

TOWN PLANNING BOARD

TPB Paper No. 10753

**for consideration by
the Town Planning Board on 6.8.2021**

**THE DRAFT SHAM WAT AND SAN SHEK WAN OUTLINE ZONING PLAN NO. S/I-SW/E
FURTHER CONSIDERATION OF A NEW PLAN**

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1. Introduction

The purpose of this paper is to:

- (a) report on the representations received during the two-month exhibition period of the draft Sham Wat and San Shek Wan Development Permission Area Plan No. DPA/I-SW/1;
- (b) report on the results of the consultation with Islands District Council (IsDC) and the Tai O Rural Committee (TORC), and the other public views received on the draft Sham Wat and San Shek Wan Outline Zoning Plan (OZP) No. S/I-SW/C; and
- (c) seek Members' agreement that the draft Sham Wat and San Shek Wan OZP No. S/I-SW/E, its Notes and Explanatory Statement (ES) (**Appendices I to III**) are suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance (the Ordinance).

2. Background

The draft DPA Plan

- 2.1 On 8.1.2021, the area of Sham Wat and San Shek Wan (the Area) was designated as a Development Permission Area (DPA) and covered by the draft Sham Wat and San Shek Wan DPA Plan No. DPA/I-SW/1 (the DPA Plan) (**Plan 1**). The draft DPA Plan is to provide an interim planning control with a view to protecting the ecologically sensitive areas, maintaining the unique rural and natural character and preventing from encroachment by unauthorized development and from undesirable change of use within the Area.
- 2.2 During the exhibition of the draft DPA Plan, a total of 168 representations¹ were received. Amongst all, 12 representations support, 40 representations object to and 116 representations provide comments without indicating support or objection on the draft DPA Plan. Zoning proposals are suggested by some representers. A copy of the representations is deposited at the

¹ The 12 supporting representations are submitted by eight green groups, individuals and Hongkong Land; the 40 objecting representations are submitted by a joint petition from 11 IsDC Members, TORC, a resident representative and individuals; the 116 representations without indicating support or objection are submitted by organizations and individuals.

meeting for Members' reference. A summary of the representations received and the government responses is provided at **Appendix IV**. The grounds of the representations and proposals are summarised below:

Planning Intention

- the planning intention of the DPA Plan to introducing planning control into the Area is supported;
- the DPA Plan is over-restrictive on development;

Village Development

- a comprehensive planning is needed to strike a better balance between village development and environmental conservation;
- to retain village structures and existing 'Village Environ' ('VE');
- the right of the indigenous inhabitants to develop Small House, and private property rights should be respected;
- no conservation zonings should be designated;
- the structure to the northwest of House 8 Sham Wat across the road should not be designated "Village Type Development" ("V") zone;
- "V" zone should be designated in accordance to the existing village cluster and the genuine Small House demand;
- the adverse environmental impacts (e.g. noise and visual impacts) caused by the Hong Kong International Airport (HKIA) and the Hong Kong-Zhuhai-Macao Bridge (HZMB) on the existing villages should be mitigated;
- natural and agricultural areas should not be designated as "V" zone for the development of New Territories Exempted Houses (NTEH);

Transport and Traffic

- existing vehicular road and footpath should be widened to facilitate government works and emergency services;
- Sham Wat Road should be upgraded with an additional lane;
- the existing access linking Sam Shan Kwok Wong Temple to structures at upslope area should be improved as paved footpath;

Infrastructure and Community Facilities

- infrastructure (e.g. sewerage, freshwater supply, refuse collection point, etc.), tele-communication and community facilities should be provided and/or improved;

Environment and Conservation

- the natural environment, habitats and their surrounding areas (e.g. coastal areas, watercourses, natural areas, etc.) should be designated with appropriate conservation zonings;
- to include intertidal zone at Sham Wat in the planning scheme boundary;
- proactive approach should be taken to stop any "Destroy First, Develop Later" activity;
- Site of Archaeological Interest (SAI) and geoheritage should be protected with buffer zone;

Agricultural Development

- fallow and active agricultural land should be zoned as “Agriculture” (“AGR”);
- water supply for irrigation should be provided, in particular in San Shek Wan area;

Development Proposals

- a representation proposes camping site development at Lot No. 327 in DD308L with designation of “Recreation” (“REC”) zoning;
- a representation proposes eco-lodge developments at an area near San Shek Wan; and

Consultation

- further consultation with local stakeholders on the DPA Plan should be conducted.

