

~~[CONFIDENTIAL]~~

*Downgraded
on 21.3.2014*

TOWN PLANNING BOARD

**TPB Paper No. 9560
For Consideration by
the Town Planning Board on 28.2.2014**

**CONSIDERATION OF THE
DRAFT CHEUNG SHEUNG DEVELOPMENT PERMISSION AREA PLAN
NO. DPA/NE-CS/B**

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**CONSIDERATION OF THE
DRAFT CHEUNG SHEUNG DEVELOPMENT PERMISSION AREA PLAN
NO. DPA/NE-CS/B**

1. Introduction

- 1.1 The purpose of this paper is to seek Members' agreement:
- (a) that the draft Cheung Sheung Development Permission Area (DPA) Plan No. DPA/NE-CS/B (to be renumbered as DPA/NE-CS/1) (**Appendix I**) and its Notes (**Appendix II**) are suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance (the Ordinance); and
 - (b) that the Explanatory Statement (ES) (**Appendix III**) is suitable to serve as an expression of the planning intentions and objectives of the Town Planning Board (the Board) for the draft Cheung Sheung DPA Plan and that the ES should be issued under the name of the Board.

2. Background

Location and Physical Characteristics (Plans 1 – 5 and site photos in Plans 6a – 6g)

- 2.1 Cheung Sheung (the Area) with a land area of about 18 ha, is located at the centre of the Sai Kung West Country Park, on an upland plateau about 300m above sea level, surrounded by ridges and spurs. The Area comprises mainly woodlands, streams, freshwater marshlands, abandoned agricultural land and village houses. It is located within the upper indirect water gathering grounds, and is of high landscape value. A pristine stream flows through the Area from west to east. The Area is a Priority Site for Enhanced Conservation under the New Nature Conservation Policy.
- 2.2 Rural in character, the Area is accessible only by footpaths including the MacLehose Trail connecting to other parts of the Sai Kung Country Parks, and the Cheung Sheung Country Trail leading to Yung Shue O, via the long and steep “Jacob’s Ladder” (“嶂上天梯”). The Area also forms part of the route for two annual hiking events, the Oxfam Trailwalker (樂施會毅行者) and Cheung Sheung Ascension Festival (嶂上登山節). A camp site, managed by Agriculture, Fisheries and Conservation Department (AFCD), is located to the south of the Area. The Area, therefore, is familiar and popular amongst hikers.
- 2.3 The Cheung Sheung Village is the only recognized village in the Area, where

only a few houses, largely abandoned, can be found.

Need for Statutory Plan

- 2.4 The Chief Executive in the 2010-2011 Policy Address has acknowledged the need to regulate land use of the Country Park enclaves to forestall human damage. To meet conservation and social development needs, these Country Park enclaves will be either included into Country Parks, or covered by statutory plans.
- 2.5 The Area is one of the Country Park enclaves identified to be covered by statutory plan. With an Ecologically Important Stream (EIS) flowing through it from west to east, the Area is of significant ecological and conservation importance. It is rural and natural in character with high landscape value. Any uncontrolled development may affect the ecological, landscape and archaeological value of the Area.
- 2.6 On 17.2.2014, under the power delegated by the Chief Executive, the Secretary for Development directed the Board, under section 3(1)(b) of the Ordinance, to prepare a draft plan designating Cheung Sheung as a DPA. The DPA plan is a stopgap measure which provides planning guidance and development control for the Area pending preparation of an Outline Zoning Plan (OZP) and to enable enforcement actions to be taken against any unauthorized development to safeguard the Area's natural and landscape character.

3. Object of the Plan

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

4. The Plan Area (Appendix I)

Existing land uses (Plans 3 – 5 and site photos on Plans 6a – 6g)

- 4.1 The Area covers a land area of about 18 ha, and is encircled by the Sai Kung West Country Park.
- 4.2 The existing land uses mainly include the following:

Recognized Village (Plans 5)

- 4.2.1 The Cheung Sheung Village is the only recognized village in the Area with its Village 'Environs' ('VE'). It is mainly derelict and deserted, lying mostly in ruins heavily covered by trees and vegetation and not accessible from existing footpaths (**Plan 4, Photo 12 of Plan 6g**). The ruins are scattered and isolated, not forming any village clusters. According to the 2011 Population Census, the population in the Area was 10. As advised by the District Lands Office/Tai Po of the Lands Department, no development/redevelopment proposals, Small House applications, or 10-year forecast of demand for Small House from the concerned Indigenous Inhabitant Representative have been received.

