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TOWN PLANNING BOARD

TPB Paper No. 9580

**For Consideration by
The Town Planning Board on 14.3.2014**

**CONSIDERATION OF THE
DRAFT PING CHAU DEVELOPMENT PERMISSION AREA PLAN
NO. DPA/NE-PC/B**

**CONSIDERATION OF THE
DRAFT PING CHAU DEVELOPMENT PERMISSION AREA PLAN
NO. DPA/NE-PC/B**

1. Introduction

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

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

2. Background

Location and Physical Characteristics (Plans 1, 2 and 3 and site photos in Plans 6a and 6b)

- 2.1 The Ping Chau DPA (the Area) with an area of about 29 ha is located on Ping Chau Island in Mirs Bay, the easternmost outlying island of Hong Kong. A large part of Ping Chau Island is included in the Plover Cove (Extension) Country Park and is surrounded by the Tung Ping Chau Marine Park designated in 2001 for its diverse coral communities and marine ecosystem. According to the Agriculture, Fisheries and Conservation Department (AFCD), the geology of the Island is of special interest. Ping Chau has the youngest rocks in Hong Kong which are about 55 million years old making a complete geological history of Hong Kong. Their peculiar formations are composed of fossils layers of siltstone, forming a unique sedimentary rock landscape with various wave abrasion landforms along the coastline. Ping Chau Island was designated as a Site of Special Scientific Interest (SSSI) in 1979. The island is included as one of the eight Geo-Areas of the Hong Kong Global Geopark of China in 2011. It is accessible by sea with a public pier located near Tai Tong at the northeastern part of the island. There is only a scheduled ferry service going to Ping Chau from Ma Liu Shui pier on weekends.

- 2.2 The Area is made up of three portions of land. While the major portions mainly include a number of recognized villages, namely, Ping Chau Chau Mei, Ping Chau Tai Tong, Ping Chau Chau Tau and Ping Chau Sha Tau (**Plans 2 and 3**) along the eastern coast, the other portion is made up of outcrops of sedimentary rock with different wave-cut platforms at the western coast. Village settlements in the Area are largely abandoned and uninhabited. Most of the village houses have become ruins, in particular in Chau Mei and Chau Tau. Some village houses in Sha Tau and Tai Tong, however, are in fair to good condition, and there are a few restaurants/provisions stores in Tai Tong and Sha Tau serving visitors during the public holidays (**Plans 6a and 6b**).
- 2.3 Graded historic buildings in the Area include the Tin Hau Temple in Sha Tau, the Old House in Chau Mei and Tam Tai Sin Temple in Sha Tau, which are Grade 3 historic buildings (**Plans 6a and 6b**). Since Ping Chau Island has been designated as the Hong Kong Global Geopark of China with a large part of Ping Chau in the Plover Cove (Extension) Country Park, it is a famous destination for leisure travel and geological studies. According to AFCD, there were around 70,000 visitors to Ping Chau in 2011. The Ping Chau Country Trail runs along the peripheral of the island and some sections of it fall within the Area at Chau Mei, Tai Tong and Sha Tau. The Ping Chau Management Centre of AFCD is located at Chau Tau. Other government, institution and community facilities in the Area include the Ping Chau Police Station, and Marine Department Vessel Traffic Service System (East Ping Chau Radar Station) which are located at Tai Tong (**Plans 6a and 6b**).

Need for Statutory Plan

- 2.4 The Chief Executive in the 2010-2011 Policy Address has acknowledged the need to regulate land use of the Country Park enclaves to forestall human damage. To meet conservation and social development needs, these Country Park enclaves will be either included into Country Parks, or covered by statutory plans.
- 2.5 The Area is one of the Country Park enclaves identified to be covered by statutory plan. Ping Chau Island was designated as SSSI in 1979 and as one of the eight Geo-Areas of the Hong Kong Global Geopark of China in 2011. The geology of the Area is of special interest. There is an urgent need to better protect the natural and unique landscape and geological character of the Area so as to avoid disturbance to the natural environment.
- 2.6 On 17.2.2014, under the power delegated by the Chief Executive, the Secretary for Development directed the Board, under section 3(1)(b) of the Ordinance, to prepare a draft plan designating Ping Chau as a DPA. The DPA plan is a stopgap measure which provides planning guidance and development control for the Area pending preparation of an Outline Zoning Plan (OZP) and to enable enforcement actions to be taken against any unauthorized development to safeguard the Area's natural and landscape character.

3. **Object of the Plan**

- 3.1 The object of the draft DPA plan is to delineate the extent of the Area and to set out the types of developments and uses which are permitted at all times and such types of development and uses that may be permitted with or without conditions on application to the Board within the boundaries of the Area.
- 3.2 The draft DPA plan is to provide planning guidance and to facilitate development control within the Area during the period required for detailed analysis of the land use pattern, study of infrastructural provisions and examination of development options for the formulation of an OZP. The draft DPA plan will be replaced by an OZP within three years.

4. **The Plan Area (Appendix I)**

Existing land uses (Plan 5 and site photos on Plans 6a and 6b)

- 4.1 The Area covering an area of about 29 ha is located on Ping Chau Island in Mirs Bay on the northeastern water of Hong Kong. It is the easternmost outlying island of Hong Kong.
- 4.2 The existing land uses mainly include the following:

Recognized Villages (Plan 4)

- 4.2.1 There are four recognized villages, namely Ping Chau Chau Mei, Ping Chau Tai Tong, Ping Chau Chau Tau and Ping Chau Sha Tau. About 5.54 ha (19.15%) of the Area is private land. According to the 2011 Census, the total population of the Area was about 70 persons. According to the District Lands Office/Tai Po of the Lands Department, outstanding Small House applications for Ping Chau Chau Mei, Ping Chau Tai Tong, Ping Chau Chau Tau and Ping Chau Sha Tau are 2, 14, 2 and 8 respectively. Approved Small House applications for the above sites are nil. The 10-year forecast of Small House demand for Ping Chau Tai Tong is 600 while no such demand for Ping Chau Chau Mei, Ping Chau Chau Tau and Ping Chau Sha Tau have been provided by the concerned Indigenous Inhabitant Representative.
- 4.2.2 These information will be taken onboard together with other relevant planning considerations in the detailed studies to be carried out for the preparation of OZP.

Natural Environment

- 4.2.3 The plant species dominate at the enclave at Au Kung Shan are *Acacia confusa* (臺灣相思), a common exotic species, and *Dimocarpus longan* (龍眼). The dominant tree species at the enclave at Chau

Mei, Tai Tong, Chau Tau and Sha Tau are mostly common species, like *Dimocarpus longan* (龍眼) and *Celtis sinensis* (朴樹).