2.3 On 15.1.2021, the Town Planning Board (the Board) gave preliminary consideration to the draft Sham Wat and San Shek Wan OZP No. S/I-SW/C (TPB Paper No. 10715) and agreed that the draft OZP was suitable for consultation with IsDC and TORC. The proposed Planning Scheme Area of the new Sham Wat and San Shek Wan OZP is shown on **Plan 2**. The TPB Paper No. 10715 and an extract of the minutes of the Board’s meeting held on 15.1.2021 are at **Appendices V and VI** respectively for Members’ reference.

2.4 For Members’ ease of reference, major land use proposals of the draft Sham Wat and San Shek Wan OZP No. S/I-SW/C are recapitulated below (**Plan 3**):

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

- (a) The “V” zones cover the two recognised villages, namely Sham Wat and San Shek Wan. The “V” zones are designated having regard to the ‘VE’, the local topography, the existing settlement pattern, the outstanding Small House applications and demand forecast. Areas of difficult terrain, potential natural terrain hazards, dense vegetation, conservation and ecological value are excluded. The existing village clusters at Sham Wat and San Shek Wan are zoned “V”.

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

- (b) Existing GIC uses include a public toilet located near Sham Shek Tsuen, and the water break pressure tank and Water Supplies Department staff quarters adjacent to Sham Wat Road to the south of Sham Wat. Two pieces of land in Sham Wat and San Shek Wan are reserved for the planned refuse collection points.

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

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

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

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

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

- (e) The “GB” zone mainly covers the woodlands, shrublands and grasslands, vegetated slopes and knolls, streams, wetlands, abandoned farmland, and some temporary structures in the Area. There are also two permitted burial grounds, which are intended for burial places of deceased indigenous villagers in the Area. Any burial activities should be confined within the designated grounds as far as practicable

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

- (f) This zone covers the Ecologically Important Stream (EIS) portion of Ngong Sham Stream and its riparian area to avoid encroachment and adverse impact on the stream. The woodland area to the east of the upstream section of Ngong Sham Stream which is covered by mature woodland is also zoned “CA” to preserve the intact natural habitat of the stream.

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

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

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

- (h) This zone covers part (about 6.52 ha) of the designated San Chau SSSI, while the rest is covered by the Lantau North Country Park. The San Chau SSSI (total area about 36 ha), harbours the largest known population of *Rhododendron championiae* (毛葉杜鵑) in Hong Kong, a species considered as one of the rarest native rhododendrons in Hong Kong.

- 2.5 The Sham Wat and San Shek Wan OZP is to replace the draft DPA Plan, which would cease to be effective (except for the provisions related to the existing use and unauthorized development) upon gazetting of the OZP under the Ordinance, and the plan-making process of the DPA Plan would not proceed further. The views of the representations on the draft DPA Plan have been taken into account and incorporated into the draft Sham Wat and San Shek Wan OZP where appropriate.

3. **Consultation on the draft OZP**

TORC, IsDC and Local Villagers

- 3.1 TORC was consulted on the draft OZP at its meeting on 1.4.2021 and IsDC was consulted by circulation of paper on 30.6.2021. Submission made by IsDC Member Mr HO Siu-kei (Chairman of the TORC) is at **Appendix VII**. Separate meeting with local villagers from Sham Wat and Shan Shek Wan was held on 26.2.2021 to solicit their views and concerns on the draft OZP. A site visit to Sham Wat and San Shek Wan was conducted on 11.3.2021 with local villagers. Major points of concerns of TORC, IsDC and local villagers on land use planning on the draft OZP are summarized below:

Consultation

- (a) TORC and some local villagers consider the consultation exercise of the draft OZP insufficient. Both IsDC and TORC were not consulted when the DPA Plan and the draft OZP were under preparation. They are of the view that consultation with local villagers should be conducted before formulating the land use planning proposals to have a better understanding on local issues and to minimize the possible additional cost for future development to be borne by villagers.

