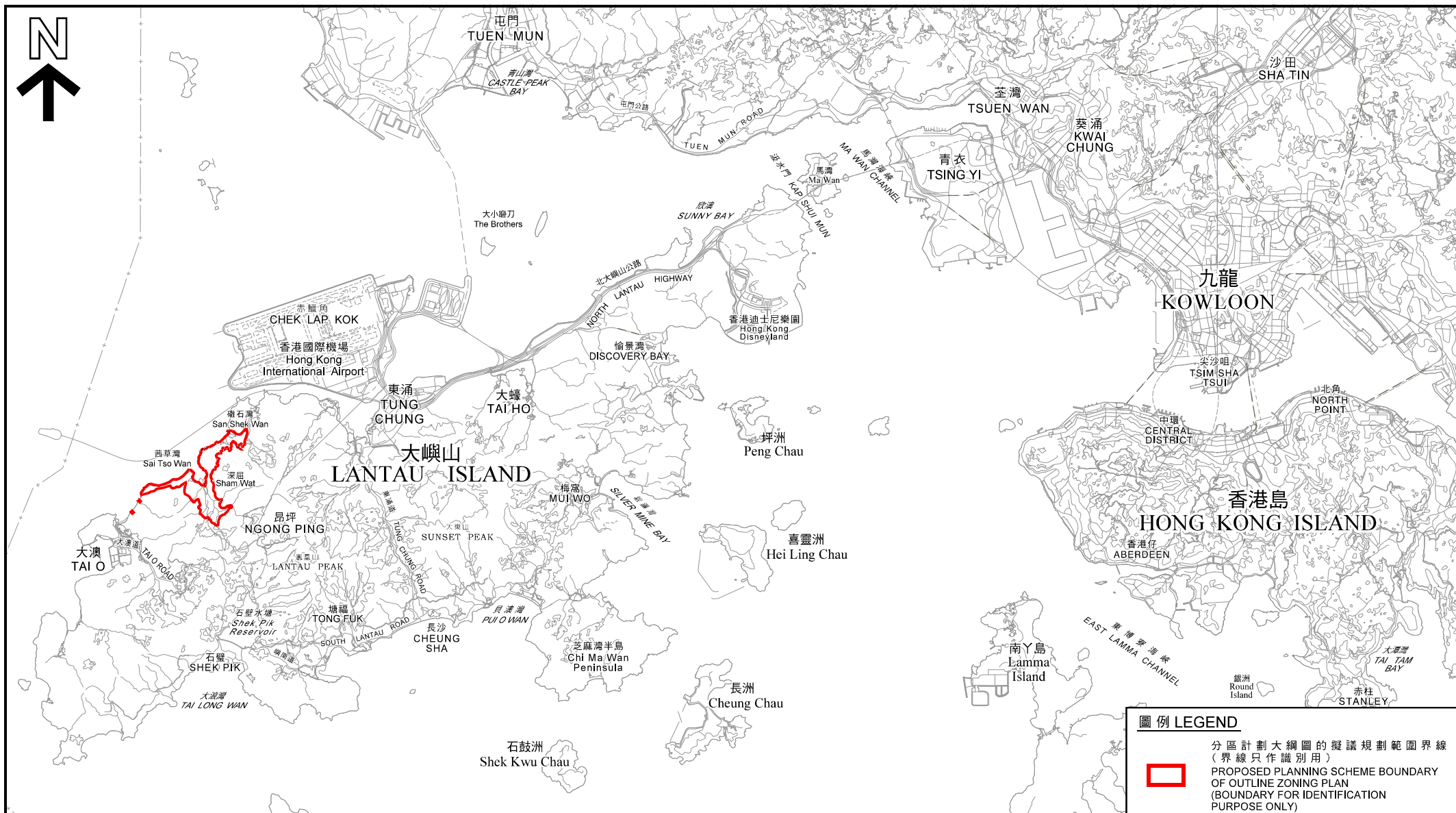
5.2.2 At present, there is no overall programme for the provision of infrastructure within the Area. The implementation process will be gradual and may stretch over a long period of time depending on the availability of resources. It will be undertaken through the participation of both public and private 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 permission of the Board, undertaken or continued on or after 8.1.2021 on land included in a plan of the draft Sham Wat and San Shek Wan 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10月20日擬備，
所根據的資料為iB100000數碼地形圖
EXTRACT PLAN PREPARED ON 20.10.2020
BASED ON iB100000 DIGITAL TOPOGRAPHICAL MAP