- 4.2.4 The geology of the Island is of special scientific interest. Ping Chau has the youngest rocks in Hong Kong which are about 55 million years old. Their peculiar formations are composed of layers of siltstone, forming a unique sedimentary rock landscape with various wave abrasion landforms along the coastline. Famous landforms include Lung Lok Shui, Kang Lau Shek and Cham Keng Chau (**Plans 3 and 4**).
- 4.2.5 Ping Chau Island falls within the Tung Ping Chau Geo-Area of the Hong Kong Global Geopark of China with a large part of it designated as the Plover Cove (Extension) Country Park. It is a famous destination for leisure travel and geological studies. The Ping Chau Country Trail runs along the peripheral of the island and some sections of it fall within the Area at Chau Mei, Tai Tong and Sha Tau (**Plans 6a and 6b**).

Cultural Heritage Interest

- 4.3 Graded historic buildings include the Tin Hau Temple in Ping Chau Sha Tau, the Old House in Ping Chau Chau Mei and Tam Tai Sin Temple in Ping Chau Sha Tau, which are Grade 3 historic buildings (**Plans 6a and 6b**).

Land ownership (Plan 4)

- 4.4 About 78 % of land in the Area is government land, and the remaining 22% are private land comprising mainly agricultural land and building lots.

Transport and accessibility

- 4.5 At present, Ping Chau Island is only accessible by sea with a public pier located near Tai Tong with some existing footpaths on the island.

Population

- 4.6 According to the 2011 Census, the total population of the Area was about 70 persons.

5. Land Use Proposals (Appendix I)

General Planning Intention

- 5.1 Located on Ping Chau in Mirs Bay, the Area is part of the Ping Chau SSSI designated in 1979 to protect its unique sedimentary rock landscape, and the Hong Kong Global Geopark of China and is surrounded by the Plover Cove (Extension) Country Park and Tung Ping Chau Marine Park. The general planning intention of the Area is to conserve the areas of high landscape and

geological significance, to protect its unique landscape characters and to maintain the rural and natural character of the Area. The planning intention is also to reflect the existing recognized villages of Tung Ping Chau, namely Ping Chau Chau Mei, Ping Chau Tai Tong, Ping Chau Chau Tau and Ping Chau Sha Tau.

“Village Type Development” (“V”) Total Area 2.15 ha (Appendix I and Plan 5)

- 5.2 There are four existing recognized villages, namely Ping Chau Chau Mei, Ping Chau Tai Tong, Ping Chau Chau Tau and Ping Chau Sha Tau, on the island. In order to reflect the existing village clusters and settlements which are mainly concentrated in the eastern part of the Area, the village clusters are proposed to be zoned “V”.
- 5.3 The planning intention of this zone is to reflect the existing recognized villages. 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 infrastructure 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.
- 5.4 The boundaries of “V” zones are drawn up provisionally around existing clusters and building structures and having regard to approved Small House applications and existing ground features. The boundaries will be further reviewed and defined during the preparation of OZP to take account of the results of relevant assessments/studies on various aspects including Small House demand and developments, conservation value, the environment, infrastructure, landscape character, etc.
- 5.5 Unless otherwise specified, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23 m) or the height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft DPA plan, whichever is the greater.
- 5.6 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.
- 5.7 As diversion of streams or filling of pond may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activity.

“Unspecified Use”: Total Area 26.76 ha (**Appendix I**)

- 5.8 The Area is part of the Ping Chau SSSI, and has unique landscape and geology, forming part of the wider natural environment of the Plover Cove Country Park. To protect the natural and unique landscape and geological character of the Area, planning guidance and development control are considered necessary. Owing to the urgency to establish planning control under the DPA plan, the Area, except the land within the “V” zone, has been designated as “Unspecified Use” pending detailed analysis and studies to establish the appropriate land uses in the course of the preparation of OZP.
- 5.9 Detailed proposals for the Area are set out in the ES (**Appendix III**).

6. Notes of the Plan (Appendix II**)**

- 6.1 Attached to the draft DPA plan is a set of Notes that shows the types of uses or developments which are always permitted within the Area and other uses for which planning permission from the Board should be sought. The provision for application for planning permission under section 16 of the Ordinance allows flexibility in land-use planning and control of development to meet the changing needs.
- 6.2 The draft Notes are formulated on the basis of the latest set of Master Schedule of Notes (MSN) endorsed by the Board whilst having regard to the particular characteristics of the Area.

7. Plan Number

Upon gazetting, the draft Ping Chau DPA Plan will be renumbered to DPA/NE-PC/1.

8. Consultation

- 8.1 The draft DPA Plan together with the Notes and ES has been circulated to the relevant Government bureaux and departments for comments.
- 8.2 The Tai Po District Council (TPDC) and the Sai Kung North Rural Committee (SKNRC) have not been consulted due to the confidential nature of the plan. However, the TPDC and SKNRC will be consulted separately on the draft DPA Plan after its publication under section 5 of the Ordinance.

9. Decision Sought

Members are invited to:

- (a) agree that the draft Ping Chau DPA Plan No. DPA/NE-PC/B (to be renumbered to DPA/NE-PC/1) (**Appendix I**) and its Notes (**Appendix II**) are suitable for exhibition for public inspection under section 5 of the Ordinance;

- (b) agree that the ES (**Appendix III**) is suitable to serve as an expression of the planning intention and objectives of the Board for the draft Ping Chau DPA Plan and that the ES should be issued under the name of the Board; and
- (c) agree that consultation on the draft Ping Chau DPA Plan will be conducted for the TPDC and SKNRC separately after its publication under section 5 of the Ordinance.

