



**DRAFT SHA LO WAN AND SAN TAU OUTLINE ZONING PLAN NO. S/I-SLW/EC**

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

**NOTES**

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

- (1) These Notes show the uses or developments on land falling within the boundaries of the Plan which are always permitted and which may be permitted by the Town Planning Board, with or without conditions, on application. Where permission from the Town Planning Board for a use or development is required, the application for such permission should be made in a prescribed form. The application shall be addressed to the Secretary of the Town Planning Board, from whom the prescribed application form may be obtained.
- (2) Any use or development which is always permitted or may be permitted in accordance with these Notes must also conform to any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, as may be applicable.
- (3) No action is required to make the use of any land or building which was in existence immediately before the first publication in the Gazette of the notice of the draft development permission area plan conform to this Plan, provided such use has continued since it came into existence. Any material change of such use or any other development (except minor alteration and/or modification to the development of the land or building in respect of such use which is always permitted) must be always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board.
- (4) A use or development of any land or building permitted under an earlier draft or approved plan including development permission area plan for the area and effected or undertaken during the effective period of that plan is always permitted under this Plan. Any material change of such use or any other development (except minor alteration and/or modification to the completed development of the land or building which is always permitted) must be always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board.
- (5) Except to the extent that paragraph (3) or (4) applies, any use or development falling within the boundaries of the Plan and also within the boundaries of the draft development permission area plan, unless always permitted in terms of the Plan, shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft development permission area plan without permission from the Town Planning Board.
- (6) Except as otherwise specified by the Town Planning Board, when a use or material change of use is effected or a development or redevelopment is undertaken, as always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board, all permissions granted by the Town Planning Board in respect of the site of the use or material change of use or development or redevelopment shall lapse.
- (7) Boundaries between zones may be subject to minor adjustments as detailed planning proceeds.
- (8) The following uses or developments are always permitted on land falling within the boundaries of the Plan except (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, cycle track, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;
- (c) maintenance or repair of 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, footpath, 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) (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 (10)(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.
- (11) 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.
- (12) 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 SHA LO WAN AND SAN TAU OUTLINE ZONING PLAN NO. S/I-SLW/EC**

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## VILLAGE TYPE DEVELOPMENT

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

| <p>Column 1</p> <p>Uses always permitted</p>  | <p>Column 2</p> <p>Uses that may be permitted with or without conditions on application to the Town Planning Board</p>   |
|---|--|
| <p>Broadcasting, Television and/or Film Studio</p> <p>Eating Place (Canteen, Cooked Food Centre only)</p> <p>Educational Institution</p> <p>Field Study/Education/Visitor Centre</p> <p>Government Refuse Collection Point</p> <p>Government Use (not elsewhere specified)</p> <p>Institutional Use (not elsewhere specified)</p> <p>Library</p> <p>Market</p> <p>Place of Recreation, Sports or Culture</p> <p>Public Clinic</p> <p>Public Convenience</p> <p>Public Utility Installation</p> <p>Recyclable Collection Centre</p> <p>Religious Institution</p> <p>Rural Committee/Village Office</p> <p>School</p> <p>Service Reservoir</p> <p>Social Welfare Facility</p> <p>Training Centre</p> <p>Wholesale Trade</p> | <p>Animal Boarding Establishment</p> <p>Animal Quarantine Centre</p> <p>Columbarium</p> <p>Correctional Institution</p> <p>Crematorium</p> <p>Eating Place (not elsewhere specified)</p> <p>Funeral Facility</p> <p>Helicopter Landing Pad</p> <p>Holiday Camp</p> <p>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)</p> <p>Off-course Betting Centre</p> <p>Office</p> <p>Place of Entertainment</p> <p>Private Club</p> <p>Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation</p> <p>Residential Institution</p> <p>Sewage Treatment/Screening Plant</p> <p>Shop and Services (<i>not elsewhere specified</i>)</p> <p>Utility Installation for Private Project</p> |

**Planning Intention**

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

(Please see next page)

**GOVERNMENT, INSTITUTION OR COMMUNITY** (cont'd)

Remarks

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

**OPEN SPACE**

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

**Planning Intention**

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

**OTHER SPECIFIED USES**

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

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For "Pier" Only

|      |   |
|------|---|
| Pier | Government Use (not elsewhere specified)<br>Public Utility Installation |
|------|---|

Planning Intention

This zone is intended to designate land for pier and jetty to facilitate marine access to Sha Lo Wan and San Tau areas.

**AGRICULTURE**

| <p>Column 1<br/>Uses always permitted</p>  | <p>Column 2<br/>Uses that may be permitted with or without conditions on application to the Town Planning Board</p>  |
|--|--|
| <p>Agricultural Use<br/>Government Use (Police Reporting Centre only)<br/>On-Farm Domestic Structure<br/>Public Convenience<br/>Religious Institution (Ancestral Hall only)<br/>Rural Committee/Village Office</p> | <p>Animal Boarding Establishment<br/>Barbecue Spot<br/>Field Study/Education/Visitor Centre<br/>Government Refuse Collection Point<br/>Government Use (not elsewhere specified)<br/>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)<br/>Picnic Area<br/>Place of Recreation, Sports or Culture (Horse Riding School, Hobby Farm, Fishing Ground only)<br/>Public Utility Installation<br/>Religious Institution (not elsewhere specified)<br/>School<br/>Utility Installation for Private Project</p> |

**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**

| <p>Column 1</p> <p>Uses always permitted</p>  | <p>Column 2</p> <p>Uses that may be permitted with or without conditions on application to the Town Planning Board</p>  |
|---|---|
| <p>Agricultural Use</p> <p>Barbecue Spot</p> <p>Government Use (Police Reporting Centre only)</p> <p>Nature Reserve</p> <p>Nature Trail</p> <p>On-Farm Domestic Structure</p> <p>Picnic Area</p> <p>Public Convenience</p> <p>Tent Camping Ground</p> <p>Wild Animals Protection Area</p> | <p>Animal Boarding Establishment</p> <p>Broadcasting, Television and/or Film Studio</p> <p>Burial Ground</p> <p>Columbarium (within a Religious Institution or extension of existing Columbarium only)</p> <p>Crematorium (within a Religious Institution or extension of existing Crematorium only)</p> <p>Field Study/Education/Visitor Centre</p> <p>Government Refuse Collection Point</p> <p>Government Use (not elsewhere specified)</p> <p>Helicopter Landing Pad</p> <p>Holiday Camp</p> <p>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)</p> <p>Place of Recreation, Sports or Culture</p> <p>Public Utility Installation</p> <p>Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation</p> <p>Religious Institution</p> <p>Residential Institution</p> <p>Rural Committee/Village Office</p> <p>School</p> <p>Service Reservoir</p> <p>Social Welfare Facility</p> <p>Utility Installation for Private Project</p> |

**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.

**CONSERVATION AREA**

| Column 1<br>Uses always permitted   | Column 2<br>Uses that may be permitted with or<br>without conditions on application<br>to the Town Planning Board   |
|---|---|
| Agricultural Use (other than Plant Nursery)<br>Nature Reserve<br>Nature Trail<br>On-Farm Domestic Structure<br>Wild Animals Protection Area | Field Study /Education/Visitor Centre<br>Government Refuse Collection Point<br>Government Use (not elsewhere specified)<br>House (Redevelopment only)<br>Public Convenience<br>Public Utility Installation<br>Radar, Telecommunications Electronic<br>Microwave Repeater, Television<br>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 Site of Special Scientific Interest 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, ~~or 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<br>Uses always permitted   | Column 2<br>Uses that may be permitted with or<br>without conditions on application<br>to the Town Planning Board  |
|---|--|
| Agricultural Use (other than Plant Nursery)<br>Nature Reserve<br>Nature Trail<br>On-Farm Domestic Structure<br>Wild Animals Protection Area | Field Study/Education/Visitor Centre<br>Government Use<br>House (Redevelopment only)<br>Pier<br>Public Convenience<br>Public Utility Installation<br>Radar, Telecommunications Electronic<br>Microwave Repeater, Television<br>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, ~~or 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<br>Uses always permitted | Column 2<br>Uses that may be permitted with or<br>without conditions on application<br>to the Town Planning Board  |
|-----------------------------------|--|
| Wild Animals Protection Area      | Agricultural Use<br>Field Study /Education/Visitor Centre<br>Government Use<br>Nature Reserve<br>Nature Trail<br>On-Farm Domestic Structure<br>Public Convenience<br>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, ~~or 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 SHA LO WAN AND SAN TAU OUTLINE ZONING PLAN**  
**NO. S/I-SLW/EC**

**EXPLANATORY STATEMENT**

DRAFT SHA LO WAN AND SAN TAU OUTLINE ZONING PLAN  
NO. S/I-SLW/EC

EXPLANATORY STATEMENT

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**DRAFT SHA LO WAN AND SAN TAU OUTLINE ZONING PLAN**  
**NO. S/I-SLW/EC**

(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 Sha Lo Wan and San Tau Outline Zoning Plan (OZP) Plan No. S/I-SLW/~~EC~~. 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 (*SDEV*) directed the Board, under section 3(1)(b) of the Town Planning Ordinance (the Ordinance), to prepare a draft plan designating the Sha Lo Wan and San Tau area as a Development Permission Area (DPA).
- 2.2 On 5 January 2021, under the power delegated by the CE, ~~SDEV~~~~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 Sha Lo Wan and San Tau DPA Plan No. DPA/I-SLW/1 was exhibited for public inspection under section 5 of the Ordinance. During the exhibition periods, a total of ~~208XX~~ representations ~~and XX comments~~ were received.
- 2.4 On XX XXXXX 2021, the draft Sha Lo Wan and San Tau OZP No. S/I-SLW/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 Sha Lo Wan and San Tau DPA Plan No. DPA/I-SLW/1 ceased to be effective on ~~XX XXXXX 2021~~~~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 Sha Lo Wan and San Tau OZP No. S/I-SLW/1 on the date. The plan-making process for the draft Sha Lo Wan and San Tau DPA Plan No. DPA/I-SLW/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 Sha Lo Wan and San Tau so that development and redevelopment within the area of Sha Lo Wan and San Tau can be put under statutory planning control. It also provides the planning framework for preparing more detailed non-statutory plans which form the basis for public works planning and site reservation for various uses.

- 3.2 The Plan is to illustrate the broad principles of development and planning control only. It is a small-scale plan and the boundaries between land use zones may be subject to minor adjustments as detailed planning and development proceed.

#### **4. NOTES OF THE PLAN**

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

#### **5. THE PLANNING SCHEME AREA**

- 5.1 The Area, covering a total area of about 155.92 ha, is located to the west of Tung Chung on the northwestern part of Lantau Island, fronting the Hong Kong-Zhuhai-Macao Bridge (HZMB) Hong Kong Link Road and Hong Kong International Airport (HKIA). The Area consists of hilly terrains along foothills of Nei Lak Shan to the south. It is embraced by Lantau North (Extension) Country Park to the south and north and the sea channel to the north. The Area has no vehicular access and 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 and seagrass bed. Woodlands cover mainly to the northwest and southwest of Sha Lo Wan and to the south and southwest of San Tau. San Tau Beach, located to the east of San Tau at the eastern part of the Area, is designated as a Site of Special Scientific Interest (SSSI) for harbouring the largest seagrass bed of *Zostera japonica* (矮大葉藻) and *Halophila ovalis* (喜鹽草) on Lantau Island and the locally uncommon mangrove *Bruguiera gymnorhiza* (木欖). There are also butterfly key areas in Sha Lo Wan and San Tau, where a number of butterfly species of conservation interest such as Grey Scrub Hopper (*Aeromachus jhora* 寬鐔弄蝶), White Dragontail (*Lamproptera curius* 燕鳳蝶) and Golden Birdwing (*Troides aeacus* 金裳鳳蝶) were recorded.
- 5.3 There are several natural streams in the Area running from the uphill area within the country parks and Ngong Ping to Sha Lo Wan, Hau Hok Wan and Tung Chung Bay. The streams have records of species of conservation importance such as *Acrossocheilus beijiangensis* (北江光唇魚), Rice Fish (*Oryzias curvinotus* 弓背青鱗) and *Stiphodon multisquamus* (多鱗枝牙鰕虎魚). The coastal area contains mangroves, mudflats, seagrass bed and various types of coastal plants. 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 (*Liixalus romeri* 盧氏小樹蛙), Tokay Gecko (*Gekko gecko* 大壁虎) and Brown Fish Owl (*Ketupa zeylonensis* 褐漁鴉). Horseshoe Crabs could also be found along the western coast of Sha Lo Wan and northern coast of San Tau.

- 5.4 This Area is characterized by a rural countryside ambience with two recognized villages, namely Sha Lo Wan (including Sha Lo Wan Tsuen and Sha Lo Wan San Tsuen) and San Tau (including San Tau, Kau Liu and Tin Sam) in the western and eastern parts of the Area respectively. Village houses are mainly one to three-storey in height. Active and abandoned farmland and some vacant farmhouses are found in the villages and their vicinities. There is no vehicular access to the Area. There is no significant economic activity in the Area. Major commercial activities include some local provision stores in Sha Lo Wan and San Tau that operate mainly during weekends.
- 5.5 There are three Sites of Archaeological Interest (SAIs), i.e. Sha Lo Wan SAI, Sha Lo Wan (West) SAI and San Tau SAI and a Grade 3 historic building namely Entrance Gate, Sha Lo Wan Tsuen in the Area. All the SAIs and the historic building are worth preserving. Besides, two temples, namely Ba Kong Temple (把港古廟) and Tin Hau Temple (天后宮), are located on the western coast of Sha Lo Wan.
- 5.6 The Area is a popular hiking area with scenic views, accessible either by ***an existing trail (commonly known as Tung O Ancient Trail)*** which connects Tung Chung and Tai O, by ferry via Sha Lo Wan Pier or by boat via local piers and jetties in the Area.

## **6. POPULATION**

Based on 2016 Population By-census, the population of the Area as estimated by ~~PlanD~~**the Planning Department** is about 300. It is estimated that the planned population in the Area would be about 470.

## **7. OPPORTUNITIES AND CONSTRAINTS**

### **7.1 *Opportunities***

#### **7.1.1 Nature Conservation**

- (a) The Area is largely embraced by Lantau North (Extension) Country Park 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 Tau Beach, which was designated as a SSSI in 1994, harbours the largest seagrass bed of *Zostera japonica* (矮大葉藻) and

*Halophila ovalis* (喜鹽草) on Lantau Island and the locally uncommon mangrove *Bruguiera gymnorhiza* (木欖).

- (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 worth conserving. 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 *an existing trail*~~Tung O Ancient Trail~~ which connects Tung Chung and Tai O, by ferry via Sha Lo Wan Pier 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. *The Sustainable Lantau Office (SLO), Civil Engineering and Development Department (CEDD) has promulgated the Lantau Conservation and Recreation Masterplan (with Lantau Trails and Recreation Plan) in December 2020 to provide a framework guiding the conservation and recreation initiatives, and orchestrate public and private projects better for achieving synergy in conservation of Lantau. Some existing hiking trails and a proposed Round-the-Lantau Route are located in the Area. Several preliminary proposals to promoting revitalization of the villages along Tung O Ancient Trail have been received from SLO, CEDD. Subject to further information and detailed impact assessments, planning application for such proposals may be submitted for the Board’s consideration.*

#### 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.

#### 7.1.4 Culture and Arts

- (a) Sha Lo Wan Village has a long history of human settlement and rich cultural heritage resources such as Entrance Gate, Sha Lo Wan Tsuen, which is a Grade 3 historic building confirmed by the Antiquities Advisory Board (AAB), Tin Hau Temple and Ba Kong Temple located on the western side of Sha Lo Wan coast. The ground in front of the temples are used for worship and celebration activities at Hung Shing Festival.
- (b) Some non-governmental organizations, local communities and villagers have collaborated to organize a series of culture and arts events in Sha Lo Wan, including creation of a sculpture of about 6m high namely Thousand Mile Eye (now demolished) on the abandoned farmland to the north of Sha Lo Wan Tsuen. Created from locally found materials such as rattan and bamboo, the sculpture was once a landmark tourist attraction of the Area. Opportunities are revealed to revitalise the Area, in particular Sha Lo Wan, for culture and arts related uses.

#### 7.1.5 Cavern Development

- (a) The "Long-term Strategy for Cavern Development – Feasibility Study" completed by the CEDD in conjunction with ~~the Planning Department (PlanD)~~ has recommended, among others, the formulation of a strategic territory-wide Cavern Master Plan (**CMP**), as a holistic approach in planning and implementing cavern development and taking forward this innovative means of enhancing land supply.
- (b) According to ~~CMP the Cavern Master Plan~~, part of the Strategic Cavern Area No. 48 – Kau Liu (SCVA) falls within the Area near San Tau. Subject to further study and investigation, there is potential to accommodate appropriate uses in the SCVA.

### 7.2 *Constraints*

#### 7.2.1 Accessibility

- (a) At present, the Area is not served by any road and most parts of the Area are only accessible by hiking trails/footpaths linking Tai O and Tung Chung. Some parts of the Area are inaccessible.
- (b) With the provision of local piers and jetties, the Area is also accessible by boat. There is a public ferry route running between

Tuen Mun, Tai O, Sha Lo Wan and Tung Chung.

7.2.2 Heritage Preservation/Archaeological Consideration

- (a) There are three SAIs, i.e. Sha Lo Wan SAI, Sha Lo Wan (West) SAI and San Tau SAI and a Grade 3 historic building namely Entrance Gate, Sha Lo Wan Tsuen in the Area. All the SAIs and the historic building are worth preserving.
- (b) Prior consultation with the Antiquities and Monuments Office (AMO) of Development Bureau (DEVB) should be made if any *works*, developments, redevelopments or rezoning proposals may affect the above SAIs, graded historic buildings/structures, new items pending grading assessment, *any other historic structures identified* and their immediate environs. *Besides, if there are any buildings/structures both at grade level and underground which were built on or before 1969, AMO should be alerted.*

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 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 500m south 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 Sha Lo Wan and/or the Freight Centre 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. The

Area mostly falls inside the Noise Exposure Forecast (NEF) 25 contours, with some portions which may fall inside / outside the NEF 30 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 might 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 ~~the 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, ~~DEVB 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, each house is served by its own 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 (**EPD**) for the protection of the water quality and the streams flowing through the

Area.

- (c) Fresh water supply is available to the existing clusters of village houses at Sha Lo Wan and San Tau 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 10 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 ~~CEDD~~~~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 characterized by a rural countryside ambience. Any proposed developments should be of a scale compatible with the natural and rural character of the Area.

#### 7.2.9 Burial Ground

There is a permitted burial ground in the Area for indigenous villagers and it is not suitable for any development. It is located to the southeast of San Tau.

## 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, 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 Sha Lo Wan and San Tau.

- 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 ~~6.185-86~~ 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 Sha Lo Wan and San Tau. The “V” zones are designated having regard to the ‘village environs’, the local topography, the existing settlement pattern, the outstanding Small House applications, *and* demand forecast. Areas of difficult terrain, potential natural terrain hazards, dense vegetation, conservation and ecological value are excluded. The existing village clusters and adjacent land suitable for village expansion 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 0.55 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 The zone covers existing GIC uses, including the Tin Hau Temple, Ba Kong Temple, Sha Lo Wan Village Office together with the paved ground in front of the temples located on the western side of Sha Lo Wan coast, two vacant school premises (Sha Lo Wan School and San Tau School), a refuse collection point in San Tau and three public toilets. Hong Kong Observatory’s Sha Lo Wan Wind Profiler Station and Sha Lo Wan Automatic Weather Station are also included in this zone.
- 9.2.3 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.
- 9.2.4 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.

9.3 “Open Space” (“O”): Total Area 0.19 ha

- 9.3.1 The planning intention of this zone is primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.
- 9.3.2 The zone covers a football field, managed by the Leisure and Cultural Services Department, situated at the coast of Sha Lo Wan. A viewing pavilion which is provided to the east of Hau Hok Wan along the **existing trail near San Tau**~~Tung O Ancient Trail~~ is also included in this zone.