Planning Intention

- (b) The general planning intention of the draft OZP should not be lopsided towards conservation of natural and rural landscape of the Area. As an extensive area of Hong Kong territory has already been protected and covered by Country Park, further proposing to designate more than 80% of the Area as conservation zonings cannot be justified. Town planning should be a people-oriented exercise and take a proactive approach to promote long-term well-being of the rural community. It should not induce excessive control on development. An optimal balance should be struck between conservation and the village livelihood.

“V” Zone

- (c) TORC considers that there is considerable difference in area between the proposed “V” zones and the ‘VE’ delineated in 1972. The proposed “V” zones could not provide sufficient land to meet Small House demand of Sham Wat and Shan Shek Wan. TORC indicates that the proposed “V” zones of the draft OZP should be enlarged to cater for the Small House demand of Sham Wat and Shan Shek Wan, with an additional buffer of 20% - 30% of the “V” zones in order to include the existing village houses and land on the periphery.
- (d) Owner of Lot No. 326 in DD308L expresses that the private lot is held under Block Government Lease demised for house use (**Plans 4a and 4b**). He inherits the land from their ancestors and have plan to carry out house redevelopment therein. It is requested to designate

“V” zone for the area to recognize the building entitlement enshrined.

Deprivation of Rights on Private Agricultural Land

- (e) Majority of the Area adjoins natural areas including Country Parks. Designation of remaining areas and private agricultural land as conservation zonings is considered unfair and would deprive villagers’ rights and freedom to use their land property. Members of TORC, IsDC and local villagers consider that private agricultural land is valuable asset inherited from their ancestors. They request to designate all private agricultural land for “AGR” zone to retain its agricultural functions.
- (f) Local villagers of Sham Wat and Shan Shek Wan indicate that they are currently undertaking or have plans to undertake cultivation or plantation activities in several areas, including the plantation area at Government Land Licence (GLL) No. C9171 embracing 29 Sham Shek Tsuen, the seaside land parcel at Lot No. 153 in DD301L and the two private agricultural land plots at Sai Tso Wan (viz. Lots No. 2 and 3 in DD301L) (**Plans 5a to 6b**). They express concerns on the designation of “GB” zone and its impacts on agricultural activities.

Provision of Infrastructure Facilities

- (g) Essential local infrastructure facilities, including provision of a public toilet at Sham Wat, irrigation facilities for agricultural use in San Shek Wan area and general sewerage facilities should be improved.

Green/Concern Groups

- 3.2 On 17.3.2021 and 12.4.2021, two meetings were held with green / concern groups on the draft OZP. Designing Hong Kong Limited, Kadoorie Farm and Botanic Garden Corporation, World Wide Fund for Nature Hong Kong, Save Lantau Alliance, The Conservancy Association, Green Power, Hong Kong Bird Watching Society and Association for Geoconservation, Hong Kong attended the meeting on 17.3.2021, while Living Islands Movement, Save Lantau Alliance, Ark Eden and Support HK Environmental Petition Platform attended the meeting on 12.4.2021. They have further made submissions providing supplementary information (**Appendices VIII to X**). Major points of the green / concern groups’ concerns on land use planning on the draft OZP are summarized below:

