

## TOWN PLANNING BOARD

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28-8-2014

TPB Paper No. 9981

For Consideration by the  
Town Planning Board on 14.8.2015

Draft Tung Chung Valley Development Permission Area Plan  
No. DPA/I-TCV/C

[CONFIDENTIAL]

TPB Paper No. 9981  
For Consideration by the  
Town Planning Board  
on 14.8.2015

**CONSIDERATION OF THE  
DRAFT TUNG CHUNG VALLEY  
DEVELOPMENT PERMISSION AREA PLAN NO. DPA/I-TCV/C**

**1. Introduction**

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

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

**2. Background**

**The Planning Context (Plans 1 to 5b)**

- 2.1 The planning scheme area (the Area), covering a total area of about 168.27 ha, is located in the northern part of Lantau Island to the southwest of Tung Chung Town Centre Area. It covers the Tung Chung Valley, the coastal area of Tung Chung Bay and foothills of Lantau Peak / Pak Kung Au. It is accessible by vehicles via Tung Chung Road, Yu Tung Road and Shek Mun Kap Road. It is encircled by the Lantau North (Extension) Country Park to the west, south and southeast, Tung Chung Bay to the north and Tung Chung Town Centre Area to

the northeast.

- 2.2 The Area is characterised by a rural ambience adjoining the transitional area of the urbanized Tung Chung Town Centre Area. The periphery of the Area consists of hilly terrain along foothills of Nei Lak Shan, Lantau Peak / Pak Kung Au and Wo Liu Tun to the west, south and southeast. The landscape setting is very distinct that the Area is enclosed by an undulating mountain ridgeline and hilly terrains. The natural landscape of the Area consists of woodland, shrubland, grassland, wetland, mangroves, abandoned farmland and scenic coastline. Tributaries of the Tung Chung Stream (Tung Chung River), an Ecologically Important Stream (EIS), can be found in the Area. There are six recognized villages in the Area, namely Ngau Au, Lam Che, Nim Yuen, Shek Lau Po, Mok Ka and Shek Mun Kap. According to the 2011 Census, the Area has a population of about 1,000.

#### Tung Chung New Town Extension Study

- 2.3 In January 2012, the Civil Engineering and Development Department and Planning Department jointly commissioned the Tung Chung New Town Extension Study (the Tung Chung Study). The overall objective of the Tung Chung Study is to extend Tung Chung into a distinct community and propose a development plan which can meet housing, social, economic, environmental and local needs. Tung Chung Valley is covered by the draft Recommended Outline Development Plan (RODP) formulated under the Tung Chung Study. Stage 3 Public Engagement aiming to solicit public views on the draft RODP (**Plans 6a and 6b**) was completed in October 2014. The draft RODP is being revised taking into account public comments received. Upon finalization of the RODP, an Outline Zoning Plan (OZP) with detailed land use proposals for the Area will be prepared to provide guidance for future development.

#### Need for DPA Plan

- 2.4 During the public engagement process, there was grave concern on the need to protect the high ecological value of Tung Chung Valley and Tung Chung River. It is noted that dumping, land filling and open storage activities are found in the Area and in mid 2015, conversion of New Territories Exempted Houses into columbarium was also found in the Area resulting in adverse impact on the ecology, natural environment and rural character of the Area (**Plan 7**). There is therefore an urgent need to prepare a DPA Plan to provide an interim planning control with a view to avoiding further proliferation of undesirable uses and

degradation of the natural environment and rural character. Pending finalization of the RODP under the Tung Chung Study, an OZP will be prepared with detailed land use proposals covering the Area.

- 2.5 On 25.4.2015, under the delegated power of the Chief Executive, the Secretary for Development directed the Board, under section 3(1)(b) of the Ordinance, to prepare a draft plan designating the Tung Chung Valley as a DPA.

### **3. Object of the Plan**

- 3.1 The object of the Plan is to delineate the extent of the Area and to set out the types of developments and uses which are permitted at all times and such types of developments and uses that may be permitted with or without conditions on application to the Board within the boundary of the Area.
- 3.2 The draft DPA Plan is to provide planning guidance and to facilitate development control within the Area. It is effective for a period of three years after notice of the draft DPA Plan is first published in the Gazette pursuant to section 5 of the Ordinance and will cease to have effect when it is replaced by a draft OZP prepared under section 3(1)(a) of the Ordinance.

### **4. The Plan Area**

#### **Existing Land Uses (Plans 1 to 5)**

- 4.1 The Plan covers an area of about 168.27 ha. It is encircled by the Lantau North (Extension) Country Park to the west, south and southeast, Tung Chung Bay to the north and Tung Chung Town Centre Area to the east. The periphery of the Area consists of hilly terrain along foothills of Nei Lak Shan, Lantau Peak/Pak Kung Au and Wo Liu Tun to the west, south and southeast. The natural landscape of the Area consists of woodland, shrubland, grassland, wetland, mangroves, abandoned farmland and scenic coastline. Tributaries of the Tung Chung River, an EIS, can be found in the Area flowing from the uphill area within the Country Park along Tung Chung Valley to Tung Chung Bay. There are mature woodlands, and floral species of conservation interest and the endangered Romer's Tree Frog have been recorded within the Area. There are farmlands in the Area where agricultural activities once flourished. The active farmlands are mainly covered by orchards. Except some pockets of active farmlands scattered in



the Area, other farmlands are mostly fallow.

#### Recognized Villages

- 4.2 There are six recognized villages in the Area, namely Ngau Au, Lam Che, Nim Yuen, Shek Lau Po, Mok Ka and Shek Mun Kap. Shek Lau Po and Shek Mun Kap are located on the valley floor between the two main tributaries of Tung Chung River, while other village clusters are located along the foothills to the west of Tung Chung River (**Plans 3 to 4b**).

#### Land Ownership

- 4.3 The majority of the land in the Area (about 67%) is government land, and the remaining 33% is under private ownership comprising agricultural land and building lots (**Plan 3**).

#### Transport and accessibility

- 4.4 Yu Tung Road, Tung Chung Road and Shek Mun Kap Road are the main access roads to the Area. The southern section of Tung Chung Road beyond its junction with Shek Mun Kap Road is subject to the Closed Road Permit system and only franchised bus services, Lantau taxis and vehicles with permit can have access to this section of the road.

### **5. Land Use Proposals (Appendix I)**

#### General Planning Intention

- 5.1 The general planning intention for the Area is to protect the ecologically sensitive areas and the rural and natural character, to maintain the unique landscape character and cultural heritage of the Area, and to prevent it from encroachment by unauthorized development and from undesirable change of use.

#### Unspecified Use

- 5.2 As mentioned above, the RODP under the Tung Chung Study is being finalized, and will form the basis for the preparation of an OZP with detailed land use proposals for the Area. However, given the imminent threat to the natural landscape and existing character of the Area, all land covered by the Area is

designated as “Unspecified Use” in the interim period. This land use designation is primarily intended for giving immediate statutory planning control against unauthorised development, which may cause negative impact on the natural and rural environment of the Area, as well as other land uses, which may be incompatible with the existing character and the planned future land uses in the Area recommended under the Tung Chung Study. Under this “Unspecified Use” designation, any use and development other than “Agricultural Use” and some uses which are permitted under the covering Notes of the Plan will require planning permission from the Board. Besides, if diversion of streams, filling of land/pond or excavation of land are required for the always permitted uses (except the public works implemented or coordinated by the Government), permission from the Board will be required. This will provide proper statutory planning control for the Area.