10. Attachments

Appendix I	Draft Ping Chau Development Permission Area Plan No. DPA/NE-PC/B
Appendix II	Notes of the Draft Ping Chau Development Permission Area Plan No. DPA/NE-PC/B
Appendix III	Explanatory Statement of the Draft Ping Chau Development Permission Area Plan No. DPA/NE-PC/B
Plan 1	Location Plan of Ping Chau
Plan 2	Planning Scheme Boundary of Ping Chau Development Permission Area
Plan 3	Aerial photo
Plan 4	Village 'Environs' Boundary and Land Ownership of Ping Chau
Plan 5	Proposed "Village Type Development" of Ping Chau
Plans 6a and 6b	Site Photos

**PLANNING DEPARTMENT
MARCH 2014**

圖例
NOTATION

ZONES

地帶

VILLAGE TYPE DEVELOPMENT



鄉村式發展

MISCELLANEOUS

其他

BOUNDARY OF DEVELOPMENT
PERMISSION AREA
BOUNDARY OF COUNTRY PARK /
SPECIAL AREA

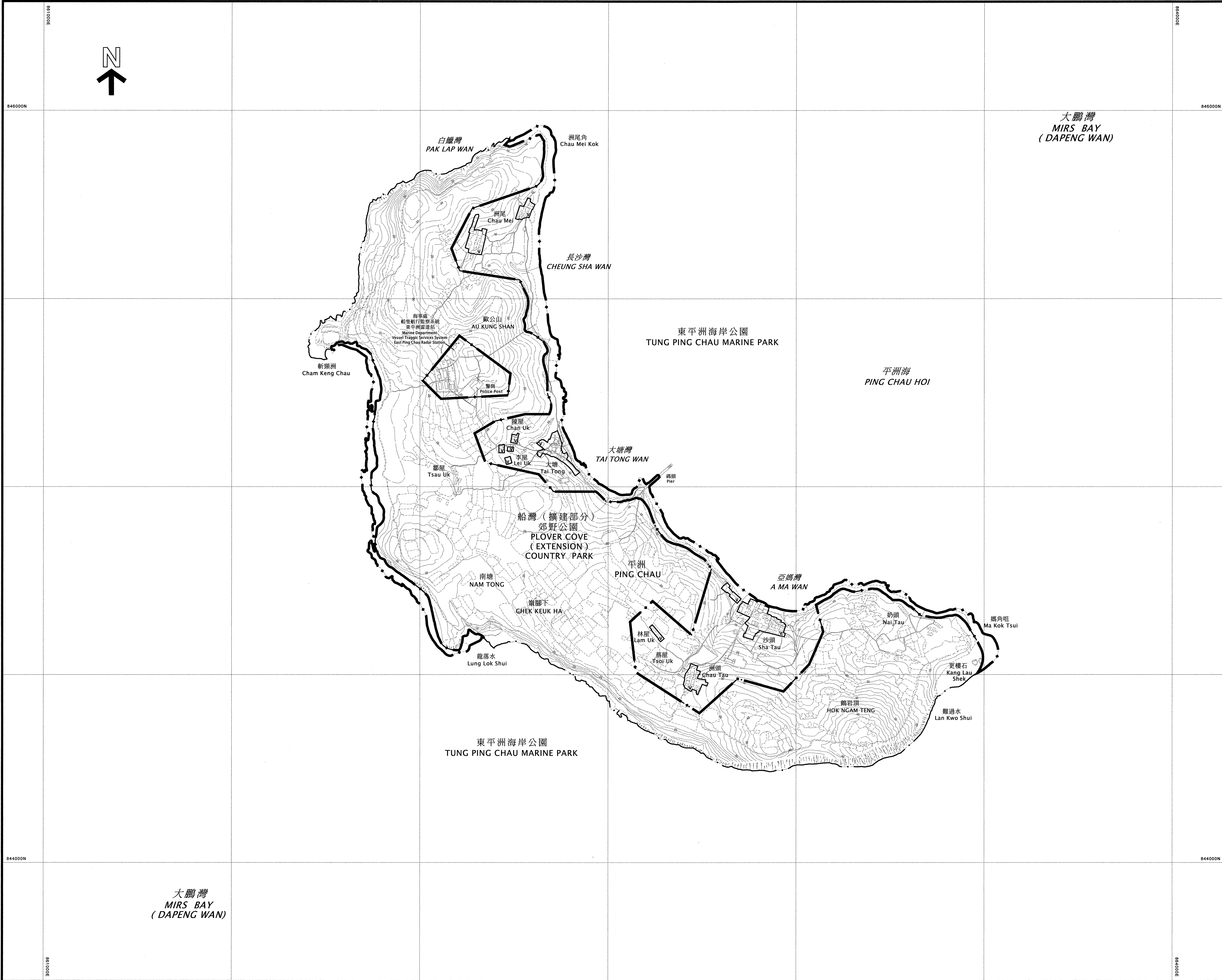


發展審批地區界線
郊野公園 /
特別地區界線

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

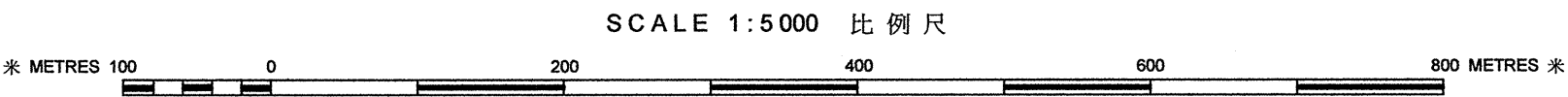
USES	大約面積及百分率 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分率	
VILLAGE TYPE DEVELOPMENT	2.15	7.44	鄉村式發展
UNSPECIFIED USE	26.76	92.56	非指定用途
TOTAL AREA OF DEVELOPMENT PERMISSION AREA	28.91	100.00	發展審批地區總面積

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



平洲發展審批地區圖

PING CHAU DEVELOPMENT PERMISSION AREA PLAN



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



圖則編號
PLAN No. DPA/NE-PC/B

DRAFT PING CHAU
DEVELOPMENT PERMISSION AREA PLAN NO. DPA/NE-PC/B

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

NOTES

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

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

- (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, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station 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, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government;
 - (e) rebuilding of New Territories Exempted Houses;
 - (f) replacement of an existing domestic building, i.e., a domestic building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, by a New Territories Exempted House;
 - (g) provision, maintenance or repair of a grave of an indigenous New Territories villager or a locally based fisherman and his family members for which permission has been obtained from Government;
 - (h) in areas not zoned or set apart under section 4(1) of the Town Planning Ordinance in the development permission area, the use stipulated in the schedule forming Annex A of these Notes; and
 - (i) in areas zoned or set apart under section 4(1) of the Town Planning Ordinance in the development permission area, the uses stipulated in column 1 of the relevant zoning schedule forming part of Annex B of these Notes.
- (8) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.
- (9) In these Notes, unless the context otherwise requires or unless as expressly provided below, terms used in the Notes shall have the meanings as assigned under section 1A of the Town Planning Ordinance.

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

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

DRAFT PING CHAU
DEVELOPMENT PERMISSION AREA PLAN NO. DPA/NE-PC/B

Schedule of Uses

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<u>Annex B</u>	VILLAGE TYPE DEVELOPMENT	2

Annex A

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

Agricultural Use

Remarks

- (a) Any use or development, other than the always permitted use as specified above or the uses or developments always permitted under the covering Notes, requires planning permission from the Town Planning Board under section 16 of the Town Planning Ordinance.
- (b) Any diversion of streams, filling of land/pond or excavation of land, including that to effect a change of use to the always permitted use as specified above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by the Government), 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.

