

**List of Representers in respect of the
Draft Sham Wat and San Shek Wan Outline Zoning Plan No. S/I-SW/1**

Representation No. (TPB/R/S/I-SW/1-)	Name of Representer
R1	Hong Kong Bird Watching Society
R2	The Conservancy Association
R3	Designing Hong Kong Limited
R4	Green Power
R5	Kadoorie Farm and Botanic Garden
R6	World Wide Fund For Nature Hong Kong
R7	Mary Mulvihill
R8	離島區議會主席余漢坤
R9	大澳鄉事委員會
R10	周轉香
R11	吳鳳蓮
R12	陳志隆 Chan Chi Lung
R13	Wong Mei Kiu
R14	Ho Kin Ming
R15	Kwok Ting Pong
R16	Asia International Develop Limited
R17	Corona Land Company Limited

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Comment No. (TPB/R/S/I-SW/1-)	Name of Commenter
C1	Designing Hong Kong Limited
C2	The Conservancy Association
C3	Mary Mulvihill
C4	Fung Kam Lam

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

Fw: 規劃署傳閱文件《梅窩北分區計劃大綱草圖編號 S/I-MWN/1 》、《沙螺灣及礮頭分區計劃大綱草圖編號 S/I-SLW/1 》、《深屈及礮石灣分區計劃大綱草圖編號 S/I-SW/1 》及《貝澳坳分區計劃大綱草圖編號 S/I-POA/1 》

From: RANDY YU <[REDACTED]>
To: kckyeung@pland.gov.hk
Date: 29/09/2021 15:34
Subject: 規劃署傳閱文件《梅窩北分區計劃大綱草圖編號 S/I-MWN/1 》、《沙螺灣及礮頭分區計劃大綱草圖編號 S/I-SLW/1 》、《深屈及礮石灣分區計劃大綱草圖編號 S/I-SW/1 》及《貝澳坳分區計劃大綱草圖編號 S/I-POA/1 》

敬啟者:

余漢坤議員回應:

雖然在不同時段也曾諮詢三個鄉事委員會，但在這份草圖未見充分的反映該等鄉委會的意見。

離島區議會主席余漢坤議員辦事處敬約

助理: CMING 代行

**Summary of Representations and Comments and the Planning Department's Responses
in respect of the Draft Sham Wat and San Shek Wan Outline Zoning Plan (OZP) No. S/I-SW/1**

I. The grounds and proposals of the representations (TPB/R/S/I-SW/1-R1 to R17) as well as responses are summarised below:

Representation No. (TPB/R/S/I-SW/1-)	Subject of Representation	Responses to Representation
<p>R1 Hong Kong Bird Watching Society</p>	<p><u>Grounds of Representation</u></p> <p>(a) Supports the general planning intention and conservation approach of the draft OZP.</p> <p>(b) It is noted that the Sham Wat and San Shek Wan area (the Area) contains a wide variety of habitats of conservation concerns including woodland, natural streams (including Ecologically Important Stream (EIS)), marshes, mangroves at estuary and the coastline, which are important habitats for species of high conservation interest. Adequate protection should be given to keep these habitats from any development and potential pollution.</p>	<p>(1) Noted.</p> <p>(2) “Site of Special Scientific Interest” (“SSSI”), “Coastal Protection Area” (“CPA”), “Conservation Area” (“CA”) and “Green Belt” (“GB”) are all conservation-related zonings of different levels of control on land use and development. These zones have a general presumption against development. “SSSI” zone is to protect the San Chau SSSI. “CPA” zone is for protecting the natural coastline with high landscape, scenic or ecological value. “CA” zone is used for covering areas with considerable ecological significance e.g. mature woodland and EIS. For other common natural habitats and vegetated areas, “GB” zone is generally adopted. In the Area, there are woodlands, shrublands, grasslands, vegetated slopes and streams. Human settlements and activities are observed.</p>