位置圖 LOCATION PLAN

**深屈及礮石灣分區計劃大綱圖
SHAM WAT AND SAN SHEK WAN
OUTLINE ZONING PLAN**

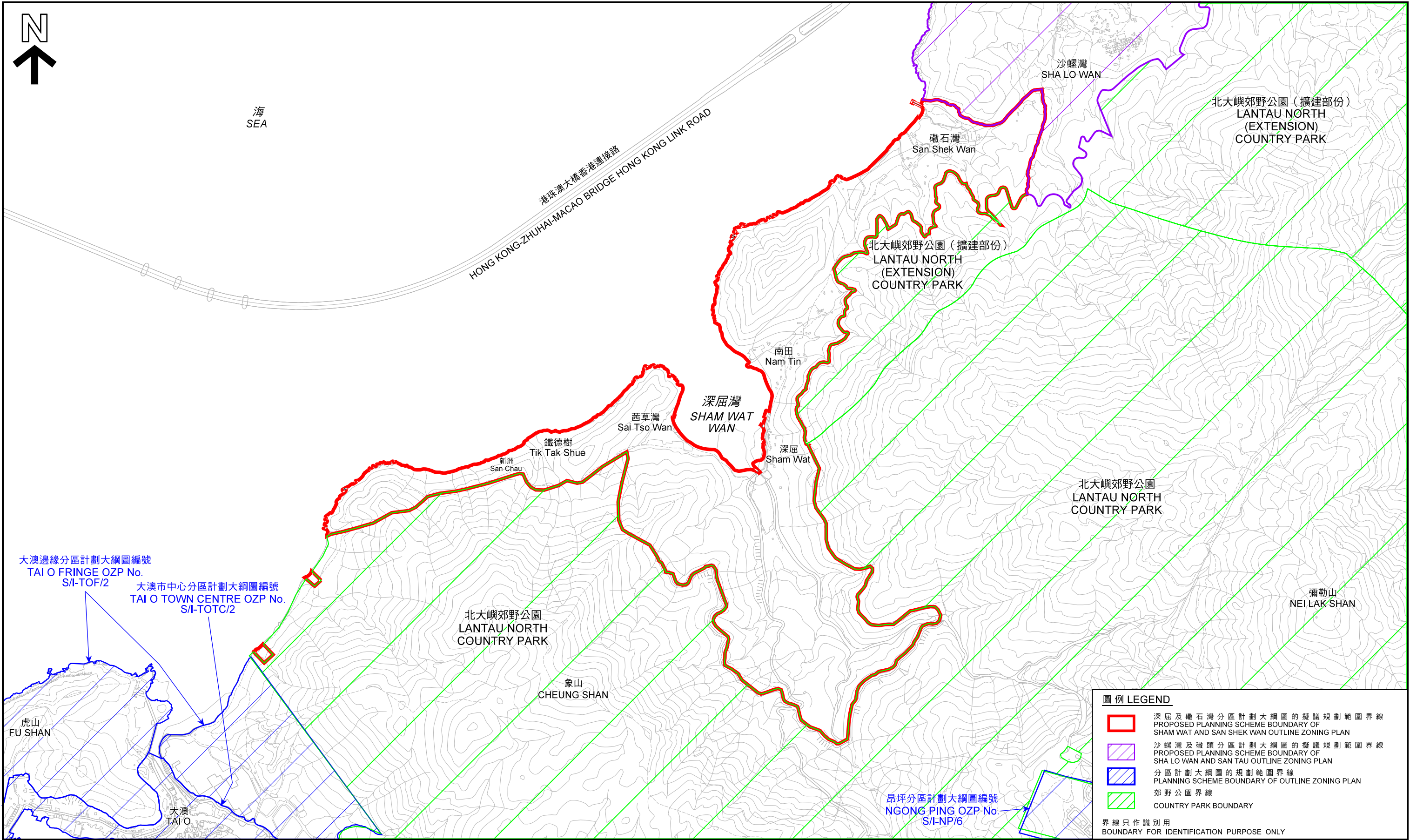
SCALE 1 : 150 000 比例尺

公里 KM 3 0 3 6 9 KM 公里

**規劃署
PLANNING
DEPARTMENT**

參考編號
REFERENCE No.
M/LI/20/136

圖 FIGURE
1a



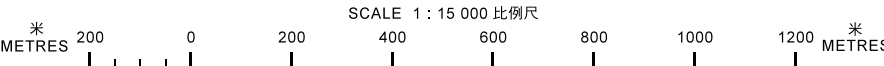
圖例 LEGEND

- 深屈及礮石灣分區計劃大綱圖的擬議規劃範圍界線
PROPOSED PLANNING SCHEME BOUNDARY OF SHAM WAT AND SAN SHEK WAN OUTLINE ZONING PLAN
- 沙螺灣及礮頭分區計劃大綱圖的擬議規劃範圍界線
PROPOSED PLANNING SCHEME BOUNDARY OF SHA LO WAN AND SAN TAU OUTLINE ZONING PLAN
- 分區計劃大綱圖的規劃範圍界線
PLANNING SCHEME BOUNDARY OF OUTLINE ZONING PLAN
- 郊野公園界線
COUNTRY PARK BOUNDARY

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

位置圖 LOCATION PLAN

深屈及礮石灣分區計劃大綱圖
SHAM WAT AND SAN SHEK WAN OUTLINE ZONING PLAN



本摘要圖於2020年12月18日擬備，
所根據的資料為iB10000數碼地形圖
EXTRACT PLAN PREPARED ON 18.12.2020
BASED ON iB10000 DIGITAL TOPOGRAPHICAL MAP