9.4 “Other Specified Uses” (“OU”): Total Area 0.05 ha

9.4.1 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 three jetties in Sha Lo Wan and a pier in San Tau.

9.5 “Agriculture” (“AGR”): Total Area ~~9.209.77~~ ha

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

9.5.2 This zone mainly covers the pieces of ~~existing~~ active farmlands at the downhill area to the west of the Area, ***patches of active and abandoned farmlands***~~the area~~ to the north of Sha Lo Wan Tsuen and ~~those patches of active and abandoned farmlands~~ embracing the village clusters of San Tau.

9.5.3 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 works and related activities except public works co-ordinated or implemented by the Government, and maintenance, repair or rebuilding works. 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 ***Lands Department*** (LandsD) is exempted from the control.

9.6 “Green Belt” (“GB”): Total Area ~~128.80~~~~128.37~~ ha

9.6.1 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.

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

9.6.3 The zone also covers a permitted burial ground located to the southeast of San Tau, which is intended for burial places of deceased indigenous

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

- 9.6.4 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.

9.7 “Conservation Area” (“CA”): Total Area ~~2.31249~~ 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 SSSI 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 The zone mainly covers two tracts of mature woodlands of high ecological value to the south of Sha Lo Wan ~~Tsuen~~ and San Tau.
- 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, ~~or repair or rebuilding~~ works.

9.8 “Coastal Protection Area” (“CPA”): Total Area 7.47 ha

- 9.8.1 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.
- 9.8.2 The zone mainly covers the natural coastlines along the northern, eastern, and western peripheries of the Area, which comprise coastal features including shorelines, flat rock, cliff, mangroves, mudflats and seagrass bed.
- 9.8.3 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.
- 9.8.4 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, ~~or repair or rebuilding~~ works.

9.9 “Site of Special Scientific Interest” (“SSSI”): Total Area 1.17 ha

- 9.9.1 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. 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.

9.9.2 The zone covers part (about 1.17 ha) of the designated San Tau Beach SSSI (total area about 2.7 ha) for harbouring the largest seagrass bed of *Zostera japonica* (矮大葉藻) and *Halophila ovalis* (喜鹽草) on Lantau Island and the locally uncommon mangrove *Bruguiera gymnorhiza* (木欖).

9.9.3 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 works and related activities except public works co-ordinated or implemented by the Government, and maintenance, ~~or repair or rebuilding~~ works.

## 10. COMMUNICATIONS

- 10.1 At present, the Area is not served by any road and most parts of the Area are only accessible by footpaths. The viaduct of HZMB spans over the headland at the northwestern tip of the Area near Sha Lo Wan but there is no direct access from HZMB to the Area.
- 10.2 There are some famous walking trails such as ***the existing trail between Tung Chung and Tai O (commonly known as Tung O Ancient Trail)*** connecting to other areas on Lantau including San Shek Wan, Sham Wat, Tai O, Tung Chung and Ngong Ping.
- 10.3 With the provision of local piers and jetties, the Area is also accessible by boat. There is a public ferry route running between Tuen Mun, Tai O, Sha Lo Wan and Tung Chung.

## 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 ~~EPD~~~~Environmental Protection Department~~ for the protection of the water quality and the streams flowing through the Area.
- 11.3 Fresh water supply is available to the existing clusters of village houses at Sha Lo Wan and San Tau but the supply is of limited capacity. There is currently no salt water supply 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 three SAIs, i.e. Sha Lo Wan SAI, Sha Lo Wan (West) SAI and San Tau SAI and a Grade 3 historic building namely Entrance Gate, Sha Lo Wan Tsuen in the Area. All the SAIs and the historic building are worth preserving.
- 12.2 The 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 **works**, developments, redevelopments or rezoning proposals may affect the above SAIs, graded historic buildings/structures, new items pending grading assessment, **any other historic structures identified** and their immediate environs. If disturbance to the SAIs is unavoidable, prior agreement with AMO should be made on any measures for the protection of the SAIs, e.g. whether 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. ***Besides, if there are any buildings/structures both at grade level and underground which were built on or before 1969, AMO should be alerted.***

## 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 departmental layout plan, and the guidelines published by the Board. The layout plan is available for public inspection at ~~PlanDthe Planning Department~~. 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 PlanD. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.
- 14.4 Any development, other than those referred to in paragraph 14.1 above or in conformity with this Plan or with the permission of the Board, undertaken or continued on or after 8 January 2021 on land included in a Plan of the Sha Lo Wan and San Tau 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.

**TOWN PLANNING BOARD**  
**~~AUGUST~~~~JANUARY~~ 2021**

**Summary of Representations in respect of  
the draft Sha Lo Wan and San Tau Development Permission Area Plan No. DPA/I-SLW/1**

| <b>Major Issues in Representations</b> |   | <b>Responses</b>  |
|--|---|---|
| <b>A. Planning Intention</b>           |   |   |
| 1.                                     | The planning intention of the Development Permission Area (DPA) Plan to introducing planning control into the Area and to protect the rural and natural character is supported. | Support noted.  |
| 2.                                     | The subject DPA Plan is over-restrictive. Majority of the areas are designated “Unspecified Use” that only agricultural uses are permitted.                                     | DPA Plan is an interim plan to provide control against unauthorized development and undesirable change of use, and will be replaced by an Outline Zoning Plan (OZP) which consists of detailed land use proposal. To facilitate timely consultation with relevant stakeholders on the appropriate land use zonings for the Area, PlanD has expedited the plan preparation process and submitted the preliminary draft OZP to the Town Planning Board for preliminary consideration on 15.1.2021. The relevant stakeholders including Islands District Council, Tai O Rural Committee, local villagers / residents and green / concern groups have been consulted to solicit their views on the land use proposals of the draft OZP. |
| 3.                                     | The current planning exercise to conserving Sha Lo Wan is not in line with the  | As advised by Head of Sustainable Lantau Office, Civil  |

| Major Issues in Representations |   | Responses  |
|---------------------------------|---|--|
|                                 | <p>overarching principle of ‘Development in the North, Conservation for the South’. Sha Lo Wan should be facilitated for development.</p> | <p>Engineering and Development Department (H(SLO), CEDD), according to the Sustainable Lantau Blueprint (the Blueprint), to meet the long-term sustainable growth of Hong Kong, major housing, economic, leisure, entertainment and tourism developments are planned in North Lantau. Nevertheless, Sha Lo Wan does not fall within areas of major development.</p> <p>The Area forms an extension of the natural woodlands system in the adjoining Country Parks with a wide spectrum of natural habitats supporting a high diversity of wild flora and fauna and is worth conserving. Due to its landscape and ecological value, the planning framework of the Area should fundamentally be the preservation of the natural environment and rural setting.</p> <p>The OZP is to provide the planning framework with appropriate zonings designated to facilitate development and redevelopment in the Area under statutory planning control. The general planning intention for the Area is to conserve its landscape and ecological values in</p> |

| Major Issues in Representations      |   | Responses   |
|--------------------------------------|---|---|
|                                      |   | 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 Sha Lo Wan and San Tau. |
| <b><i>B. Village Development</i></b> |   |   |
| 1.                                   | Houses in Tin Sam are dilapidated. Local villagers face difficulties in redeveloping / developing Small Houses and exercising agricultural rehabilitation. The Government should consider re-plan Tin Sam and the coastal area.   | During the preparation of OZP, all relevant factors would be taken into consideration and “V” zones would be designated to allow retention of the existing villages as well as village expansion. In general, agricultural uses are permitted in the Area.        |
| 2.                                   | Rural character and natural landscape are disturbed by hikers, bicycle users, illegal fishing, land use conversion of agricultural land and/or the hiking trail proposal put forward by the Government. It is proposed to re-route or re-plan the hiking trail away from the village areas and private lots in order to minimize the possible conflicts between local villagers and visitors. | The suggestion to re-route hiking trail has been referred to the relevant departments for consideration and follow up, as appropriate.  |
| 3.                                   | A better balance should be struck between village development and environmental conservation by comprehensive planning, instead of lopsided towards conservation.   | The Area forms an extension of the natural woodlands system in the adjoining Country Parks with a wide spectrum of natural habitats supporting a high diversity of wild flora and fauna and is worth conserving. The  |

| Major Issues in Representations |   | Responses  |
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|                                 |   | <p>Area is characterized by a rural countryside ambience with the two recognized villages namely Sha Lo Wan and San Tau in the western and eastern parts of the Area respectively.</p> <p>The OZP is to provide the planning framework with appropriate zonings designated to facilitate development and redevelopment in the Area under statutory planning control. 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 Sha Lo Wan and San Tau.</p> |
| 4.                              | Rights and interests of the indigenous inhabitants and their right to develop Small House (including those protected under Article 40 of the Basic Law) and private property rights should not be infringed, but should be instead upheld by the planning exercise. Any change in land use to conservation zonings is not supported, and/or no private land should be covered by the subject OZP with development restrictions. | Due to its landscape and ecological value, the planning framework of the Area should fundamentally be the preservation of the natural environment and rural setting. Notwithstanding the above, “V” zones are designated to allow Small House development and reserve areas of land considered suitable for village expansion of Sha Lo Wan  |

| Major Issues in Representations |  | Responses  |
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|                                 |  | <p>and San Tau.</p> <p>There is no express assertion of the right to build Small House under Article 40 (BL 40) of the Basic Law. Insofar as Small House development is subject to statutory planning controls that may be imposed under the Ordinance, applying those controls to the area concerned by way of the draft DPA Plan does not appear inconsistent with BL 40.</p> <p>While ‘Agriculture Use’ is generally permitted, other developments and uses may be permitted through the planning permission system in accordance with provisions of the Notes of the OZP which allows flexibility. There is no infringement on private property right.</p> |
| 5.                              | <p>The proposed “Village Type Development” (“V”) zones are smaller than the ‘Village Environ’ (‘VE’) and hence there is less available land for Small House development by indigenous inhabitants. Part of the proposed “V” zone in San Tau falls on hillslopes which could pose threats, difficulties and additional cost for Small House development. The proposed “V” zones should be</p> | <p>The boundaries of the “V” zones are drawn up having regard to planning considerations including VE, the local topography, the existing settlement pattern, the outstanding SH applications and demand forecast. Areas of difficult terrain, potential natural terrain</p>   |

| Major Issues in Representations |  | Responses   |
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|                                 | enlarged to provide sufficient land for Small House development.   | hazards, dense vegetation, conservation and ecological value are excluded as appropriate.   |
| 6.                              | San Tau has plan to establish partnership with The Hong Kong University of Science and Technology and The Conservancy Association to carry out village revitalization and ecological conservation projects respectively under Lantau Conservation Fund. Through better management of visitor patronage, the projects aim to maintain the rural and natural environment for public enjoyment. | Noted. Any specific proposals with technical assessment to demonstrate their technical feasibility and with no adverse impact on the natural environment of the Area would be duly considered and appropriate zonings would be designated when the OZP is prepared.   |
| 7.                              | The Government should build more residential buildings in the area for the public interests, instead of adopting a conservation approach to zone majority of the areas as “GB”. Since the area only accounts for a limited proportion of Lantau Island, the effect of green belt would not be significant.   | <p>The Area forms an extension of the natural woodlands system in the adjoining Country Parks with a wide spectrum of natural habitats supporting a high diversity of wild flora and fauna and is worth conserving. Due to its landscape and ecological value, the planning framework of the Area should fundamentally be the preservation of the natural environment and rural setting. To meet the housing demand of indigenous villagers under the Small House Policy, suitable land will be reserved for the need of Small House development.</p> <p>As advised by H(SLO), CEDD, according to the Blueprint, Lantau is well-endowed with unique and</p> |

| Major Issues in Representations |   | Responses   |
|---------------------------------|---|---|
|                                 |   | magnificent scenery, rich natural landscape, ecological and cultural heritage assets and rural characteristics. There is strong public support for conserving the predominant part of Lantau.   |
| 8.                              | The proposed “V” zones for the two recognized villages should be delineated according to the genuine needs of the indigenous inhabitants and/or the existing village area in order to control human development and to minimize human disturbance to the nature. Reference should be made to the judgment on the Judicial Review case on Pak Lap, Hoi Ha and So Lo Pun OZPs when designating the “V” zones. | <p>During the preparation of OZP, all relevant factors would be taken into consideration and appropriate zonings would be designated.</p> <p>The boundaries of the “V” zones are drawn up having regard to planning considerations including ‘VE’, the local topography, the existing settlement pattern, the outstanding Small House applications and demand forecast. Areas of difficult terrain, potential natural terrain hazards, dense vegetation, conservation and ecological value are excluded as appropriate. 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 location in order to avoid undesirable disturbances to the natural environment and overtaxing the limited infrastructure in the Area.</p> |

| Major Issues in Representations |  | Responses   |
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| 9.                              | Areas with natural vegetation, active and abandoned agricultural land near village cluster should be excluded from land for development of New Territories Exempted Houses (NTEH) and/or “V” zone. Abandoned agricultural clusters should be designated as “GB” to prevent from incompatible developments in rural context (e.g. tent sites, solar panel farms, etc.).   | During the preparation of OZP, all relevant factors would be taken into consideration and appropriate zonings would be designated.  |
| 10.                             | The concerned villages have been affected by infrastructure projects such as Hong Kong International Airport (HKIA) and the Hong Kong-Zhuhai-Macao Bridge (HZMB), and the Small House applications by the indigenous inhabitants had once been suspended for a few decades and has not resumed for processing until 2016. In view of the previous freezing arrangement and costs associated with ownership transfer and land acquisition, any proposed land use zonings against Small House development are opposed. | During the preparation of OZP, all relevant factors including the need of Small House development would be taken into consideration and appropriate zonings would be designated.  |
| 11.                             | The HKIA and HZMB have caused undesirable environmental impacts (e.g. noise impacts) to the locality. The current planning exercise should address this issue and ameliorate the impacts.  | Aircraft noise is one of the key existing noise sources affecting the Area. While some existing residential dwellings may fall within the Noise Exposure Forecast (NEF) 25 contours of the HKIA under the Three Runway System project, only the areas falling outside NEF 25 contours will be designated for residential or “V” zone on |

| Major Issues in Representations | Responses  |
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|                                 | <p>the draft OZP.</p> <p>As advised by Director of Environmental Protection (DEP), the approved Environmental Impact Assessment (EIA) Report of Expansion of Hong Kong International Airport into 3-Runway System (3RS) has addressed the aircraft noise impact to the noise sensitive receivers (NSRs) nearby.</p> <p>For the existing village houses around Sha Lo Wan and along the North Lantau shorelines situating within the predicted Noise Exposure Forecast (NEF) 25 contours, Hong Kong Airport Authority would / had offered or paid for, the provision of indirect mitigation measures in the form of window insulation and air-conditioning.</p> <p>The NEF 25 contours as predicted in the 3RS EIA has been referenced in drafting the OZP and the prevailing government policy / guidelines would be followed when handling future village houses development.</p> |

| Major Issues in Representations        |  | Responses   |
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|  |  | The EIA for Hong Kong Link Road (HKLR) has also assessed the noise impact arising from the operation of the HZMB and HKLR and concluded that no adverse noise impact at the nearby NSRs is anticipated.   |
| <b><i>C. Transport and Traffic</i></b> |  |   |
| 1.                                     | Both San Tau and Sha Lo Wan have a considerable number of senior residents. Without an Emergency Vehicular Access (EVA) in place, it has been difficult and time-consuming to access to emergency services. An EVA should be provided with direct access to the villages for safety concern. | <p>Fire Services Department (FSD) advises that the department has established its deployment plans in case of fire and other emergency incidents in the Area. FSD will deploy appropriate manpower and resources to the scene to provide emergency services in accordance with established procedures.</p> <p>As advised by Commissioner of Police (C of P), there are currently sufficient means of transportation for Hong Kong Police Force (HKPF) to access to San Tau and Sha Lo Wan taking into account the current number of emergency calls. HKPF will endeavor to strive for achieving performance pledge as a usual practice.</p> |
| 2.                                     | Existing transport facilities and traffic network capacities are lacking in the locality. The limited road and ferry services capacity and frequency could not   | The suggestion has been referred to the relevant departments for consideration and follow up, as  |

| Major Issues in Representations   | Responses  |
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| <p>sufficiently meet the daily needs of Sha Lo Wan residents. External road and water transport facilities should be enhanced to improve accessibility to urban areas and to meet the needs of the elderly as well as to facilitate sale of farm produce.</p> | <p>appropriate.</p> <p>Chief Highway Engineer/NT East. Highways Department advises that there is no any studies and / or infrastructure improvement works being / to be undertaken within the Area by his department.</p> <p>According to advice from Commissioner for Transport, for the “Tuen Mun - Tung Chung - Sha Lo Wan - Tai O” licensed ferry service, there is a total of 8 sailings to and from Tai O via Sha Lo Wan on Mondays to Saturdays (except public holidays), and 10 sailings on Sundays and public holidays. Additional sailings will be provided subject to actual situation and passenger demand. According to the latest monitoring surveys conducted at Sha Lo Wan Pier on 29 May (Saturday), 30 May (Sunday) and 31 May 2021 (Monday), it is revealed that the average occupancy rate of the Tuen Mun bound and Tai O bound sailings are 24% and 32% respectively. The sailing with the peakiest occupancy rate of 86% with no left behind passenger for all sailings. The existing ferry</p> |

| Major Issues in Representations |  | Responses  |
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|                                 |  | service can cater the passenger demand at this stage. Nevertheless, the Transport Department would continue to closely monitor the service level and liaise with the ferry operator on service improvement when necessary.   |
| 3.                              | The Government has no plan to implement the proposed coastal road between Tung Chung and Tai O, nor fulfilling her promise despite Audit Commission comments. The Government should kick-start the implementation. | <p>The suggestion has been referred to the relevant departments for consideration and follow up, as appropriate.</p> <p>Commissioner for Transport advises that the proposed coastal road between Tung Chung and Tai O should subject be to further review on technical feasibility by the works agent to be identified.</p>             |
| 4.                              | A direct connection (e.g. footbridge or vehicular road) between Sha Lo Wan and the Airport Island should be provided to enhance the connectivity.  | <p>The suggestion has been referred to the relevant departments for consideration and follow up, as appropriate.</p> <p>Commissioner for Transport advises that the proposed road connection between Sha Lo Wan and Airport Island should be subject to further review on technical feasibility by the works agent to be identified.</p> |

| Major Issues in Representations                          |   | Responses  |
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| <b><i>D. Infrastructure and Community Facilities</i></b> |   |  |
| 1.   | <p>Infrastructure is lacking in the locality. The Government should improve infrastructure provision, such as sewerage, seawater flushing, drainage, freshwater supply, refuse collection point (RCP), additional capacity of public toilet, etc.</p> | <p>The request has been referred to the relevant departments for consideration and follow up, as appropriate.</p> <p>Chief Engineer/Hong Kong &amp; Islands, Drainage Services Department (DSD) advises that DSD has no committed or planned drainage project / studies in the Area based on the latest record of DSD. Any stormwater drainage facilities, if considered required, should be proposed and implemented by the project proponent.</p> <p>As advised by Director of Food and Environmental Hygiene, the Food and Environmental Hygiene Department (FEHD) provides RCP and bin sites (BS) to facilitate the disposal of household refuse by villagers. FEHD will closely monitor the conditions of RCPs and BSs and flexibly deploy resources to maintain the standard of refuse collection services provided. FEHD will also regularly review the frequency of refuse collection to cope with public needs.</p> |

| Major Issues in Representations |  | Responses  |
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|                                 |  | FEHD currently provides two public toilets in Sha Lo Wan and one public toilet in San Tau. The existing facilities are considered sufficient to cater for public demand having regard to the current usage rate of these public toilets. At present, FEHD has no plan to increase the capacity of the existing Sha Lo Wan Village Public Toilet or to enhance the public toilet facilities in Sha Lo Wan and San Tau areas.  |
| 2.                              | Limited tele-communication services in the area has hindered external communication. Tele-communication infrastructure should be improved. | As advised by Director-General of Communications, the Office of the Communications Authority (OFCA), it is normal practice for mobile network operators (MNOs) to identify suitable locations for setting up radio base stations (RBS), including private premises (e.g. village houses) or public facilities (e.g. Government buildings). In addition, various initiatives have been taken to facilitate MNOs to set up RBS at some of the government venues, Country Parks, rural areas and hilltops sites for improving mobile coverage at the Country Parks and rural areas. |