Designation of Zonings for Conservation Purpose

- (a) Some parts of the coastline are not designated with “CPA” zone, resulting in a discontinuous “CPA” belt. Given the contiguous nature of the coastline along northern Lantau, the proposed “CPA” zone should cover the entire coastline of the Area (**Plans 7a and 7b**).
- (b) They also indicate that all rivers within the Area host species of

ecological value (e.g. Romers' Frog) while the geological landforms consist of geological resources such as sedimentary rocks and granite. They propose to designate the above-mentioned areas with "CA" and "CPA" zones. Besides, coastal area between Tung Chung and Tai O is rich in geodiversity with a wealth of geological resources and formations, such as thrust fault at boundary between volcanic formation and sedimentary formation as well as the outcrops of quaternary sedimentation as mentioned in **Appendix IX (Plan 8)** submitted by Association for Geoconservation, Hong Kong. The reddish colourful sedimentary formation (i.e. Tai O Formation) between San Shek Wan and Tai O is of high geological and scenic value. Geological conservation proposals should be formulated in consultation with Civil Engineering and Development Department (CEDD) and other relevant departments.

- (c) Suspected unauthorized development was spotted in the existing trail between Sha Lo Wan and San Shek Wan recently. The resultant widened footpath turns into a vehicular access which allows passage of private vehicles and hence direct access to San Shek Wan and Sha Lo Wan (**Plan 9**). Enforcement actions against unauthorized development should be taken by the Planning Authority.
- (d) The proposed exemption for filling/excavation land for public works coordinated or implemented by Government, or maintenance, repair or rebuilding works in "CA", "CPA" and "SSSI" zones from seeking planning permission from the Board is inconsistent with other OZPs covering Lantau (**Appendix X**).

"V" Zone and "AGR" Zone

- (e) The shelter structures above the small platform situated to the west of Sham Wat "V" zone across the vehicular road are built for providing refreshment services for visitors (**Appendix VIII** and **Plans 10a** and **10b**). Since the area falls outside the 'VE' of Sham Wat and there is no Small House demand for the village, it is proposed to designate the area as "GB" zone instead of "V" zone.
- (f) They also propose to impose stricter restriction on "AGR" zone to achieve better development control in areas intended for agricultural activities. They propose for "AGR(1)" zone with Small House development prohibited through removing the provision for NTEH development in the Notes.

4. Planning Department's Responses

- 4.1 The comments and concerns received during the consultation as stated on paragraph 3 above, together with the representations made on the draft DPA Plan as summarised on paragraph 2.2 above, have been duly considered. Adjustments to the land use proposals on the draft OZP have been made as appropriate, which are summarised below for further consideration by the

Board. In consultation with departments concerned, Planning Department's (PlanD) responses to the comments/proposals received are as follows:

Consultation

- (a) 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 Board for preliminary consideration on 15.1.2021. With the agreement of the Board, PlanD has consulted relevant stakeholders, including IsDC, TORC, local villagers and green / concern groups to solicit their views on the draft OZP. Their comments and concerns, together with the representations made on the draft DPA Plan have been duly considered and are summarized below for further consideration by the Board. Upon agreement of the Board, the draft OZP will be exhibited under section 5 of the Ordinance for statutory public consultation.

Planning Intention

- (b) An overarching principle of 'Development in the North; Conservation for the South' embraced by the Sustainable Lantau Blueprint (the Blueprint) was promulgated in June 2017. The predominant part of Lantau would be conserved for its natural and cultural resources. Unique rural settlements would also be preserved and enhanced. Where appropriate, low-impact leisure and recreational uses would be developed for public enjoyment. The Area forms an integral part of the natural woodlands system in the adjoining Country Parks with a wide spectrum of natural habitats supporting a high diversity of wild fauna and flora and are worth conserving. The Area is characterised by a rural countryside ambience with village settlements located mainly in Sham Wat, Nam Tin, Sham Shek Tsuen and San Shek Wan, which are currently occupied by a few villagers. There are two recognised villages within the Area, namely Sham Wat and Shan Shek Wan sited along the footpath. Village houses are mainly one to three-storey in height. Due to the landscape and ecological value of the Area, the planning framework for the Area should fundamentally be the preservation of the natural environment and rural setting. Notwithstanding the above, to meet the housing demand of indigenous villagers under the Small House Policy, suitable land will also be reserved for the need of Small House development.