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/LI/20/136

圖 FIGURE
1b



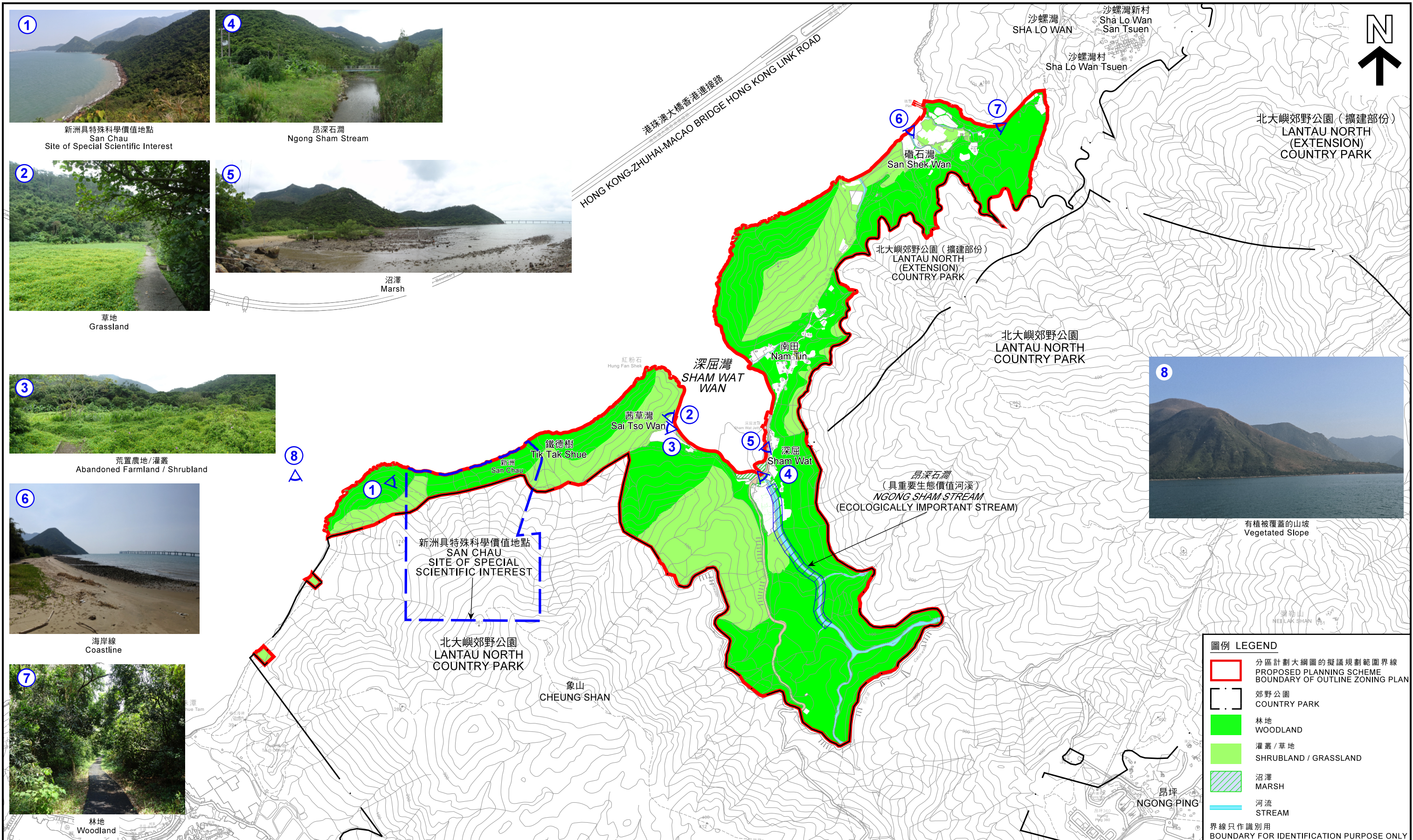
圖例 LEGEND

 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

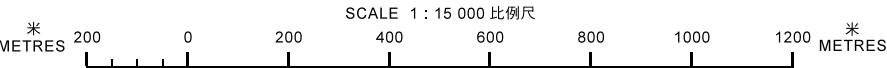
界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

<p>本摘要圖於2020年10月14日擬備， 所根據的資料為正射影像圖DOP5000(2019年) EXTRACT PLAN PREPARED ON 14.10.2020 BASED ON ORTHOPHOTO DOP5000 (YEAR 2019)</p>	<p>航攝照片 AERIAL PHOTO</p> <p>深屈及磡石灣分區計劃大綱圖 SHAM WAT AND SAN SHEK WAN OUTLINE ZONING PLAN</p>	<p>規劃署 PLANNING DEPARTMENT</p> 	
		<p>參考編號 REFERENCE No.</p> <p>M/LI/20/136</p>	<p>圖 FIGURE</p> <p>3</p>



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

深屈及礮石灣分區計劃大綱圖
SHAM WAT AND SAN SHEK WAN OUTLINE ZONING PLAN



本摘要圖於2021年1月6日擬備，
所根據的資料為 iB10000 數碼地形圖
EXTRACT PLAN PREPARED ON 6.1.2021
BASED ON iB10000 DIGITAL TOPOGRAPHICAL MAP

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/LI/20/136

圖 FIGURE
4



毛葉杜鵑
Rhododendron championiae



盧氏小樹蛙
Romer's Tree Frog



短腳角蟾
Short-legged Toad



大壁虎
Tokay Gecko



日本鰻鱺
Japanese eel



蟒蛇
Burmese python



鳳頭鷹
Crested goshawk



錫冷雅灰蝶
Common cerulean

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

深屈及礮石灣分區計劃大綱圖
SHAM WAT AND SAN SHEK WAN
OUTLINE ZONING PLAN

本圖於2020年10月9日擬備
資料來源：漁農自然護理署

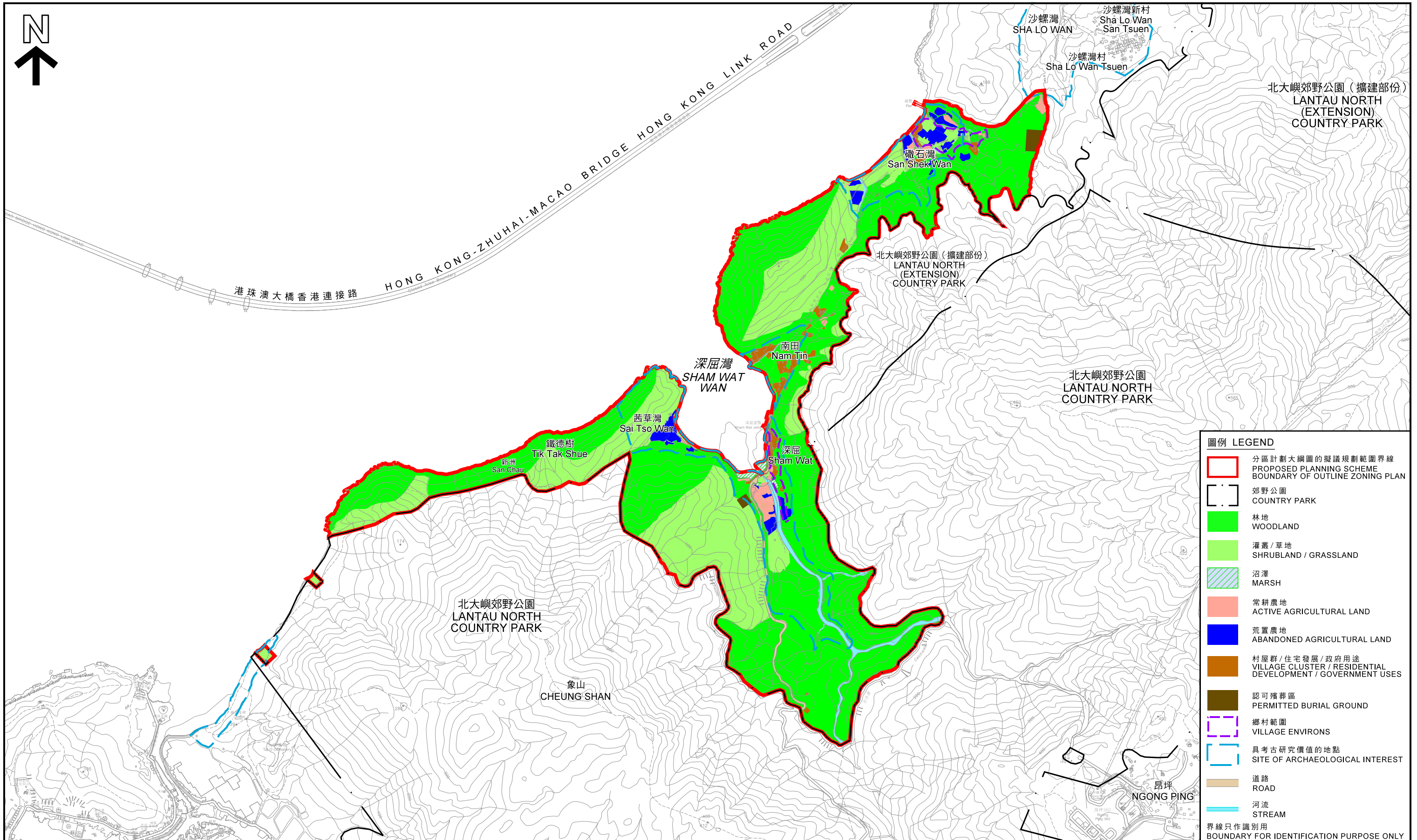
PLAN PREPARED ON 9.10.2020
SOURCE : AGRICULTURE, FISHERIES AND
CONSERVATION DEPARTMENT