| Major Issues in Representations |  | Responses  |
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|                                 |  | <p>In support of the Government's policy initiative, OFCA has implemented a subsidy scheme to subsidize fixed network operators (FNOs) to extend fibre-based networks to village in remote locations. The subsidy scheme also provides the telecommunications infrastructure necessary for the conservation and revitalization of rural and remote areas in future.</p> <p>The subsidy scheme covers 235 villages across nine districts in the New Territories and on outlying islands. These 235 villages are grouped under six projects (i.e. Project 1 to Project 6) for tender by eligible FNOs. By way of tender, OFCA awarded Project 6 (covering Sha Lo Wan and San Tau) to Hong Kong Telecommunications (HKT) Limited (HKT) in November 2019. HKT is now applying for various statutory permits and approvals for excavation works as well as roll-out of fibre-based networks. It is expected that the newly built fibre-based networks will be extended to the two villages by the 4<sup>th</sup> quarter of 2022.</p> |
| 3.                              | Community hall and activity centre should be planned to support communal | As advised by District Officer (Islands), Home Affairs   |

| Major Issues in Representations |   | Responses   |
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|                                 | activities of the local villagers.  | <p>Department, in general, the territory wide average for 1 community hall is to serve 73,000 people. The Government will keep in view of the population at the Area in assessing whether the provision of community hall is justified.</p> <p>Director of Leisure and Cultural Services advises that there is no plan for provision of additional recreational facilities in the Area at this stage.</p> |
| 4.                              | The issue of inadequate access to and provision of policing and emergency services (e.g. police, fire services and ambulance service) should be addressed. Police station/post should be established within the village to safeguard local villagers' safety. | <p>The request has been referred to the relevant departments for consideration and follow up, as appropriate.</p> <p>According to the advice of C of P, HKPF has no plan to establish a Police Station / Post in the Area taking into account the current number of emergency calls.</p>  |
| 5.                              | Permitted burial ground(s) is covered by the subject OZP, which may affect the burial plan of certain indigenous inhabitants.   | As the permitted burial ground has been designated by the Government before the first publication in the gazette of the draft DPA Plan, it is an existing use (EU) of which the status of the permitted burial ground and its boundary would not be changed.  |

| Major Issues in Representations        |   | Responses   |
|--|---|---|
| <b>E. Environment and Conservation</b> |   |   |
| 1.                                     | The “Site of Special Scientific Interest” (“SSSI”) zone for San Tau Beach Site of Scientific Interest (SSSI) does not cover the area below the high water mark, which harbours the seagrass beds of special scientific interests. Boundary of the proposed “SSSI” zone for San Tau Beach SSSI should be reviewed so as to extend the coverage for the entire SSSI and even to the seagrass bed at the west coast of Tung Chung Bay. | The portion of San Tau Beach SSSI below the high water mark falls on government land and any activities and/or developments not complying with existing provisions and regulations may be subject to enforcement and prosecution by relevant authorities.   |
| 2.                                     | Two species of horseshoe crab of conservation values (i.e. <i>Tachypleus tridentatus</i> and <i>Carcinoscopius rotundicauda</i> ) and their juveniles can be found along the shores of Sha Lo Wan and San Tau. Coastal habitats (e.g. mudflats, estuaries, mangrove stands, rocky shore and backshore vegetation) with high conservation values should be contiguously zoned “Coastal Protection Area” (“CPA”).                     | During the preparation of OZP, all relevant factors would be taken into consideration and appropriate zonings would be designated.<br><br>“CPA” zones are proposed to be designated along the majority of coastline on the draft OZP with due regard to conserve, protect and retain the natural coastline and the sensitive coastal natural environment with a minimum of built environment. Areas occupied by government facilities, village houses and structures, other man-made features, paved area, and sparse vegetation have been excluded from “CPA”. |
| 3.                                     | Sha Lo Wan and San Tau are hotspots of odonate and butterfly species of conservation values. Malfunction of septic tank and soakaway systems of   | During the preparation of OZP, all relevant factors would be taken into consideration and appropriate zonings   |

| Major Issues in Representations |  | Responses   |
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|                                 | village houses could cause pollution to nearby watercourses and streams. Watercourses, streams and their riparian areas should be protected by conservation zonings (e.g. “CA” zone) and buffers on both sides with appropriate width (~30m) from village clusters.  | would be designated.<br><br>As advised by DEP, for protection of water quality, the design, construction and maintenance of on-site septic tank and soakaway system for village houses need to comply with relevant standards and regulations including Environmental Protection Department’s Practice Note for Professional person (ProPECC PN) 5/93 “Drainage Plans subject to Comment by the Environmental Protection Department” which specifies the necessary clearance from the specified water bodies. |
| 4.                              | A diverse group of birds with over a hundred of species, including 23 species of conservation concern was found in the area. Natural/vegetated areas containing habitats of conservation concerns (e.g. wetlands, natural streams, secondary woodlands and fung shui woodlands) should be provided with adequate protection and covered with conservation zonings.         | During the preparation of OZP, all relevant factors would be taken into consideration and appropriate zonings would be designated.  |
| 5.                              | Majority of the areas are designated “Unspecified Use” that it could not provide adequate protection against environmental vandalism. In view of the recent unauthorized development near Sha Lo Wan, the definition of EU should be reviewed. The Government should take a proactive approach to stop any “Destroy First, Develop Later” activity. Concerned footpath and | To prevent any haphazard and uncontrolled development that may adversely affect the rural and natural character of the Area, a DPA Plan has been prepared to provide interim planning control pending preparation of an OZP and to enable enforcement actions to be taken against any   |

| Major Issues in Representations |   | Responses   |
|---------------------------------|---|---|
|                                 | hiking trail should be designated for “Recreation” (“REC”) and/or “Green Belt” (“GB”) to control development.   | <p>unauthorised developments and undesirable change of use. Appropriate zonings would be designated for the footpath and hiking trail during the preparation of the OZP.</p> <p>Regarding EU, it should be noted that prior to gazettal of the draft DPA Plan, the development control mainly rests with the Buildings Department, the Lands Department and the various licensing authorities. With the designation of the Area as DPA, the Planning Authority could take action against unauthorized development in the Area according to the Ordinance.</p> |
| 6.                              | Part of the ‘grassland’ habitat to the north of Sha Lo Wan as identified by Planning Department (PlanD) should be ‘seasonally wetland grassland’ instead, which is a type of wetland. The presence of <i>Cyclosorus spp.</i> , which is a type of plant commonly found in lowland wetland/marsh, demonstrates the wetland nature of that area. It should be provided with adequate protection with stringent zoning in view of the recent suspected land excavation and vegetation clearance. | During the preparation of OZP, all relevant factors and comments from relevant departments would be taken into consideration and appropriate zonings would be designated.   |
| 7.                              | Sites of Archaeological Interest (SAI) should be provided with adequate   | As advised by Executive Secretary, Antiquities and  |

| Major Issues in Representations |  | Responses   |
|---------------------------------|--|---|
|                                 | protection regime and buffer zone.   | <p>Monuments Office (AMO), the boundaries of different SAIs are delineated based on the data collected from past archaeological work.</p> <p>As stated in the Explanatory Statement of the draft OZP, prior consultation with the Antiquities and Monuments Office (AMO) of Development Bureau should be made if any works, developments, redevelopments or rezoning proposals may affect the Sites of Archaeological Interest (SAIs), graded historic buildings/structures, new items pending grading assessment, and other historic structures identified 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.</p> <p>During the preparation of OZP, all relevant factors and comments from relevant departments would be taken into consideration and appropriate zonings would be designated.</p> |
| 8.                              | Geoheritage and landform of conservation values (e.g. delta and alluvial fan | In general, development at the land surface would not   |

| Major Issues in Representations           |  | Responses   |
|---|--|---|
|   | at San Tau, skarn and the wolframite mines at Sha Lo Wan, East Lantau Rhyodacite dykes at San Tau, contact zone between Chek Lap Kok Granite and Lantau Granite) should be accorded for higher protection.     | significantly affect the geology underneath. During the preparation of OZP, amongst other factors, the natural environment, topography, attractive geological features and physical landforms would be taken into consideration and appropriate zonings would be designated to protect areas of conservation importance.<br><br>Detailed comments from Head of Geotechnical Engineering Office, CEDD is set out in <b>Appendix XVI</b> of this TPB Paper. |
| 9.  | Ecological and conservation values of Sha Lo Wan are not significant. Natural coastline and the ecology of Sha Lo Wan have already been affected and/or modified by the construction of the HKIA and the HZMB. | During the preparation of OZP, all relevant factors would be taken into consideration and appropriate zonings would be designated.  |
| 10.                                       | It is proposed to translocate the habitats of the wildlife to facilitate development in the area.  | During the preparation of OZP, all relevant factors would be taken into consideration and appropriate zonings would be designated.  |
| <b><i>F. Agricultural Development</i></b> |  |   |
| 1.  | There is an increasing number of local villagers returning and carrying out agricultural rehabilitation. Private agricultural land is private property, and  | During the preparation of OZP, all relevant factors would be taken into consideration and appropriate zonings   |

| Major Issues in Representations |   | Responses  |
|---------------------------------|---|--|
|                                 | those which were used/have been using for agricultural activities should be retained for agricultural uses and/or zoned “Agriculture” (“AGR”) instead of zoning as “GB”.  | would be designated.<br><br>Agriculture use is permitted in “AGR”, “GB”, “CA” and “CPA” zones.   |
| 2.                              | The Government should facilitate and promote agricultural development / rehabilitation by comprehensive agricultural planning mechanism, sufficient infrastructure and resources for nurturing farmers, recreation and education opportunities. | Any specific proposals would be duly considered and appropriate zonings would be designated when the OZP is prepared. Concerns on infrastructure provision has been referred to relevant government departments for consideration and follow up, as appropriate.   |
| 3.                              | Rivers and streams should be properly managed and maintained. Irrigation facilities should be provided to facilitate agricultural activities.   | The proposal has been referred to the relevant departments for consideration and follow up, as appropriate.<br><br>The Agriculture, Fisheries and Conservation Department (AFCD) has conducted a site visit to Sha Lo Wan on 8.4.2021 regarding the concern on irrigation facilities from local villagers. DAFC advises that should irrigation improvement be required, farmers are advised to submit request to AFCD. |

| Major Issues in Representations       |   | Responses  |
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| <b><i>G. Development Proposal</i></b> |   |  |
| 1.                                    | <p>According to the overarching principle of ‘Development in the North, Conservation for the South’ outlined in the Blueprint, where appropriate, low-impact leisure and recreational uses would be developed for public enjoyment. With seamless connection to other areas on Lantau via Tung O Ancient Trail, two areas in Sha Lo Wan and San Tau are proposed to be developed for eco-lodges to promote eco-tourism and recreational related uses and to cater the needs of hikers and visitors. Planning control in the form of “OU(Eco-lodge)” zone designation and reference to other guidelines is proposed to be applied to the development proposal.</p> | <p>Due to its landscape and ecological value, the planning framework of the Area should fundamentally be the preservation of the natural environment and rural setting.</p> <p>According to the advice of DAFC, the proposal lacks assessment of the potential ecological impact due to the developments. It is noted that the concerned area is well wooded and extensive vegetation clearance is required as a result. Several natural streams are also found within or in the close vicinity of the proposed site. He has reservation on the proposal from nature conservation perspective at this stage.</p> <p>During the preparation of OZP, any specific proposals with technical assessment to demonstrate their technical feasibility and with no adverse impact on the natural environment of the Area would be duly considered and appropriate zonings would be designated.</p> |

| Major Issues in Representations |  | Responses   |
|---------------------------------|--|---|
| <b><i>H. Consultation</i></b>   |  |   |
| 1.                              | <p>The Government did not have any consultation with the local stakeholders before the gazette of the DPA Plans, nor having sufficient and effective consultation with them within the limited time of representation period. Representation period of the DPA Plans should be extended. The Government should further consult local stakeholders and seek their views for revising the land use proposals of the draft OZP.</p> | <p>The draft Sha Lo Wan and San Tau DPA Plan No. DPA/I-SLW/1 was exhibited under section 5 of the Ordinance on 8.1.2021 for public inspection for a period of two months. In general, to avoid the emergence of incompatible uses with the surrounding environment or intensified development before the statutory plan comes into effect, public consultation would be conducted only after gazettal of the DPA plan in accordance with the established practice. DPA Plan is an interim plan and will be replaced by an OZP which consists of detailed land use proposal.</p> <p>To facilitate timely consultation with relevant stakeholders on the appropriate land use zonings for the Area, PlanD has expedited the plan preparation process and submitted the preliminary draft OZP to the Town Planning Board for preliminary consideration on 15.1.2021. The relevant stakeholders including Islands District Council, Tai O Rural Committee, local villagers / residents and green / concern groups have been</p> |

| Major Issues in Representations |  | Responses  |
|---------------------------------|--|--|
|                                 |  | consulted to solicit their views on the land use proposals of the draft OZP. |

**Extract Minutes of the 1237th TPB Meeting on 15.1.2021**

- 48 -

**Agenda Item 9**

[Open Meeting]

Draft Sha Lo Wan and San Tau Outline Zoning Plan No. S/I-SLW/C – Preliminary Consideration  
of a New Plan

(TPB Paper No. 10714)

---

[The item was conducted in Cantonese.]

**Presentation and Question Sessions**

86. The following representatives of the Planning Department (PlanD) were present  
at the meeting:

|                       |  |
|-----------------------|--|
| Ms Donna Y.P. Tam     | - District Planning Officer/Sai Kung and Islands (DPO/SKIs), PlanD |
| Mr Richard Y.L. Siu   | - Senior Town Planner/Islands                                      |
| Mr Kenneth C.K. Yeung | - Senior Town Planner/Special Duties                               |
| Mr Kanic C.K. Kwok    | ] Town Planners/Islands  |
| Mr Cyrus C.F. Chow    |  |
| Mr Keith L.C. Wu      | - Assistant Town Planner/Islands                                   |

87. The Chairperson invited PlanD's representatives to brief Members on the Paper.

88. With the aid of a PowerPoint presentation, Ms Donna Y.P. Tam, DPO/SKIs, briefed Members on the need for the outline zoning plan (OZP), existing land uses, land use planning considerations, general planning intention and proposed land use zonings of the draft OZP as detailed in TPB Paper No. 10714.

89. As the presentation from PlanD's representative had been completed, the Chairperson invited questions and comments from Members.

90. The Chairperson and some Members raised the following questions:

- (a) why the "Village Type Development" ("V") zone for the recognised village at San Tau was separated into three portions, whether there was scope to rationalise the boundaries of the two "V" zones in the northern part of San Tau so that they would not appear to be fragmented, and what considerations had been taken into account in drawing up the boundaries of the "V" zones;
- (b) whether it was the intention for the OZP to dissect the Lantau North (Extension) Country Park;

- (c) whether the “Coastal Protection Area” (“CPA”) zoning along the coastlines would affect the provision of basic public facilities such as piers;
- (d) why the existing domestic structures in Sha Lo Wan near the headland of Lantau North (Extension) Country Park were not zoned “Residential (Group C)” (“R(C)”) to reflect their current land use;
- (e) why some patches of active agricultural land in the northern part of Sha Lo Wan, which were coloured pink on Plan 5 of the Paper, were not zoned as “Agriculture” (“AGR”) but “Green Belt” (“GB”); and
- (f) whether there were clear criteria governing whether land occupied by existing domestic structures should be zoned as “V” or “R(C)”.

91. In response, Ms Donna Y.P. Tam, DPO/SKIs, made the following main points with the aid of some PowerPoint slides and the visualiser:

- (a) the “V” zones were designated having regard to the village ‘environs’, local topography, existing settlement pattern, outstanding Small House applications and demand forecast. Areas of difficult terrain, dense vegetation, conservation and ecological values had been excluded. The existing village clusters at San Tau and adjacent land suitable for village type development were zoned “V”. Outside the “V” zones was mostly agricultural land, some under active farming. The two “V” zones in the northern part and the “V” zone in southern part of San Tau were separated by a stream. In drawing up the boundaries of “V” zones, an incremental approach had been adopted and suitable land was identified to cater for the outstanding Small House applications. The 10-year Small House demand forecast was only one of the factors taken into account in the process. Land in the southern “V” had already been reserved for village expansion in accordance with the incremental approach, the area between the two northern “V” zones, which consisted of active and abandoned farmland, was recommended to be put under “AGR” zone

- (b) the Lantau North (Extension) Country Park consisted of two separate areas including a headland fronting the Hong Kong-Zhuhai-Macao Bridge Hong Kong Link Road. The OZP had included the areas which were outside the boundary of country park in order to put those areas under statutory planning control and better protect the environment therein;
- (c) there were already a few existing piers/jetties in the area, whereas existing ferry service linking Tung Chung, Sha Lo Wan, Tai O and Tuen Mun was provided at the pier at Sha Lo Wan. The Civil Engineering and Development Department (CEDD) was carrying out a study on traffic and transport capacity of Lantau, which would include the need and feasibility to provide additional ferry services for Lantau. In addition to cycle tracks, CEDD was working on the improvement and expansion of mountain bike trail networks on Lantau. According to the covering Notes of the draft OZP, local public works implemented by the Government were permitted within the OZP area and as such, the provision of public facilities would not be affected;
- (d) the existing domestic structures in Sha Lo Wan near the headland of Lantau North (Extension) Country Park fell within an area proposed to be zoned “GB”. As those domestic structures were scattered and did not form a cluster and no building lots had been involved, it was considered not appropriate to zone them as “R(C)” in a piecemeal manner. Notwithstanding the above, the proposed covering Notes of the draft OZP stipulated that replacement of an existing domestic building by a New Territories Exempted House (NTEH) in the “GB” zone was always permitted and no planning permission from the Town Planning Board (the Board) was required;
- (e) the “AGR” zone was primarily intended to include active farmland as well as abandoned farmland that possessed potential for agricultural rehabilitation. The Director of Agriculture, Fisheries and Conservation

had been consulted on the boundaries of the proposed “AGR” zone. While some of the scattered patches of active agricultural land was not zoned “AGR”, as ‘agricultural use’ was always permitted within the “GB” zone, the farming activities on those sites would not be adversely affected; and

- (f) generally speaking, “V” zone would be designated for indigenous villages and other village clusters. For lots within building entitlement under the lease, consideration would be given to designating those lots under a “R(C)” zoning.

92. The Chairperson remarked that PlanD might consider to review whether some of the boundaries of the “V” zones should be rationalised and to ensure a consistent approach be adopted in designating the various “V” zones, as well as be prepared to elaborate to the stakeholders how additional public facilities, such as piers and cycle paths, could be provided in the area to enhance its environment for public enjoyment.

93. After deliberation, the Board agreed that:

- (a) the draft Sha Lo Wan and San Tau OZP No. S/I-SLW/C together with its Notes was suitable for consultation with Islands District Council (IsDC) and Tai O Rural Committee (TORC);
- (b) the Explanatory Statement (ES) was 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) the ES was suitable for consultation with IsDC and TORC together with the draft OZP.

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups

**Fw: Additional Old house and AGR information for San Tau Village**

From: tse roy [REDACTED]  
To: kckyeung@pland.gov.hk  
Date: 07/05/2021 15:54  
Subject: Additional Old house and AGR information for San Tau Village

---

Dear Mr Yeung,

Attached please the information of missing old house and active agricultural land for your consideration.