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	<p>(c) Concerns about the cumulative adverse impacts of housing developments and associated sewage treatment facilities in the surrounding sensitive ecological environment. An incremental approach should be adopted in designating the “Village Type Development” (“V”) zones. The “V” zones should be restricted to the existing village cluster area. A buffer zone should be provided for all streams, watercourses and waterbodies. It is proposed not to designate “V” zones which fall within 30m from the</p>	<p>As such, the current designation of “GB” zone is considered appropriate. In Sham Wat, a portion of Ngong Sham Stream is an EIS (known as Sham Wat EIS). The EIS, its riparian area and its upstream area where natural woodlands are observed are zoned “CA”. The Director of Agriculture, Fisheries and Conservation (DAFC) advises that by adopting the habitat mapping approach, it is considered appropriate to maintain the current conservation-oriented zonings to render protection of the natural habitats and at the same time to reflect the existing site condition in the Area. In this regard, the current zonings have provided sufficient planning control for the Area and are considered appropriate.</p> <p>(3) The boundaries of the “V” zones are drawn up having regard to the ‘village environs’ (‘VE’), local topography, existing village settlement pattern, outstanding SH applications and demand forecast. Areas of difficult terrain, potential natural terrain hazards, dense vegetation, conservation and ecological value are excluded. An incremental approach has been adopted for designating the “V” zone with an aim to consolidating Small House (SH) development at suitable location in order to avoid undesirable disturbance to the natural environment and</p>

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	<p>both sides of rivers, streams, watercourse and waterbodies.</p> <p>(d) Concerns about the inadequate protection of the natural habitats and ecology in areas currently zoned</p>	<p>overtaxing the limited infrastructure in the Area. The design, construction and maintenance of on-site septic tank and soakaway system (STS) for village houses is required to comply with relevant standards and regulations, including the Environmental Protection Department’s (EPD) Practice Note for Professional Persons (ProPECC PN) 5/93 “Drainage Plans subject to Comment by the EPD” and the necessary clearance from the specified water bodies to ensure the proposed STS system would not cause adverse impact to the environment. In this regard, the Director of Environmental Protection (DEP) considers that the draft OZP has already addressed the protection of water quality of the stream in the Area. Furthermore, while both sides of the EIS at Sham Wat have been zoned “CA”, majority of streams/watercourses and their banks are zoned “GB” to reflect the general natural features/landscapes of the Area. There may be some watercourses (e.g. nullahs) modified by human activities flowing across the existing village clusters within the “V” zone. For development that may affect natural rivers/streams, there is relevant regulatory mechanism.</p> <p>(4) Response (2) above is relevant. Except agricultural use and some uses compatible with the natural environment</p>

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	<p>“Agriculture” (“AGR”) and “GB”, since the land uses which are always permitted or that may be permitted in these two zones would pose undesirable problems to the natural environment.</p> <p>(e) Marshes, mangroves, woodlands, streams and 30m buffer areas along both sides of the river banks should be zoned “CA”.</p> <p>(f) All natural coastal areas should be zoned “CPA”.</p> <p>(g) Shrubland and grassland should be zoned “CA” or “GB(1)” with an intention “<i>to serve as an ecological buffer between village development and the stream, and to help to protect the landscape resource of the area</i>”. Furthermore, “<i>no redevelopment, including alteration and/or modification, of an existing house</i>”</p>	<p>and/or administered by the Government that are always permitted within “AGR” and “GB” zones, most uses and developments require planning permission from the Board. The Board would have opportunities to scrutinize development proposals on their individual merits in accordance with relevant guidelines of the Board.</p> <p>(5) Response (2) above is relevant.</p> <p>(6) “CPA” zones are designated along the majority of the coastline with a view to conserving, protecting and retaining the natural coastline and the sensitive coastal natural environment. Only coastal areas with existing man-made features are excluded from “CPA” zone and are designated with the appropriate zonings.</p> <p>(7) Response (2) above is relevant. The current zonings have provided sufficient planning control with clear planning intentions and different levels of control on land use and development. There is no strong justifications for the proposed “GB (1)” zone.</p>

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	<p><i>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 (DPA) plan”.</i></p> <p>(h) Existing agricultural clusters should be zoned “GB(1)” or “AGR(2)” where no house development is allowed.</p>	<p>(8) Land with conservation value has been designated with conservation-related zonings. The planning intention of “AGR” zone is 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. On the draft OZP, the “AGR” zones cover clusters of active and fallow agricultural land in the vicinity of villages. Such designation of zoning is considered appropriate in view of the existing conditions in the Area. In this regard, DAFC has no comment on the “AGR” zone. Appropriate planning control is in place as stipulated in the Notes of the draft OZP, where planning application for development of New Territories Exempted House (NTEH) within “AGR” zone has to be submitted to the Board under the planning permission system. Each application would be considered on its individual merits taking into account</p>