Natural Environment

- 4.2.2 The Area is one of the 12 Priority Sites for Enhanced Conservation under the New Nature Conservation Policy. A number of uncommon plant species, such as *Lobelia alsinoides subsp. hancei* (假半邊蓮) and *Blyxa aubertii* (無尾水箭) are found in the marshes within the Area. The Cheung Sheung EIS, about 880m long flowing through the Area (**Photo 5 of Plan 6c**), is known to be a major and important breeding ground for the uncommon fish species the *Macropodus hongkongensis* (香港鬥魚), which is of conservation concern. A moderate diversity of dragonflies and butterflies have been recorded in the Area, including some species of conservation interest such as the very rare *Aeromachus pygmaeus* (侏儒鏢弄蝶), *Choaspes benjaminii* (綠弄蝶) and *Choaspes hemixanthus* (半黃綠弄蝶), and the rare *Agriocnemis lacteola* (白腹小蠅) found in the Area. Chinese Pangolin, which is an endangered species, is also recorded.
- 4.2.3 The above information will be taken on board together with other relevant planning considerations in the detailed studies to be carried out for the preparation of OZP which will be completed within three years.

Cultural Heritage Interest

- 4.3 There is no record of built heritage and archaeological sites in the Area.

Land ownership (Plan 3)

- 4.4 About 76.5% of land in the Area is government land, and the remaining 23.5% are private land comprising mainly agricultural land and a small proportion of (0.59% of private land or 249m²) building lots.

Transport and accessibility

- 4.5 At present, the Area is currently not served by any vehicular access and is only accessible by footpaths.

Others (Plan 5 and Photos 6, 7, 9, 10 and 11)

- 4.6 There is a provision store and a large open area on the northern side of the Area, serving as a popular destination to hikers for re-supplies and rest. A camp site is located to the south, just outside the Area along MacLehose Trail. A vacant school is located to the east of the provision store. These premises are all situated on government land.

Population

- 4.7 According to the 2011 Population Census, the total population of the Area was about 10 persons.

5. Land Use Proposals (Appendix I)

General Planning Intention

- 5.1 Surrounded by Sai Kung West Country Park and traversed by an EIS, the Area is part of the wider natural environment of Sai Kung countryside. The general planning intention of the Area is to protect its high conservation and landscape value and the rural settings which complement the overall naturalness and the landscape beauty of the surrounding country parks.

“Unspecified Use”: Total Area 18 ha (**Appendix I**)

- 5.2 The Area has been designated “Unspecified Use” primarily for giving statutory protection to the Area pending further studies to be undertaken in the preparation of an OZP. Under this land use designation, apart from the ‘Agricultural Use’ and some uses which are permitted in the covering Notes of the Plan, all uses and developments will require planning permission from the Board. Besides, if diversion of streams, filling of land/ pond or excavation of land are required for the always permitted uses (except public works co-ordinated or implemented by the Government), permission from the Board will be required. This control will help properly regulate and protect the existing topography and natural vegetation pending the designation of land use zonings on the OZP.
- 5.3 The Cheung Sheung Village is the only recognized village in the Area. It is mainly derelict and deserted, and the houses/ruins are not in the form of any village clusters. There are 4 small and isolated building lots in the Area (**Plan 5**), which are in a state of ruins overgrown with vegetation. Should these ruins be rebuilt, according to the proposed Notes (**Appendix II**) of the draft DPA Plan, the rebuilding of New Territories Exempted Houses (NTEH), and replacement of an existing domestic building, are always permitted. Furthermore, house development including NTEH could be permitted in areas designated “Unspecified Use” by application to the Board. With such considerations, no specific “Village Type Development” (“V”) zone is proposed for the Area in the proposed DPA Plan. Meanwhile, studies will be carried out to establish the appropriate land use zonings for the Area in the course of the preparation of OZP.

5.4 Detailed proposals for the Area are set out in the ES (**Appendix III**).

6. Notes of the Plan (Appendix II)

6.1 Attached to the draft DPA plan is a set of Notes that shows the types of uses or developments which are always permitted within the Area and other uses for which planning permission from the Board should be sought. The provision for application for planning permission under section 16 of the Ordinance allows flexibility in land-use planning and control of development to meet the changing needs.

6.2 The draft Notes are formulated on the basis of the latest set of Master Schedule of Notes (MSN) endorsed by the Board whilst having regard to the particular characteristics of the Area.

7. Plan Number

Upon gazetting, the draft Cheung Sheung DPA Plan will be renumbered to DPA/NE-CS/1.