  
舊屋地及常耕農地資料.pdf

  
891 954 Gov Doc 1.pdf

  
891 954 Gov Doc 2.pdf

  
891 954 Gov Doc 3.pdf

  
110 130 159 Gov Doc 1.pdf

  
110 130 159 Gov Doc 2.pdf

Roy

tse  
[REDACTED]

常耕農地申報 (此批地段於初稿OZP中被誤劃為GB)

| Name  | Lot No           | Land Department<br>Application No | 申請狀況            | 證明文件  |
|---|------------------|-----------------------------------|-----------------|---|
| <div>██████████</div> <div>██████████</div> <div>██████████</div> | 891 and 954      | DLO/IS LA-12                      | 已批出溫室牌照, 等待開工紙中 | 891 954 Gov Doc 1<br>891 954 Gov Doc 2<br>891 954 Gov Doc 3 |
| <div>██████████</div>   | 110, 130 and 159 | DLO/IS LA-7                       | 已批出溫室牌照, 等待開工紙中 | 110 130 159 Gov Doc 1<br>110 130 159 Gov Doc 2              |

舊屋地申報 (此批地段於初稿OZP中被漏劃)

| Lot No |
|--------|
| 997    |
| 998    |
| 1000   |
| 1005   |
| 1006   |
| 1008   |

電話 Tel: 2850 5104  
圖文傳真 Fax:  
電郵地址 Email: gendlois@landsd.gov.hk  
本署檔號 Our Ref.: (31) in LD DLO/IS LA-12  
來函檔號 Your Ref.:

覆函請註明本署檔號  
Please quote our reference in response to this letter.



DISTRICT LANDS OFFICE, ISLANDS  
LANDS DEPARTMENT  
香港統一碼頭道38號海港政府大樓十九樓  
19/F., HARBOUR BUILDING,  
38 PIER ROAD, HONG KONG.

我們矢志努力不懈，提供盡善盡美的土地行政服務。  
We strive to achieve excellence in land administration.

**BY REGISTERED SERVICE**

Mr. [REDACTED]

Mr. [REDACTED]

Mr. [REDACTED]

c/o Mr. [REDACTED]  
[REDACTED]

21 OCT 2019

Dear Sirs,

Lots Nos. 891 and 954, both in Demarcation District 6 Tung Chung

Approval is given for the erection of agricultural structures, as shown on the attached schedule, on the above lots subject to the following conditions:

- (a) This approval may be withdrawn at any time by my giving to you three months' notice of withdrawal.
- (b) The structures covered by this approval shall be used only for agricultural purposes and shall not be used for domestic, commercial, godown or industrial purposes.
- (c) Any building when constructed will be of single storey with a height of not more than 4.5 metres.
- (d) Certificates of Exemption in respect of building works, site formation and drainage work must be obtained from the District Lands Officer, Islands prior to the commencement of any building work. For structure comprising a gross floor area of exceeding 92.9 square metres (1,000 square feet), plans have to be submitted and approval granted prior to construction. Furthermore, no structural alterations or improvements to existing structures may be carried out without the further approval in writing from the District Lands Officer, Islands who may require plans showing the proposed alterations and improvements.

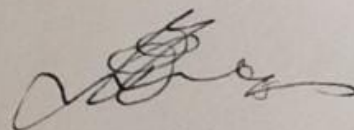
This approval will be withdrawn in the event of any contravention of any of the above conditions. Meanwhile, I would advise that this approval is granted without prejudice to the provisions of the Waste Disposal Ordinance and the Waste Disposal (Livestock Waste) Regulations pertaining to the control, collection, storage, treatment, transportation and disposal of livestock waste. Also, pursuant to Regulation 8(1)(b) of the Waste Disposal (Livestock Waste) Regulations, if the livestock waste arising from the livestock keeping structures is disposed of into a soakaway-pit, this soakaway-pit shall be situated not less than 30 metres from any reservoir, saline waters, spring, watercourse or well for potable use.

Your attention is also drawn to the comments from the Antiquities and Monuments Office (AMO) and Environmental Protection Department as follows:-

(a) In view of the scope and location of proposed works for the agricultural structures, AMO has no objection to the application from heritage conservation point of view provided that AMO is notified by the applicant (i.e. Mr. TSE Lok Tin) at least two weeks prior to the commencement of ground excavation works for the construction of the proposed structures for AMO's arrangement of site inspection on the ground excavation works.

(b) The applicant is reminded to reduce pollution during works execution and comply with the relevant regulatory and licensing requirements in accordance with environmental pollution control ordinances such as Air Pollution Control Ordinance, Waste Disposal Ordinance, Water Pollution Control Ordinance and Noise Control Ordinance etc.

Yours faithfully,



( K. F. LING )

District Lands Officer, Islands

c.c. LACO (Islands), LandsD  
SC/HQ, LandsD  
CRV  
DAFC  
DEP  
DPO/SK & Is  
AMO

## SCHEDULE

The following structures only are included in this approval :

### Lot No. 891 in Demarcation District 6 Tung Chung

|    |            |        |       |       |      |        |      |
|----|------------|--------|-------|-------|------|--------|------|
| 1. | Greenhouse | Length | 19.2m | Width | 4.7m | Height | 4.5m |
| 2. | Greenhouse | Length | 19.2m | Width | 4.7m | Height | 4.5m |
| 3. | Greenhouse | Length | 19.2m | Width | 4.7m | Height | 4.5m |
| 4. | Greenhouse | Length | 19.2m | Width | 4.7m | Height | 4.5m |

### Lot No. 954 in Demarcation District 6 Tung Chung

|    |            |        |       |       |      |        |      |
|----|------------|--------|-------|-------|------|--------|------|
| 1. | Greenhouse | Length | 15.5m | Width | 5.5m | Height | 4.5m |
| 2. | Greenhouse | Length | 10m   | Width | 9.2m | Height | 4.5m |
| 3. | Greenhouse | Length | 10m   | Width | 9.2m | Height | 4.5m |

- END -

電話 Tel: 2852 4255  
圖文傳真 Fax: 2850 5104  
電郵地址 Email: leisl3@landsd.gov.hk  
本署檔號 Our Ref.: ( ) in LD DLO/IS LA-7  
來函檔號 Your Ref.:

覆函請註明本署檔號

Please quote our reference in response to this letter.



地政總署  
離島地政處  
DISTRICT LANDS OFFICE, ISLANDS  
LANDS DEPARTMENT  
香港統一碼頭道 38 號海濱政府大樓十九樓  
19/F., HARBOUR BUILDING,  
38 PIER ROAD, HONG KONG.

我們矢志努力不懈，提供盡善盡美的土地行政服務。  
We strive to achieve excellence in land administration.

Mr. [REDACTED]

**BY REGISTERED SERVICE**

29 MAY 2018

Dear Sir,

Lots Nos. 110, 130 & 159, all in D.D. 6 Tung Chung ("the Lots")

Approval is given for the erection of agricultural structures, as shown on the attached schedule, on the above lots subject to the following conditions:

- (a) This approval may be withdrawn at any time by my giving to you three months' notice of withdrawal.
- (b) The structures covered by this approval shall be used only for agricultural purposes and shall not be used for domestic, commercial, godown or industrial purposes.
- (c) Any building when constructed will be of single storey with a height of not more than 4.57 metres.
- (d) Certificates of Exemption in respect of building works, site formation and drainage work must be obtained from the District Lands Officer prior to the commencement of any building work. For structure comprising a gross floor area of exceeding 92.9 square metres (1,000 square feet), plans have to be submitted and approval granted prior to construction. Furthermore, no structural alterations or improvements to existing structures may be carried out without the further approval in writing from the District Lands Officer who may require plans showing the proposed alterations and improvements.

This approval will be withdrawn in the event of any contravention of any of the above conditions. Meanwhile, I would advise that this approval is granted without prejudice to the provisions of the Waste Disposal Ordinance and the Waste Disposal (Livestock Waste) Regulations pertaining to the control, collection, storage, treatment, transportation and disposal of livestock waste. Also, pursuant to Regulation 8(1)(b) of the Waste Disposal (Livestock Waste) Regulations, if the livestock waste arising from the livestock keeping structures is disposed of into a soakaway-pit, this soakaway-pit shall be situated not less than 30 metres from any reservoir, saline waters, spring, watercourse or well for potable use.

Yours faithfully,

( Denis LI )

District Lands Officer, Islands

### SCHEDULE

The following structures only are included in this approval :

|     |                   |        |                   |       |                   |        |                   |
|-----|-------------------|--------|-------------------|-------|-------------------|--------|-------------------|
| 1.  | <u>Storeroom</u>  | Length | <u>3.33m</u>      | Width | <u>3.00m</u>      | Height | <u>4.57m</u>      |
| 2.  | <u>Greenhouse</u> | Length | <u>15.48m</u>     | Width | <u>6.00m</u>      | Height | <u>4.57m</u>      |
| 3.  | <u>Greenhouse</u> | Length | <u>9.00m</u>      | Width | <u>8.00m</u>      | Height | <u>4.57m</u>      |
| 4.  | <u>Greenhouse</u> | Length | <u>15.48m</u>     | Width | <u>6.00m</u>      | Height | <u>4.57m</u>      |
| 5.  | <u>          </u> | Length | <u>          </u> | Width | <u>          </u> | Height | <u>          </u> |
| 6.  | <u>          </u> | Length | <u>          </u> | Width | <u>          </u> | Height | <u>          </u> |
| 7.  | <u>          </u> | Length | <u>          </u> | Width | <u>          </u> | Height | <u>          </u> |
| 8.  | <u>          </u> | Length | <u>          </u> | Width | <u>          </u> | Height | <u>          </u> |
| 9.  | <u>          </u> | Length | <u>          </u> | Width | <u>          </u> | Height | <u>          </u> |
| 10. | <u>          </u> | Length | <u>          </u> | Width | <u>          </u> | Height | <u>          </u> |

- END -

# 沙螺灣鄉公所

香港大嶼山沙螺灣涌口十七號

日期: 2021 年 3 月 2 日

香港特別行政區政府規劃署  
西貢及離島規劃處  
新界沙田上禾輦路 1 號  
沙田政府合署 15 樓

楊智傑先生  
高級城市規劃師

楊先生：

跟進 2021 年 2 月 26 日的會議，現附上下列文件供查閱。

- 1) 沙螺灣村合資格申請原居民「丁屋」人名表
- 2) 沙螺灣村耕地範圍
- 3) 沙螺灣村農耕
- 4) 沙螺灣加高舊碼頭時，未移平的欖洲及赤鱸角。

李秀梅 上  
沙螺灣原居民代表

## 沙螺灣村合資格申請原居民「丁屋」男丁人名表

A list of 81 no. of eligible  
indigenous inhabitants

## 沙螺灣村合資格申請原居民「丁屋」男丁人名表

A list of 66 no. of eligible  
indigenous inhabitants

## 沙螺灣村合資格申請原居民「丁屋」男丁人名表

A list of 49 no. of eligible  
indigenous inhabitants

## 沙螺灣村合資格申請原居民「丁屋」男丁人名表

A list of 48 no. of eligible  
indigenous inhabitants

沙螺灣村耕地  
範圍

日期：1945年11月11日

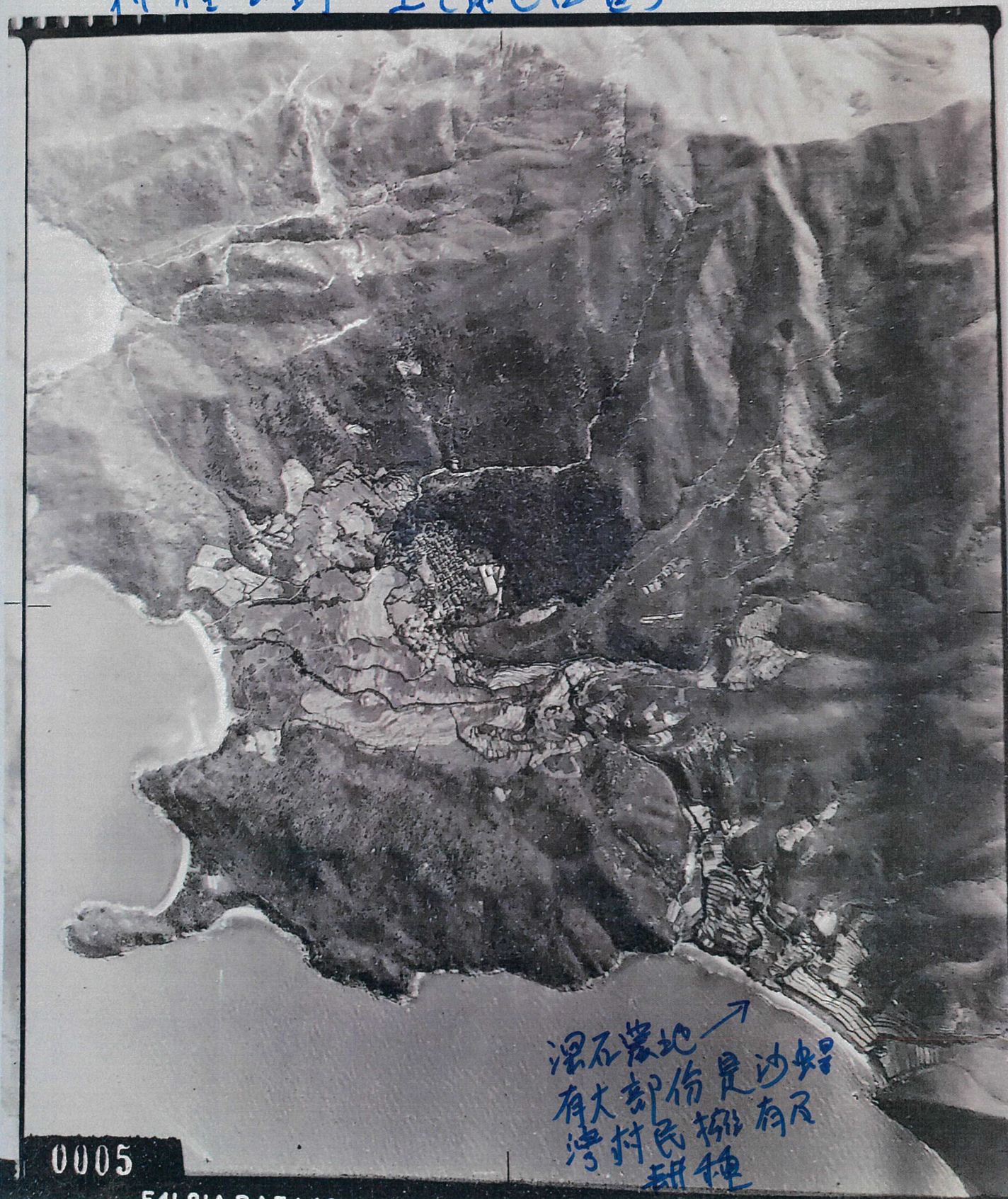
第二次世界大戰剛結束，清楚見到沙螺灣村後面風水林的樹木  
幾乎全部被砍伐，耕地規模非常之大，海灘非常美麗。



日期：1962年1月22日

沙螺灣仍然以耕種為主，沙灘仍然非常美麗及多沙。隔離深石村（礮石灣）的耕種也很蓬勃。

耕種去到山上（淺色位置）



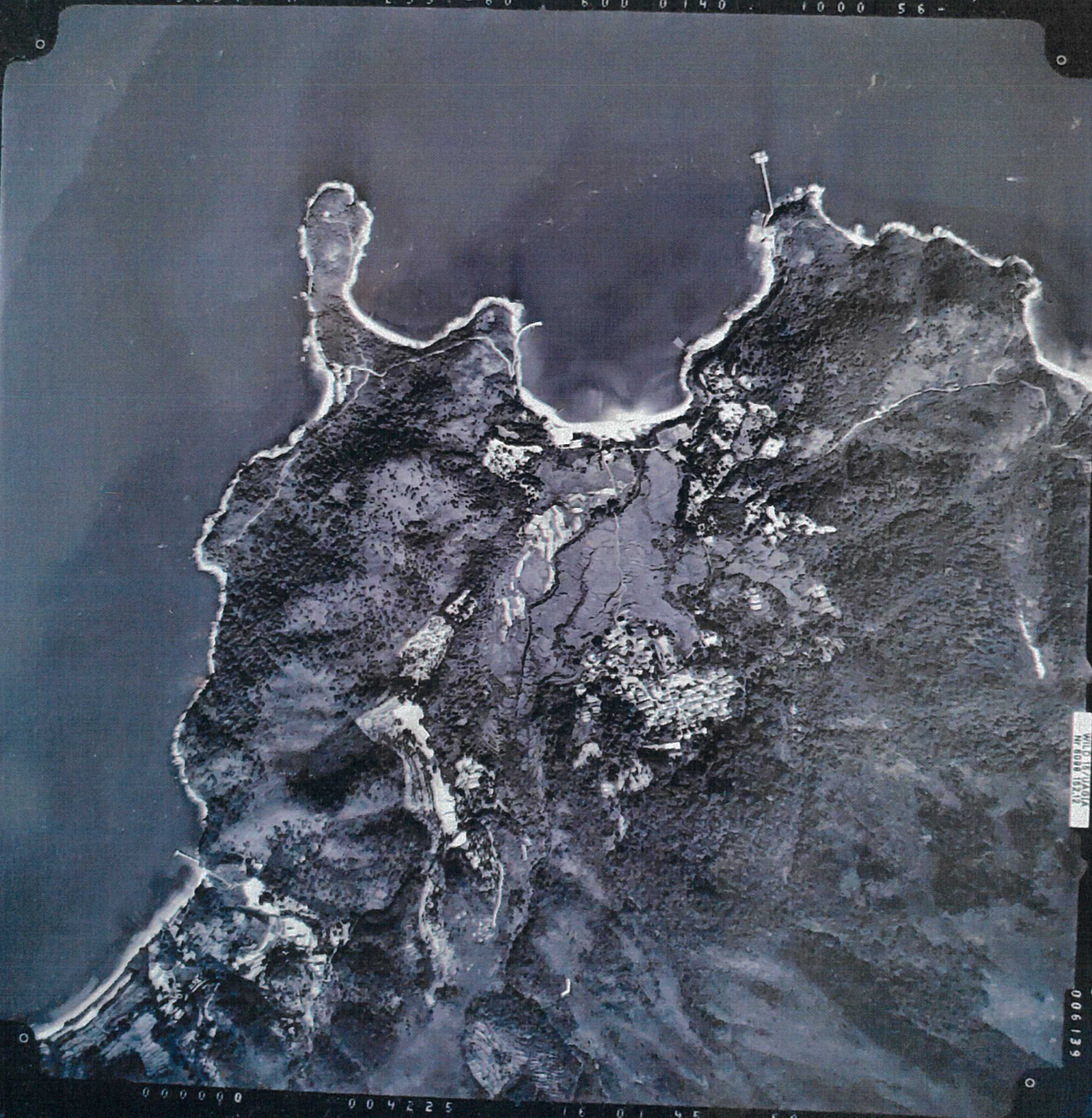
深石農地 →  
有大部份是沙螺  
灣村民耕種  
有及

0005

F4181A 2A5 12 22 11

日期：1987年1月14日

由於耕種收入不穩定，每每睇天做人，生活艱難，很多村民開始到市區工作，可見有些耕地已開始荒廢。因為興建機場，沙螺灣的沙灘已開始轉變。但仍然有大部分在耕種



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LANTAU 14-1-87 4000' 908724

香港特別行政區政府 地政總署測繪處

The Government of Hong Kong Special Administrative Region  
Survey & Mapping Office, Lands Department