5.3 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 applying 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 Tung Chung Valley DPA Plan will be renumbered to DPA/I-TCV/1.

## **8. Consultation**

8.1 The draft DPA Plan together with the Notes and ES have been circulated to the relevant government bureaux and departments for comments. Comments received

have been incorporated into the draft DPA Plan, its Notes and ES as appropriate.

- 8.2 The Islands District Council (IsDC) and the Tung Chung Rural Committee (TCRC) have not been consulted given the confidential nature of the draft DPA Plan. However, the IsDC and TCRC will be consulted 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 Tung Chung Valley DPA Plan No. DPA/I-TCV/C (to be renumbered as DPA/I-TCV/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 Tung Chung Valley DPA Plan and that the ES should be issued under the name of the Board; and
- (c) agree that briefings on the draft DPA Plan will be conducted for the IsDC and TCRC after its publication under section 5 of the Ordinance.

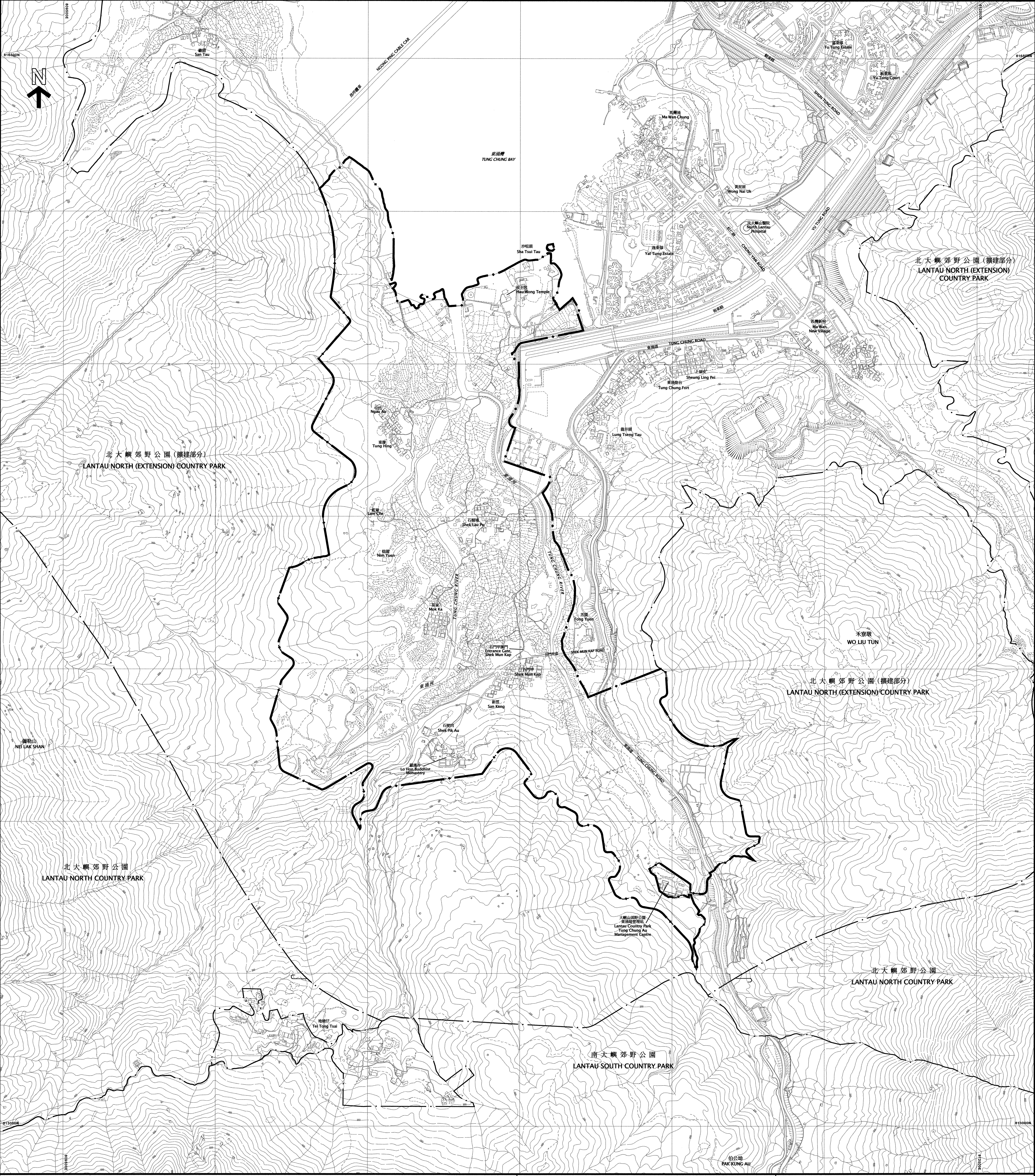
## **Attachments**

<b>Appendix I</b>	Draft Tung Chung Valley Development Permission Area Plan No. DPA/I-TCV/C
<b>Appendix II</b>	Notes of the Draft Tung Chung Valley Development Permission Area Plan No. DPA/I-TCV/C
<b>Appendix III</b>	Explanatory Statement of the Draft Tung Chung Valley Development Permission Area Plan No. DPA/I-TCV/C
<b>Plan 1</b>	Location Plan for Tung Chung Valley Development Permission Area
<b>Plan 2</b>	Aerial Photo

<b>Plan 3</b>	Village Environs and Land ownership in the Tung Chung Valley Development Permission Area
<b>Plans 4a and 4b</b>	Site Photos
<b>Plans 5a and 5b</b>	Cultural Heritage, Major Religious Buildings and Local Features
<b>Plans 6a and 6b</b>	Draft Recommended Outline Development Plan under Tung Chung New Town Extension Study
<b>Plan 7</b>	Columbarium Development and Land Filling / Open Storage Activities in Tung Chung Valley

**PLANNING DEPARTMENT**  
**AUGUST 2015**





**圖例**  
**NOTATION**

**MISCELLANEOUS**

BOUNDARY OF DEVELOPMENT PERMISSION AREA

BOUNDARY OF COUNTRY PARK

**其他**

發展審批地區界線

郊野公園界線

土地用途及面積一覽表 SCHEDULE OF USES AND AREAS			
USES	大約面積及百分率 APPROXIMATE AREA & %		用途
	公頃 HECTARES	百分率 %	
UNSPECIFIED USE	168.27	100.00	非指定用途
TOTAL AREA OF DEVELOPMENT PERMISSION AREA	168.27	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