8. Consultation

8.1 The draft DPA Plan together with the Notes and ES has been circulated to the relevant Government bureaux and departments for comments.

8.2 The Tai Po District Council (TPDC) and the Sai Kung North Rural Committee (SKNRC) have not been consulted due to the confidential nature of the plan. However, the TPDC and SKNRC will be consulted separately on the draft DPA Plan after its publication under section 5 of the Ordinance.

9. Decision Sought

Members are invited to:

- (a) agree that the draft Cheung Sheung DPA Plan No. DPA/NE-CS/B (to be renumbered to DPA/NE-CS/1) (**Appendix I**) and its Notes (**Appendix II**) are suitable for exhibition for public inspection under section 5 of the Ordinance;
- (b) agree that the ES (**Appendix III**) is suitable to serve as an expression of the planning intention and objectives of the Board for the draft Cheung Sheung DPA Plan and that the ES should be issued under the name of the Board; and
- (c) agree that consultation on the draft Cheung Sheung DPA Plan will be conducted for the TPDC and SKNRC separately after its publication under section 5 of the Ordinance.

10. Attachments

Appendix I	Draft Cheung Sheung Development Permission Area Plan No. DPA/NE-CS/B
Appendix II	Notes of the Draft Cheung Sheung Development Permission Area Plan No. DPA/NE-CS/B
Appendix III	Explanatory Statement of the Draft Cheung Sheung Development Permission Area Plan No. DPA/NE-CS/B
Plan 1	Location Plan of Cheung Sheung
Plan 2	Planning Scheme Boundary of Cheung Sheung Development Permission Area
Plan 3	Village 'Environs' Boundary and Land Ownership of Cheung Sheung
Plan 4	Aerial photo
Plan 5	Locations of Site Photos
Plans 6a to 6g	Site Photos (see Plan 5 for viewing directions)