WATERLOO  
M. 1011.10312

006139

PH-2000

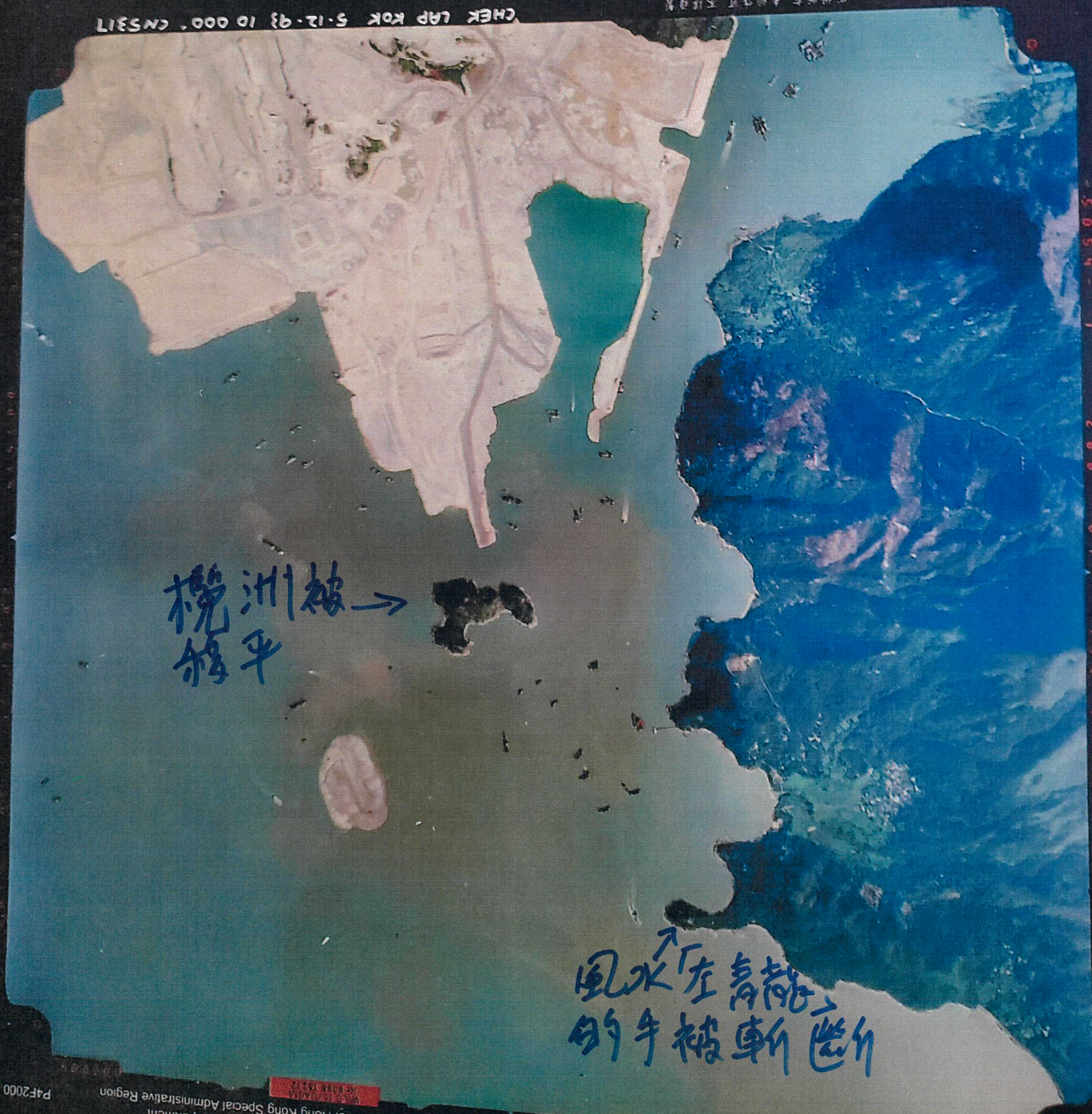
日期：1993年12月5日

赤鱘角機場的跑道一路向沙螺灣伸展，同時可見有一個沙丘在沙螺灣對開海中填出來，而這個沙丘是從海床泵沙泥填成，因此造成沙螺灣海灘的沙嚴重流失！

政府破壞環境及風水

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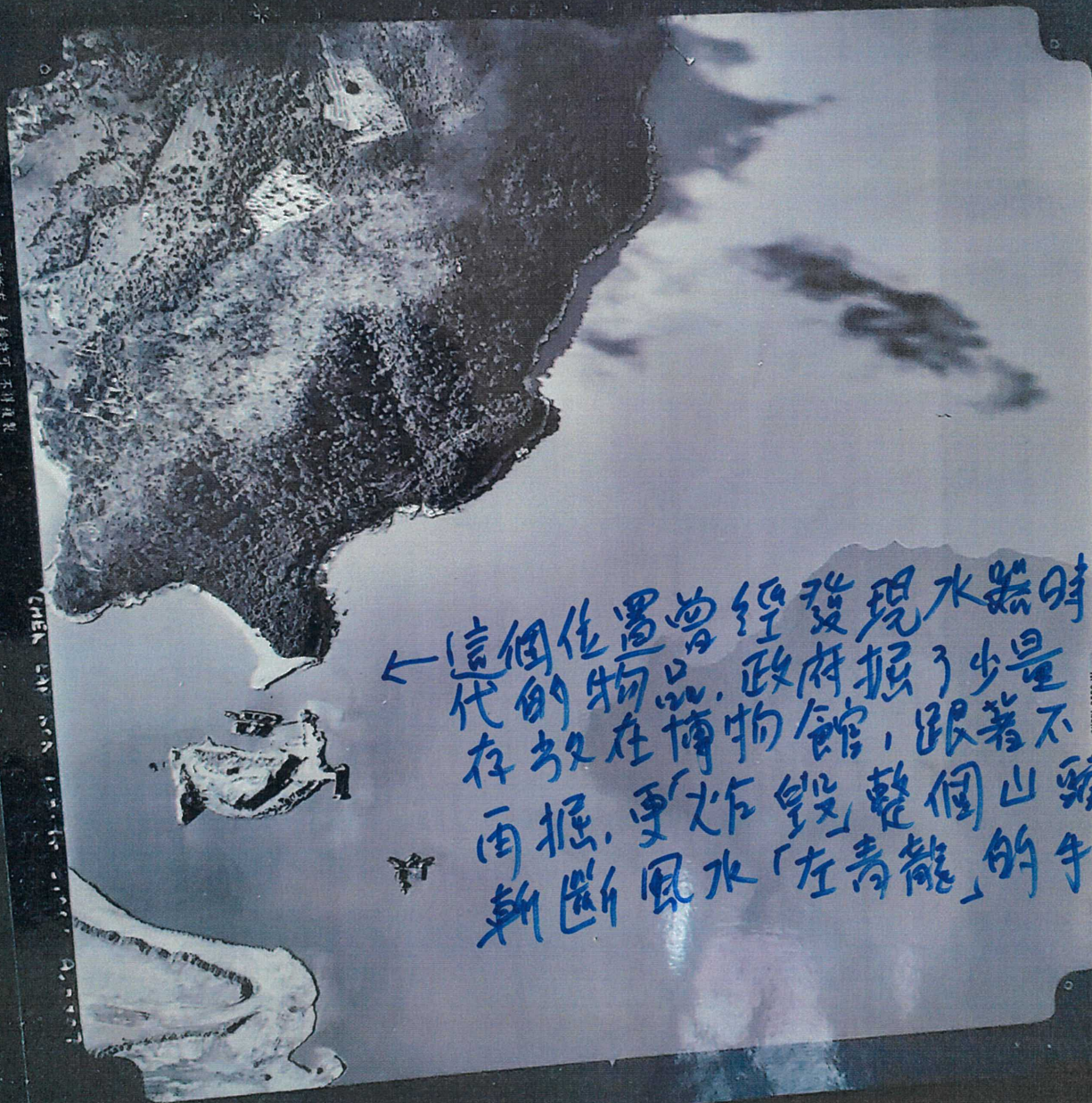
CHEK LAP KOK 5-12-93 10 000 - CNS317



風水「左青龍」的午被斬斷

日期：1994年8月1日

由於赤鱗角機場西移，緊貼着沙螺灣的山咀，為了保持航道，  
政府不惜將山咀（甲由頭）炸毀，像是斬了沙螺灣的一隻手，  
嚴重破壞沙螺灣的風水！



← 這個位置曾經發現石器時  
代的物品，政府掘了少量  
存於在博物館，跟著不  
再掘，更「炸毀」整個山頭，  
斬斷風水「左青龍」的手

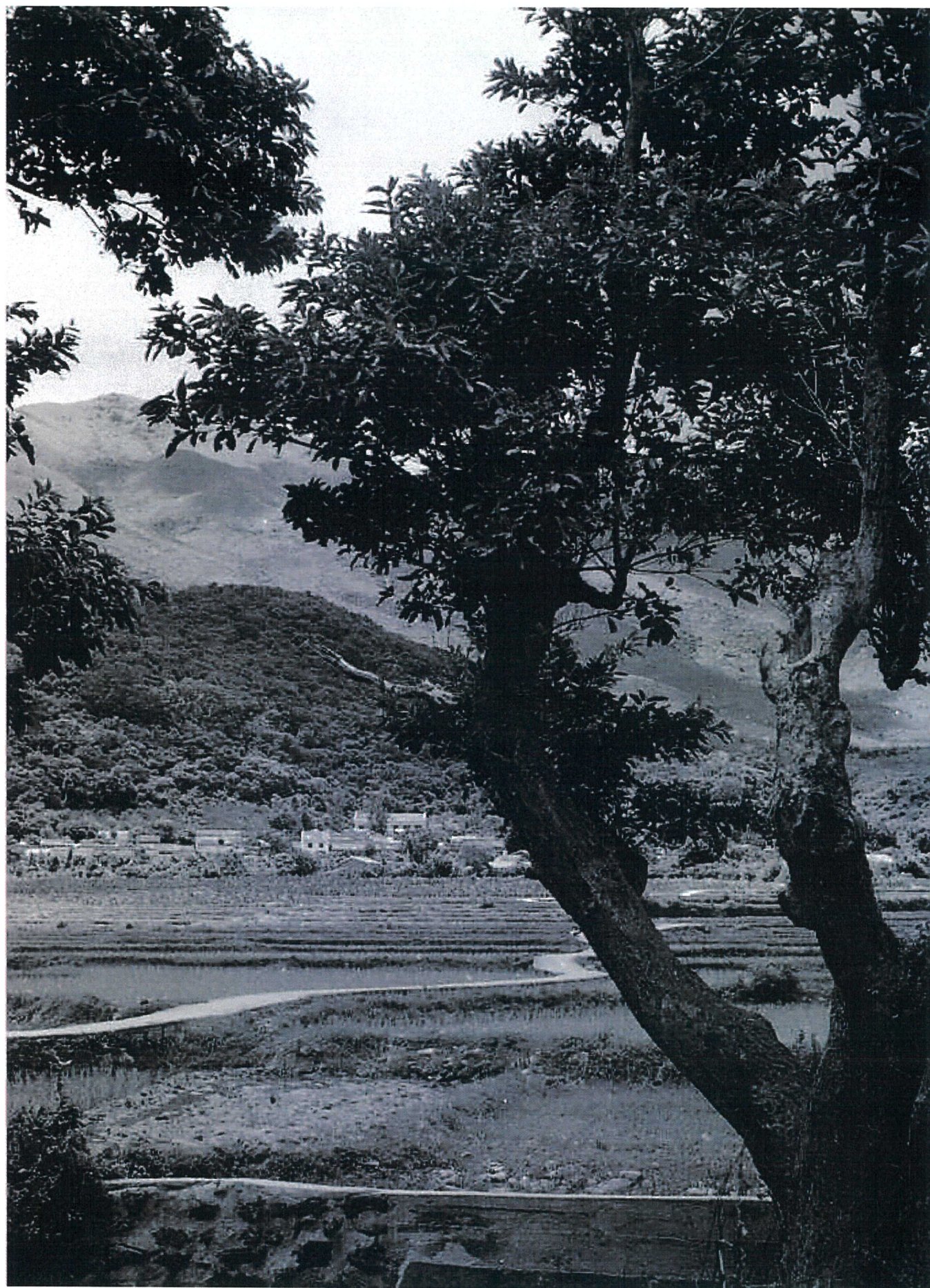
沙螺湾村春耕









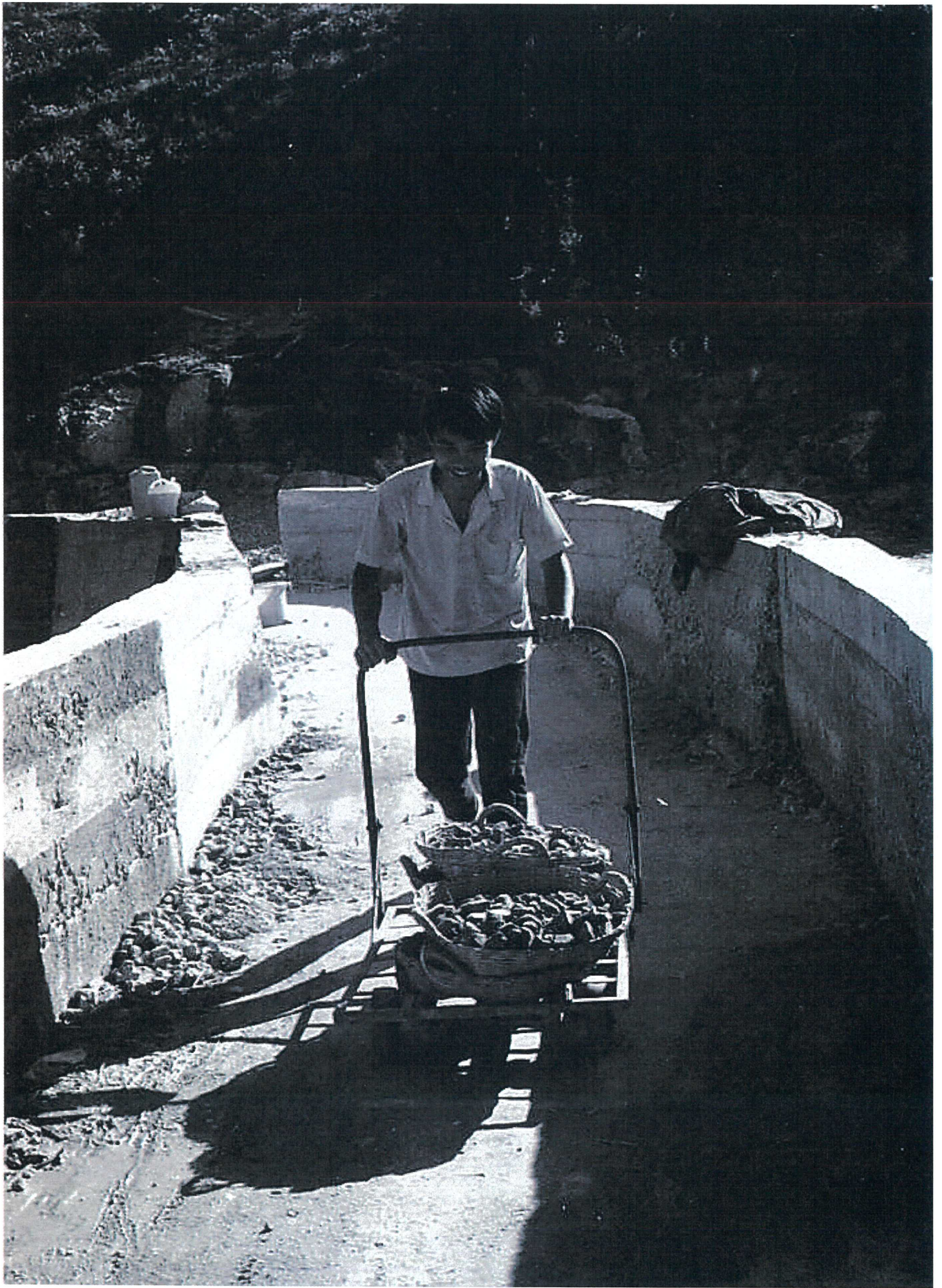




沙螺灣村民及香港大專學生協助加高舊碼頭，欖洲及赤鱸角仍然存在，  
但政府帶頭破壞環境！











☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups

From: Howard Man <[REDACTED]>  
To: "dyptam@pland.gov.hk" <dyptam@pland.gov.hk>  
Cc: Howard Man <[REDACTED]>  
Date: 01/03/2021 19:53  
Subject: 有關沙螺灣會議討論內容

你好，譚專員，

我是沙螺灣村的原居民，上星期五(26-3-2021) 參與開會討論政府正就大嶼山三條村包括沙螺灣村規劃一事。

我想詳述開會時大家討論的各點，以及清楚覆述我們的訴求，如下：

1. 重新規劃範圍：根據城規會公佈沙螺灣及磡頭發展審批地區草圖，表明政府想擬備一份沙螺灣的發展審批地區圖。雖說是發展圖，但我們見不到政府有發展沙螺灣的意向，更覺此舉只是一個「緊箍咒」以規管原居民，故我們此極為反感。就沙螺灣村而言，上次會議上已有村民提出貴署劃的界線有些問題。以我所知，沙螺灣村南北範圍應由碼頭沿海到天后廟，而東西以沙灘打上到村中心，再至大橡樹。請貴署再確定現在要審批的圖則範圍是否正確，有否需要修改。
  2. 耕作地及綠化地：在會議上，貴署重申政府今次諮詢的目的是要確定土地用途，希望藉規管防止具生態價值的鄉村農地被破壞。我們同意政府想保育的方針，但是村民不明白規劃署如何劃分耕作地和綠化地。因為大家眼見自己世代代傳留下來的很多耕作地，今天仍有農作物收成，為何不劃定為耕作地，而被評定為綠化地。以往村民一直耕種的地，根本不需要改變用途。今天突然想改動，難免令村民擔心，我們今天所擁有的資產會否因被改為綠化地而被剝奪，今天在自己土地上所享有的自由突然要被監管。故此才出現上次開會的情形，村民誓死捍衛自己祖業，反對政府的決定。請貴署細心檢視及修改耕作地和綠化地的分配。
  3. 交通配套：沙螺灣雖然是一條小漁村，但世代有不少原居民經常回村耕作及居住。但一直以來，只得渡輪往來市區與沙螺灣碼頭，從無車路出入，非常不便。隨著周邊機場的興建，大嶼山各項目的發展，沙螺灣村一直都沒有任何受惠。我們只見對岸的機場公路及快速的廣珠澳大橋通車，但沙螺灣村村民四十年夢寐以求的車路一直落空。對此實在令居民氣憤。我們不是要在沙螺灣村大興土木，只求一條方便路可通往市區，不用每次都要跟大澳居民及旅遊人仕爭船位。
  4. 建丁屋範圍：會上我們也有談論過原居民可建丁屋的範圍(即 V Zone)，現在貴署建議的範圍實在太少。根據貴署解釋，這是根據地政署的數據作出建議：因資料顯示申請個案甚少，認為沙螺灣村居民無太大意願建丁屋。但真正的事實是，有很多原居民很希望申請建丁屋，只因政府一直以來都不受理，心灰意冷下才放棄申請。我們稍後會向貴署提交有意建丁屋的原居民名單，貴署可據此作為數據，從新規劃V Zone的範圍。
  5. 救援配套：其實沙螺灣村因為欠缺車路，村民如遇意外或生病要召喚救護，非常不便。村內住了不少老人，他們是最需要這些服務的一群，可惜，沒有車路，救護車來不了，大家有事只好打999，死忍1小時以上等待直升機到來營救，費時失事。
  6. 耕作的水利：既然政府支持沙螺灣村居民繼續善用土地耕作，請貴署幫忙做好家用及農用的供水及排水系統。今天居民只是用自己有限的資源去駁喉引水灌溉農作物。政府就這些基本生活配套一直都沒有建設，希望透過今次好好整體規劃。
- 我們明白規劃署是做策劃的，要透過政府多個部門，如城規會，運房局，地政署，路政署等等才能處理這些工程。但我們希望上述幾個部門能表誠合作，早日達成我們的心願。
- 最後我們期待貴署盡快安排時間到沙螺灣村作實地考察，了解我村的環境和苦況。

祝工作順利！

沙螺灣村原居民  
文家豪上  
[REDACTED]

1-3-2021

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups

**Fw: Updated Small housing information of San Tau Village**

From: Roy [REDACTED]  
To: 規劃署西貢及離島高級規劃師楊智傑 <kckyeung@pland.gov.hk>  
Cc: [REDACTED]  
Date: 19/04/2021 17:00  
Subject: Updated Small housing information of San Tau Village

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Dear Mr. Yeung,

Attached please find the proposed V zone plan and updated small housing information of San Tau Village for your reference. As mentioned before, some of the applications have spent a lot of resources for the small housing. We are sincerely hope that all these applications will be put in the highest priority to include in the V Zone.