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	Burial Ground
Government Use (Police Reporting Centre, Post Office only)	Eating Place
House (New Territories Exempted House only)	Government Refuse Collection Point
On-Farm Domestic Structure	Government Use (not elsewhere specified)#
Religious Institution (Ancestral Hall only)	Hotel (Holiday House Only)
Rural Committee/Village Office	House (not elsewhere specified)
	Institutional Use (not elsewhere specified)#
	Market
	Place of Recreation, Sports or Culture
	Public Clinic
	Public Convenience
	Public Transport Terminus or Station
	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

(Please see next page)

VILLAGE TYPE DEVELOPMENT (cont'd)

Planning Intention

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

Remarks

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

DRAFT PING CHAU
DEVELOPMENT PERMISSION AREA PLAN NO. DPA/NE-PC/B

EXPLANATORY STATEMENT

DRAFT PING CHAU
DEVELOPMENT PERMISSION AREA PLAN NO. DPA/NE-PC/B

EXPLANATORY STATEMENT

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DRAFT PING CHAU
DEVELOPMENT PERMISSION AREA PLAN NO. DPA/NE-PC/B

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

EXPLANATORY STATEMENT

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

1. **INTRODUCTION**

This Explanatory Statement is intended to assist an understanding of the draft Ping Chau Development Permission Area Plan No. DPA/NE-PC/B. It reflects the planning intention and objectives of the Town Planning Board (the Board) for the Plan.

2. **AUTHORITY FOR THE PLAN AND PROCEDURE**

- 2.1 On 17.2.2014, under the power delegated by the Chief Executive, the Secretary for Development directed the Board, under section 3(1)(b) of the Town Planning Ordinance (the Ordinance), to prepare a draft plan designating the Ping Chau area as a development permission area (DPA).
- 2.2 On XX XX 2014, the draft Ping Chau DPA Plan No. DPA/NE-PC/B (the Plan) was exhibited for public inspection under section 5 of the Ordinance.

3. **OBJECT OF THE PLAN**

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

4. **NOTES OF THE PLAN**

- 4.1 Attached to the Plan is a set of Notes which shows the types of uses or developments which are always permitted within the Area and which may be permitted by the Board, with or without conditions, on application. The provision for application for planning permission under section 16 of the Ordinance allows greater flexibility in land-use planning and control of development to meet the changing needs.

- 4.2 For the guidance of the general public, a set of definitions that explains some of the terms used in the Notes may be obtained from the Technical Services Division of the Planning Department and can be downloaded from the Board's website at <http://www.info.gov.hk/tpb>.

5. THE EXISTING SITUATION

- 5.1 The Area is located on Ping Chau Island in Mirs Bay, the easternmost outlying island of Hong Kong. A large part of Ping Chau Island is included in the Plover Cove (Extension) Country Park and is surrounded by the Tung Ping Chau Marine Park designated in 2001 for its diverse coral communities and marine ecosystem. According to the Agriculture, Fisheries and Conservation Department (AFCD), the geology of the Island is of special scientific interest. Ping Chau has the youngest rocks in Hong Kong which are about 55 million years old making a complete geological history of Hong Kong. Their peculiar formations are composed of layers of siltstone fossils, forming a unique sedimentary rock landscape with various wave abrasion landforms along the coastline. Ping Chau Island was designated as a Site of Special Scientific Interest (SSSI) in 1979. The island is included as one of the eight Geo-Areas of the Global Geopark of China in 2011. It is accessible by sea with a public pier located near Tai Tong at the northeastern part of the island. There is only a scheduled ferry service going to Ping Chau from Ma Liu Shui pier on weekends.
- 5.2 The Area is made up of three portions of land. While the major portions mainly include a number of recognized villages, namely, Ping Chau Chau Mei, Ping Chau Tai Tong, Ping Chau Chau Tau and Ping Chau Sha Tau along the eastern coast, the other portion is made up of outcrops of sedimentary rock with different wave-cut platforms at the western coast. Village settlements in the Area are largely abandoned and uninhabited. Most of the village houses have become ruins, in particular in Chau Mei and Chau Tau. Some village houses in Sha Tau and Tai Tong, however, are in fair to good condition, and there are a few restaurants/provisions stores in Tai Tong and Sha Tau serving visitors during the public holidays.
- 5.3 Graded historic buildings in the Area include the Tin Hau Temple in Sha Tau, the Old House in Chau Mei and Tam Tai Sin Temple in Sha Tau, which are Grade 3 historic buildings. Since Ping Chau Island falls within the Tung Ping Chau Geo-Area of the Hong Kong Global Geopark of China with a large part of it designated as the Plover Cove (Extension) Country Park, it is a famous destination for leisure travel and geological studies. According to AFCD, there were around 70,000 visitors to Ping Chau in 2011. The Ping Chau Country Trail runs along the peripheral of the island and some sections of it fall within the Area at Chau Mei, Tai Tong and Sha Tau. The Ping Chau Management Centre of AFCD is located at Chau Tau. Other government, institution and community facilities in the Area include the Ping Chau Police Station and Marine Department Vessel Traffic Service System (East Ping Chau Radar Station) which are located at Tai Tong.

6. NEED FOR PLANNING GUIDANCE AND CONTROL

Ping Chau Island was designated as SSSI in 1979 and as one of the eight Geo-Areas of the Hong Kong Global Geopark of China in 2011. The geology of the Area is of special scientific interest. There is an urgent need to better protect the natural and unique landscape and geological character of the Area so as to avoid disturbance to the natural environment. In the circumstances, it is necessary to prepare a DPA plan to cover the Area to provide planning guidance and development control pending preparation of an OZP and to enable enforcement actions to be taken against any unauthorized development.

7. THE DEVELOPMENT PERMISSION AREA

7.1 Plan Area

The Area covers about 28.91 ha of Ping Chau Island in Mirs Bay. The boundary of the Area is shown by a heavy broken line on the Plan.

7.2 General Planning Intention

Located on Ping Chau in Mirs Bay, the Area is part of the Ping Chau SSSI designated in 1979 to protect its unique sedimentary rock landscape. It is recognized as one of the eight Geo-Areas of the Hong Kong Global Geopark of China and is surrounded by the Plover Cove (Extension) Country Park and the Tung Ping Chau Marine Park. The general planning intention of the Area is to conserve the areas of high landscape and geological significance, to protect its unique landscape character and to maintain the rural and natural character of the Area. The planning intention is also to reflect the existing recognized villages of Tung Ping Chau, namely Ping Chau Chau Mei, Ping Chau Tai Tong, Ping Chau Chau Tau and Ping Chau Sha Tau.