規劃署
PLANNING
DEPARTMENT



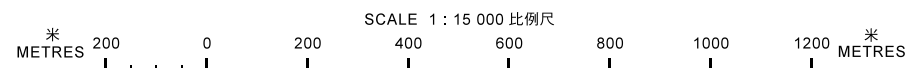
參考編號
REFERENCE No.
M/LI/20/136

圖
FIGURE
5



現時土地用途 EXISTING LAND USES

深屈及礮石灣分區計劃大綱圖
SHAM WAT AND SAN SHEK WAN OUTLINE ZONING PLAN



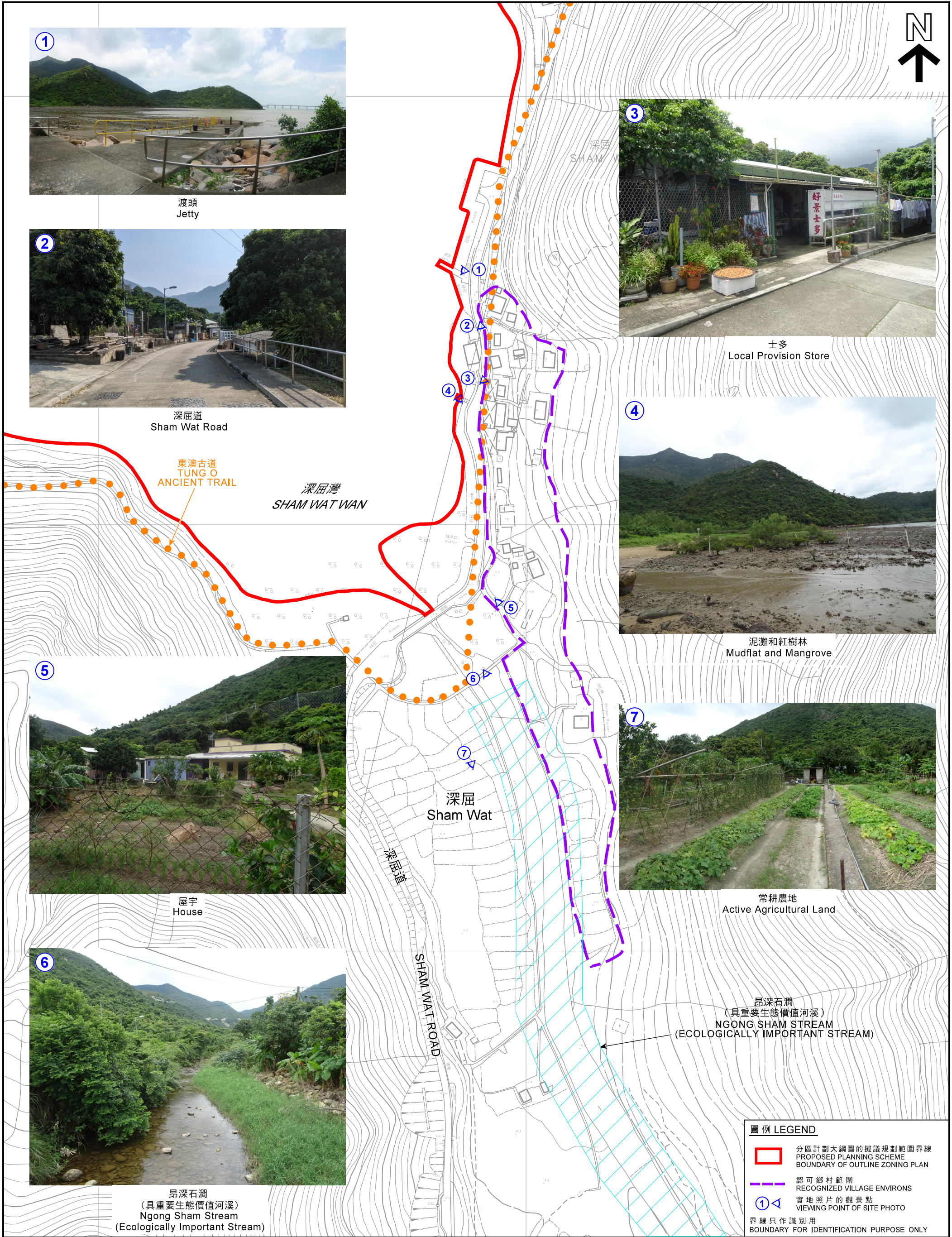
本摘要圖於2021年1月6日擬備，
所根據的資料為 iB10000 數碼地形圖
EXTRACT PLAN PREPARED ON 6.1.2021
BASED ON iB10000 DIGITAL TOPOGRAPHICAL MAP

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/LI/20/136

圖 FIGURE
6



本摘要圖於2020年12月22日擬備，
所根據的資料為攝於2019年6月、7月及11月
的實地照片
EXTRACT PLAN PREPARED ON 22.12.2020
BASED ON SITE PHOTOS TAKEN IN
JUN, JUL & NOV 2019

實地照片 - 深屈
SITE PHOTOS - SHAM WAT
深屈及礮石灣分區計劃大綱圖
SHAM WAT AND SAN SHEK WAN
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/20/136