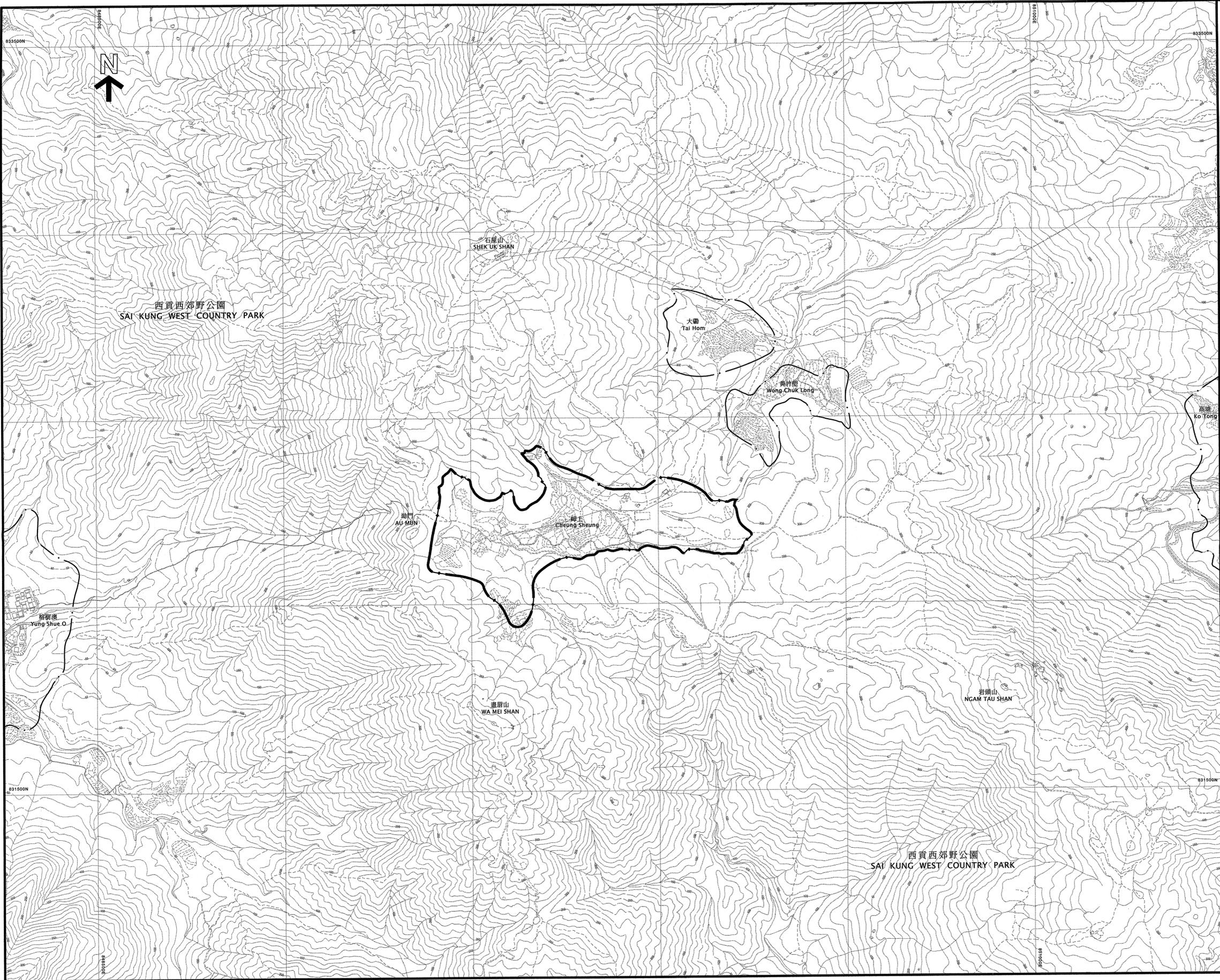
圖例
NOTATION

MISCELLANEOUS		其他
BOUNDARY OF DEVELOPMENT PERMISSION AREA	— + —	發展審批地區界線
BOUNDARY OF COUNTRY PARK / SPECIAL AREA	— . —	郊野公園 / 特別地區界線

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分率 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分率	
UNSPECIFIED USE	18.00	100.00	非指定用途
TOTAL AREA OF DEVELOPMENT PERMISSION AREA	18.00	100.00	發展審批地區總面積

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



嶺上發展審批地區圖

CHEUNG SHEUNG DEVELOPMENT PERMISSION AREA PLAN

SCALE 1:5000 比例尺



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



圖則編號
PLAN No. DPA/NE-CS/B

DRAFT CHEUNG SHEUNG
DEVELOPMENT PERMISSION AREA PLAN NO. DPA/NE-CS/B

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

NOTES

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

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

- (7) The following uses or developments are always permitted on land falling within the boundaries of the Plan except where the uses or developments are specified in Column 2 of the Notes of the zone :
- (a) maintenance, repair or demolition of a building;
 - (b) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, footpath, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station and shrine;
 - (c) maintenance or repair of road, watercourse, nullah, sewer and drain;
 - (d) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government;
 - (e) rebuilding of New Territories Exempted Houses;
 - (f) replacement of an existing domestic building, i.e., a domestic building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, by a New Territories Exempted House;
 - (g) provision, maintenance or repair of a grave of an indigenous New Territories villager or a locally based fisherman and his family members for which permission has been obtained from Government;
 - (h) in areas not zoned or set apart under section 4(1) of the Town Planning Ordinance in the development permission area, the use stipulated in the schedule forming Annex A of these Notes; and
 - (i) in areas zoned or set apart under section 4(1) of the Town Planning Ordinance in the development permission area, the uses stipulated in column 1 of the relevant zoning schedule forming part of Annex B of these Notes.
- (8) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.
- (9) In these Notes, unless the context otherwise requires or unless as expressly provided below, terms used in the Notes shall have the meanings as assigned under section 1A of the Town Planning Ordinance.

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

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

DRAFT CHEUNG SHEUNG
DEVELOPMENT PERMISSION AREA PLAN NO. DPA/NE-CS/B

Schedule of Uses

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

Agricultural Use

Remarks

- (a) Any use or development, other than the always permitted use as specified above or the uses or developments always permitted under the covering Notes, requires planning permission from the Town Planning Board under section 16 of the Town Planning Ordinance.
- (b) Any diversion of streams, filling of land/pond or excavation of land, including that to effect a change of use to the always permitted use as specified above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by the Government), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

DRAFT CHEUNG SHEUNG
DEVELOPMENT PERMISSION AREA PLAN NO. DPA/NE-CS/B

EXPLANATORY STATEMENT

DRAFT CHEUNG SHEUNG
DEVELOPMENT PERMISSION AREA PLAN NO. DPA/NE-CS/B

EXPLANATORY STATEMENT

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DRAFT CHEUNG SHEUNG
DEVELOPMENT PERMISSION AREA PLAN NO. DPA/NE-CS/B

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

EXPLANATORY STATEMENT

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

1. **INTRODUCTION**

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

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

2.1 On 17.2.2014, under the power delegated by the Chief Executive, the Secretary for Development directed the Board, under section 3(1)(b) of the Town Planning Ordinance (the Ordinance), to prepare a draft plan designating the Cheung Sheung area as a development permission area (DPA).