**DRAFT TUNG CHUNG VALLEY DEVELOPMENT PERMISSION AREA PLAN**  
**NO. DPA/I-TCV/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) Except to the extent that paragraph (3) applies, any use or development falling within the boundaries of the Plan, unless always permitted in terms of the Plan, shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft development permission area plan without permission from the Town Planning Board.
- (5) Except as otherwise specified by the Town Planning Board, when a use or material change of use is effected or a development or redevelopment is undertaken, as always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board, all permissions granted by the Town Planning Board in respect of the site of the use or material change of use or development or redevelopment shall lapse.
- (6) Boundary of the Plan may be subject to minor adjustments as detailed planning proceeds.
- (7) Unless otherwise specified, the following uses or developments are always permitted on land falling within the boundaries of the Plan :
  - (a) maintenance or repair 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, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government;
  - (e) rebuilding of New Territories Exempted House;
  - (f) replacement of an existing domestic building, i.e. a domestic building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, by a New Territories Exempted House;
  - (g) provision, maintenance or repair of a grave of an indigenous New Territories villager or a locally based fisherman and his family members for which permission has been obtained from Government;
  - (h) in areas not zoned or set apart under section 4(1) of the Town Planning Ordinance in the development permission area, the use stipulated in the schedule forming Annex A of these Notes.
- (8) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments 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 TUNG CHUNG VALLEY DEVELOPMENT PERMISSION AREA PLAN**  
**NO. DPA/I-TCV/C**

Schedules of Uses

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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 first publication in the Gazette of the notice of this draft development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

**DRAFT TUNG CHUNG VALLEY DEVELOPMENT PERMISSION AREA PLAN**  
**NO. DPA/I-TCV/C**

**EXPLANATORY STATEMENT**

DRAFT TUNG CHUNG VALLEY DEVELOPMENT PERMISSION AREA PLAN  
NO. DPA/I-TCV/C

EXPLANATORY STATEMENT

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**DRAFT TUNG CHUNG VALLEY DEVELOPMENT PERMISSION AREA PLAN**  
**NO. DPA/I-TCV/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 Tung Chung Valley Development Permission Area Plan No. DPA/I-TCV/C. 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 25 April 2015, 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 Tung Chung Valley area as a development permission area (DPA).

2.2 On XX August 2015, the draft Tung Chung Valley DPA Plan No. DPA/I-TCV/1 (the Plan) was exhibited for public inspection under section 5 of the Ordinance.

3. **OBJECT OF THE PLAN**

3.1 The object of the Plan is to delineate the extent of the Tung Chung Valley 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 boundary 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, covering a total area of about 168.27 ha, is located in the northern part of Lantau Island to the southwest of Tung Chung Town Centre Area. It is accessible by vehicles via Tung Chung Road, Yu Tung Road and Shek Mun Kap Road. It is encircled by the Lantau North (Extension) Country Park to the west, south and southeast, Tung Chung Bay to the north and Tung Chung Town Centre Area to the northeast.
- 5.2 The periphery of the Area consists of hilly terrain along foothills of Nei Lak Shan, Lantau Peak / Pak Kung Au and Wo Liu Tun to the west, south and southeast. The landscape setting is very distinct in that the Area is enclosed by an undulating mountain ridgeline and hilly terrains. The natural landscape of the Area consists of woodland, shrubland, grassland, wetland, mangroves, abandoned farmland and scenic coastline. There are tributaries of the Tung Chung Stream (Tung Chung River), an Ecologically Important Stream (EIS), in the Area flowing from the uphill area within the Country Park along Tung Chung Valley to Tung Chung Bay. The Tung Chung EIS is characterised by its high diversity of freshwater fish species, with records of species of conservation importance such as Beijiang Thick-lipped Barb (*Acrossocheilus beijiangensis*) and Philippine Neon Goby (*Stiphodon atropurpureus*). Mature woodlands can be found in the vicinity of several villages, such as Shek Mun Kap and Ngau Au. Floral species of conservation interest such as *Aquilaria sinensis* and *Pavetta hongkongensis* have been recorded in these woodlands. The endangered Romer's Tree Frog (*Liuixalus romeri*) and the rare Jhora Scrub Hopper (*Aeramachus jhora*) have also been recorded in the Tung Chung Valley.
- 5.3 The Area is characterised by a rural ambience adjoining the transitional area of the urbanized Tung Chung Town Centre. There are farmlands in the Area where agricultural activities once flourished. The active farmlands are mainly covered by orchards. Except some pockets of active farmlands scattered in the Area, other farmlands are mostly fallow. There are six recognized villages in the Area, namely Ngau Au, Lam Che, Nim Yuen, Shek Lau Po, Mok Ka and Shek Mun Kap. Shek Lau Po and Shek Mun Kap are located on the valley floor between the two main tributaries of Tung Chung River, while other village clusters are located along the foothills to the west of Tung Chung River. Hau Wong Temple near Sha Tsui Tau and Lo Hon Monastery near Shek Pik Au are well-known temples in the Area. Hau Wong Temple and the Entrance Gate at Shek Mun Kap are graded historic buildings. There are basically no significant economic activities in the Area.

- 5.4 Yu Tung Road, Tung Chung Road and Shek Mun Kap Road are the main access roads to the Area. The southern section of Tung Chung Road beyond its junction with Shek Mun Kap Road is subject to the Closed Road Permit system and only franchised buses, Lantau taxis and vehicles with permit can have access to this section of the road.

## 6. NEED FOR PLANNING GUIDANCE AND CONTROL

- 6.1 The Area is characterised by a rural ambience which comprises the natural landscape of woodland, shrubland, grassland, wetland, mangroves, fallow and cultivated agricultural land, natural streams and scenic coastline with village settlements, historic buildings and temples. The natural habitats support various species of birds, freshwater fish and plants etc. and some of them are rare species worthy of preservation. Dumping, land filling and open storage activities, and conversion of New Territories Exempted Houses into columbarium are found in the Area resulting in adverse impact on the ecology, natural environment and rural character of the Area. There is therefore an urgent need to have a DPA Plan to provide an interim planning control with a view to avoiding further proliferation of undesirable uses and degradation of the natural environment and rural character pending preparation of an OZP, and to enable enforcement actions to be taken against any unauthorized development.
- 6.2 Tung Chung Valley is part of the Tung Chung West New Town Extension area under the Tung Chung New Town Extension Study (the Tung Chung Study). A draft Recommended Outline Development Plan (RODP) has been formulated under the Tung Chung Study recommending detailed land uses of the New Town Extension area. Upon finalization of the RODP, an OZP for Tung Chung Valley with detailed land use proposals will be prepared to guide future development in the Area.

## 7. THE DEVELOPMENT PERMISSION AREA

### 7.1 Plan Area

The Area covers an area of about 168.27 ha. It is bounded by the Lantau North (Extension) Country Park to the west, south and southeast, Tung Chung Bay to the north and Tung Chung Town Centre area to the east. The boundary of the Area is shown by a heavy broken line on the Plan.

### 7.2 General Planning Intention

The general planning intention for the Area is to protect the ecologically sensitive areas and the rural and natural character, to maintain the unique landscape character and cultural heritage of the Area, and to prevent it from encroachment by unauthorized development and from undesirable change of use.

### 7.3 Population

According to the 2011 Census, the Area has a population of about 1,000.