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		relevant guidelines of the Board.
<p>R2 (also C2) The Conservancy Association</p>	<p><u>Grounds of Representation</u></p> <p>(a) Agrees with the general planning intention of the draft OZP.</p> <p>(b) Areas of high conservation and landscape value should be protected from encroachment by developments, unauthorized work and incompatible uses with conservation zonings.</p> <p>(c) Concerns about the high ecological integrity and diversity of fish and herpetofauna of the entire Ngong Sham Stream, including the EIS portion, its riparian area and upstream area. The Ngong Sham EIS, its riparian area and upstream area should be zoned “CA”.</p> <p>(d) Road widening, slope cutting works and vegetation clearance were spotted along Tung O Ancient Trail.</p>	<p>(1) Noted.</p> <p>(2) Response (2) to R1 above is relevant.</p> <p>(3) The Ngong Sham Stream including its EIS portion, the riparian areas and the upstream area have been designated with “CA” zone.</p> <p>(4) Since the gazettal of the DPA Plan on 8.1.2021, the Area is subject to statutory planning control. Should any unauthorized development be detected, enforcement and prosecution actions will be taken by relevant authorities as appropriate.</p>

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	<p><u>Representer’s Proposal</u></p> <p>(e) The coastline near lamp pole VA5080 should also be zoned “CPA”.</p>	<p>(5) Response (6) to R1 above is relevant. Since the concerned area comprises mainly a footpath with sparse vegetation and vacant building(s), the designation of “GB” zone covering this area together with the adjoining woodland is considered appropriate.</p>
<p>R3 (also C1) Designing Hong Kong Limited</p>	<p><u>Grounds of Representation</u></p> <p>(a) Supports the draft OZP to ensure the greatest possible planning and development control in the Area.</p> <p>(b) Concerns about the unauthorized activities including road widening and slope cutting features near San Shek Wan would be regarded as existing uses. A review of the definition of ‘existing use’ (‘EU’) should be conducted to curb any “Destroy First, Develop Later” activity.</p>	<p>(1) Noted.</p> <p>(2) The definition of ‘EU’ as stipulated under the Ordinance in relation to a DPA, which is reflected in the covering Notes of the DPA Plan and the subsequent OZP, is to facilitate the Planning Authority to undertake enforcement action against unauthorized developments in the rural areas. Due to the rule against retroactivity in criminal law, existing land use not complying with the subsequent DPA Plan or OZP is not punishable as a matter of criminal law. Penalising someone for an action without any possible foreknowledge prior to enactment of the legislation is unjust and unfair. As such, existing non-conforming uses are tolerated and exempted from planning permission. In view of the above, the current definition of “EU” under the</p>

Representation. No. (TPB/R/S/I-SW/1-)	Subject of Representation	Responses to Representation
	<p>(c) The entire coastal area should be contiguously covered by conservation zonings, such as “CPA”.</p> <p>(d) The intertidal zones of Sham Wat such as the marshes, mangroves and mudflats should be covered by the draft OZP and zoned “CPA”.</p> <p>(e) Both sides of the river bank should be covered by conservation zonings such as “GB” and “CA” as</p>	<p>Ordinance in respect of carrying no retrospective effect is considered reasonable. Notwithstanding the above, prior to gazettal of the draft DPA Plan, the development control mainly rested with the Buildings Department, Lands Department and other licencing authorities.</p> <p>(3) Response (6) to R1 above is relevant.</p> <p>(4) A consistent approach has been adopted to delineate the Planning Scheme Area of the draft OZP with reference to Planning Scheme Area of the draft DPA Plan, high water mark, boundaries of Country Parks, land status, etc. As such, certain portions of inter-tidal zones of Sham Wat within the high water mark have been included within the boundary of the OZP and are zoned “CPA”. The portion beyond the OZP boundary is under the Government’s control and any activities and/or developments not complying with existing provisions and regulations will be subject to enforcement and prosecution by relevant authorities as appropriate.</p> <p>(5) Response (3) to R1 above regarding the zoning for stream/watercourse is relevant.</p>