7.3 Population

According to the 2011 Census, the total population of the Area was about 70 persons.

7.4 Land Use Zonings and Intended Uses within “Unspecified Use” Area

7.4.1 “Village Type Development” (“V”): Total Area 2.15 ha

- (a) The planning intention of this zone is to reflect the existing recognized villages. 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 infrastructure 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) There are four existing recognized villages, namely Ping Chau Chau Mei, Ping Chau Tai Tong, Ping Chau Chau Tau and Ping Chau Sha Tau, on the island. In order to reflect the existing village clusters and settlements which are mainly concentrated in the eastern part of the Area, these village clusters are specifically zoned “V”. The boundaries of “V” zones are drawn up provisionally around existing clusters and building structures and having regard to approved Small House applications and existing ground features. The boundaries will be further reviewed and defined during the preparation of OZP to take account of the results of relevant assessments/studies on various aspects including Small House demand and developments, conservation value, the environment, infrastructure, landscape character, etc.
- (c) Unless otherwise specified, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23 m) or the height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft DPA plan, whichever is the greater.
- (d) 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 or filling of pond may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activity.

7.4.2 “Unspecified Use”: Total Area 26.76 ha

The Area is part of the Ping Chau SSSI, and has unique landscape and geology, forming part of the wider natural environment of the Plover Cove Country Park. To protect the natural and unique landscape and geological character of the Area, planning guidance and development control are considered necessary. Owing to the urgency to establish planning control under the DPA plan, the Area, except the land within the “V” zone, has been designated as “Unspecified Use” pending detailed analysis and studies to establish the appropriate land uses in the course of the preparation of OZP.

7.5 Transport and Utility Services

7.5.1 Transport and Accessibility

At present, Ping Chau Island is only accessible by sea with a public pier located near Tai Tong with some existing footpaths on the island.

7.5.2 Utility Services

There are currently no electricity, telephone services, water supply, sewerage and drainage systems in the Area. Any new development proposal should be required to demonstrate that no adverse infrastructural impacts, including drainage and sewage impacts, would be caused to the Area.

7.6 Cultural Heritage

Graded historic buildings include the Tin Hau Temple in Ping Chau Sha Tau, the Old House in Ping Chau Chau Mei and Tam Tai Sin Temple in Ping Chau Sha Tau, which are Grade 3 historic buildings. All the above graded historic buildings/structures are worthy of preservation. 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 list of 1,444 historic buildings and the new items have been uploaded onto the website of the AAB at <http://www.aab.gov.hk>. Prior consultation with the Antiquities and Monuments Office of the Leisure and Cultural Services Department should be made if any development, redevelopment or rezoning proposals might affect the above historic buildings/structures, new items pending grading assessment and their immediate environs.