### 7.4 Land Use

“Unspecified Use”: Total Area 168.27 ha

- (a) The Area consists mainly of woodland, shrubland, grassland, wetland, mangroves, fallow and cultivated agricultural land, natural streams and scenic coastline with village settlements, historic buildings and temples. Dumping, land filling and open storage activities, and conversion of New Territories Exempted Houses into columbarium are found in the Area resulting in adverse impact on the ecology, natural environment and rural character of the Area. To prevent such activities from further affecting the Area, planning guidance and development control are considered necessary. Owing to the urgency of preparing the DPA plan, the whole Area has been designated as “Unspecified Use” pending finalization of the RODP under the Tung Chung Study and preparation of an OZP with detailed land use proposals to guide future development in the Area. Any use and development other than ‘Agricultural Use’ and some uses which are permitted under the covering Notes of the Plan will require planning permission from the Board.
- (b) As diversion of streams, filling of land/pond or excavation of land may cause adverse impacts on drainage and environment of the Area, permission from the Board is required for such activities except public works co-ordinated or implemented by the Government.

### 7.5 Transport and Utility Services

#### 7.5.1 Road Network and Footpath

At present, the Area is accessible by vehicles via Yu Tung Road and Shek Mun Kap Road leading from Tung Chung Road. While most parts of the Area are inaccessible due to lack of proper vehicular access, some parts may be accessible by village accesses, footpaths and walking trails and some of which are famous walking trails connecting to other areas on Lantau such as San Tau, Sha Lo Wan, Tai O, Tei Tong Tsai and Ngong Ping.

#### 7.5.2 Public Transport

A bus terminus is located at Shek Mun Kap Road providing public transport services to the Area connecting Tung Chung Town Centre Area. The closest Public Transport Interchange (PTI) is located at Yat Tung Estate outside the Area.

### 7.5.3 Utility Services

The Area is supplied with water, electricity and telephone services. Provision of sewerage and drainage systems, gas supply and other utility services are being planned under the Tung Chung Study. Fresh water supply is available to the existing village clusters within the Area, including Ngau Au, Shek Lau Po, Mok Ka and Shek Mun Kap. For major development in the Area, sufficient lead time should be allowed for upgrading of the water supply system as necessary. Water supply is not available in the south-western part of the Area and the areas south of Shek Mun Kap, which have terrains generally above +60mPD to +130mPD.

## 7.6 Cultural Heritage

7.6.1 Sha Tsui Tau Site of Archaeological Interest as well as two graded historic buildings, namely Hau Wong Temple and Entrance Gate, Shek Mun Kap fall within the boundary of the Plan. Hau Wong Temple is a Grade 2 historic building located at Sha Tsui Tau while Entrance Gate, Shek Mun Kap is a Grade 3 historic building located in the inner part of Tung Chung Valley. All of the above site of archaeological interest and historic buildings are worthy of preservation.

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

7.6.3 Prior consultation with the Antiquities and Monuments Office of the Leisure and Cultural Services Department should be made if any development, redevelopment or rezoning proposals might affect the above historic buildings, new items pending grading assessment, or sites of archaeological interest and their immediate environs. If there is any development within the site of archaeological interest, an assessment shall be conducted to evaluate the archaeological impact imposed by the proposed works. If necessary, a qualified archaeologist shall be engaged to apply for a licence from the Antiquities Authority under the Antiquities and Monuments Ordinance (Cap. 53) for an archaeological field investigation to evaluate whether the proposed works are acceptable from an archaeological preservation viewpoint and propose appropriate mitigation measures.

## 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, if available, will open as public inspection at the Planning Department. Guidelines published by the Board are available from the Board's website, the Secretariat of the Board and the Technical Services Division of the Planning Department. Application forms and Guidance Notes for planning applications can be downloaded from the Board's website and are available from the Secretariat of the Board, the Technical Services Division and relevant District Planning Office of the Planning Department. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.
- 8.4 Any development, other than those referred to in paragraph 8.1 above or in conformity with this draft DPA Plan or with the permission of the Board, undertaken or continued on or after the date of the first publication in the Gazette of the notice on land included in the DPA Plan may be subject to enforcement proceedings under the Ordinance. Any diversion of streams, filling of land/pond or excavation of land on or after the first publication in the Gazette of the notice of 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.



大小磨刀  
The Brothers



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

本摘要圖於2015年8月11日擬備  
EXTRACT PLAN PREPARED ON 11.8.2015

### 位置圖 LOCATION PLAN

東涌谷發展審批地區  
TUNG CHUNG VALLEY  
DEVELOPMENT PERMISSION AREA

SCALE 1 : 75 000 比例尺  
米 1 000 0 1 000 2 000 3 000 米  
METRES

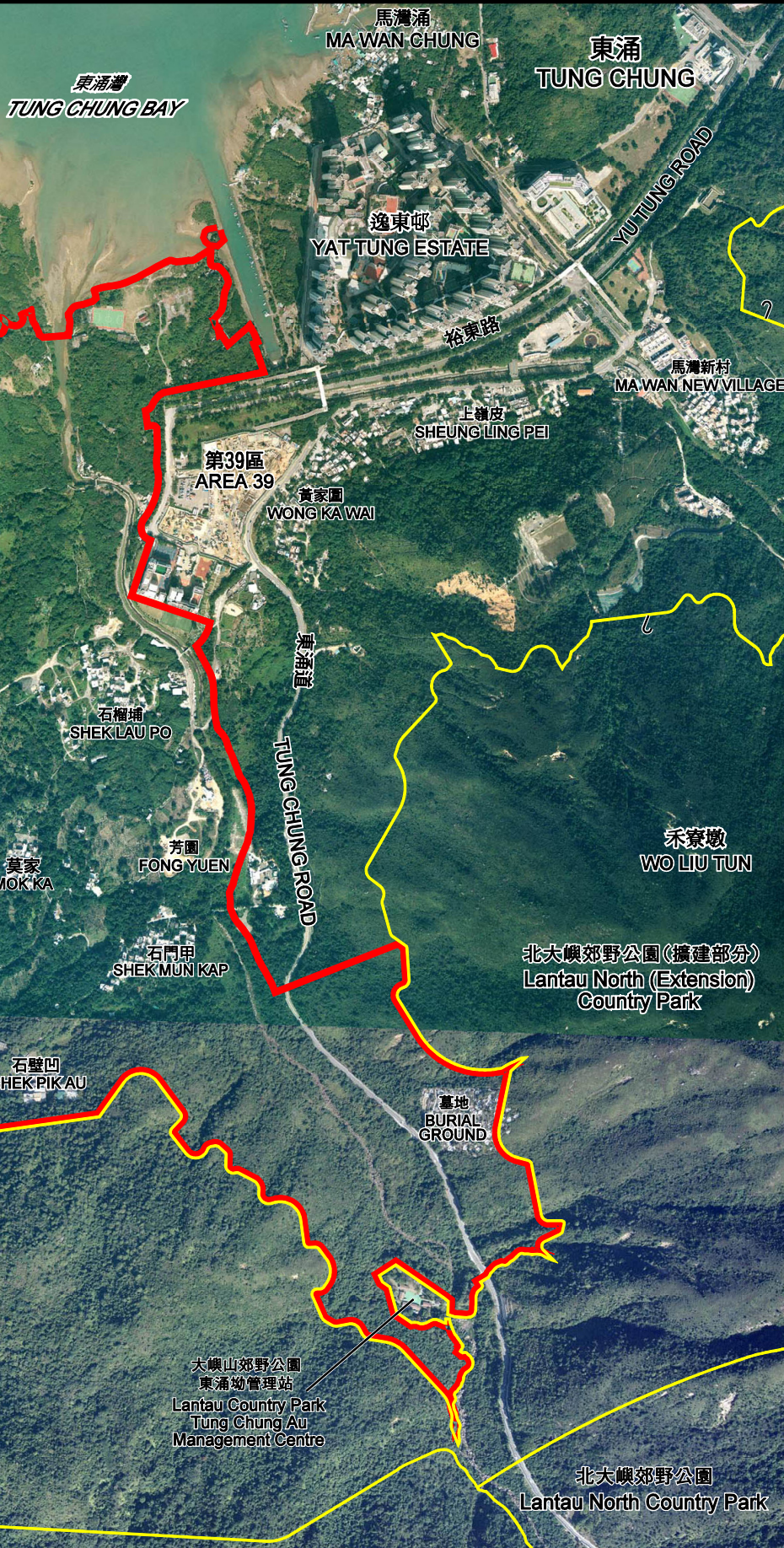
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/LI/15/87