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	buffer zone.	
R4 Green Power	<u>Grounds of Representation</u> (a) Welcomes and agrees with the general planning intention of the draft OZP. (b) Concerns about the higher chances of leakage of the STS system and other non-point sources pollution, as well as illegal or uncontrollable sewage discharge into sensitive streams, marshes, estuaries and bays. (c) “V” zones should be delineated according to the genuine needs of the indigenous inhabitants and current boundary of village houses. (d) Closed Road System should be maintained with strict vehicular access control to Sham Wat in accordance with the “Development in the North, Conservation for the South” strategy for Lantau.	(1) Noted. (2) Response (3) to R1 above is relevant. (3) Ditto. (4) As advised by the Commissioner for Transport (C for T), given the Government’s designation of South Lantau as a nature conservation area, the roads on South Lantau have been designated as 24-hour closed roads in order to control the number of vehicles entering South Lantau since the 1970s. All along, the Transport Department (TD) approves and issues Lantau Closed Road Permits (LCRPs) having regard to the genuine needs of the applicants to enter the closed roads and in accordance with the

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	<p>(e) Coastal habitats, which include mudflats, estuaries, mangrove stands, rocky shores and backshore vegetation should be zoned “CPA”.</p> <p>(f) All water bodies, including streams, marshes and their 30m riparian areas, and terrestrial habitats including mature secondary woodlands should be protected with “CA” zones or more stringent zonings.</p> <p>(g) NTEH should be precluded in both Columns 1 and 2</p>	<p>established policy. To uphold the principle of approving LCRP applications based on the genuine needs of applicants, TD has implemented the revised arrangements for the issuance of LCRPs with effect from 1.1.2022. In addition to the tightening measures on new applications of long-term LCRP and the cancellation of renewal arrangement of temporary LCRP, an additional condition would be imposed on LCRP to restrict/specify the routing of construction vehicles on South Lantau as appropriate to tighten the control of construction vehicles. TD will continue to closely monitor the situation after the implementation of tightening measures for issuance of LCRPs.</p> <p>(5) Response (6) to R1 above is relevant.</p> <p>(6) Responses (2) and (3) to R1 above is relevant.</p> <p>(7) Response (8) to R1 above is relevant.</p>

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	in zonings that cover natural vegetation including woodlands as well as active and abandoned farmlands.	
R5 Kadoorie Farm and Botanic Garden	<u>Grounds of Representation</u> (a) Recommends no further changes on the draft OZP that would potentially cause adverse environmental effects should be made.	(1) No further amendment to the draft Sham Wat and San Shek Wan OZP No. S/I-SW/1 is proposed for the Board's consideration.
R6 World Wide Fund for Nature Hong Kong	<u>Grounds of Representation</u> (a) The coastal area contains a variety of habitats which serve as breeding ground for Chinese Horseshoe Crab <i>Tachypleus tridentatus</i> . Except for the "SSSI" zone designated for San Chau SSSI, the entire coastline, including mangroves, mudflats and marshes should be protected by "CPA" zones to preserve the integrity of the coastline and to conserve the associated coastal habitats. (b) The lack of public sewers and the reliance on STS systems may pollute the environment and pose potential health hazards to the villagers and the public in the vicinity.	(1) Response (6) to R1 above is relevant. (2) Response (3) to R1 above regarding the requirements for on-site STS system for village house is relevant.

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	(c) The EIS and its riparian areas and the upstream catchment of Ngong Sham Stream should be zoned “CA”.	(3) Response (3) to R2 above is relevant.
R7 (also C3) Mary Mulvihill	<u>Grounds of Representation</u> (a) Concerns about the inadequate protection to the natural habitats covered by “GB” zone, given the history of rezoning approval of “GB” for other purposes on regular basis. (b) The entire coastline should be zoned “CPA”. (c) All rivers should be zoned “CA”. (d) The “V” zone should be strictly delineated according to the existing village cluster and immediate surroundings since there is no outstanding SH application and the 10-year SH demand forecast is zero for both Sham Wat and Shan Shek Wan. (e) The current enforcement and prosecution against illegal development take years to go through the process and cannot protect the environment and	(1) Response (2) to R1 above is relevant. (2) Response (6) to R1 above is relevant. (3) Response (3) to R1 above regarding the zoning for stream/watercourse is relevant. (4) Response (3) to R1 above regarding the delineation of “V” zone is relevant. (5) Response (4) to R2 above is relevant.