2.2 On XX XX 2014, the draft Cheung Sheung DPA Plan No. DPA/NE-CS/B (the Plan) was exhibited for public inspection under section 5 of the Ordinance.

3. **OBJECT OF THE PLAN**

3.1 The object of the Plan is to delineate the extent of the Cheung Sheung DPA (the Area) and to set out the types of developments and uses which are permitted at all times and such types of developments and uses that may be permitted with or without conditions on application to the Board within the boundaries of the Area.

3.2 The Plan is a small-scale plan and the planning scheme boundary may be subject to minor adjustments as detailed planning and development proceed.

3.3 The Plan is to provide planning guidance and to facilitate development control within the Area during the period required for detailed analysis of the land use pattern, study of infrastructural provisions and examination of development options for the formulation of an outline zoning plan (OZP).

4. **NOTES OF THE PLAN**

4.1 Attached to the Plan is a set of Notes which shows the types of uses or developments which are always permitted within the Area and which may be permitted by the Board, with or without conditions, on application. The provision for application for planning permission under section 16 of the Ordinance allows

greater flexibility in land-use planning and control of development to meet the changing needs.

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

5. THE EXISTING SITUATION

- 5.1 The Area, about 18 ha in size, is located at the centre of the Sai Kung West Country Park, on an upland plateau about 300m above sea level, surrounded by ridges and spurs. The Area comprises mainly woodlands, streams, freshwater marshlands, abandoned agricultural land and village houses. A pristine stream flows through the Area from west to east. The Area is a Priority Site for Enhanced Conservation under the New Nature Conservation Policy.
- 5.2 Rural in character, the Area is accessible only by footpaths such as the MacLehose Trail connecting to other parts of the Sai Kung Country Parks, or the Cheung Sheung Country Trail leading to Yung Shue O, via the long and steep "Jacob's Ladder" ("嶂上天梯"). The Area also forms part of the route for two annual hiking events, the Oxfam Trailwalker (樂施會毅行者) and Cheung Sheung Ascension Festival (嶂上登山節). There is a provision store and a large open area on the northern side of the Area, serving as a popular destination to hikers for re-supplies and rest. A camp site is located to the south, just outside the Area along MacLehose Trail.
- 5.3 The Area, surrounded by the upland peaks and ridges and located within the upper indirect water gathering grounds, is of high landscape value. The Cheung Sheung Village is the only recognized village in the Area. It is deserted and derelict, lying mostly in ruins heavily covered by trees and vegetation. The ruins are scattered and isolated, not forming any village clusters.
- 5.4 Cheung Sheung is one of the twelve Priority Sites for Enhanced Conservation identified under the New Nature Conservation Policy. A number of uncommon plant species, such as *Lobelia alsinoides subsp. hancei* (假半邊蓮) and *Blyxa aubertii* (無尾水篩) are found in the marshes within the Area. The Cheung Sheung Ecologically Important Stream (EIS), about 880m long flowing through the Area, is known to be a major and important breeding ground for the uncommon fish species the *Macropodus hongkongensis* (香港鬥魚), which is of conservation concern. A moderate diversity of dragonflies and butterflies have been recorded in the Area, including some species of conservation interest such as the very rare *Aeromachus pygmaeus* (侏儒鏢弄蝶), *Choaspes benjaminii* (綠弄蝶) and *Choaspes hemixanthus* (半黃綠弄蝶), and the rare *Agriocnemis lacteola* (白腹小蠅). Chinese Pangolin, which is an endangered species, is also recorded.

6. NEED FOR PLANNING GUIDANCE AND CONTROL

The Area is rural and natural in character comprising mainly woodland, streams, freshwater marsh, fallow agricultural lands, inhabited villages as well as abandoned houses. The Cheung Sheung EIS flows through the Area. There is an urgent need to better protect the natural and landscape character of the Area so as to avoid disturbance to the natural environment. In the circumstances, it is necessary to prepare a DPA plan to cover the Area to provide planning guidance and development control pending preparation of an OZP and to enable enforcement actions to be taken against any unauthorized development.

7. THE DEVELOPMENT PERMISSION AREA

7.1 Plan Area

The Area covers an area of about 18 ha. It is an upland valley in the middle of the Sai Kung West Country Park. The boundary of the Area is shown by a heavy broken line on the Plan.