圖 PLAN  
1





**圖例 LEGEND**



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



郊野公園  
COUNTRY PARK

本摘要圖於2015年8月11日擬備，  
所根據的資料為地政總署  
於2015年1月拍得的航攝照片  
編號CW112378和CW113095

EXTRACT PLAN PREPARED ON 11.8.2015  
BASED ON AERIAL PHOTO  
No. CW112378 & CW113095  
TAKEN IN JAN 2015  
BY LANDS DEPARTMENT

**航攝照片 AERIAL PHOTO**

東涌谷發展審批地區  
TUNG CHUNG VALLEY  
DEVELOPMENT PERMISSION AREA

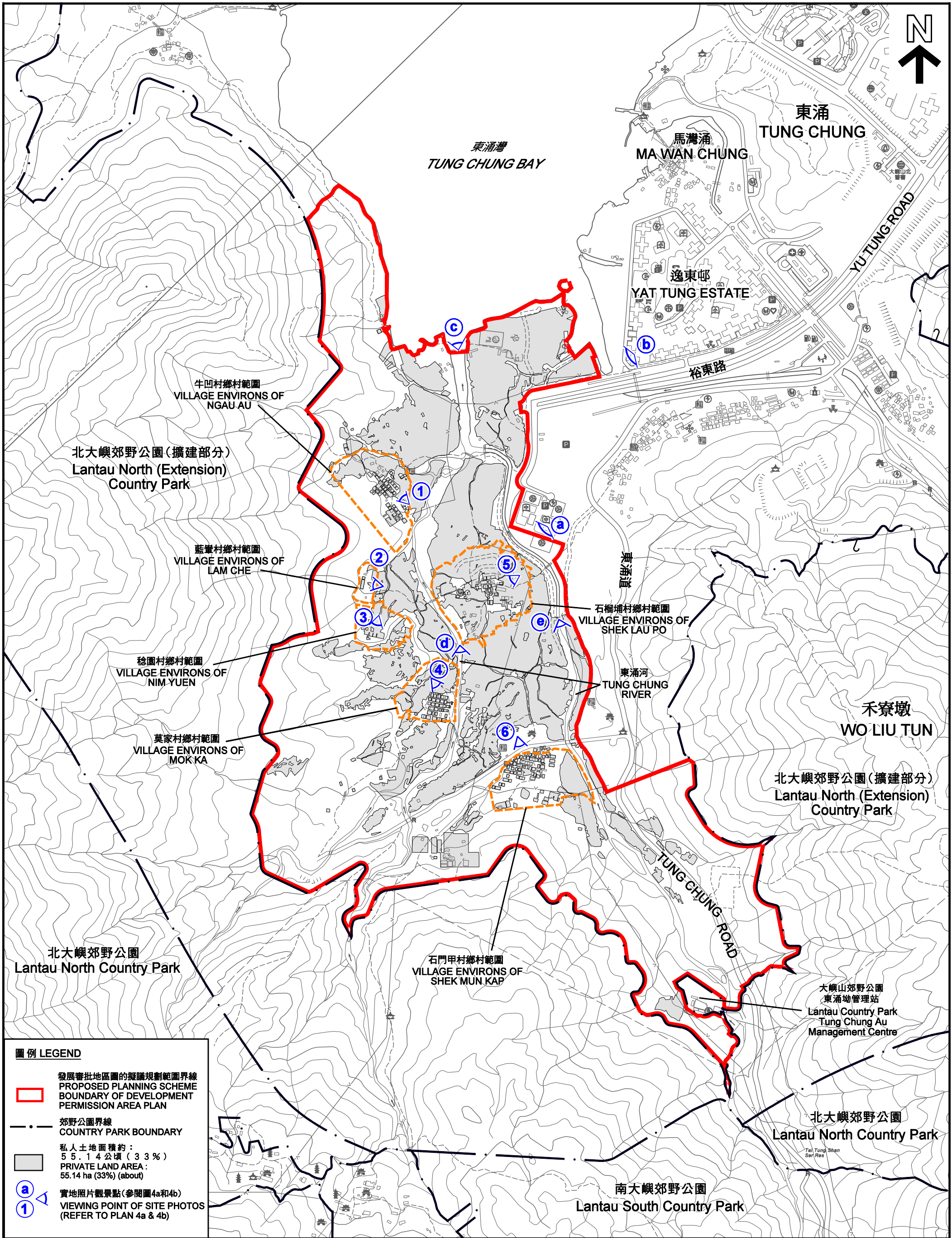
規劃署  
PLANNING  
DEPARTMENT



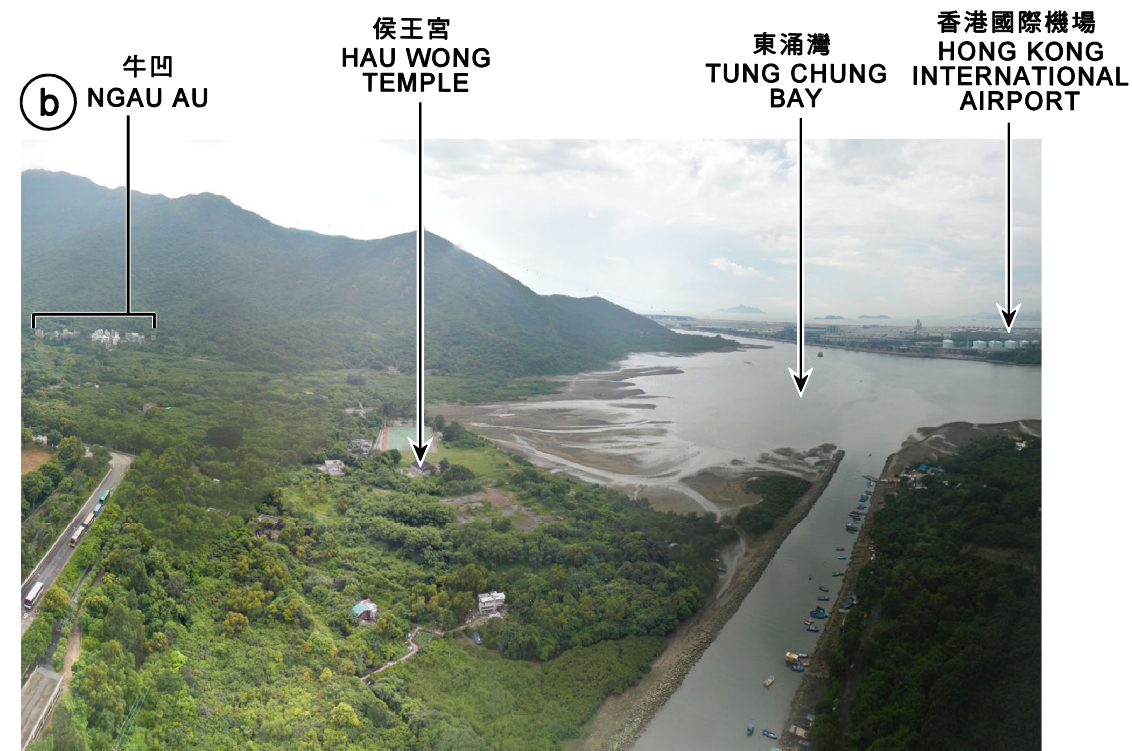
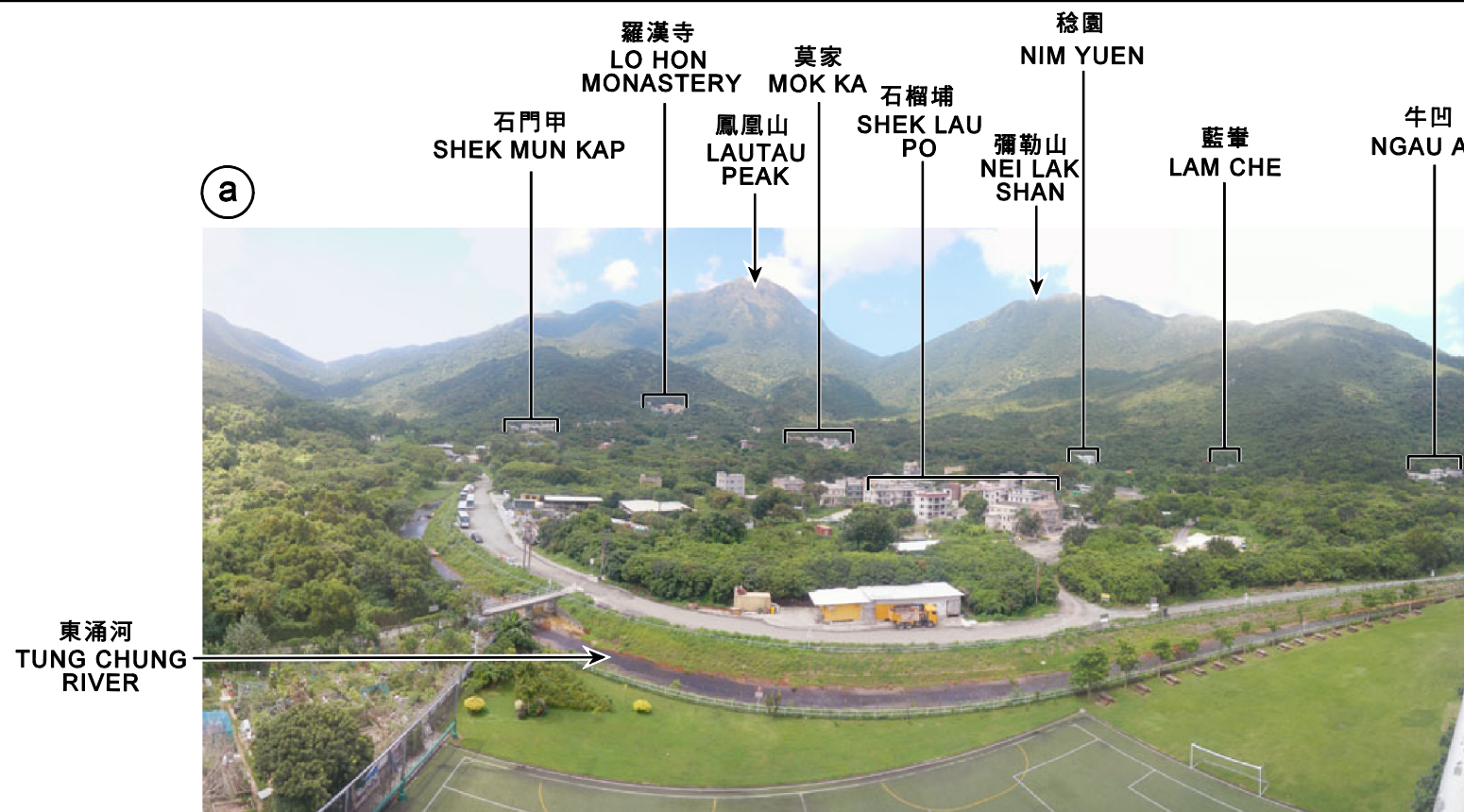
參考編號  
REFERENCE No.  
M/LI/15/87

圖 PLAN  
2









區域景觀  
REGIONAL VIEW



東涌河  
TUNG CHUNG RIVER

① 觀景點  
VIEWING POINT

實地照片 SITE PHOTO

東涌谷發展審批地區  
TUNG CHUNG VALLEY DEVELOPMENT PERMISSION AREA

規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.  
M/LI/15/87

圖 PLAN  
4a

本摘要圖於2015年8月10日擬備，  
所根據的資料為攝於2015年7月和8月的實地照片  
PLAN PREPARED ON 10.8.2015  
BASED ON SITE PHOTOS TAKEN IN JULY & AUG 2015



① 牛凹 NGAU AU



② 藍峯 LAM CHE



③ 稔園 NIM YUEN



④ 莫家 MOK KA



⑤ 石榴埔 SHEK LAU PO



⑥ 石門甲 SKEK MUN KAP



認可鄉村 RECOGNIZED VILLAGES

① 觀景點  
VIEWING POINT

本摘要圖於2015年8月7日擬備，  
所根據的資料為攝於2015年的實地照片  
PLAN PREPARED ON 7.8.2015  
BASED ON SITE PHOTOS TAKEN IN 2015