Conservation

- (c) "CPA" zones are 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"

(Plans 7a and 7b).

- (d) Regarding designation of “CA” zone for all rivers, which are largely covered by “GB” zone, it should be noted that “CA” zone is intended to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment such as EIS or Country Park from the adverse effects of development. Apart from areas such as watercourses with special standing and mature woodland (e.g. Ngong Sham EIS, its riparian areas and the upstream woodland) to be designated as “CA”, other general natural areas would be zoned “GB”. According to the Notes of the draft OZP, a number of uses (including Small House development), diversion of streams, filling of land/pond or excavation of land require planning permission from the Board. Therefore, it is considered that “GB” zone could provide sufficient planning control on the concerned areas.
- (e) Regarding the views expressed by the Association for Geoconservation, Hong Kong on better conservation of geological resources in the Area (**Appendix IX** and **Plan 8**), in general, development at the land surface would not significantly affect the geology underneath. During the preparation of OZP, amongst other factors, the natural environment, topography, attractive geological features and physical landforms have been taken into considerations. Where geological features are exposed at the land surface, such as along the coastline, appropriate zonings (e.g. “CPA”) have been designated to protect area of conservation importance. Head of the Geotechnical Engineering Office, CEDD has no adverse comment on the land use proposal since those concerned geological features of high scientific and geological values have been designated with appropriate conservation zonings (e.g. “CPA” and “SSSI”). His detailed comments in response to Association for Geoconservation, Hong Kong are set out in **Appendix XI**.
- (f) Upon gazette of the draft DPA Plan on 8.1.2021, the Planning Authority is empowered to instigate enforcement action against unauthorized developments undertaken in the Area. Concerning the report of suspected unauthorized development in the section of existing trail between Sha Lo Wan and San Shek Wan, PlanD will closely monitor the situation and consider taking appropriate enforcement action when necessary in liaison with relevant departments.
- (g) The proposed exemption for filling/excavation land for public works coordinated or implemented by Government, or maintenance, repair or rebuilding works in “CA”, “CPA” and “SSSI” zones from seeking planning permission from the Board intends to streamline and expedite the relevant works in the Area. Such works are normally local public works or environmental improvement works to be carried out by relevant government works departments, for which

technical feasibility would be assessed and potential environmental impact would be addressed/mitigated by the relevant departments under established mechanisms. For maintenance or repair works, in general, they only involve small scale works and would not generate adverse impacts to the site and the surrounding environment. As the works are permitted under the covering Notes of the OZP, further control on land filling/excavation works through planning permission is considered not necessary. However, upon review, as rebuilding works are not always permitted within “CA”, “CPA” and “SSSI” zones under the covering Notes of the OZP, the Remarks of the Notes of the concerned zones have been revised to delete reference to ‘rebuilding’ works.

“V” Zone

- (h) 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. An incremental approach for designation of “V” zone for Small House development has been adopted with an aim to consolidating Small House developments at suitable location in order to avoid undesirable disturbance to the natural environment and overtaxing the limited infrastructure in the Area.
- (i) As advised by District Lands Officer/Islands, Lands Department (DLO/Is, LandsD) in 2021, there is no outstanding Small House application and the 10-year Small House demand forecast is 0 for both Sham Wat and Shan Shek Wan. The proposed “V” zones mainly cover existing village clusters and their immediate surrounding areas.
- (j) With regard to TORC’s proposal in further extending all “V” zones to align with the ‘VE’ and to allow 20% - 30% buffer to cater for future demand, the draft OZP with the current extent of “V” zones have struck a balance between nature conservation and villagers’ development needs. Should there be a genuine need to use the land outside the “V” zone for Small House development, there is provision in the Notes of the draft OZP to allow for application in “AGR” and “GB” zones to the Board. Each application would be considered on its individual merits taking into account relevant guidelines of the Board.
- (k) With regard to Lot No. 326 in DD308L held under Block Government Lease (demised for house use) as mentioned in paragraph 3.1(d) (**Plans 4a and 4b**), “GB” is considered more appropriate since the area is detached and separated from the village cluster of Shan Shek Wan. Furthermore, the area is predominantly covered by dense vegetation. Nevertheless, according to the Notes of the draft OZP (**Appendix II**), planning application for new

development of NTEH within “GB” zone may be submitted to the Board under the planning permission system. Each application would be considered on its own merits taking into account relevant guidelines of the Board.