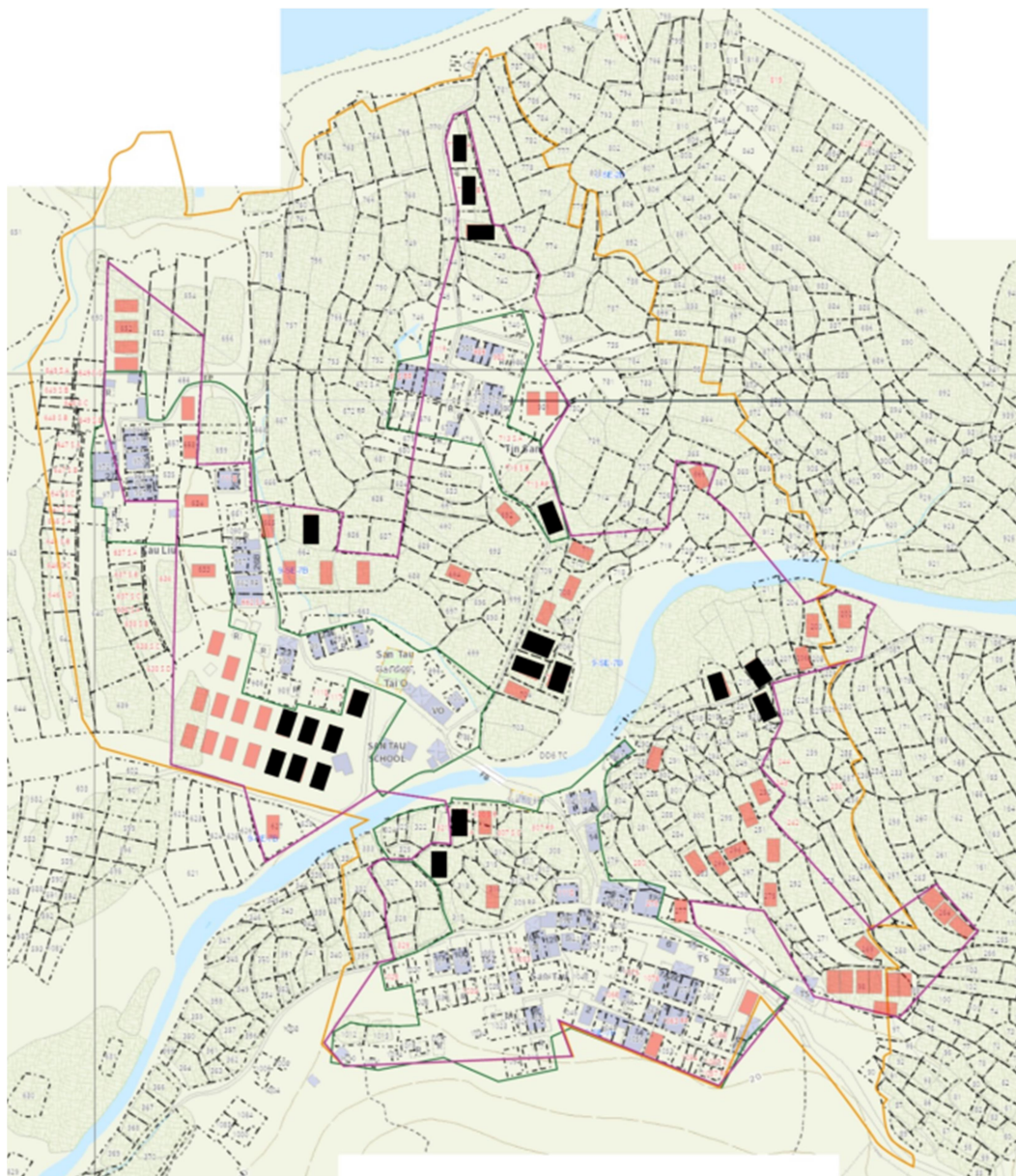
For the AGR and some of the old land lots not covered in your proposed OZP, I will send those info. later this week.



村內實際情況圖.pdf  
Best regards,



Roy 丁屋資料更新表6.0.pdf



燈黃色線為原村界



紫色線為建議可劃 V Zone 範圍



黑色長方格為已入申請及已有實質証明進行丁屋申請



紅色長方格為將來疑建丁屋申請地段



**注意:** 由於黑長方格申請人已投入大量時間及金錢，並申請早於規劃圖前已入紙，請協助優先考慮該批申請人情況

| No | Name | Lot No       | Land Department Application No | 申請狀況   |
|----|------|--------------|--------------------------------|--|
| 1  |      | 664SA        | 1/CPT/2001                     | 2001年已入申請待批                                    |
| 2  |      | Gov. Land    | 32/LMLC/1998                   | 1998年已入申請待批                                    |
| 3  |      | Gov. Land    | 38/LMLC/1998                   | 1998年已入申請待批                                    |
| 4  |      | Gov. Land    | 62/LMLC/1999                   | 1998年已入申請待批                                    |
| 5  |      | Gov. Land    | 33/LMLC/1998                   | 1998年已入申請待批                                    |
| 6  |      | Gov. Land    | 51/LMLC/1998                   | 1998年已入申請待批                                    |
| 7  |      | 222          | 39/LMLC/1998                   | 1998年已入申請Lot 1059待批                            |
| 8  |      | 705SA        | 2/CLT/2021                     | 2/3/2021入紙地政，2020年開始繼承遺產/測量/轉名.2021年入紙         |
| 9  |      | 209          | 未入地政申請                         | 2018年開始繼承遺產/測量/轉名/分地.2021年頭入紙                  |
| 10 |      | 299          | 158/LMLC/1998                  | 1998年已入申請待批                                    |
| 11 |      | Gov. Land    | 159/LMLC/1998                  | 1998年已入申請待批                                    |
| 12 |      | 705SB        | 3/CLT/2021                     | 2/3/2021入紙地政，2020年開始繼承遺產/測量/轉名.2021年入紙         |
| 13 |      | Gov. Land    | 157/LMLC/1998                  | 1998年已入申請待批                                    |
| 14 |      | 212          | 36/CPT/2016                    | 2016年入申請紙申請官地，後因丁權案問題，2018年買入農地，2019年再更新地政, 待批 |
| 15 |      | 705RP        | 4/CLT/2021                     | 2/3/2021入紙地政，2020年開始繼承遺產/測量/轉名.2021年入紙         |
| 16 |      | 320SA, 307SA | DLO/IS8/CLT/2018               | 2018年已入申請待批                                    |
| 17 |      | 771 RP       | 7/CLT/2021                     | 2/3/2021入紙地政，2020年開始繼承遺產/測量/轉名.2021年入紙         |
| 18 |      | 771SA        | 5/CLT/2021                     | 2/3/2021入紙地政，2020年開始繼承遺產/測量/轉名.2021年入紙         |
| 19 |      | 771SB        | 6/CLT/2021                     | 2/3/2021入紙地政，2020年開始繼承遺產/測量/轉名.2021年入紙         |
| 20 |      | 319          | 8/CLT/2021                     | 2/3/2021入紙地政，2020年開始繼承遺產/測量/轉名.2021年入紙         |
| 21 |      | 712          | 153/LMLC/1997                  | 1997年已入申請待批                                    |
| 22 |      | 655          |                                |  |
| 23 |      | 665          |                                |  |
| 24 |      | 664RP        |                                |  |
| 25 |      | 664SB        |                                |  |
| 26 |      | 664SC        |                                |  |
| 27 |      | 652RP        |                                |  |
| 28 |      | Gov. Land    |                                |  |
| 29 |      | 269          |                                |  |
| 30 |      | 296          |                                |  |
| 31 |      | 981SA        |                                |  |
| 32 |      | 206          |                                |  |
| 33 |      | 202          |                                |  |
| 34 |      | 627          |                                |  |
| 35 |      | 711          |                                |  |
| 36 |      | 694          |                                |  |
| 37 |      | 866          |                                |  |
| 38 |      | 251SA        |                                |  |
| 39 |      | 203, 205     |                                |  |
| 40 |      | 251RP        |                                |  |
| 41 |      | 283          |                                |  |
| 42 |      | 277          |                                |  |
| 43 |      | 288          |                                |  |
| 44 |      | Gov. Land    |                                |  |
| 45 |      | 320SB, 307SB |                                | 未滿18歲  |
| 46 |      | 981RP        |                                | 未滿18歲  |
| 47 |      | Gov. Land    |                                |  |
| 48 |      | 316          |                                |  |
| 49 |      | 250          |                                |  |

這批請協助優先考慮加回V Zone 內, 因此批號碼, 已投入大量金錢及時間辦理丁屋申請手續

|    |  |           |  |       |
|----|--|-----------|--|-------|
| 50 |  | 692       |  |       |
| 51 |  | Gov. Land |  |       |
| 52 |  | 704       |  |       |
| 53 |  | 1086      |  |       |
| 54 |  | Gov. Land |  |       |
| 55 |  | 98SA      |  |       |
| 56 |  | 98SB      |  |       |
| 57 |  | 98SC      |  |       |
| 58 |  | 98SE      |  |       |
| 59 |  | 98SF      |  |       |
| 60 |  | 98RP      |  |       |
| 61 |  | 264SA     |  |       |
| 62 |  | 264SB     |  |       |
| 63 |  | 98SD      |  |       |
| 64 |  | 264RP     |  |       |
| 65 |  | 652SA     |  |       |
| 66 |  | 652SB     |  |       |
| 67 |  | 652SC     |  |       |
| 68 |  | 633       |  |       |
| 69 |  | 634       |  | 未滿18歲 |
| 70 |  | 658       |  | 未滿18歲 |
| 71 |  | Gov. Land |  | 未滿18歲 |
| 72 |  | 708SA     |  |       |
| 73 |  | 708RP     |  |       |
| 74 |  | 275       |  | 未滿18歲 |
| 75 |  | Gov. Land |  |       |

回條

致：規劃署西貢及離島規劃處

(請於 2021 年 7 月 7 日或之前電郵至 skisdpo@pland.gov.hk 或傳真至 2367 2976)

1. 《梅窩北分區計劃大綱草圖編號 S/I-MWN/C》
2. 《沙螺灣及磳頭分區計劃大綱草圖編號 S/I-SLW/C》
3. 《深屈及磳石灣分區計劃大綱草圖編號 S/I-SW/C》
4. 《貝澳坳分區計劃大綱草圖編號 S/I-POA/C》

我／我們 \* ☐ 對上述大綱草圖沒有意見。  
☒ 對上述大綱草圖有以下意見：

見 << 附件 - 7 >>

\*請在適當空格內加上“✓”號

姓名：何紹基

簽名：何紹基

日期：6-7-2021

電話：2985 7229

有關沙螺灣及礮頭分區大綱草圖編號 S/1-SLW/C 的意見：

1. 村民一致反對村內農地進行綠化地帶規劃，現時村內已進行復耕工作，更申請了溫室種植許可證，惟村民使用土地應有權益時，有關部門卻未能有效協助村民進行有關工作，反而未取得共識下擬將村內農地規劃為綠化地帶，剝削業權人的權益，引起極大迴響。
2. 有關礮頭村鄉村式用地擬規劃面積與村內實際情況不符，村中現時有約 130 名男丁符合申請小型屋宇的要求，分佈於礮頭、田心、郊寮，村民一致要求將鄉村式用地範圍圍繞上述三個地點，擬規劃範圍更坐落在斜坡旁，與政策背道而馳。
3. 如能夠與政府充份商討，達到村民合理訴求，將村內土地妥善規劃，村民樂於配合政府政策，達致共贏局面。
4. 有關深屈及礮石灣分區計劃大綱圖意見，和礮頭和沙螺灣村民意向相同，地區內綠化地區已佔有大部分面積，維持村內農地作耕種用途。

何紹基 2021-7-6



KFBG's preliminary comments on draft Sha Lo Wan and San Tau OZP S/I-SLW/C in  
TPB Paper 1071404/04/2021 09:23

From: Tony Nip [REDACTED]

To: "dyptam@pland.gov.hk" <dyptam@pland.gov.hk>, "rylsiu@pland.gov.hk" <rylsiu@pland.gov.hk>, "whsze@pland.gov.hk" <whsze@pland.gov.hk>, "kckkwok@pland.gov.hk" <kckkwok@pland.gov.hk>, "ccfchow@pland.gov.hk" <ccfchow@pland.gov.hk>, "klcwu@pland.gov.hk" <klcwu@pland.gov.hk>, "kckyeung@pland.gov.hk" <kckyeung@pland.gov.hk>

Cc: Samuel Wong [REDACTED], 'Cindy Choi'

[REDACTED], "'Andrew Chan (Local Biodiversity)'" [REDACTED],

'TSE Eddie' [REDACTED], "'(GP) Elaine Yuen'" [REDACTED]

[REDACTED], 'Henry' [REDACTED], 'Looking'

[REDACTED], Roy Ng [REDACTED], "'WOO, Ming Chuan'"

[REDACTED], 'KimChi' [REDACTED], "'WONG, Suet Mei'"

[REDACTED], "'Tobi Lau (Local Biodiversity)'" [REDACTED]

## 2 Attachments



Habmap overlaying with OZP\_20210401\_v4 with nos.jpg Sha Lo Wan San Tau\_20210401\_Habitat Map sv.jpg

Dear All,

Attached please see the draft Habitat Map prepared by our consultant (1 MB) and a figure overlaying the map with the OZP zonings (3 MB).

Our views on the draft OZP for San Tau and Sha Lo Wan are briefly summarized below and relevant areas are indicated in the attached figure which overlays the habitat map with OZP. Please make reference to all the attached for the below recommendations.

### San Tau

1. We do not consider it is appropriate to zone the area to the south of the watercourse and to the west of the San Tau Village as AGR as it is now mainly covered with dense secondary woodland. It should be zoned GB. Only the active agricultural land area is suitable to be zoned AGR.
2. Riparian area along the watercourse with no structures/ buildings at present is not suitable to be zoned V.
3. Part of the AGR zone is indeed covered with secondary woodland and is not suitable to be zoned AGR. Secondary woodland should be zoned GB.
4. The SSSI zone should extend to the sea area (following the boundary of the original San Tau Beach SSSI).

### Sha Lo Wan

5. There is (or was) a piece of seasonally wet grassland (i.e., wetland) to the north of the existing village cluster. Although part of it has been disturbed recently, we consider natural wetland vegetation can be regenerated easily given that there is no more disturbance. During our visits, we could not observe any very large scale farming activities in this area and we do not consider it is appropriate to largely zone this area as AGR. This area can be zoned GB in which genuine agricultural activities would not be

affected; this can also maintain the consistency (e.g., the remaining seasonally wet grassland to the further north is now zoned GB).

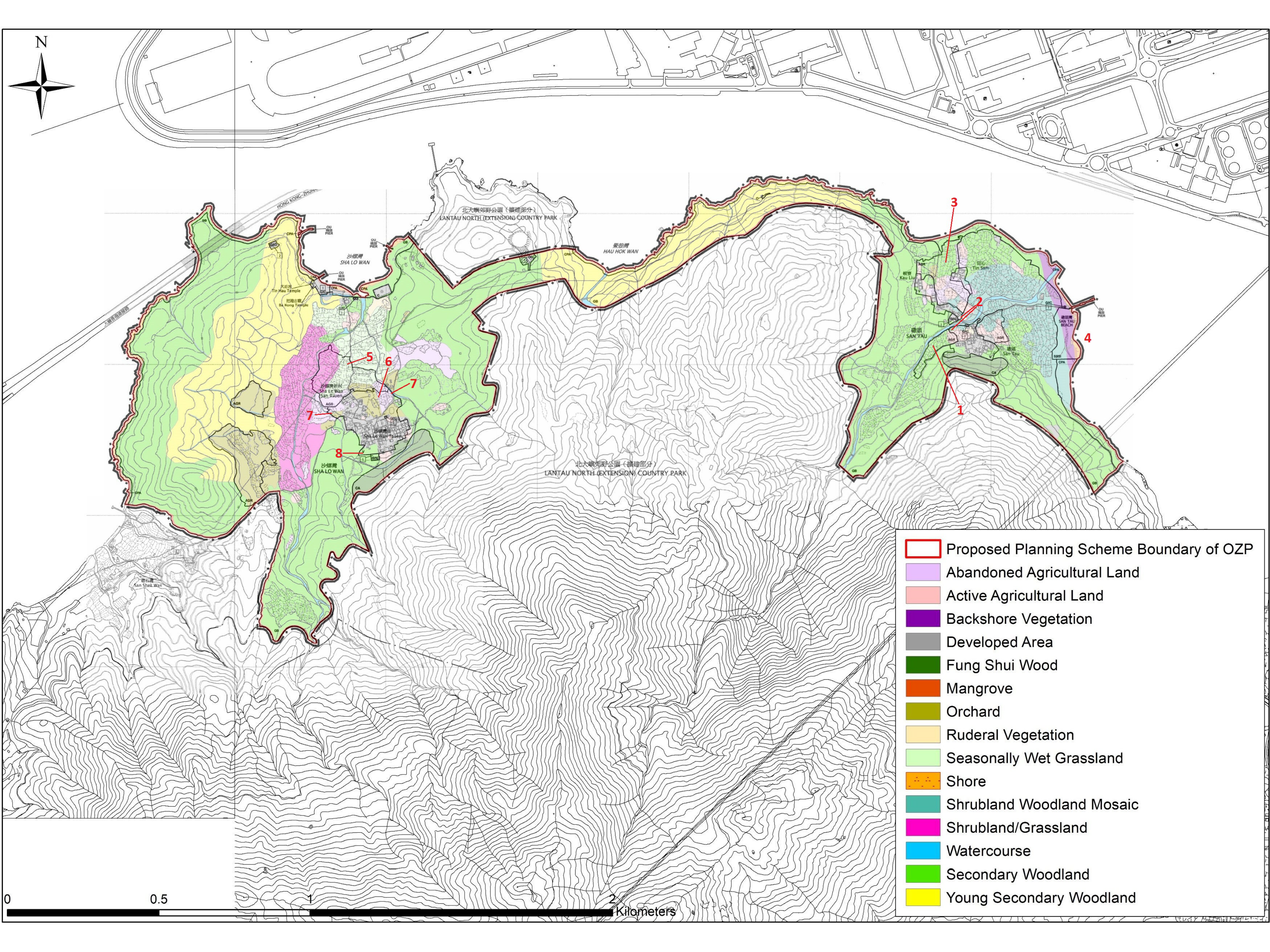
6. It is more appropriate to zone abandoned/ active agricultural land (e.g., orchard) as AGR instead of V.
7. Riparian areas along watercourses with no structures/ buildings at present are not suitable to be zoned V.
8. Well vegetated area is not suitable to be zoned V. That area is now marked as secondary woodland on the draft habitat map and from aerial photo it is well-vegetated. It should be zoned GB.

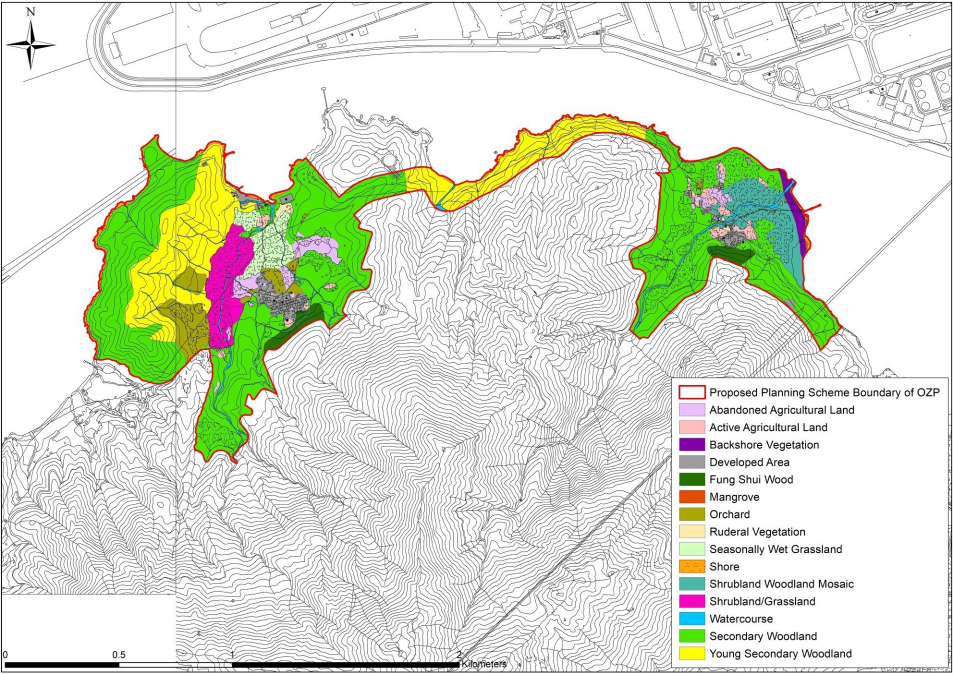
Please note that the above are just our preliminary recommendations.