7.2 General Planning Intention

Surrounded by Sai Kung West Country Park, the Area is part of the wider natural environment of Sai Kung countryside. The general planning intention of the Area is to protect its high conservation and landscape value and the rural settings which complement the overall naturalness and the landscape beauty of the surrounding country park.

7.3 Population

According to the 2011 Population Census, the total population of the Area was about 10 persons.

7.4 Land Use

“Unspecified Use”: Total Area 18 ha

- (a) The Area has been designated “Unspecified Use” primarily for giving statutory protection to the Area pending further studies to be undertaken in the preparation of an OZP. Under this land use designation, apart from the ‘Agricultural Use’ and some uses which are permitted in the covering Notes of the Plan, all uses and developments will require planning permission from the Board. Besides, if diversion of streams, filling of land/ pond or excavation of land are required for the always permitted uses (except public works co-ordinated or implemented by the Government), permission from the Board will be required. This control will help properly regulate and control the existing topography and natural vegetation pending the designation of land use zonings on the OZP.

- (b) If diversion of streams, filling of land/ pond or excavation of land are required for the always permitted uses (except public works co-ordinated or implemented by the Government), permission from the Board will be required.
- (c) In addition, the Area is within upper indirect water gathering grounds. For any new developments within upper indirect water gathering grounds, impact assessment should be conducted and submitted to the Water Authority to demonstrate that the new development will not result in loss of yield and material increase in pollution risks to the water gathering grounds.

7.5 Transport and Utility Services

7.5.1 Road Network and Footpath

At present, the Area is only accessible by the footpaths of the Cheung Sheung Country Trail and the MacLehose Trail.

7.5.2 Utility Services

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

7.6 Geotechnical Safety

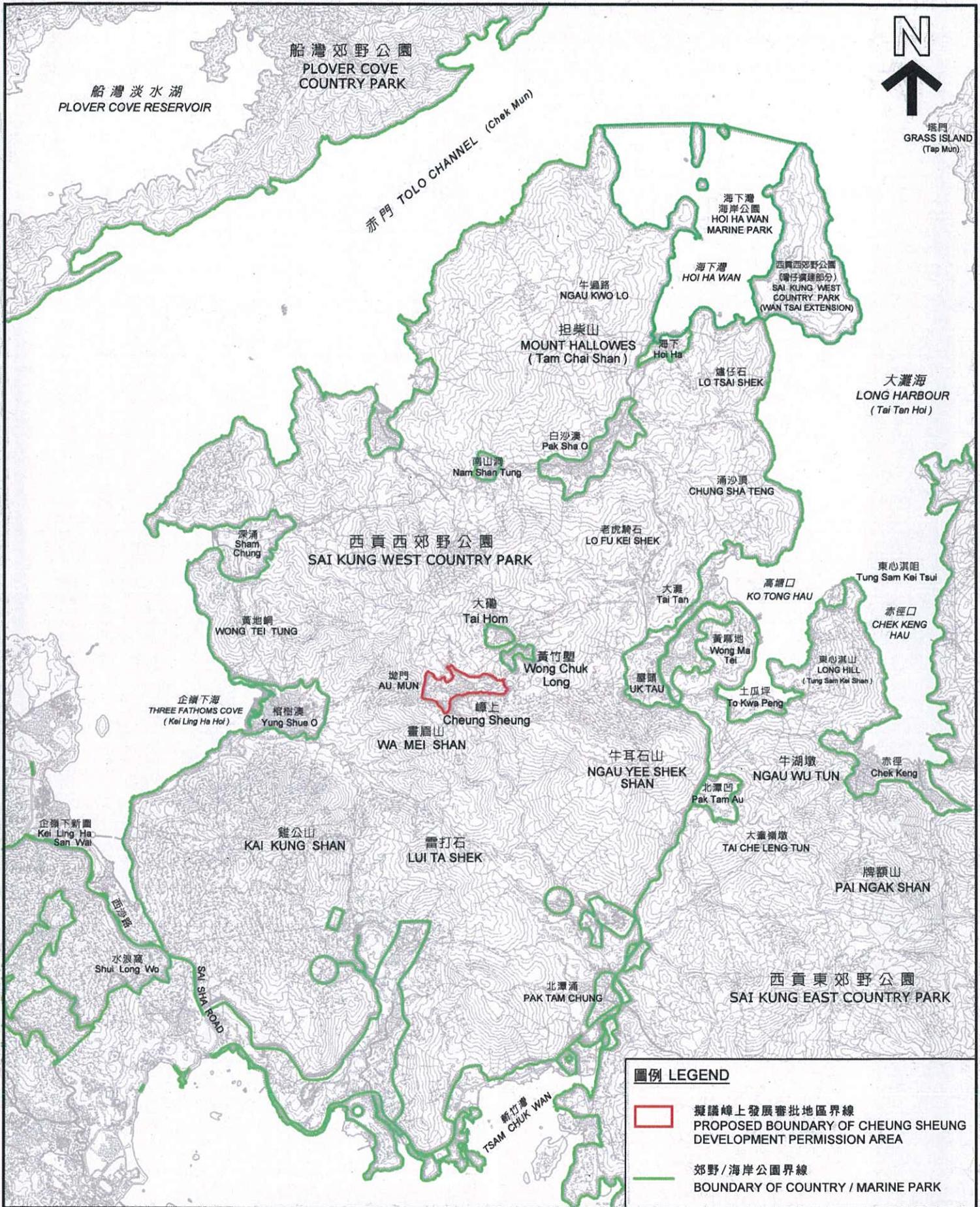
The northern part and southwestern corner of the Area are located below a steep natural terrain and may be affected by potential natural terrain landslide hazards. For developments within the Area, a natural terrain hazard study may be required to ascertain the scale of the hazards and to recommend suitable hazard mitigation measures, if found necessary, as part of the developments.