圖
FIGURE
6a



碼頭
Pier



空置屋宇
Vacant House



空置屋宇
Vacant House

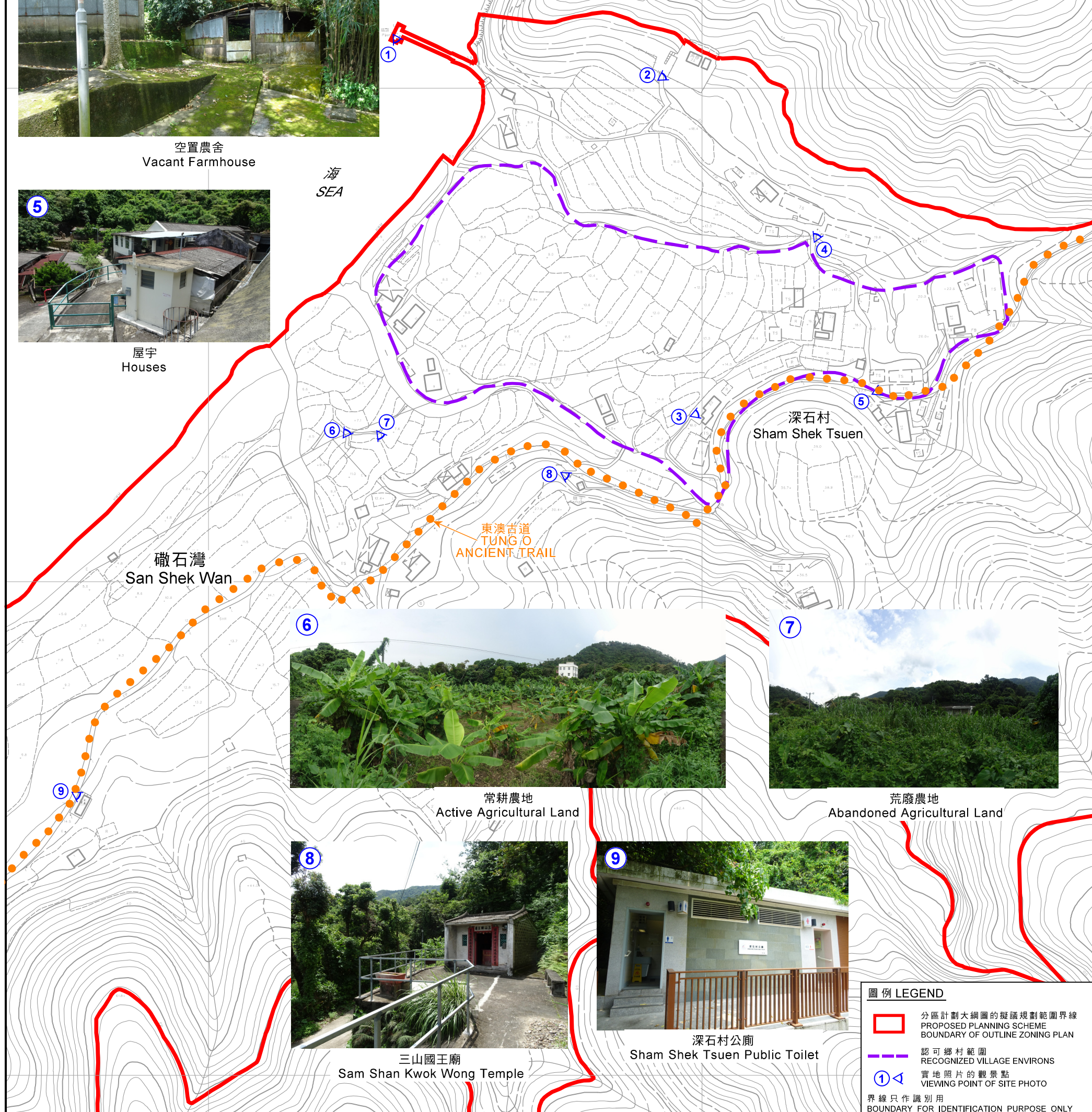


空置農舍
Vacant Farmhouse



屋宇
Houses

SEA



常耕農地
Active Agricultural Land



荒廢農地
Abandoned Agricultural Land



三山國王廟
Sam Shan Kwok Wong Temple



深石村公廁
Sham Shek Tsuen Public Toilet

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

本摘要圖於2020年12月22日擬備，
所根據的資料為攝於2019年7月及8月
的實地照片
EXTRACT PLAN PREPARED ON 22.12.2020
BASED ON SITE PHOTOS TAKEN IN
JUL & AUG 2019