- (l) Regarding the small platform situated to the west of Sham Wat “V” zone and the existing road as mentioned in paragraph 3.2(e) (**Plans 10a and 10b**), the site adjoins the Sham Wat village cluster and possesses similar nature to the structures within the Sham Wat “V” zone. According to advice from District Lands Officer/Islands, Lands Department, the concerned structure is covered by GLL No. C9694 issued in 1971 for the purposes of accommodation, canopy, kitchen, storeroom, chicken shed and pigsty. It is considered suitable to be retained within the “V” zone to reflect its existing village development.
- (m) As a result, no change is proposed to the “V” zone on the draft OZP. Relevant information in relation to the designation of “V” zone and Small House demand are tabulated in **Table 1** below.

Table 1 – Available Land in the Proposed “V” Zone to meet the Small House (SH) Demand

Recognised Villages	Area of “V” on draft OZP (ha)	Available land for SH development (ha) [No. of SH]	Land required to meet outstanding SH (ha) [No. of outstanding SH]	Land required to meet 10-year SH demand (ha) [No. of SH demand]	Percentage of outstanding SH and 10-year demand met (%)
Sham Wat	0.38	0.09 [3]	0 [0]	0 [0]	-
Shan Shek Wan	0.24	0.07 [3]	0 [0]	0 [0]	-
Total	0.62	0.16 [6]	0 [0]	0 [0]	-

Agricultural Land

- (n) Since ‘Agricultural Use’ is always permitted under “GB”, “CA” and “CPA” zones, genuine agricultural activities would not be affected by the designation of the above conservation zonings.
- (o) In response to views raised by some local villagers of Sham Wat and Shan Shek Wan that several locations are currently undertaking or have plan to undertake agricultural activities, it is considered the designation of “GB” zone is appropriate and the analysis in the preceding paragraph is relevant.

- (p) With reference to information and advice given by Director of Agriculture, Fisheries and Conservation (DAFC), opportunity is taken to better reflect the existing pattern of agricultural activities. The area to the immediate northeast of the proposed “AGR” zone at San Shek Wan (about 0.68 ha) is proposed to be rezoned from “GB” to “AGR” to reflect the existing active and abandoned agricultural land parcels in the vicinity. Minor rationalization to the southern boundary of the same “AGR” zone (about 0.10 ha) is proposed to cover two adjoining areas which possess similar agricultural characteristics (areas coloured blue on **Plan 11b**).
- (q) With regard to the proposed prohibition on Small House development within “AGR” zone, appropriate planning control is in place as planning application for development of any new 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 relevant guidelines of the Board.

Provision of Infrastructure Facilities

- (r) As advised by Director of Food and Environmental Hygiene, the Food and Environmental Hygiene Department (FEHD) provides both regular and accessible type portable toilets in Sham Wat and arranges regular cleansing service to maintain their hygiene conditions. The current provision is considered able to meet the needs of visitors. FEHD will monitor the hygiene and usage condition of the toilet facilities.
- (s) According to the advice 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.
- (t) Relevant works departments would keep in view the need for infrastructure subject to detailed consideration and assessments on, inter alia, population, provision standards and resources availability in consultation with relevant government departments.
- (u) Notwithstanding the above, concerns regarding facilities and infrastructure provision are referred to relevant departments for consideration, and if concerned departments have plans to provide infrastructure facilities in the Area, flexibility has been provided in the covering Notes of the OZP for carrying out geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and other public works co-ordinated or implemented by Government which are in general always permitted on land falling within the boundaries of the Plan.