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	ecology in time.	
R8 離島區議會主席余漢坤	<u>Grounds of Representation</u> (a) Opposes the designation of “GB” zones in areas near recognized villages or those with outstanding SH applications. This neglects the housing needs of indigenous inhabitants and their legitimate expectation. The “V” zone should be extended to cover the nearby “GB” zones to meet long term village development needs. (b) Some natural slopes should not be excluded from the “V” zone as there may be scope for SH development in the future.	(1) In general, areas in the vicinity of existing village clusters are common natural habitats and vegetated areas. As such, the current designation of “GB” zone is considered more appropriate. According to the latest information as advised by the District Lands Officer/Islands, Lands Department, there are no outstanding SH applications for both Sham Wat and Shan Shek Wan, and the 10-year SH demand forecasts for both areas are also zero. The “V” zones mainly cover existing village clusters and their immediate surroundings. Based on PlanD’s preliminary estimate, the available land of about 0.09 ha in Sham Wat and about 0.07 ha in Shan Shek Wan within the “V” zones can meet the SH demand. In accordance with the incremental approach, further expansion of “V” zone is considered not necessary. (2) Response (3) to R1 above regarding the delineation of “V” zone is relevant. Suitable land within the “V” zones has been designated for village expansion. Areas of different terrain, potential natural terrain hazards, dense vegetation, conservation and ecological value are excluded from the

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	<p>(c) The extent of “GB” and “CPA” zones is excessive. “GB” zone also covered a large number of private land.</p> <p>(d) “AGR” zones should be enlarged for agricultural rehabilitation and the potential returning of local villagers to carry out agricultural activities.</p>	<p>“V” zone as appropriate.</p> <p>(3) The purpose of the draft OZP is to indicate the broad land use zonings for the Area so that development and redevelopment within the Area can be put under statutory planning control. The draft OZP endeavours to strike a balance between conservation and the suitable use of land. Land status is not the only planning consideration and the appropriate zonings would cover both government land and private land. “CPA” zone is for conserving, protecting and retaining the natural coastline and the sensitive coastal natural environment. For other common natural habitats and vegetated areas, “GB” zone is generally adopted.</p> <p>(4) Majority of existing and abandoned agricultural land with potential for rehabilitation is zoned “AGR”. DAFC has no adverse comment on the current extent of “AGR” zone. Furthermore, ‘Agricultural Use’ is always permitted within the “V” and “GB” zones, and genuine agricultural activities would not be hindered.</p>

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<p>R9 大澳鄉事委員會 Tai O Rural Committee</p>	<p><u>Grounds of Representation</u></p> <p>(a) Opposes the designation of “GB” zone on private agricultural land which affects the rights of the land owners, when there is an increasing number of local villagers returning to carry out agricultural rehabilitation.</p> <p>(b) The “V” zones should be enlarged to provide sufficient land for SH development.</p>	<p>(1) Responses (3) and (4) to R8 above is relevant.</p> <p>(2) Response (1) to R8 above is relevant.</p>
<p>R10 周轉香</p>	<p><u>Grounds of Representation</u></p> <p>(a) The existing agricultural land and house lots should be retained.</p>	<p>(1) The existing agricultural land and house lots in the Area would not be affected by the OZP. Majority of the existing and abandoned agricultural land with potential for rehabilitation is zoned “AGR”, while some natural habitats such as woodland and shrubland are commonly zoned “GB”, where ‘Agricultural Use’ is always permitted. In general, the existing house lots have been suitably reflected on the “V” zone. Besides, there is provision in the covering Notes of the OZP that rebuilding of NTEH or replacement of an existing domestic building by a NTEH are always permitted on land falling within the OZP except in “CA”, “CPA” and “SSSI”. In any case, no action is required to make the existing use of any land or building</p>

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	(b) More land should be reserved for recreational and other community facilities.	<p>conform to the OZP.</p> <p>(2) In order to preserve the natural habitat and rural character of the Area, no major development and substantial population growth are envisaged under the current OZP. That said, suitable land is zoned “Government, Institution or Community” (“G/IC”) intended for the provision of GIC facilities serving the needs of the local residents. For instance, two “G/IC” sites have been reserved for planned refuse collection points by the Food and Environmental Hygiene Department which is intended to meet the needs of local residents. Relevant B/Ds would keep in view the need for community and recreational facilities in the Area.</p>
<p>R11 吳鳳蓮</p>	<p><u>Grounds of Representation</u></p> <p>(a) Opposes the designation of “GB” zone for a large piece of private land located in Sai Tso Wan and other agricultural land as well as areas with fruit trees.</p> <p>(b) Concerns about the road safety of Sham Wat Road. Due to increased traffic, the existing steep and winding single-lane road should be widened to a dual-lane road.</p>	<p>(1) Responses (3) and (4) to R8 above are relevant.</p> <p>(2) As advised by C for T, the proposed widening of Sham Wat Road is subject to further review on technical feasibility.</p>