Any enquiries please email me.

Thank You and Best Regards,

Tony







Comments on 4 Development Permission Area (DPA) Plans and draft Outline Zoning Plans (OZP) on Lantau Island 23/04/2021 10:13  
From: "info@livingislands.org.hk" <info@livingislands.org.hk>  
To: WU Long Chi Keith <klcwu@pland.gov.hk>, TAM Yin Ping Donna <dyptam@pland.gov.hk>  
Cc: SIU Yee Lin Richard <rylsiu@pland.gov.hk>, John Schofield [REDACTED], Merrin Pearse [REDACTED]

Dear Donna & Keith,

Further to the on-line meeting last Monday (12 Apr), which was very useful, we would like to confirm our comments and recommendations on the 4 draft OZPs as follows:

#### **Pui O Au**

In general, we do not support the creation of new Village Development Zones in areas other than existing Recognised Villages, because of the potential for comprising the property rights of persons other than indigenous villagers which in turn is due to Lands Department's method of implementing the Small House Policy, which has the effect of extinguishing the property rights of other owners.

In the Pui O Au case there are private Lots to the North and South of the village cluster and at least one house on the fringe that was constructed outside the Small House Policy on a private lot. Therefore, we would like to see that proposed V-zone re-designated as Residential (Group C or other group as appropriate). If there must be a V-zone we recommend that it be drawn tightly round the cluster of (7) houses clearly constructed on government land.

Owners of private lots to the North and South of this more restricted V-zone may wish to make their own representations as to the zoning they ideally would wish to see in their cases.

Otherwise we support the proposed zoning for the rest of the area.

#### **Mui Wo North**

We have concern about the piecemeal approach to zoning of the Silvermine Beach seafront area next to the central section of Silvermine Beach into various small pieces of Green Belt, Commercial, Residential and V-Zone. Our preference would be for the whole area to be designated Green Belt or Recreation.

As stated above, we do not support the creation of new Village Development Zones in areas other than existing Recognised Villages, because of the potential for comprising the legitimate property rights of persons other than indigenous villagers due the operation of the Small House Policy which has the effect of extinguishing some of the rights

of other legitimate owners.

In the Mui Wo North case, designation of new small V-zones on the sensitive sea front area would also inhibit implementation of a more comprehensive redevelopment plan for the upgrading of the sea front area into a high-quality recreational facility for the benefit of the general public.

Our recommendation is for the whole area to be re-designated Recreation (with appropriate recognition of existing uses whether commercial or residential). Alternatively the whole area could be designated Green Belt or Open Space with the same exemptions for existing uses, pending a further review of plans for the Mui Wo seafront area.

Similarly, we would prefer to see the extension of the V-zone to the North outside the village environs of Wang Tong re-designated as a Residential area. Wang Tong itself does not have indigenous inhabitants since it was not a recognised village until after 1898. There is therefore the potential for discrimination against existing landowners, by definition probably not indigenous inhabitants. (A separate question is why is it necessary or appropriate to single out two isolated dwellings in the Green Belt for designation as Residential (RC1 and RC3)?

We note and support the comments of other participants in the meeting that there are several areas covered by the plan that should be considered for stronger protection, i.e. designated as Conservation Areas. These would include:

The mangrove and wetlands area between Tai Wai Yuen and the beach immediately north of the Wang tong River estuary, and

the Wetland areas to the West of Wang Tong Village.

There are other areas that merit such consideration such as the hill to the North-West of Wang Tong Village that has been re-wooded with entirely native species of tree as a conservation project:

Jenny Quinton of ArkEden ( ) and Paul Melsom of EagleOwl ( ) have been part of planting 10,000s of native trees around North Mui Wo. This article will provide some initial insights into the work that they both have done <https://www.arounddb.com/life-on-lantau-articles/dispatch/recreating-the-lost-woodlands-how-deforestation-is-impacting-lantau-biodiversity/>. It is recommended that they both be contacted to confirm planting areas and we recommend these planting areas have buffer areas within the Mui Wo North plan adjoining the plantings with Conservation Area status.

We would also like to recommend that the entire coastline from Tung Wan Tau to Man Kok Tsui be designated a Coastal Protection Area. This coastline is still natural and without reclamation or significant modification, thus providing a wonderful coastline below the North Lantau Country Park.

There is great amount of Marine Refuse, abandoned fishing nets etc. along the entire coast and especially on the Man Kok Tsui beach which detracts greatly from the amenity and conservation values of an otherwise unspoilt area.

## **Sha Lo Wan**

Between the small piece of North Lantau Country Park by the Sha Lo Wan Pier that is separated from the rest of the Country Park to the south we recommend that this area is treated as a wildlife corridor and hence be designated as Conservation Area rather than the proposed Green Belt.

The SSSI area near the San Tau Pier is a very important conservation area that we feel should have a better planning buffer around its inland perimeter than Green Belt. We recommend that a buffer of 50m to the North, West and South of the SSSI be designated as Conservation Area.

### **Sham Wat**

We recommend that the small V Zone on the waterfront side of the road in Sham Wan be zoned Green Belt. There are few existing structures and there is no demand for new village houses on the planning horizon. Since the historic designation of Village Environs will remain, future applications to Town Planning Board could be entertained on a case-by-case basis if the situation changes

### **Final general comments on all for areas.**

We would appreciate being supplied with copies of the AFCD reports on these areas so that we can better understand what additional information exists in the community to supplement the AFCD reports.

A very useful reference which we hope you already have been referencing is “Lantau - Hong Kong’s Jewel. A Biodiversity Study of Lantau by Philip Yip and Clive Noffke”. This is an illustrated, easily read and comprehensive study which is available online via <http://tinyurl.com/Lantau-HKsJewel>

Regards

Dr Merrin Pearse

For and on behalf of the Living Islands Movement

[www.livingislands.org.hk](http://www.livingislands.org.hk)



Re: Draft Sham Wat and San Shek Wan Development Permission Area Plan No. DPA/I-SW/130/04/2021 07:51  
From: Cindy Choi <[REDACTED]>  
To: tpbpd@pland.gov.hk  
Cc: klcwu@pland.gov.hk, dyptam@pland.gov.hk, rylsiu@pland.gov.hk, kckyeung@pland.gov.hk, ccfcchow@pland.gov.hk, kckkwok@pland.gov.hk, Cindy Choi <[REDACTED]>

2 Attachments



2021-04-28 AGHK comments on 4 Lantau DPA.pdf LanDAC AGHK Presentation 20180731.pdf

Dear Sir/Madam,

Further to our comments submitted on 8 March 2021 to Town Planning Board about captioned draft DPA plans, we would like to supplement the additional comments as per attachment. Our presentation to the Lantau Development Advisory Committee (LANDAC) in 2018 is also attached for your perusal.

Cindy Choi  
Chairman  
Association for Geoconservation, Hong Kong  
email: [REDACTED]  
website: [www.rocks.org.hk](http://www.rocks.org.hk)

30 April 2021

The Secretary  
Town Planning Board  
15/F, North Point Government Offices  
333 Java Road  
North Point, Hong Kong

Dear Sir / Madam,

Draft Plan No: DPA/I-POA/1, DPA/I-MWN/1, DPA/I-SLW/1, DPA/I-SW/1

Further to our comments submitted on 8 March 2021 to Town Planning Board about captioned draft DPA plans, we would like to supplement the following comments

### **Preamble**

Geodiversity is defined as the variety of the non-living elements of nature – including its minerals, rocks, fossils, soils, sediments, landforms, topography, geological and morphogenetic processes, and hydrological features such as rivers and lakes. Geodiversity underpins biodiversity and is the basis of every ecosystem, but has its own values independent of biodiversity.

The rapidly growing importance of geodiversity is demonstrated by the recent proposal for an International Geodiversity Day (IGD) [www.geodiversityday.org](http://www.geodiversityday.org). The IGD has been formally accepted by the Plenary meeting of the UNESCO Executive Board on 21 April 2021, and will be submitted to the 41st session of the UNESCO General Conference to be held in November 2021. More than 70 countries and 600 organisations including our Association ('AGHK') have co-sponsored this proposal.

In Hong Kong, geodiversity is rich with a rugged terrain, diverse landform and geological formation dating back to the Devonian age. The inauguration of the Hong Kong UNESCO Global Geopark in 2011 was a major step in the conservation of geodiversity in line with global trend. Yet the framework for conservation of geodiversity is fragile outside protected areas. Geodiversity is not recognised in the environmental impact assessment process and has little place in planning and development.

With ever growing international attention to geoconservation, we strongly recommend that geodiversity is fully taken into account into the drafting of outline zoning plan.



香港地貌岩石保育協會  
Association for Geoconservation, Hong Kong

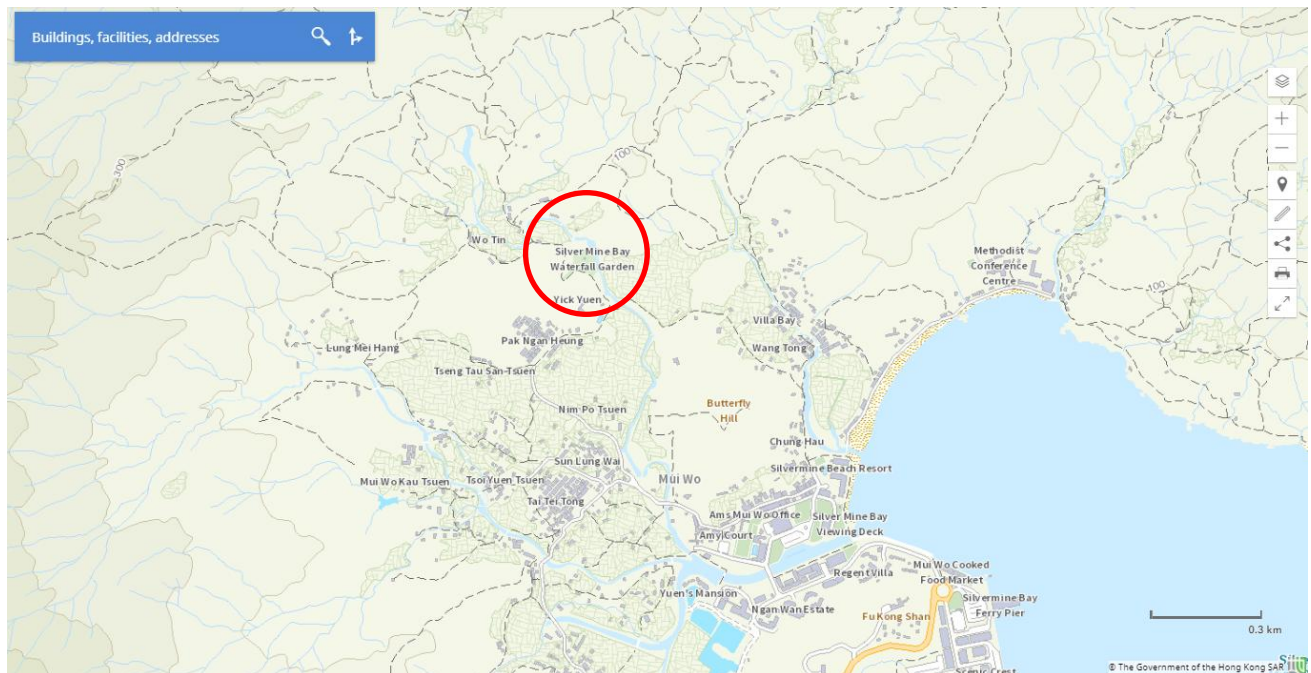
As a first step, we recommend that the following items are included into the draft OZP with better protection status.

We also attach the presentation we made to the Lantau Development Advisory Committee (LANDAC) in 2018.

Further advice on geology may be sought from the Hong Kong Geological Survey of CEDD.

## Mui Wo

- Silver Mine Cave and tailings
- Silver Mine Waterfall
- All natural shorelines within the plan
- Shoreline and promontory around Man Kok Tsui

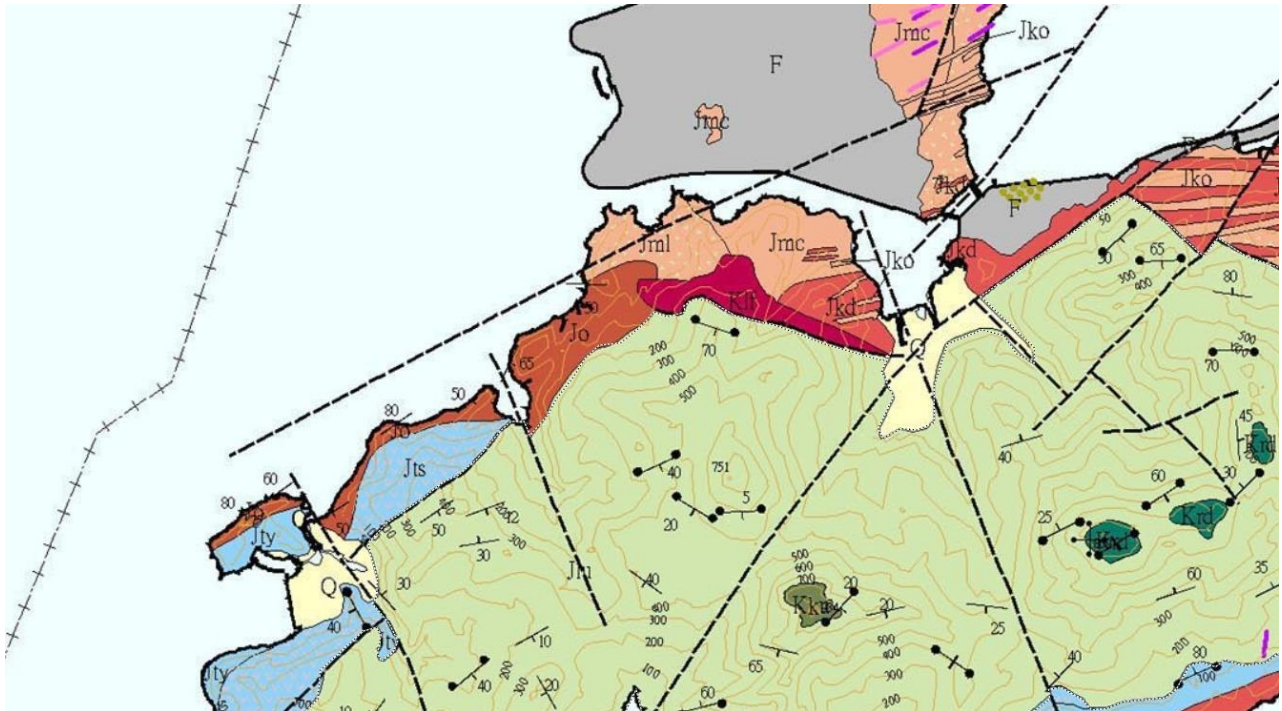




香港地貌岩石保育協會  
Association for Geoconservation, Hong Kong

### San Tau/Shan Lo Wan/Sham Wat

The whole coastal area between Tung Chung and Tai O is particularly rich in geodiversity. Geological formations cover volcanic rocks, granite, sedimentary rocks and mineralization. These formations cover both Carboniferous and Jurassic ages.



*Geological Map of NW Lantau (source: GEO, CEDD)*



香港地貌岩石保育協會  
Association for Geoconservation, Hong Kong

The reddish colourful sedimentary formation (Tai O Formation) between San Shek Wan and Tai O is a highlight of both very high geological and scenic value.

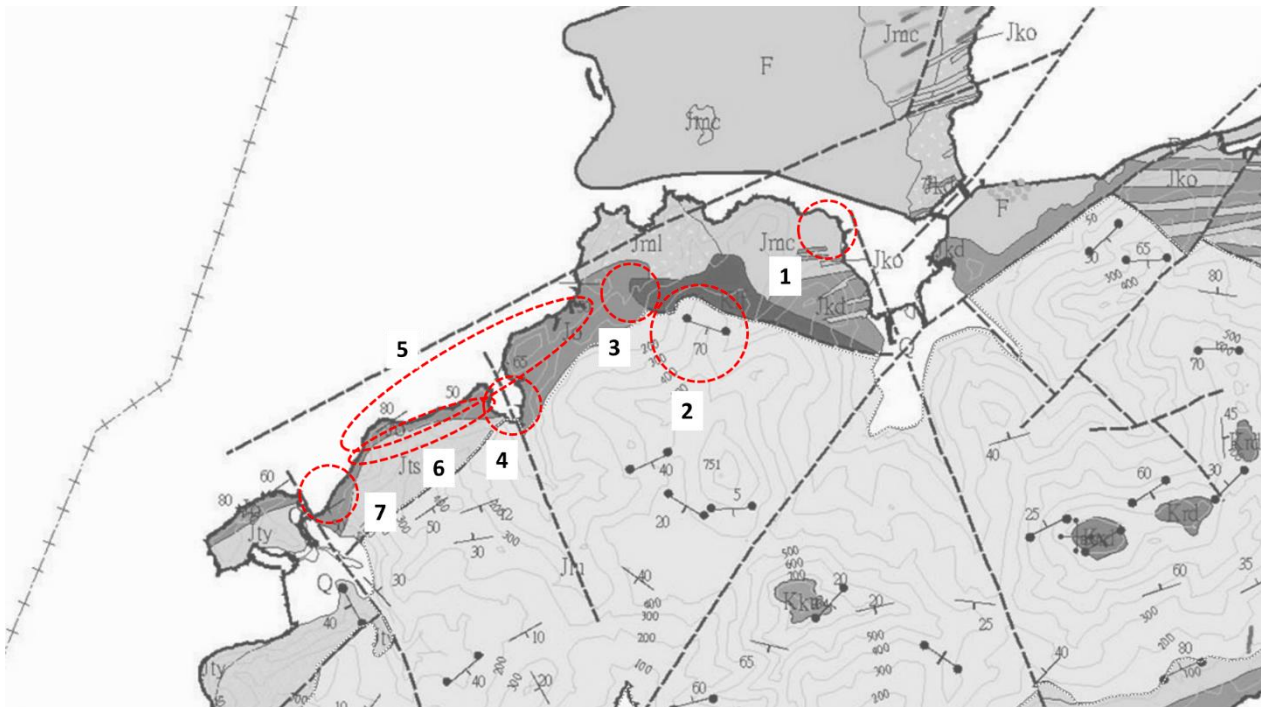


Selected geosites include:

1. Alluvial fan of San Tau
2. Old Sha Lo Wan Mine workings (mostly outside OZP)
3. Skarn deposit at contact zone between granite and sedimentary formation
5. Red beds sedimentary formation of the Tai O Formation
- 4.& 6. Thrust fault at boundary between volcanic formation and sedimentary formation
7. Outcrops of Quaternary sedimentation



香港地貌岩石保育協會  
Association for Geoconservation, Hong Kong



We therefore kindly request your consideration of incorporating above mentioned items in the OZPs as a holistic statutory protection of our geodiversity and geoheritages.