Proposals from Government Department

- (v) Several preliminary proposals to promoting revitalization of the villages along the existing trail between Sham Wat and Sha Lo Wan such as House of Folk Stories, Cooking Classes and Eco-farm/Hobby Farm have been received from Sustainable Lantau Office (SLO), CEDD. Preliminary proposals may include venue for exhibitions, briefings for visitors and workshop for educational purposes. Since there is still no concrete proposal for such revitalization plan and technical feasibility is yet to be assessed, it is proposed to add 'Field Study/Education/Visitor Centre' use under Column 2 of the Notes of the "V" zone² (**Appendix II**). Any future proposal will be considered by the Board through planning application. Such use is a Column 2 use in the Notes of the "AGR", "GB", "CA" and "SSSI" zones. Subject to further information and detailed impact assessments, planning application may be submitted for the Board's consideration. This is in line with the overarching principle of the Blueprint that low-impact leisure and recreational uses would be developed for public enjoyment where appropriate.

Proposed Amendments to the draft OZP

- 4.2 In summary, having struck a balance between local villagers and stakeholders' concerns and other relevant planning factors, the land use proposals are largely retained, except the following amendments proposed:
- extension and minor rationalization of the proposed "AGR" zone in San Shek Wan (about 0.78 ha) to cover surrounding active and abandoned agricultural land (areas coloured blue in **Plan 11b**);
 - minor rationalization of the boundary of the proposed "G/IC" zone (about 13.2 m²) to the north of Sham Wat village cluster with reference to the alignment of the existing vehicular road (area coloured green in **Plan 11a**);
 - deletion of proposed exemption for planning application for 'rebuilding' works in the Notes of the "CA", "CPA" and "SSSI" zones; and
 - inclusion of 'Field Study/Education/Visitor Centre' use under Column 2 of the Notes of the "V" zone to allow consideration of SLO, CEDD's future proposals.
- 4.3 A table comparing the land use budget of the Area covered by the draft Sham Wat and San Shek Wan OZP No. S/I-SW/E and the previous draft Sham Wat and San Shek Wan OZP No. S/I-SW/C is shown below:

² Field Study/Education/Visitor Centre' is neither a Column 1 nor Column 2 use in the Notes of "V" in the Master Schedule of Notes.

Land Use Zonings	Draft Sham Wat and San Shek Wan OZP No. S/I-SW/C (a)		Draft Sham Wat and San Shek Wan OZP No. S/I-SW/E (b)		Difference (b) – (a)	
	Hectare	%	Hectare	%	Hectare	%
“V”	0.62	0.35	0.62	0.35	No change	No change
“G/IC”	0.08	0.04	0.08	0.04	No change*	No change*
“OU”	0.03	0.02	0.03	0.02	No change	No change
“AGR”	3.39	1.89	4.17	2.32	+0.78	+0.43
“GB”	142.94	79.59	142.16	79.16	-0.78	-0.43
“CA”	19.85	11.05	19.85	11.05	No change	No change
“CPA”	5.24	2.92	5.24	2.92	No change	No change
“SSSI”	6.52	3.63	6.52	3.63	No change	No change
Major Road etc.	0.92	0.51	0.92	0.51	No change	No change

Note:

* there is an increase in the area of “G/IC” zone of about 13.2 m² due to rationalization of boundary of the “G/IC” zone to the north of Sham Wat. From land use budget perspective, the change is considered negligible.

4.4 The proposed amendments have been incorporated into the draft Sham Wat and San Shek Wan OZP No. S/I-SW/E (**Appendix I**). Opportunities are also taken to revise the Notes and ES of the draft OZP to reflect the latest planning situation of the Area. The corresponding amendments to the Notes and ES are also highlighted (*bold and italics* for addition and ~~double cross-out~~ for deletion) at **Appendices II and III** for Members’ ease of reference. The draft Notes are formulated on the basis of the latest set of Master Schedule of Notes (MSN) to Statutory Plans endorsed by the Board whilst having regard to the characteristics of the Area. Deviations from MSN are summarised at **Appendix XII**.