實地照片 - 礮石灣
SITE PHOTOS - SAN SHEK WAN

深屈及礮石灣分區計劃大綱圖
SHAM WAT AND SAN SHEK WAN
OUTLINE ZONING PLAN

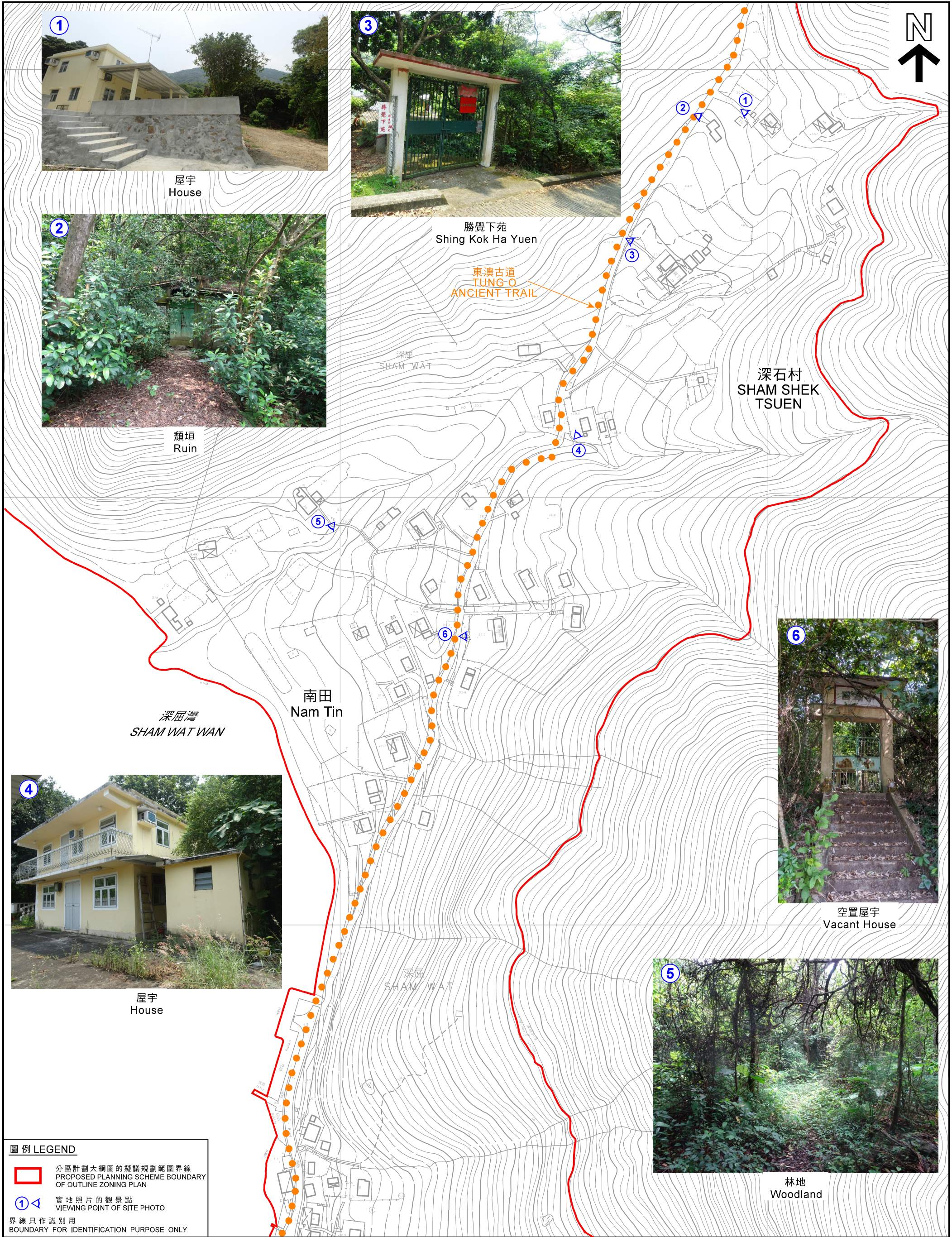
SCALE 1 : 2 000 比例尺
METRES 40 0 40 80 120 160 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/LI/20/136

圖
FIGURE
6b



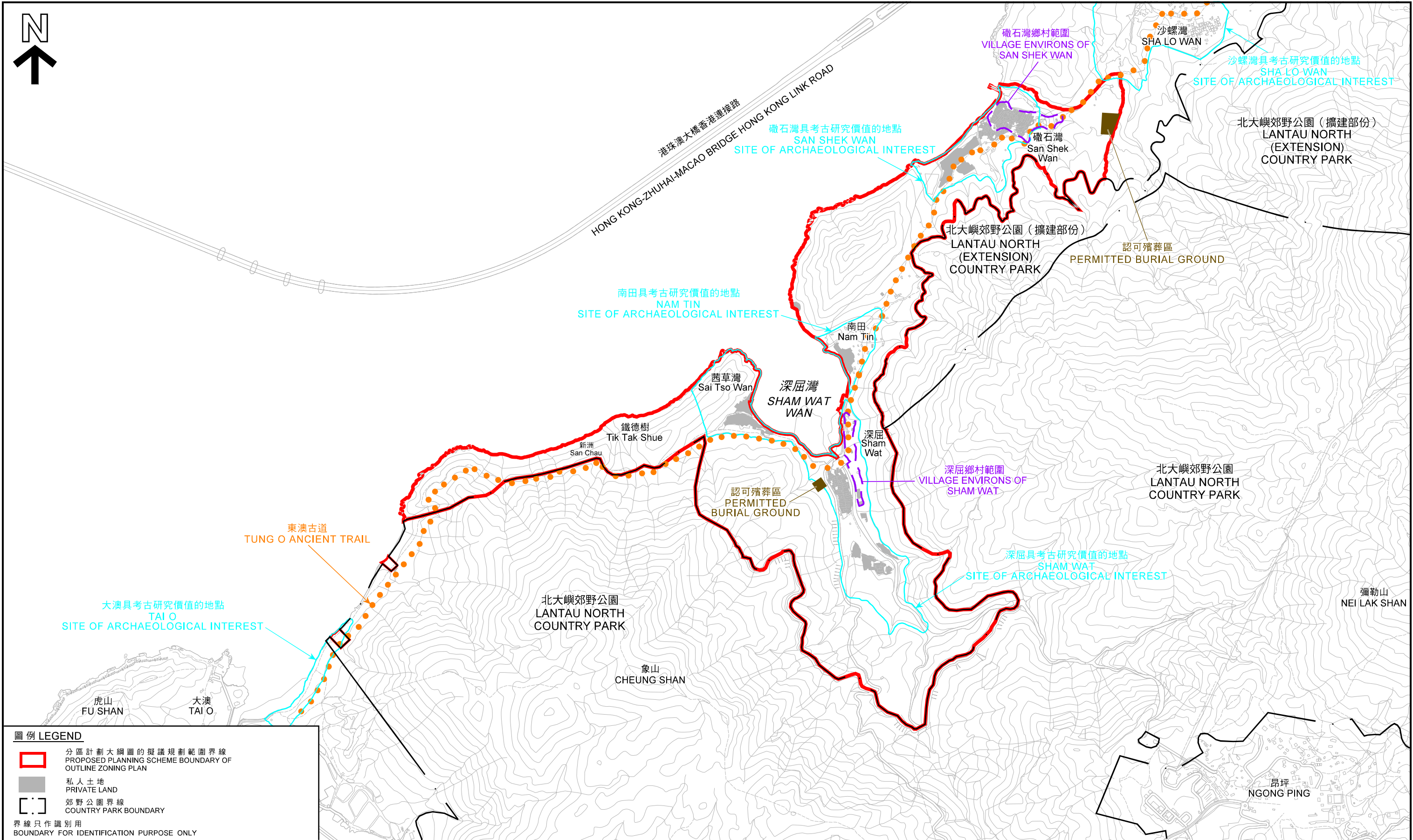
本摘要圖於2020年12月22日擬備，
所根據的資料為攝於2019年7月及11月
的實地照片
EXTRACT PLAN PREPARED ON 22.12.2020
BASED ON SITE PHOTOS TAKEN IN
JUL & NOV 2019