Yours sincerely,

Cindy Choi  
Chairman,  
Association for Geoconservation, Hong Kong

[Redacted signature block]

cc: klcwu@pland.gov.hk  
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# GEOCONSERVATION FOR LANTAU

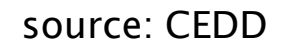


- **Geodiversity:** the natural diversity of geological (rocks, minerals, fossils), geomorphological (landforms, topography, physical processes) and soil and hydrological features. It includes their assemblages, structures, systems and contributions to landscapes (Gray 2013).
- **Geoheritage:** elements of the Earth's geodiversity that are considered to have significant scientific, educational, cultural or aesthetic value (DíazMartínez 2011; GSA 2012).
- **Geoconservation:** Action for the proper management and conservation of geodiversity and geoheritage for their values-intrinsic, cultural, aesthetic, economic, functional, and for research and education.

# International Trend in Geodiversity



- UNESCO's World Heritage Convention and Global Geoparks Network (GGN)
- IUCN (International Union for Conservation of Nature) Resolutions 4.040 at Barcelona (2008), 5.048 at Jeju (2012), 6.083 at Hawaii (2016)
  - Conservation of Geodiversity and Geological Heritage
  - Preference for inclusive terms “Nature”, “Natural Diversity” or “Natural Heritage”
  - Geodiversity is part of Natural Diversity and Geoheritage is part of Natural Heritage
- Geoconservation at country, regional and local levels



# Rich Geodiversity of Lantau



- Geological formation and structures, landforms, landscape, shorelines, outcrops, mineral ores ...



Source : Professor Wyss Yim

# Geodiversity, Biodiversity, Culture



- Inseparable relationship among landforms, ecology and local life



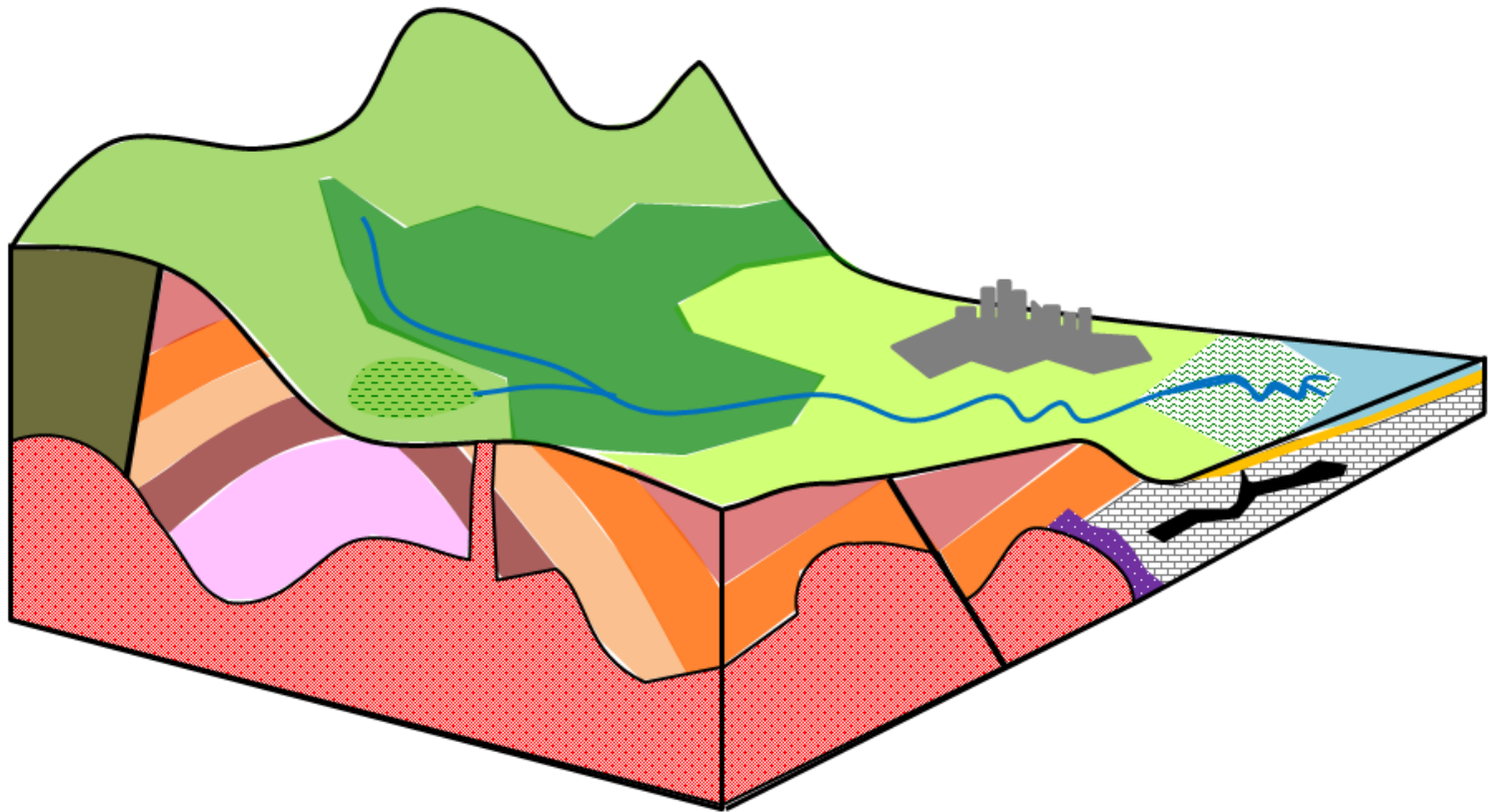
# Geodiversity as part of Nature



- Geodiversity broadens the horizon of Nature
  - Key stages in earth history
  - Major structural features
  - Formation of minerals
  - Evolution of life and biodiversity of the past
  - Modern earth processes
  - Landform features
  - Records of past environmental conditions

# Appreciating Nature in 4-dimension

- Geodiversity provides the foundation for biodiversity
- Ecosystem services coming from geodiversity and biodiversity



# Geodiversity – Biodiversity - Scenery



- Emphasis on “Nature Value” rather than “Ecological Value”

|              |      | Scenic      |     |
|--------------|------|-------------|-----|
|              |      | Outstanding | Low |
| Geodiversity | Rich |             |     |
|              | Low  |             |     |

|              |      | Biodiversity |     |
|--------------|------|--------------|-----|
|              |      | Rich         | Low |
| Geodiversity | Rich |              |     |
|              | Low  |              |     |

# EIA Incomplete for Nature Conservation



- EIA does not consider geoconservation
- LVIA is not equal to geoconservation

## Geoconservation

Geodiversity  
Geoheritage

### LVIA

(Landscape and Visual  
Impact Assessment)

Cultural Heritage  
Archaeology

## EIA

Pollution  
Control

Air  
Water  
Noise  
Hazards

Biodiversity  
Conservation

Ecological  
Assessment  
Fisheries

# Impacts of Infrastructure Developments



- Urban developments, reclamations, transport corridors, drainage, container terminals, power generation and transmission, telecommunications, service reservoirs etc.
- Smaller scale works degrading wilderness
- Remove, mask, destroy, degrade and/or modify geodiversity
- Prevent accessibility for appreciation



# Natural Shorelines and Reclamations

- Shoreline is preserved at the Disneyland
- A still wider separation is preferred
- Coastal strip of the reclamation is closed to general public



# Natural Terrain Hazard Mitigation Works



- Large scale slope works extending to substantial altitude into countryside
- Massive debris flow dams and other works can significantly degrade countryside areas



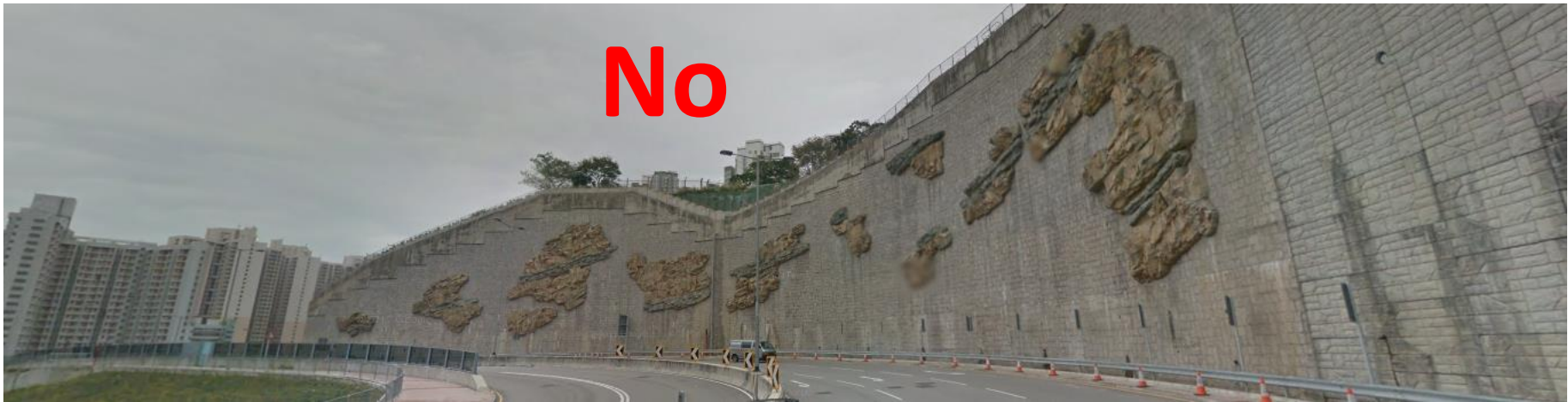
# Route 11 (Study in Progress)

- Previous route will destroy long stretches of natural shorelines of east Lantau
- Tunnel-based alignment is preferred



# Rock Formation and Landscape Design

- Suitable exposure of rock formations and strata
- Re-use of local rocks from excavations and tunnels for landscape hardware
- No “fake” rocks!



# More Natural Street Furniture

- Formulate strategy for compatible street furniture design on roads around country parks
- Steel back timber barrier increasingly adopted in national parks and countryside in China e.g. Taishan UNESCO site



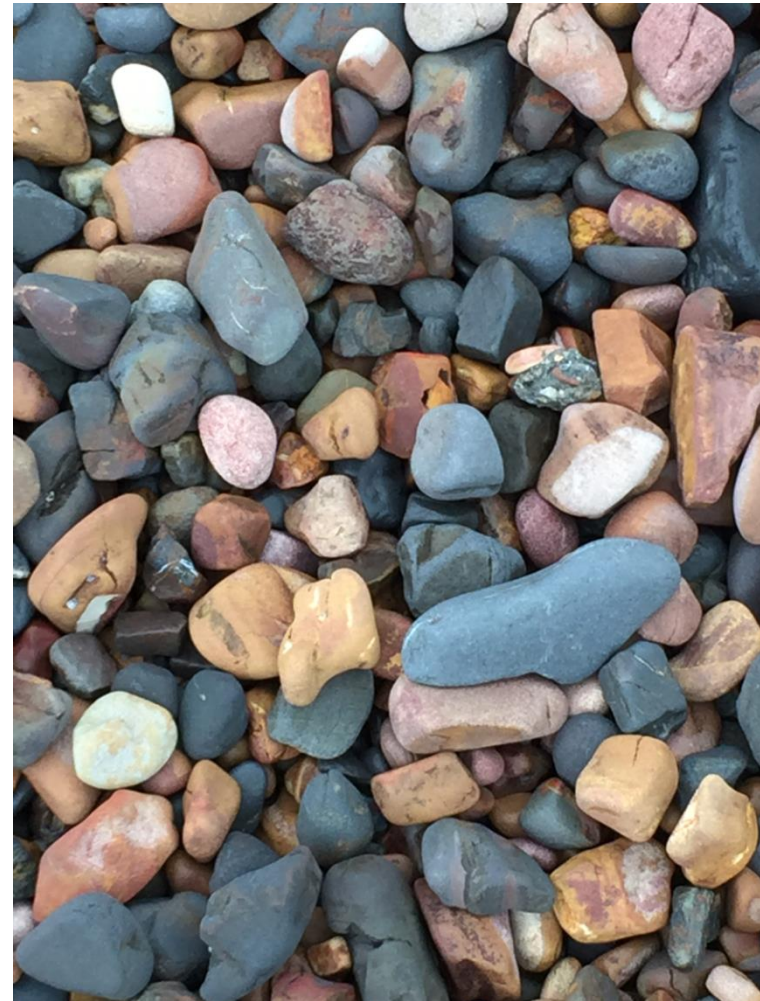
# Geodiversity, Scenery and View Points



- Indiscriminate afforestation could degrade the diversity of scenery, obscure geological outcrops and interfere with view points



1. Maintain integrity of geodiversity and landscape
2. Conserve natural coastline
3. Prevent obscuring of geological outcrops
4. Promote landscape design compatible with geoconservation
5. Use local natural rocks from works and do not use fake rocks
6. Maintain access and view points
7. Promote appreciation of geodiversity and geoconservation





# 守護大嶼聯盟

## SAVE LANTAU ALLIANCE

致：西貢及離島規劃專員

有關：填土 / 填塘或挖土工程的的註釋事宜

聯盟曾於 2021 年 3 月 8 日就有關大嶼山四幅草擬中分區計劃大綱草圖(S/I-MWN/C、S/I-SLW/C、S/I-SW/C、S/I-POA/C)去信城規會及於 2021 年 3 月 17 日與 閣下進行交流一事，聯盟尚有以下跟進問題。

我們發現四幅草圖在「自然保育區」、「海岸保護區」及「具特殊科學價值地點」地帶《註釋》中有關填土 / 填塘或挖土工程的「備註」與《法定圖則註釋總表》相應部份存在重要分別。

簡單而言，按《法定圖則註釋總表》上述各土地用途地帶的相應「備註」，就河道改變填土 / 填塘或挖土工程有如下註明，行文如下（以總表「自然保育區」為例）：

*（ b ） 在有關中期發展審批地區圖 / 發展審批地區草圖\*的公告在憲報首次刊登該日或以後，如未取得城市規劃委員會根據《城市規劃條例》第 16 條批給的許可，不得進行或繼續進行任何河道改道、 \* 填土 / 填塘 \* 或挖土工程，包括為改作上文第一欄和第二欄所列的任何用途，或《註釋》說明頁所經常准許的用途或發展而進行或繼續進行者。*

*\* 備註的斜體部分適用時加進文內*

然而，四幅大嶼山大綱草圖卻在行文中增添了新句字（粗體字），基本翻譯如下：

「…如未取得城市規劃委員會根據《城市規劃條例》第 16 條批給的許可，不得進行或繼續進行任何填塘或挖土工程，包括為改作上文第一欄和第二欄所列的任何用途或《註釋》說明頁所經常准許的用途或發展 **（政府統籌或落實的公共工程，以及保養、修葺或翻建工程除外）**而進行或繼續進行者。」

我們不擬在此詳細作出意見，但希望處方能首先解釋以下問題：

1. 考察此四幅草圖在城規會公開會議披露前已刊憲的其他鄉郊分區計劃大綱圖，並未出現以上跟《法定圖則註釋總表》的差異。因此，上述變化是否西貢及離島規劃處因應大嶼山的情況而作出的有異平常的不同安排？倘基於（如存在）「區情」的差異，其具體內容及處方因應的考慮內容若何？

2. 如上述草擬中「備註」的調整並非西貢及離島規劃處單獨作出的安排，可否說明這調整的背景、原因、所根據的規劃政策、條例、規劃標準及具體決定的過程？

是項調整可說茲事體大，希望閣下撥冗回覆

守護大嶼聯盟  
召集人謝世傑謹啟  
2021.05.26

**Comments from Head of the Geotechnical Engineering Office,  
Civil Engineering and Development Department**

The Association for Geoconservation, Hong Kong (AGHK) highlighted in their email/letter to the TPB, on 8.3.2021 and 30.4.2021, seven particular geological features that are relevant to the draft Sham Wat and San Shek Wan OZP and the Sha Lo Wan and San Tau OZP. Our comments on the geological / scientific significance of these features are as below:

- (a) Alluvial fan/delta, intertidal mudflats and waterfall at San Tau  
The alluvial fan/delta and intertidal mudflats at San Tau, although of relatively large extent, is not an uncommon geomorphological feature in Hong Kong. Similarly, the waterfall along the stream at San Tau is not uncommon in Hong Kong.
- (b) Old Sha Lo Wan Mine workings (for wolframite)  
Mining activities for wolframite (tungsten ore), and subordinate quartz and feldspars minerals, were recorded in the Sha Lo Wan area in the 1950's-60's. Since the cessation of mining activities in the 1970's, the workings and other mining facilities have been abandoned, and the current situation of which are uncertain. The preservation value of this site is considered to be more related to its historical importance, which is beyond the purview of the GEO.
- (c) Skarn deposit at San Shek Wan  
The skarn deposit at the coastal section near San Shek Wan is of high scientific value and geological interest. It comprises a 5-m wide mineralization zone containing garnet, vesuvianite, diopside, epidote and scattered magnetite. The location is one of a few places in Hong Kong where such skarn mineralization can be observed at the surface. We note that the concerned rock exposure falls with the proposed Coastal Protection Area in the draft Sham Wat and San Shek Wan OZP and the Sha Lo Wan and San Tau OZP, and have no specific comment on the proposed zoning.
- (d) The Tai O Formation  
The draft OZPs cover only part of the concerned geological/geomorphological feature. The sedimentary rocks of the Middle Jurassic Tai O Formation crops out along the northern coast of west Lantau from Tai O to Sham Wat Wan. The type section of the formation is along the coastal northeast of Tai O, which is of high scientific and geological value. Under the draft OZPs, the type locality and the coastal exposures of the formation fall within the proposed Coastal Protection Areas or SSSI (San Chau). We have no specific comment on the proposed zoning.
- (e) Fault between sedimentary and volcanic rocks  
The 3-km long fault contact between sedimentary and volcanic rocks, extending from San Shek Wan to Tai O, is not an uncommon geological feature. Unless a specifically important outcrop(s) has been identified, the scientific value of the fault contact may not be as significant.

(f) The Quaternary sediments near Po Chue Tam, Tai O

The coastal section of the Quaternary alluvial deposits near Po Chue Tam, Tai O, although not a unique geological feature, represent one of the best exposures of its kind in Hong Kong. The section comprises alluvium from the Middle Pleistocene to Holocene age, and is of special geological interest for studies of the Quaternary stratigraphy and geomorphology. The location is also an important location for field studies by students of secondary schools, colleges and universities. We note that the geological feature fall within either the existing North Lantau Country Park or the proposed Coastal Protection Areas in the draft OZP, and have no specific comment on the proposed zoning.

(g) Rhyodacite dykes and contacts between granites at San Tau

The concerned rhyodacite dykes and geological contacts at San Tau represent a small fraction of a swarm of rhyolitic/rhyodacitic dykes that are present over a relatively extensive area in northern and eastern Lantau Island. Unless a specifically important outcrop(s) has been identified, the scientific value of the geological contacts at San Tau may not be as significant.

## Summary of Deviations from the Master Schedule of Notes

### Covering Notes:

| Items  | Remarks  |
|--|--|
| (9)(b) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, footpath, <del>bus/public light bus stop or lay-by</del> , cycle track, <del>taxi-rank</del> , public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine; | No road within the Area.   |
| (9)(c) maintenance or repair of <del>road</del> , watercourse, nullah, sewer and drain;  | No road within the Area.   |
| 10(a)(i) maintenance or repair of plant nursery, amenity planting, sitting out area, rain shelter, refreshment kiosk, <del>road-footpath</del> , watercourse, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, shrine and grave;   | 'Road' replaced by 'footpath' as there is no 'Road' area designated within the Area. |
| (11) <del><i>In any area shown as 'Road', all uses or developments except those specified in paragraphs (9)(a) to (9)(d) and (9)(g) above and those specified below require permission from the Town Planning Board:—</i></del><br><br><del><i>road and on-street vehicle park</i></del>   | Removed as there is no 'Road' area designated within the Area.                       |

### User Schedule:

| Zonings                  | Column 1 Uses | Column 2 Uses   |
|--------------------------|---------------|---|
| Village Type Development | -             | Add:-<br>- Field Study/Education /Visitor Centre<br><br>Remove:-<br>- Public Transport Terminus or Station<br>- Public Vehicle Park |

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