實地照片 SITE PHOTO

東涌谷發展審批地區  
TUNG CHUNG VALLEY DEVELOPMENT PERMISSION AREA

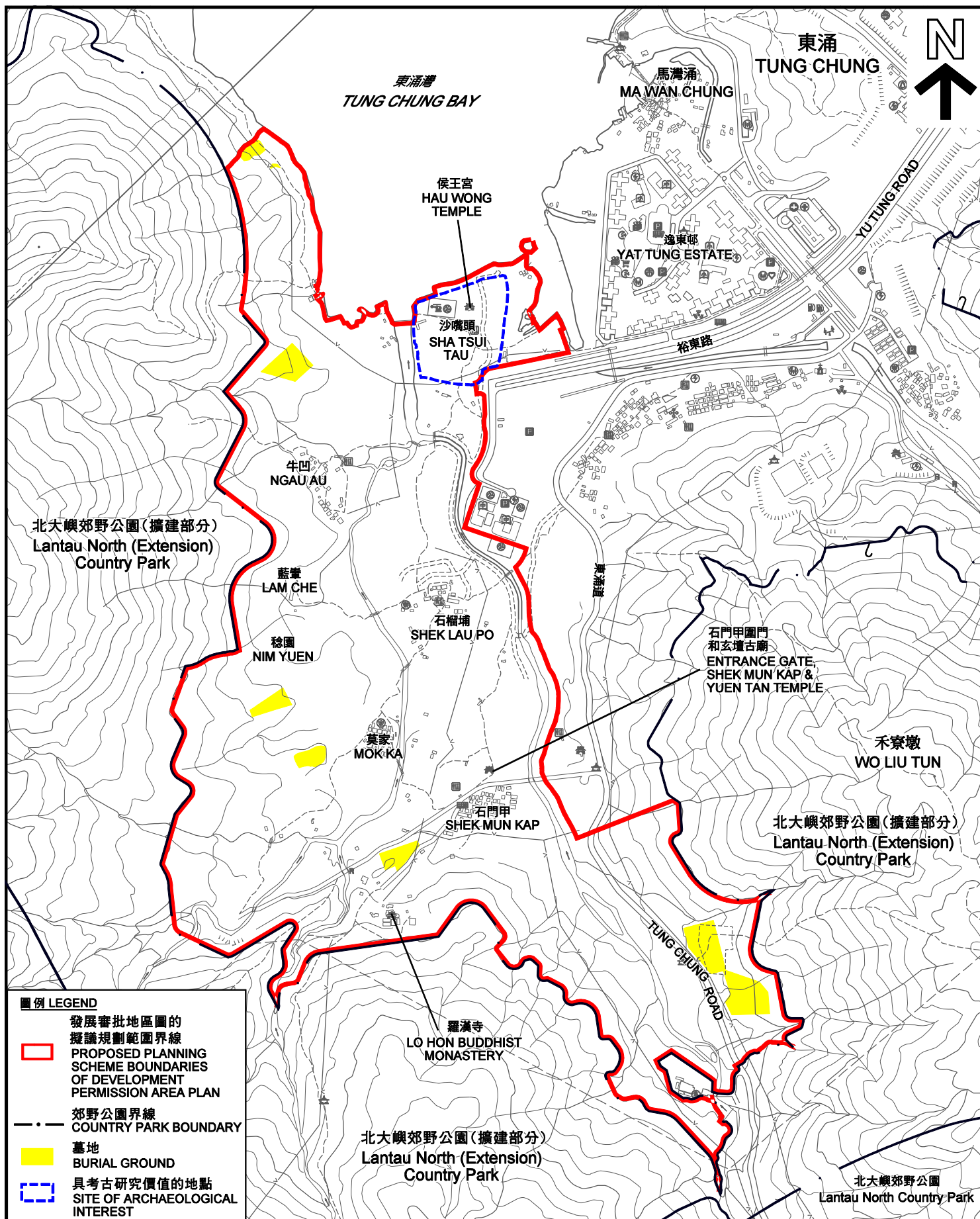
規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.  
M/LI/15/87

圖 PLAN  
4b





**位置圖 LOCATION PLAN**  
東涌谷發展審批地區內的文化遺產、主要宗教建築物和本土特色  
CULTURAL HERITAGE, MAJOR RELIGIOUS BUILDINGS AND LOCAL FEATURES IN THE TUNG CHUNG VALLEY DEVELOPMENT PERMISSION AREA

SCALE 1 : 12 500 比例尺  
米 250 0 250 500 米  
METRES

**規劃署  
PLANNING  
DEPARTMENT**



參考編號  
REFERENCE No.  
**M/LI/15/87**

**圖 PLAN**  
**5a**

本摘要圖於2015年8月11日擬備，  
所根據的資料為測量圖編號9-SE  
EXTRACT PLAN PREPARED ON 11.8.2015  
BASED ON SURVEY SHEET No. 9-SE



侯王宮(二級歷史建築)  
HAU WONG TEMPLE ( GRADED 2 HISTORIC BUILDING )



石門甲石門(三級歷史建築)和玄壇古廟  
ENTRANCE GATE, SHEK MUN KAP ( GRADED 3 HISTORIC BUILDING ) & YUEN TAN TEMPLE