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/LI/20/136

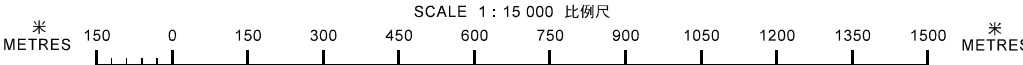
圖
FIGURE
6c



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

深屈及礮石灣分區計劃大綱圖
SHAM WAT AND SAN SHEK WAN OUTLINE ZONING PLAN

本摘要圖於2020年12月22日擬備，
所根據的資料為iB10000數碼地形圖
EXTRACT PLAN PREPARED ON 22.12.2020
BASED ON iB10000 DIGITAL TOPOGRAPHICAL MAP

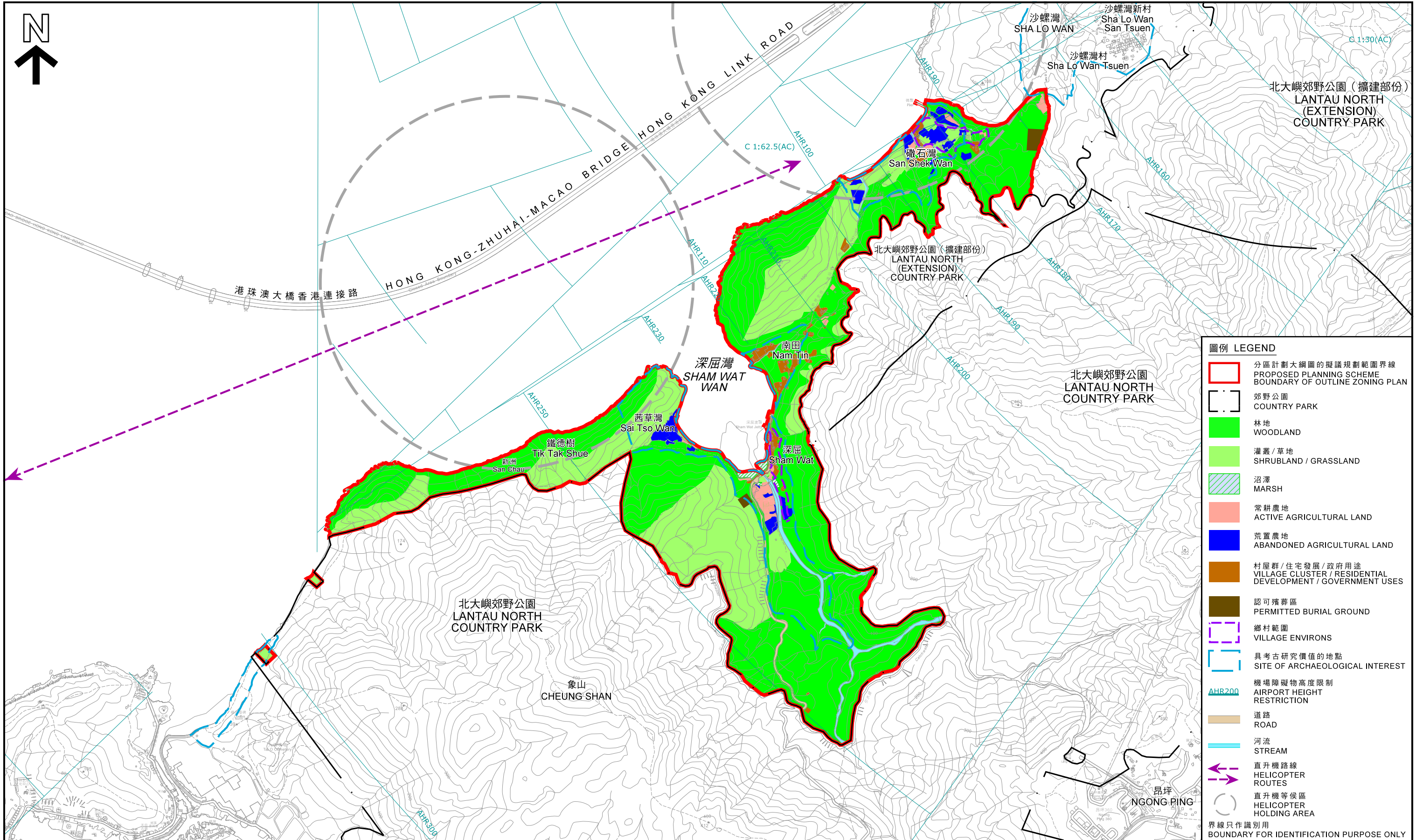


規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/LI/20/136

圖 FIGURE
7



發展限制 DEVELOPMENT CONSTRAINTS

深屈及礮石灣分區計劃大綱圖
SHAM WAT AND SAN SHEK WAN OUTLINE ZONING PLAN

SCALE 1 : 15 000 比例尺
METRES 200 0 200 400 600 800 1000 1200 METRES

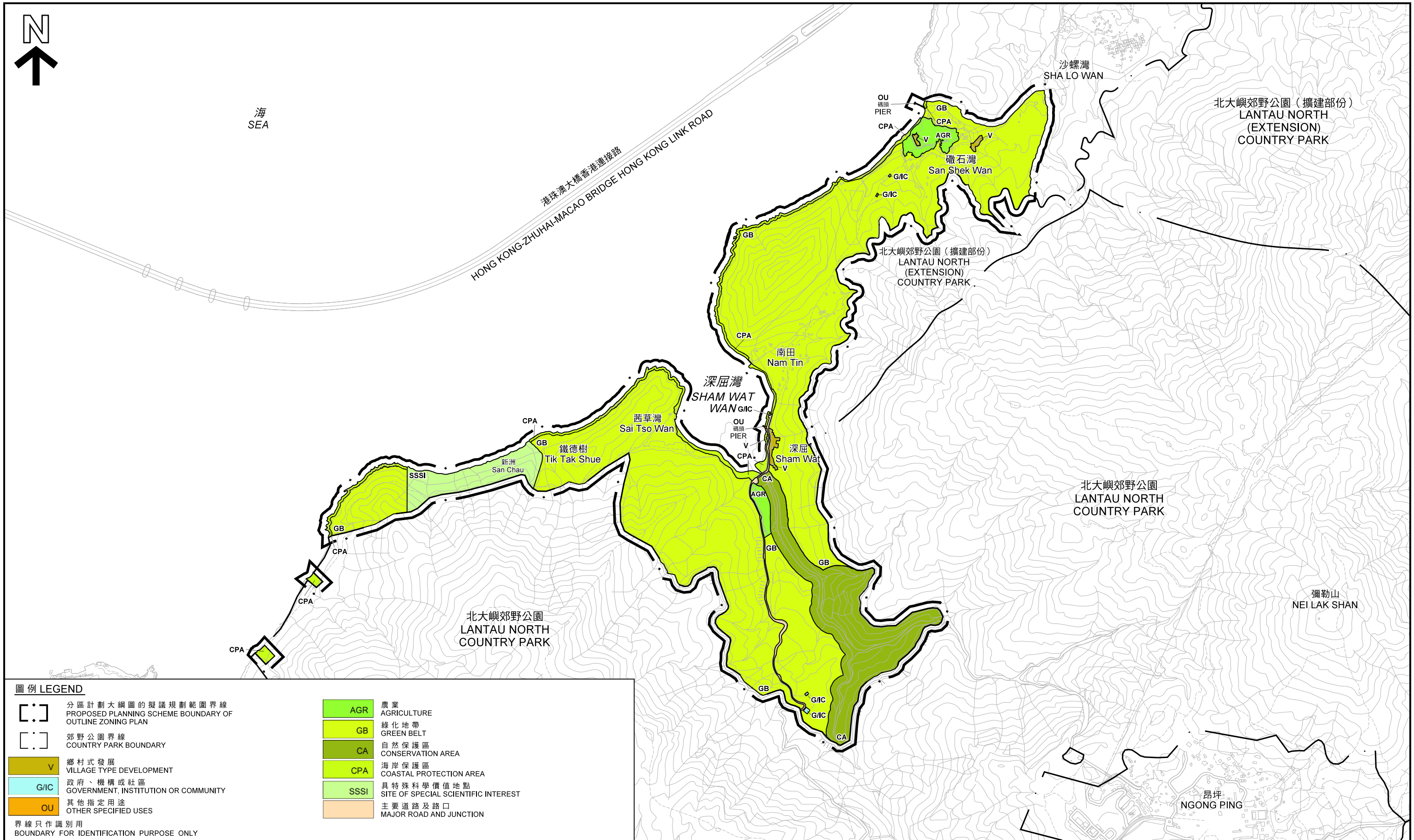
本摘要圖於2021年1月6日擬備，
所根據的資料為 iB10000 數碼地形圖
EXTRACT PLAN PREPARED ON 6.1.2021
BASED ON iB10000 DIGITAL TOPOGRAPHICAL MAP

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/LI/20/136

圖 FIGURE
8



擬議的土地用途模式 PROPOSED LAND USE PATTERN

深屈及礮石灣分區計劃大綱圖
SHAM WAT AND SAN SHEK WAN OUTLINE ZONING PLAN

SCALE 1 : 15 000 比例尺

米 200 0 200 400 600 800 1000 1200 米
METRES

本摘要圖於2021年1月5日擬備
EXTRACT PLAN PREPARED ON 5.1.2021

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/LI/20/136

圖 FIGURE
10

致：離島地政處

檔案：(414) in DLO/IS 91/CPY/59 Pt. 4

未來十年內的小型屋宇需求預算

本人／我們是大嶼山區大澳鄉深屈的原居民代表，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：	0	0
(B) 總人數當中已經行使其小型屋宇資格 ³ 的人數：	0	0
(C) 總人數當中未行使其小型屋宇資格的人數：	0	0
(D) 未行使其小型屋宇資格人數當中預算未來十年內會申請興建小型屋宇的人數：	0 (i)	0 (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：	0	0
(F) 總人數當中預算十年內會申請興建小型屋宇的人數：	0 (iii)	0 (iv)