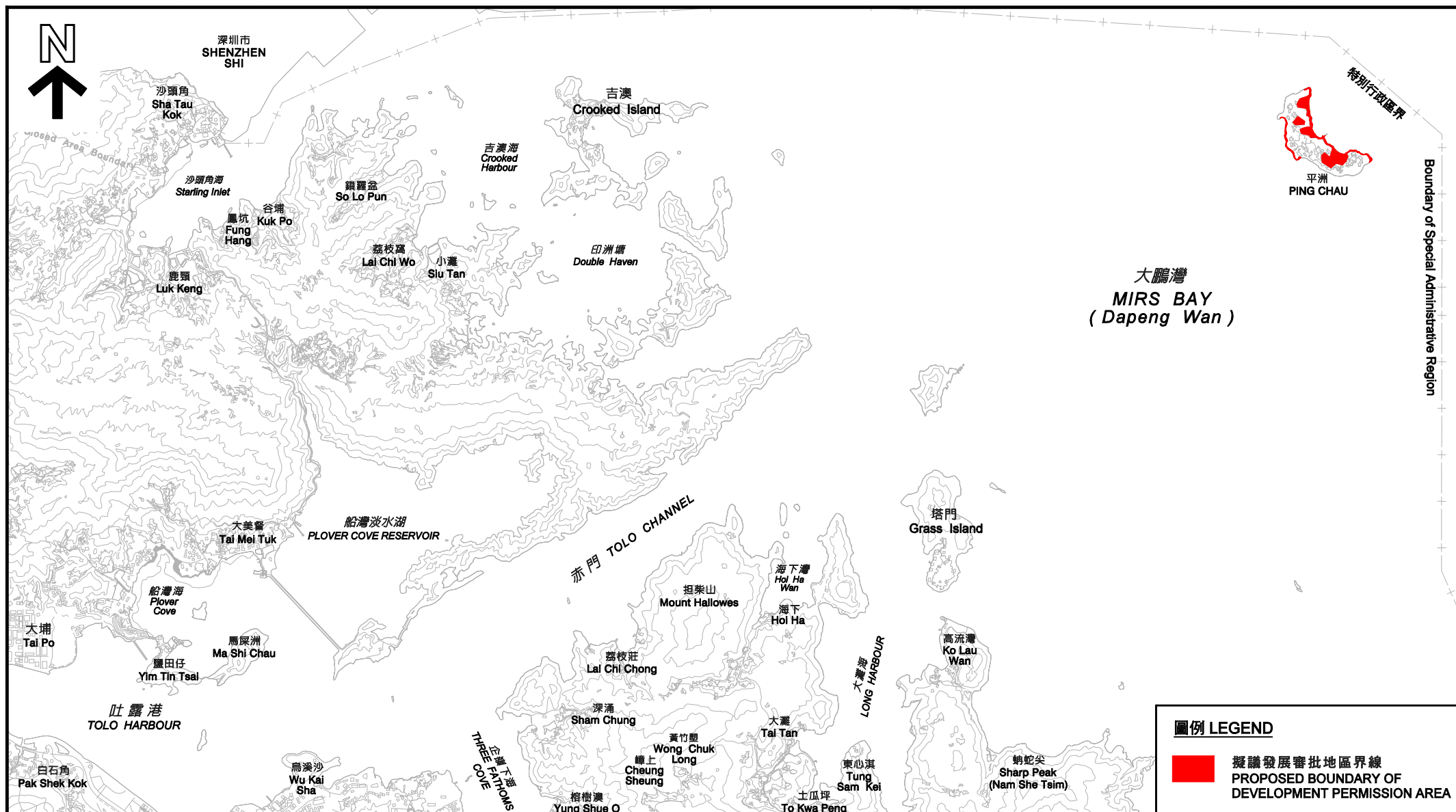
8. PLANNING CONTROL WITHIN THE DEVELOPMENT PERMISSION AREA

- 8.1 The types of permitted developments and uses on land within the Area are listed in the Notes to the Plan. Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted developments and uses are always permitted and no separate permission is required.
- 8.2 Uses of land or building which were in existence immediately before the first publication in the Gazette of the notice of the draft DPA plan and which are not in compliance with the terms of the Plan may have adverse impact on the environment, drainage and traffic of the Area. Although no action is required to make such use conform to 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.
- 8.3 Planning applications to the Board will be assessed on individual merits. In general, the Board, in considering the planning applications, will take into account all relevant planning considerations which may include the departmental outline development plans/layout plans, and the guidelines published by the Board. The outline development plans/layout plans are available for public inspection at the Planning Department. Guidelines published by the Board are

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

- 8.4 Any development, other than those referred to in paragraph 8.1 above or in conformity with this draft DPA plan or with the permission of the Board, undertaken or continued on or after the date of the first publication in the Gazette of the notice on land included in the DPA plan may be subject to enforcement proceedings under the Ordinance. Any diversion of streams, filling of land/pond or excavation of land within land designated as "Unspecified Use" or any diversion of stream or filling of pond within "V" zone on or after the first publication in the Gazette of the notice of the draft DPA plan without permission from the Board may also be subject to enforcement proceedings.
- 8.5 It is intended that the DPA plan published by the Board will be replaced, within three years, by an OZP. Under the provisions of section 20(5) of the Ordinance, a draft DPA plan is effective for a period of three years after the notification in the Gazette. Extension of one additional year may be given by the Chief Executive in Council. The provision of enforcement will continue to be applicable to the Area after the DPA plan is replaced by an OZP.

**TOWN PLANNING BOARD
MARCH 2014**



本摘要圖於2014年3月12日擬備，所根據的資料為地圖組別HM100C
EXTRACT PLAN PREPARED ON 12.3.2014
BASE ON SURVEY MAP SERIES HM100C

平洲的位置圖 LOCATION PLAN OF PING CHAU

千米
KILOMETRES 2 0 2 4 千米
SCALE 1 : 100 000 比例尺

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/CPE/PC/14/1

圖 PLAN
1



圖例 LEGEND

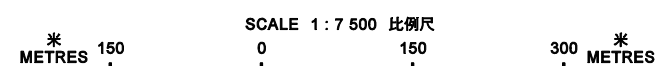
- 擬議平洲發展審批地區界線
PROPOSED BOUNDARY OF PING CHAU DEVELOPMENT PERMISSION AREA
- 東平洲海岸公園
TUNG PING CHAU MARINE PARK
- 船灣（擴建部分）郊野公園
PLOVER COVE (EXTENSION) COUNTRY PARK
- 平洲環島郊遊徑
PING CHAU COUNTRY TRAIL
- 實地照片的觀景點
VIEWING POINT OF SITE PHOTO

實地照片攝於2013年11月25日
SITE PHOTOS TAKEN ON 25.11.2013



本摘要圖於2014年3月12日擬備，所根據的資料為
測量圖編號 17-NW-7C 和 D、12A、B、C 和 D、13C、17B 及 18A
EXTRACT PLAN PREPARED ON 12.3.2014
BASED ON SURVEY SHEETS No. 17-NW-7C/D,
12A/B/C/D, 13C, 17B AND 18A

平洲發展審批地區的規劃範圍界線
PLANNING SCHEME BOUNDARY OF PING CHAU DEVELOPMENT PERMISSION AREA



規劃署
PLANNING DEPARTMENT



參考編號 REFERENCE No.
M/CPE/PC/14/1

圖 PLAN
2



本摘要圖於2014年3月12日擬備，所根據的資料為地政總署於2013年1月13日拍得的航攝照片編號 CW100723
EXTRACT PLAN PREPARED ON 12.3.2014
BASED ON AERIAL PHOTO No. CW100723
TAKEN ON 13.1.2013 BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

平洲發展審批地區的規劃範圍界線

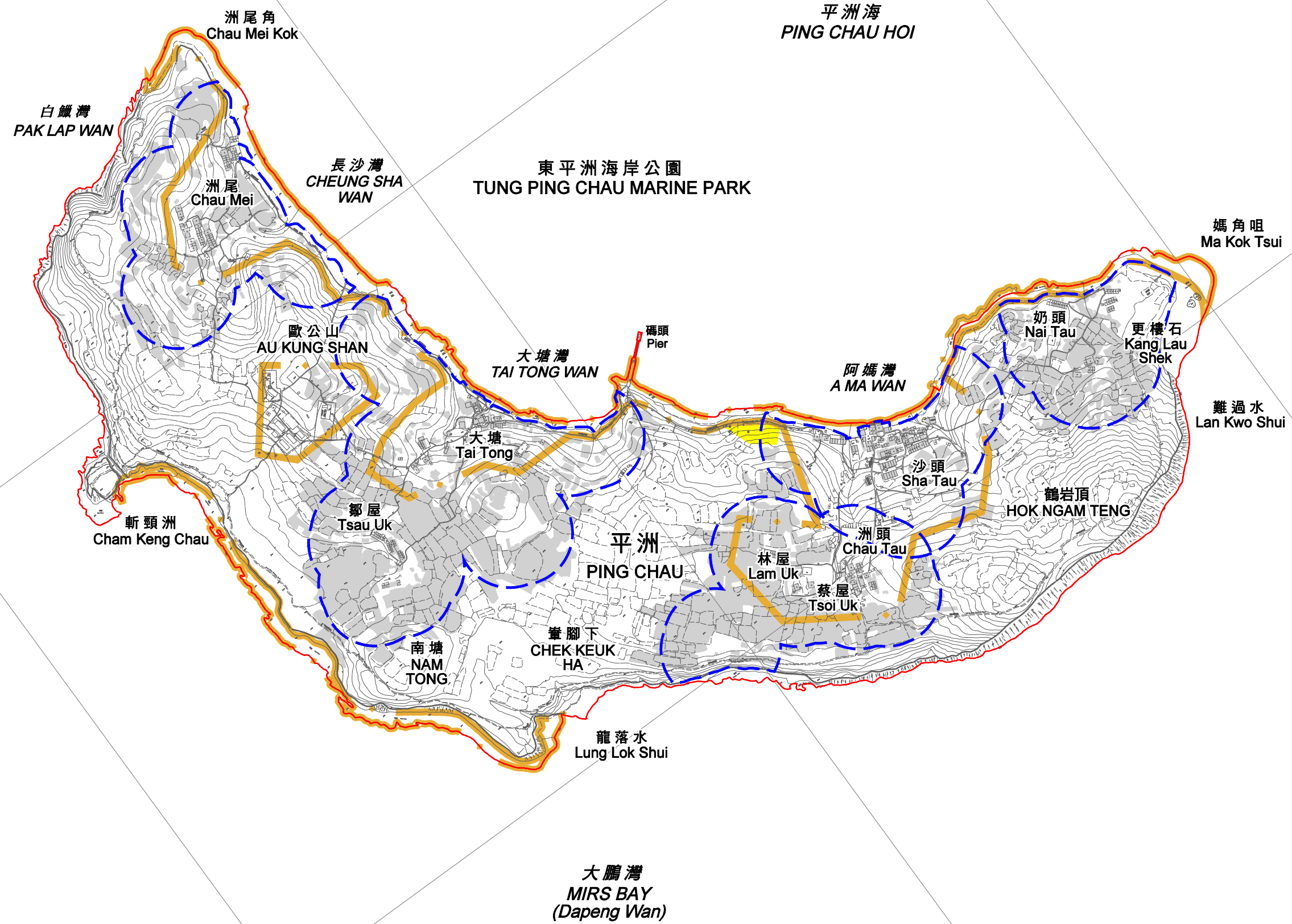
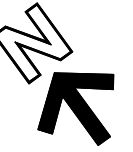
PLANNING SCHEME BOUNDARY OF PING CHAU DEVELOPMENT PERMISSION AREA