羅漢寺  
LO HON BUDDHIST MONASTERY



羅漢寺  
LO HON BUDDHIST MONASTERY



墓地  
BURIAL GROUND



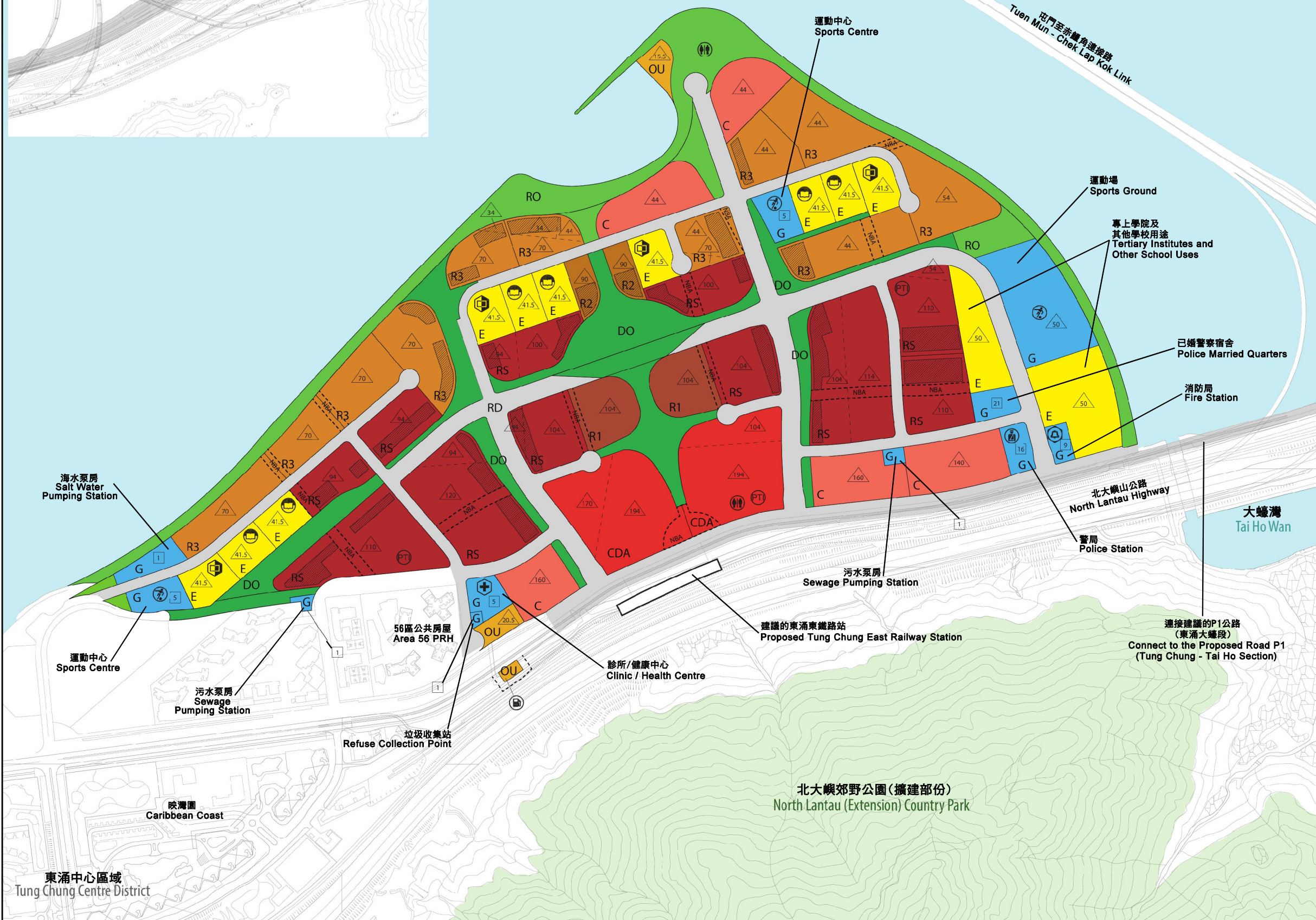
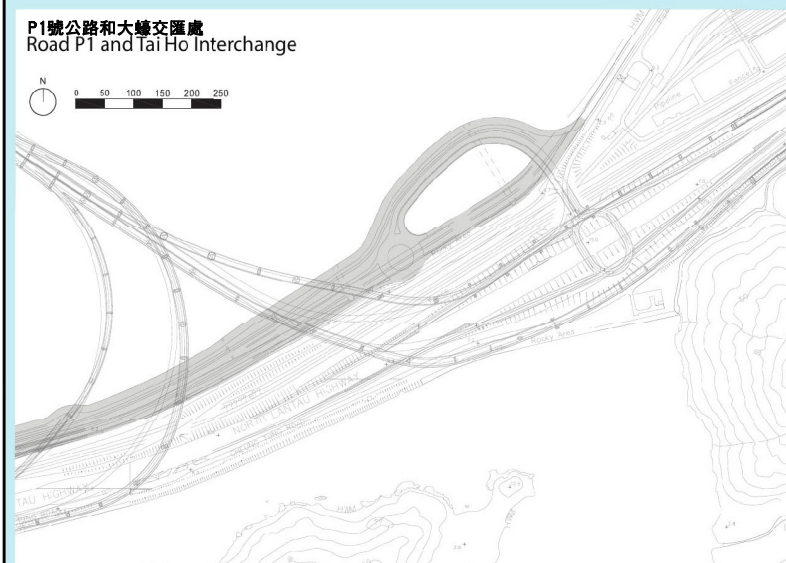
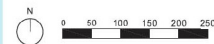
文化遺產、主要宗教建築物和本土特色  
CULTURAL HERITAGE, MAJOR RELIGIOUS BUILDINGS AND LOCAL FEATURES

<div>本摘要圖於2015年8月7日擬備， 所根據的資料為攝於2015年的實地照片 PLAN PREPARED ON 7.8.2015 BASED ON SITE PHOTOS TAKEN IN 2015</div>	<div>實地照片 SITE PHOTO</div> <div>東涌谷發展審批地區 TUNG CHUNG VALLEY DEVELOPMENT PERMISSION AREA</div>	<div>規劃署 PLANNING DEPARTMENT</div> <div></div>	
		<div>參考編號 REFERENCE No. M/LI/15/87</div>	<div>圖 PLAN 5b</div>



DO NOT SCALE DRAWING. CHECK ALL DIMENSIONS ON SITE.  
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P1號公路和大橋交匯處  
Road P1 and Tai Ho Interchange



圖例LEGEND :

- RS 公共屋宇 (地積比率5-6.5)  
Residential Special (PR 5-6.5)
- R1 住宅1 (地積比率6.5)  
Residential 1 (PR 6.5)
- R2 住宅2 (地積比率5)  
Residential 2 (PR 5)
- R3 住宅3 (地積比率2.5-3.5)  
Residential 3 (PR 2.5-3.5)
- G 政府  
Government
- E 教育  
Educational
- OU 其他指定用途  
Other Specified Uses
- CDA 綜合發展區  
(住宅地積比率6+非住宅地積比率2.5)  
Comprehensive Development Area  
(domestic PR6 + non-domestic PR2.5)
- C 商業 (地積比率3-9.5)  
Commercial (PR3-9.5)
- DO 地區休憩用地  
District Open Space
- RO 區域休憩用地  
Regional Open Space
- A 美化市容  
Amenity
- RD 建議道路  
Proposed Road
- NBA 非建築用地  
Non-Building Area
- 商業平台  
Local Commercial Podium
- 最高建築物高度 (在主水平基準上若干米)  
Maximum Building Height (mPD)
- 最高建築物高度 (樓層)  
Maximum Building Height (Storeys)
- 分區警局  
District Police Station
- 消防局  
Fire Station
- 中學  
Secondary School
- 小學  
Primary School
- 診所/健康中心  
General Clinic / Health Centre
- 運動場/運動中心  
Sports Grounds / Sports Centre
- 公共交通交匯處  
Public Transport Interchange
- 公共廁所  
Public Toilets
- 加油站  
Petrol Filling Station



Rev	Description	By	Date

Consultant

ARUP

Project title  
Agreement No. CE 32/2011 (CE)  
Planning and Engineering Study  
on the Remaining Development  
in Tung Chung Feasibility Study

Drawing title

東涌東建議發展大綱草圖

DRAFT RECOMMENDED  
OUTLINE DEVELOPMENT PLAN  
FOR TUNG CHUNG EAST

Date	May 2014	Checked	Approved
Scale	1:7,500	Status	

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在東涌谷內的傾倒、堆填及存放活動  
DUMPING, LAND FILLING AND STORAGE ACTIVITIES IN TUNG CHUNG VALLEY



外面景觀 EXTERNAL VIEW



內部景觀 INTERNAL VIEW



在稔園的骨灰龕 COLUMBARIUM IN NIM YUEN

實地照片的觀景點  
VIEWING POINT OF SITE PHOTO

在東涌谷的骨灰龕發展及堆填/存放活動  
COLUMBARIUM DEVELOPMENT AND  
LAND FILLING / OPEN STORAGE ACTIVITIES IN TUNG CHUNG VALLEY

規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.  
M/LI/15/87

圖 PLAN  
7

本摘要圖於2015年8月10日擬備，所根據的資料為攝於  
2015年6月29日及2015年8月3日的實地照片  
PLAN PREPARED ON 10.8.2015 BASED ON  
SITE PHOTOS TAKEN ON 29.6.2015 & 3.8.2015