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	<p>(c) The lack of local facilities and infrastructure provision should be addressed.</p> <p>(d) The trail between Sha Lo Wan and San Shek Wan should be repaved and widened to allow access of emergency services vehicles and facilitate easy commuting of senior citizens.</p>	<p>(3) Response (2) to R10 above is relevant. Concerns regarding the provision of local facilities and infrastructures have been referred to relevant departments for consideration. Relevant departments would keep in view the need for these facilities in the Area subject to detailed consideration and assessments on, inter alia, population, provision standards and resources availability. If concerned departments have plans to provide such facilities in the Area, flexibility has been provided in the covering Notes of the OZP for public works co-ordinated or implemented by Government which are always permitted on land falling within the boundary of the OZP.</p> <p>(4) Request for enhancement to Tung O Ancient Trail has been referred to relevant departments (i.e. the District Office (Islands), Home Affairs Department and the Sustainable Lantau Office, Civil Engineering and Development Department) for consideration.</p> <p>In respect of fire safety and emergency services, the Director of Fire Services advises that his department has established its deployment plans in case of fire and other emergency incidents in the Area.</p>

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	(e) All agricultural land should be retained for agricultural use, in view of the potential returning of local villagers to carry out agricultural activities.	(5) Response (4) to R8 above is relevant.
R12 陳志隆 Chan Chi Lung	<u>Grounds of Representation</u> (a) Concerns about the lack of transport facilities (road and water transport), which should be strengthened to facilitate access of emergency services vehicles. (b) All agricultural land should be retained for agricultural uses, in view of the increasing popularity of agricultural rehabilitation. (c) Irrigation facilities for agricultural activities should be provided.	(1) Responses (3) and (4) to R11 above are relevant. (2) Response (4) to R8 above is relevant. (3) As advised by DAFC, there is an existing irrigation pipeline serving Sham Wat and San Shek Wan. Should irrigation improvement be required, farmers are advised to submit request to the Agriculture, Fisheries and Conservation Department for consideration.
R13 Wong Mei Kiu	<u>Grounds of Representation</u> (a) Concerns about the limited transport facilities (both road and water transport), which cannot meet the daily needs of residents and tourists. Enhancement of transport facilities is therefore required to facilitate	(1) Responses (3) and (4) to R11 above are relevant.

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	<p>emergency services, policing and recreational activities.</p> <p>(b) A new vehicular road and footpath between Sham Wat and Sha Lo Wan should be planned.</p>	<p>(2) Response (4) to R11 above is relevant.</p>
<p>R14 Ho Kin Ming</p>	<p><u>Grounds of Representation</u> (a) Concerns about the limited transport facilities (both road and water transport).</p>	<p>(1) Responses (3) and (4) to R11 above are relevant.</p>
<p>R15 Kwok Ting Pong</p>	<p><u>Grounds of Representation</u> (a) Concerns about the lack of emergency services vehicle access. This is particularly critical given the aging population in the Area. Vehicular access should be extended from Sham Wat to Sha Lo Wan.</p> <p>(b) Concerns about the road safety of the two-way traffic along the single-lane Sham Wat Road, which should be widened for two-lane two-way standard.</p>	<p>(1) Responses (3) and (4) to R11 above are relevant.</p> <p>(2) Response (2) to R11 above is relevant.</p>