規劃署
PLANNING DEPARTMENT



參考編號 REFERENCE No.
M/CPE/PC/14/1

圖 PLAN
3

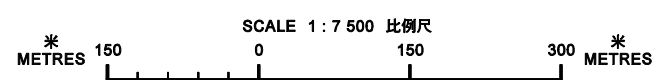


圖例 LEGEND

- 擬議平洲發展審批地區界線
PROPOSED BOUNDARY OF PING CHAU DEVELOPMENT PERMISSION AREA
- 鄉村範圍界線
VILLAGE 'ENVIRONS' BOUNDARY
- 墓地
BURIAL GROUND
- 私人土地
PRIVATE LAND
- 具特殊科學價值地點界線
BOUNDARY OF SSSI

本摘要圖於2014年3月13日擬備，所根據的資料為
測量圖編號 17-NW-7C 和 D、12A、B、C 和 D、13C、17B 及 18A
EXTRACT PLAN PREPARED ON 13.3.2014
BASED ON SURVEY SHEETS No. 17-NW-7C/D,
12A/B/C/D, 13C, 17B AND 18A

平洲鄉村範圍界線及土地業權
VILLAGE 'ENVIRONS' AND LAND OWNERSHIP OF PING CHAU

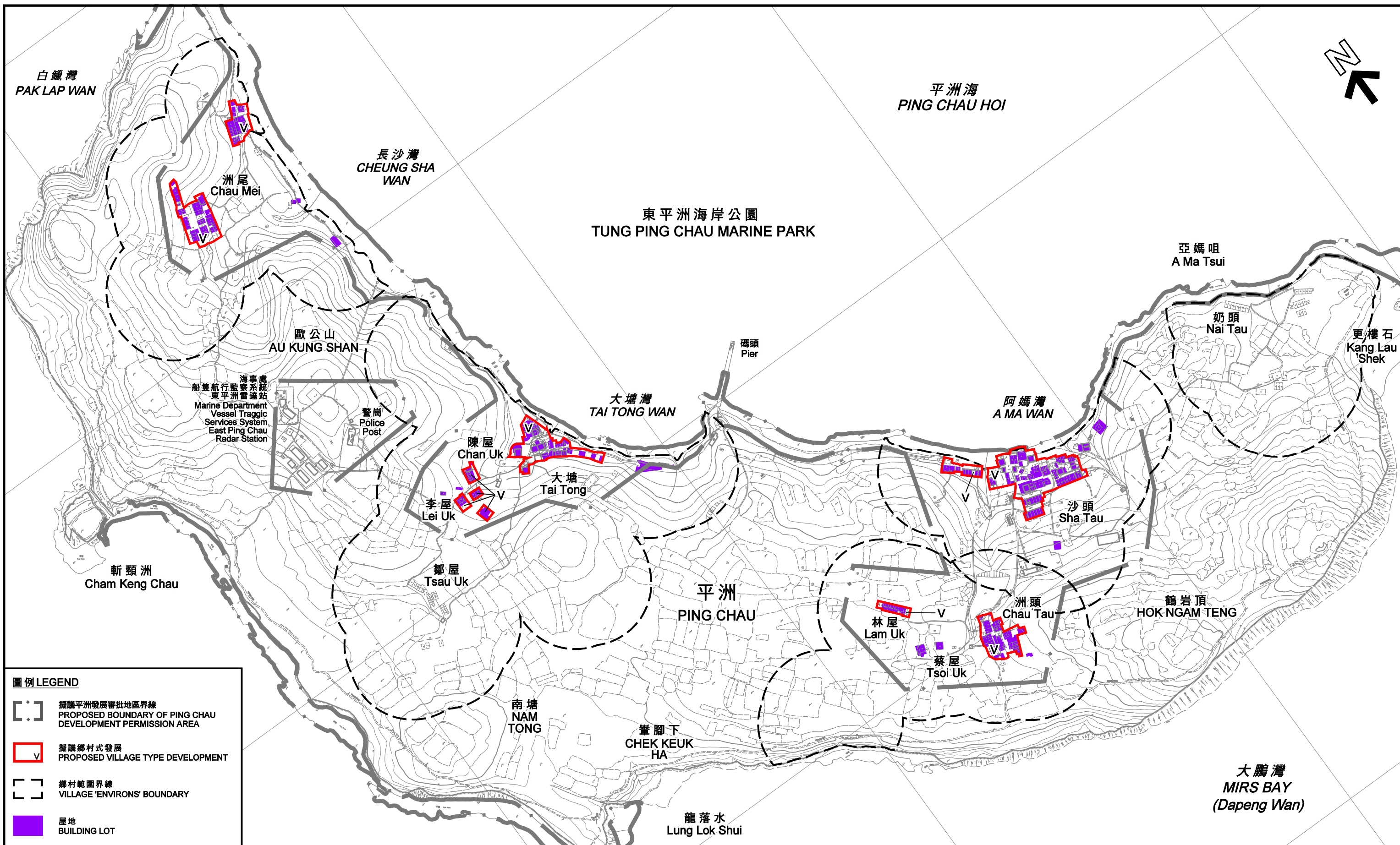


規劃署
PLANNING DEPARTMENT



參考編號 REFERENCE No.
M/CPE/PC/14/1

圖 PLAN
4



圖例 LEGEND

- 擬議平洲發展審批地區界線
PROPOSED BOUNDARY OF PING CHAU DEVELOPMENT PERMISSION AREA
- V 擬議鄉村式發展
PROPOSED VILLAGE TYPE DEVELOPMENT
- 鄉村範圍界線
VILLAGE 'ENVIRONS' BOUNDARY
- 屋地
BUILDING LOT