4.5 The draft Sham Wat and San Shek Wan OZP No. S/I-SW/E together with its Notes and ES have been circulated to relevant government departments for comments. No objection/adverse comment has been received from departments concerned. Comments received have been incorporated into the draft OZP, its Notes and ES as appropriate.

5. **Publication of the draft OZP**

If agreed by the Board, the draft Sham Wat and San Shek Wan OZP No. S/I-SW/E (to be renumbered as S/I-SW/1 upon exhibition) and its Notes will be exhibited under section 5 of the Ordinance for public inspection. Members of the public can submit representations on the OZP to the Board during the statutory exhibition period. IsDC and TORC will be informed during the statutory exhibition period of the draft OZP.

6. Decision Sought

Members are invited to:

- (a) note the representations and responses on the draft Sham Wat and San Shek Wan Development Permission Area Plan No. DPA/I-SW/1;
- (b) note the comments from and responses to IsDC, TORC and others on the draft Sham Wat and San Shek Wan Outline Zoning Plan (OZP) No. S/I-SW/C;
- (c) agree that the draft Sham Wat and San Shek Wan OZP No. S/I-SW/E (to be renumbered as S/I-SW/1 upon gazetting) and its Notes (**Appendices I and II**) are suitable for exhibition for public inspection under section 5 of the Ordinance; and
- (d) adopt the ES (**Appendix III**) for the draft Sham Wat and San Shek Wan OZP No. S/I-SW/E (to be renumbered as S/I-SW/1 upon gazetting) as an expression of the planning intention and objectives of the Board for various land use zonings of the OZP and agree that the ES is suitable for exhibition for public inspection together with the draft OZP and issued under the name of the Board.

7. Attachments

Plan 1	Draft Sham Wat and San Shek Wan Development Permission Area (DPA) Plan No. DPA/I-SW/1
Plan 2	Proposed Planning Scheme Area of Sham Wat and San Shek Wan Outline Zoning Plan (OZP)
Plan 3	Proposed Land Uses of the draft Sham Wat and San Shek Wan OZP No. S/I-SW/C
Plans 4a & 4b	Lot No. 326 in DD308L
Plans 5a & 5b	Plantation area at Government Land Licence No. C9171
Plans 6a & 6b	Lots No. 2, 3 and 153 in DD301L
Plans 7a & 7b	Proposed “CPA” zone on the draft Sham Wat and San Shek Wan OZP No. S/I-SW/C
Plan 8	Selected geosites submitted by Association for Geoconservation, Hong Kong
Plan 9	Footpath and road widening and slope cutting activities at the existing trail near San Shek Wan
Plans 10a & 10b	Existing structures to the west of Sham Wat
Plans 11a & 11b	Proposed revisions to the draft Sham Wat and San Shek Wan OZP
Appendix I	Draft Sham Wat and San Shek Wan OZP No. S/I-SW/E
Appendix II	Notes of the draft Sham Wat and San Shek Wan OZP No. S/I-SW/E
Appendix III	Explanatory Statement of the draft Sham Wat and San Shek Wan OZP No. S/I-SW/E
Appendix IV	Summary of representations on the draft Sham Wat and San Shek Wan DPA Plan No. DPA/I-SW/1 received during the public exhibition period
Appendix V	TPB Paper No. 10715
Appendix VI	Extract of Minutes of the Town Planning Board Meeting held on 15.1.2021
Appendix VII	Reply slip dated 6.7.2021 from Islands District Council Member Mr. HO Siu-kei (the Chairman of the Tai O Rural Committee)
Appendix VIII	Email dated 23.4.2021 from the Living Islands Movement
Appendix IX	Email dated 30.4.2021 from Association for Geoconservation, Hong Kong
Appendix X	Letter dated 26.5.2021 from Save Lantau Alliance
Appendix XI	Comments from Head of the Geotechnical Engineering Office, Civil Engineering and Development Department
Appendix XII	Summary of deviations from Master Schedule of Notes

**PLANNING DEPARTMENT
AUGUST 2021**