未來十年內小型屋宇需求預算[(i) + (ii) + (iii) + (iv)]：0

大嶼山大澳深屈
 姓名 大澳鄉事委員會 簽署 _____
 姓名 _____ 簽署 _____
 日期 12 MAR 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，或投標競投未曾移除限制轉讓條款的小型屋宇。

致：離島地政處

檔案：(415) in DLO/IS 91/CPY/59 Pl. 4

未來十年內的小型屋宇需求預算

本人／我們是大嶼山區大澳鄉礮石灣的原居民代表，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¹。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：	0	0
(B) 總人數當中已經行使其小型屋宇資格 ³ 的人數：	0	0
(C) 總人數當中未行使其小型屋宇資格的人數：	0	0
(D) 未行使其小型屋宇資格人數當中預算未來十年內會申請興建小型屋宇的人數：	0 (i)	0 (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：	0	0
(F) 總人數當中預算十年內會申請興建小型屋宇的人數：	0 (iii)	0 (iv)

未來十年內小型屋宇需求預算 [(i) + (ii) + (iii) + (iv)] : 0

大嶼山人澳礮石灣

姓名 大澳鄉事委員會 簽署

姓名 簽署

日期 12 MAR 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 行使其小型屋宇資格即為已獲批准興建小型屋宇，或獲釋讓未曾移除限制釋讓條款的小型屋宇。

Summary of Deviations from the Master Schedule of Notes

User Schedule:

Zonings	Column 1 Uses	Column 2 Uses
Village Type Development	-	Remove:- - Public Transport Terminus or Station - Public Vehicle Park (excluding container vehicle)
Government, Institution or Community	Remove:- - Ambulance Depot - Animal Quarantine Centre (in Government building only) - Exhibition or Convention Hall - Hospital - Public Transport Terminus or Station - Public Vehicle Park (excluding container vehicle) - Research, Design and Development Centre	Remove:- - Driving School - Petrol Filling Station - Zoo
Green Belt	-	Remove:- - Petrol Filling Station - Public Transport Terminus or Station - Public Vehicle Park (excluding container vehicle)