Representation. No. (TPB/R/S/I-SW/1-)	Subject of Representation	Responses to Representation
<p>R16 Asia International Develop Limited</p>	<p><u>Grounds of Representation</u></p> <p>(a) Opposes the designation of “GB” zone for the site at Lot No. 327 in D.D. 308. It is proposed for recreational development at the site with the following justifications:</p> <ul style="list-style-type: none"> • The site is located in close proximity to Tung O Ancient Trail, a major passageway in linking up all tourism spots. The planning intention of “GB” zone will limit the development potential of the site. • There is a shortage of recreational facilities in Hong Kong. The economic downturn and difficulties in operating private recreational facilities have further limited the growth of recreational industry. As such, the provision of recreational facility at the site would provide a picturesque leisure spot for both passive and active recreation to take place, thereby enhancing the quality of life of Hong Kong residents. • The adoption of conservation approach in the draft OZP has neglected the demand for 	<p>(1) In response to Ground (a) and Proposal (1), the proposal of rezoning the concerned area to “REC” for holiday camp development is premature as no concrete proposal nor technical assessment has been submitted to support the proposal. According to DAFC, the site is well wooded and extensive vegetation clearance is expected. Several natural streams are also found within or in the close vicinity of the proposed site. In this regard, there is insufficient information to support a rezoning at this juncture. Taking into account the site context, the current “GB” zoning is considered appropriate. Notwithstanding the above, planning applications with relevant supporting technical assessments could be submitted in accordance with s.16 or s.12A of the Ordinance for the Board’s consideration if necessary.</p>

Representation. No. (TPB/R/S/I-SW/1-)	Subject of Representation	Responses to Representation
	<p>recreational land uses. A better balance should be struck between recreational development and ecological conservation by comprehensive planning.</p> <ul style="list-style-type: none"> • The subject site has rich blue and green resources. The provision of recreational facilities such as holiday camp could help to nurture one’s appreciation towards nature and therefore enhance awareness in natural conservation. • The proposed development will not cause adverse impact to the natural environment while utilizing land resources of the Area. <p><u>Representer’s Proposal</u> (1) Lot No. 327 in D.D. 308 should be rezoned from “GB” to “Recreation”.</p>	

Representation. No. (TPB/R/S/I-SW/1-)	Subject of Representation	Responses to Representation
<p>R17 Corona Land Company Limited represented by Llewelyn Davies</p>	<p><u>Grounds of Representation</u></p> <p>(a) Opposes the designation of “AGR”, “GB” and “CPA” zones in the concerned site near San Shek Wan. It is proposed to rezone the site to “Other Specified Uses” annotated “Eco-lodge” (“OU (Eco-lodge)”) with following justifications:</p> <ul style="list-style-type: none"> • The proposed rezoning adheres to the ‘Development in the North; Conservation for the South’ principle established under Sustainable Lantau Blueprint with provision of low-impact leisure and recreational uses. • Provision of eco-lodges could promote eco-tourism with its proximity to the historical Sham Shek Tsuen and Tung O Ancient Trail, which connects various tourism nodes in Lantau. It will offer hikers and trekkers a place for comfortable breaks. • The proposed “OU (Eco-lodge)” zoning could effectively provide planning control to relevant intended developments to ensure a balance between sustainable development and environmental conservation. 	<p>(1) In response to Ground (a) and Proposal (1), as advised by the Head of Sustainable Lantau Office, Civil Engineering and Development Department, according to the Sustainable Lantau Blueprint, the leisure and recreation proposals should be environmentally sustainable and compatible with the local context. The proposed “OU(Eco-lodge)” zone covers a sizeable area of natural vegetation. However, there is no impact assessment in the representation submission to support the proposed zoning and its extent. Hence, the potential impact brought about by the proposed zoning to the environment in terms of sustainability and compatibility is unknown.</p> <p>According to DAFC, the site is well wooded and extensive vegetation clearance is expected. Several natural streams are also found within or in the close vicinity of the proposed site. In this regard, there is insufficient information to support a rezoning at this juncture. Taking into account the site context, the current “GB” zoning is considered appropriate.</p> <p>Notwithstanding the above, planning applications with relevant supporting technical assessments could be</p>

Representation. No. (TPB/R/S/I-SW/1-)	Subject of Representation	Responses to Representation
	<p data-bbox="479 325 779 357"><u>Representer's Proposal</u></p> <p data-bbox="479 373 1214 501">The concerned site near San Shek Wan should be rezoned to "OU (Eco-lodge)" for eco-lodge development near San Shek Wan.</p>	<p data-bbox="1317 277 2063 357">submitted in accordance with s.16 or s12A of the Ordinance for the Board's consideration if necessary.</p>