8. PLANNING CONTROL WITHIN THE DEVELOPMENT PERMISSION AREA

- 8.1 The types of permitted developments and uses on land within the Area are listed in the Notes to the Plan. Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted developments and uses are always permitted and no separate permission is required.
- 8.2 Uses of land or building which were in existence immediately before the first publication in the Gazette of the notice of the draft DPA plan and which are not in compliance with the terms of the Plan may have adverse impact on the environment, drainage and traffic of the Area. Although no action is required to make such use conform to this Plan, any material change of such use or any other development (except minor alteration and/or modification to the development of the land or building in respect of such use which is always permitted) must be always permitted in terms of the Plan or, if permission is required, in accordance

with a permission granted by the Board. The Board will consider these applications on their individual merits. Those alteration and/or modification works which may lead to an environmental improvement or upgrading to the Area may be considered favourably by the Board.

- 8.3 Planning applications to the Board will be assessed on individual merits. In general, the Board, in considering the planning applications, will take into account all relevant planning considerations which may include the departmental outline development plans/layout plans, and the guidelines published by the Board. The outline development plans/layout plans are available for public inspection at the Planning Department. Guidelines published by the Board are available from the Board's website, the Secretariat of the Board and the Technical Services Division of the Planning Department. Application forms and Guidance Notes for planning applications can be downloaded from the Board's website and are available from the Secretariat of the Board, the Technical Services Division and relevant District Planning Office of the Planning Department. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.
- 8.4 Any development, other than those referred to in paragraph 8.1 above or in conformity with this draft DPA plan or with the permission of the Board, undertaken or continued on or after the date of the first publication in the Gazette of the notice on land included in the DPA plan may be subject to enforcement proceedings under the Ordinance. Any diversion of streams, filling of land/pond or excavation of land within land designated as "Unspecified Use" or any diversion of stream or filling of pond within "V" zone on or after the first publication in the Gazette of the notice of the draft DPA plan without permission from the Board may also be subject to enforcement proceedings.
- 8.5 It is intended that the DPA plan published by the Board will be replaced, within three years, by an OZP. Under the provisions of section 20(5) of the Ordinance, a draft DPA plan is effective for a period of three years after the notification in the Gazette. Extension of one additional year may be given by the Chief Executive in Council. The provision of enforcement will continue to be applicable to the Area after the DPA plan is replaced by an OZP.



塔門
GRASS ISLAND
(Tap Mun)

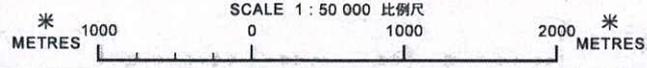
圖例 LEGEND

- 擬議嶺上發展審批地區界線
PROPOSED BOUNDARY OF CHEUNG SHEUNG DEVELOPMENT PERMISSION AREA
- 郊野/海岸公園界線
BOUNDARY OF COUNTRY / MARINE PARK

本摘要圖於2014年2月5日擬備
所根據的資料為地圖組別
HM20C編號4及8
EXTRACT PLAN PREPARED ON 5.2.2014
BASED ON MAP SERIES HM20C
SHEETS 4 AND 8