本摘要圖於2014年3月13日擬備，所根據的資料為
測量圖編號 17-NW-7C 和 D、12A、B、C 和 D、13C、17B 及 18A
EXTRACT PLAN PREPARED ON 13.3.2014
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平洲的擬議鄉村式發展
PROPOSED VILLAGE TYPE DEVELOPMENT OF PING CHAU

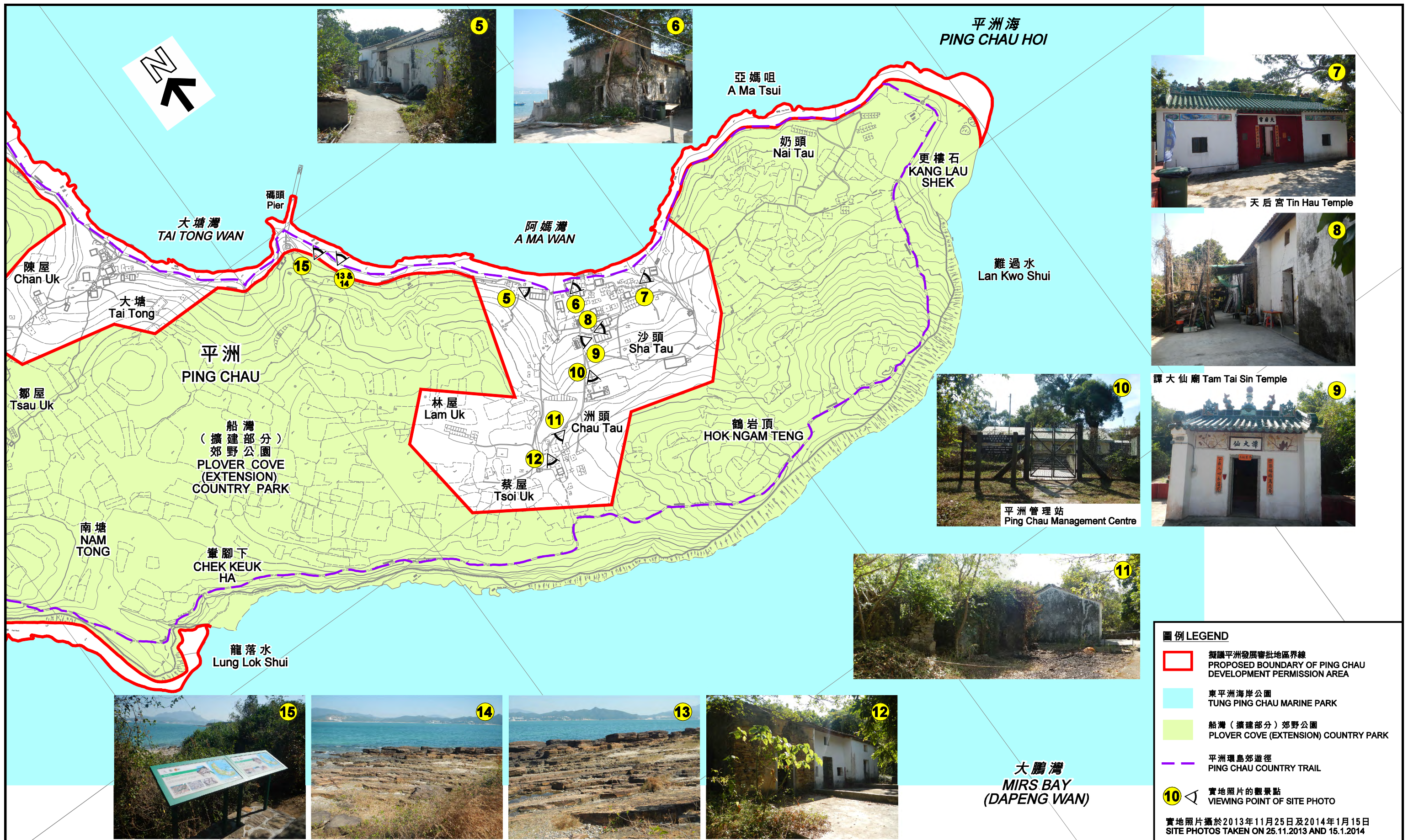
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METRES METRES

規劃署
PLANNING DEPARTMENT



參考編號 REFERENCE No.
M/CPE/PC/14/1

圖 PLAN
5



本摘要圖於2014年3月12日擬備，所根據的資料為
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EXTRACT PLAN PREPARED ON 12.3.2014
BASED ON SURVEY SHEETS No.
17-NW-12A/B/C/D, 13C, 17B AND 18A

實地照片 SITE PHOTOS

平洲 PING CHAU

SCALE 1 : 5 000 比例尺
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規劃署
PLANNING DEPARTMENT



參考編號 REFERENCE No.
M/CPE/PC/14/1

圖 PLAN
6a



16



17



18



19



20



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22



21

圖例 LEGEND

- 擬議平洲發展審批地區界線
PROPOSED BOUNDARY OF PING CHAU
DEVELOPMENT PERMISSION AREA
- 東平洲海岸公園
TUNG PING CHAU MARINE PARK
- 船灣（擴建部分）郊野公園
Plover Cove (Extension)
Country Park
- 平洲環島郊遊徑
PING CHAU COUNTRY TRAIL

實地照片的觀景點
VIEWING POINT OF SITE PHOTO

實地照片攝於2013年11月25日及2014年1月15日
SITE PHOTOS TAKEN ON 25.11.2013 AND 15.1.2014

本摘要圖於2014年3月12日擬備，所根據的資料為
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12A/B/C/D, 13C AND 17B

實地照片 SITE PHOTOS

平洲
PING CHAU

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

規劃署
PLANNING DEPARTMENT



參考編號 REFERENCE No.
M/CPE/PC/14/1

圖 PLAN
6b