II. The gist of comments on representations (TPB/R/S/I-SW/1-C1 to C4) as well as responses are summarised below:

Comment No. (TPB/R/S/I-SW/1-)	Subject of Comment	Responses to Comment
C1 (also R3) Designing Hong Kong Limited	<p>(a) Supports representations R1, R2, R4 and R6 on the following grounds:</p> <ul style="list-style-type: none"> • The Area adjoins the country park area and therefore should be covered by conservation zonings to prevent encroachment of human activities and degradation to the environment. • All landscapes and habitats including mangroves, natural streams, woodlands, beaches and natural coastlines should be covered by conservation zonings to prevent from destruction by human activities. • Designation of “Village Type Development” (“V”) zones should be strictly confined to the existing village settlement, in view of the limited vehicular access and public sewerage system. • Unauthorized works including removal of vegetation and slope cutting works should be prohibited. Those areas should not be covered by 	<p>(1) Response (2) to R1 above is relevant.</p> <p>(2) Ditto.</p> <p>(3) Response (3) to R1 above is relevant.</p> <p>(4) Response (4) to R2 above is relevant.</p>

Comment No. (TPB/R/S/I-SW/1-)	Subject of Comment	Responses to Comment
	any development-related zonings.	
C2 (also R2) The Conservancy Association	<p>(a) Supports representations R1 and R3 to R6 on the following grounds:</p> <ul style="list-style-type: none"> • Areas of high conservation and landscape value have been highlighted for protection by conservation zonings. • No further reduction in these conservation zones should be made. 	<p>(1) Response (2) to R1 above is relevant.</p> <p>(2) No further amendment to the draft Sham Wat and San Shek Wan Outline Zoning Plan (OZP) No. S/I-SW/1 is proposed for the Board’s consideration.</p>
C3 (also R7) Mary Mulvilhill	<p>(a) In relation to R7 and provide comments on the following grounds:</p> <ul style="list-style-type: none"> • Concerns about the potential degradation in water quality of water channels discharge generated from in house developments within the “V” zones. “V” zones should be restricted to the existing footprint with adequate buffer with the nearby watercourses. • Concerns about the permitted uses within “AGR” zones which are incompatible with sensitive area of 	<p>(1) Response (3) to R1 above is relevant regarding the designation of “V” zone. For development that may affect natural rivers/streams, there is relevant regulatory mechanism.</p> <p>(2) Response (4) to R1 above is relevant.</p>

Comment No. (TPB/R/S/I-SW/1-)	Subject of Comment	Responses to Comment
	<p>high ecological value.</p> <ul style="list-style-type: none"> • Marshes and other intertidal zones should be zoned “CA”. • Scrubland and grassland should be protected in order to preserve their role of buffer zone. • All coastal areas should be zoned as “CPA”. • Further elaboration should be provided in the covering Notes of the draft OZP to stipulate that unauthorized works could not be regarded as ‘EU’. 	<p>(3) Response (2) to R1 is relevant.</p> <p>(4) Ditto.</p> <p>(5) Response (6) to R1 above is relevant.</p> <p>(6) Response (2) to R3 above is relevant.</p>
<p>C4 Fung Kam Lam</p>	<p>Supports representations R1 to R4 on the following grounds:</p> <p>(a) Agrees with the general planning intention of the draft OZP to conserve its landscape and ecological values in safeguarding the natural habitat and rural character of the Area.</p> <p>(b) The exemption for diversion of stream, filling of land/pond and excavation of land for public works co-</p>	<p>(1) Noted.</p> <p>(2) The incorporation of the ‘exemption clause’, i.e. exempting works involving diversion of streams, filling</p>

Comment No. (TPB/R/S/I-SW/1-)	Subject of Comment	Responses to Comment
	<p>ordinated or implemented by Government in Remarks (b) of the Notes of “CA”, “CPA” and “SSSI” and respective paragraphs in Explanatory Statement should be removed to reinforce the general planning intention of the draft OZP.</p>	<p>of land/pond or excavation of land pertaining to public works co-ordinated or implemented by Government from the requirement of planning application, for conservation-related zones in the subject OZP is in line with the latest revision of Master Schedule of Notes which was promulgated by the Board on 24.8.2021. The objective of including this exemption clause is to streamline the planning application process/mechanism. Whilst such works are exempted from planning permission, they still have to conform to any other relevant legislations, the conditions of the government lease concerned, and other government requirements, as may be applicable.</p>