**嶺上的位置圖
LOCATION PLAN OF CHEUNG SHEUNG**

**規劃署
PLANNING
DEPARTMENT**



參考編號
REFERENCE No.
M/CPE/CS/14/1

圖 PLAN
1



西貢西郊野公園
SAI KUNG WEST COUNTRY PARK

大磡
Tai Hom

黃竹壟
Wong Chuk Long

嶺上郊遊徑
Cheung Sheung
Country Trail

坳門
AU MUN

嶺上天梯
Jacob's Ladder

嶺上
Cheung Sheung

嶺上郊遊徑
Cheung Sheung
Country Trail

麥理浩徑
MacLehose Trail

西貢西郊野公園
SAI KUNG WEST COUNTRY PARK

畫眉山
WA MEI SHAN

圖例 LEGEND

-  擬議嶺上發展審批地區界線
PROPOSED BOUNDARY OF CHEUNG SHEUNG DEVELOPMENT PERMISSION AREA
-  郊野公園界線
BOUNDARY OF COUNTRY PARK

本摘要圖於2014年1月10日擬備，所根據的資料為
測量圖編號 8-NW-13D、14C/D、18/B/D 及 19A/B/C/D
EXTRACT PLAN PREPARED ON 10.1.2014
BASED ON SURVEY SHEETS No.
8-NW-13D, 14C/D, 18/B/D AND 19A/B/C/D

嶺上發展審批地區的規劃範圍界線
PLANNING SCHEME BOUNDARY OF CHEUNG SHEUNG
DEVELOPMENT PERMISSION AREA

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

規劃署
PLANNING DEPARTMENT



參考編號 REFERENCE No.
M/CPE/CS/14/1

圖 PLAN
2



西貢西郊野公園
SAI-KUNG WEST COUNTRY PARK

大磡
Tai Hom

黃竹壟
Wong Chuk Long

嶺上郊遊徑
Cheung Sheung
Country Trail

嶺上
Cheung Sheung

坳門
AU MUN

嶺上天梯
Jacob's Ladder

嶺上郊遊徑
Cheung Sheung
Country Trail

麥理浩徑
MacLehose Trail

畫眉山
WA MEI SHAN

西貢西郊野公園
SAI-KUNG WEST COUNTRY PARK

圖例 LEGEND

-  擬議嶺上發展審批地區界線
PROPOSED BOUNDARY OF CHEUNG SHEUNG DEVELOPMENT PERMISSION AREA
-  郊野公園界線
BOUNDARY OF COUNTRY PARK
-  鄉村範圍界線
VILLAGE 'ENVIRONS' BOUNDARY
-  私人土地
PRIVATE LAND
-  具重要生態價值河溪
ECOLOGICALLY IMPORTANT STREAM
-  集水區
WATER GATHERING GROUNDS

本摘要圖於2014年1月17日擬備，所根據的資料為
測量圖編號 8-NW-13D、14C/D、18/B/D 及 19A/B/C/D
EXTRACT PLAN PREPARED ON 17.1.2014
BASED ON SURVEY SHEETS No.
8-NW-13D, 14C/D, 18/B/D AND 19A/B/C/D

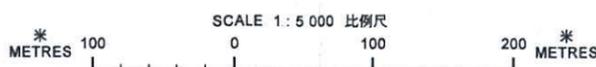
嶺上鄉村範圍界線及土地業權
VILLAGE 'ENVIRONS' AND LAND OWNERSHIP OF CHEUNG SHEUNG

規劃署
PLANNING DEPARTMENT



參考編號 REFERENCE No.
M/CPE/CS/14/1

圖 PLAN
3





圖例 LEGEND

 擬議嶺上發展審批地區界線
PROPOSED BOUNDARY OF CHEUNG SHEUNG
DEVELOPMENT PERMISSION AREA

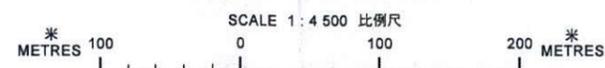
本摘要圖於2014年1月17日擬備，所根據的資料為地政總署於2013年1月1日拍得的航攝照片編號 CW985519-25、CW985556-62及CW985590-96

EXTRACT PLAN PREPARED ON 17.1.2014 BASED ON AERIAL PHOTOS No.CW985519-25, CW985556-62 AND CW985590-96 TAKEN ON 1.1.2013 BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTOS

嶺上的發展審批地區界線

BOUNDARY OF DEVELOPMENT PERMISSION AREA OF CHEUNG SHEUNG



規劃署
PLANNING DEPARTMENT

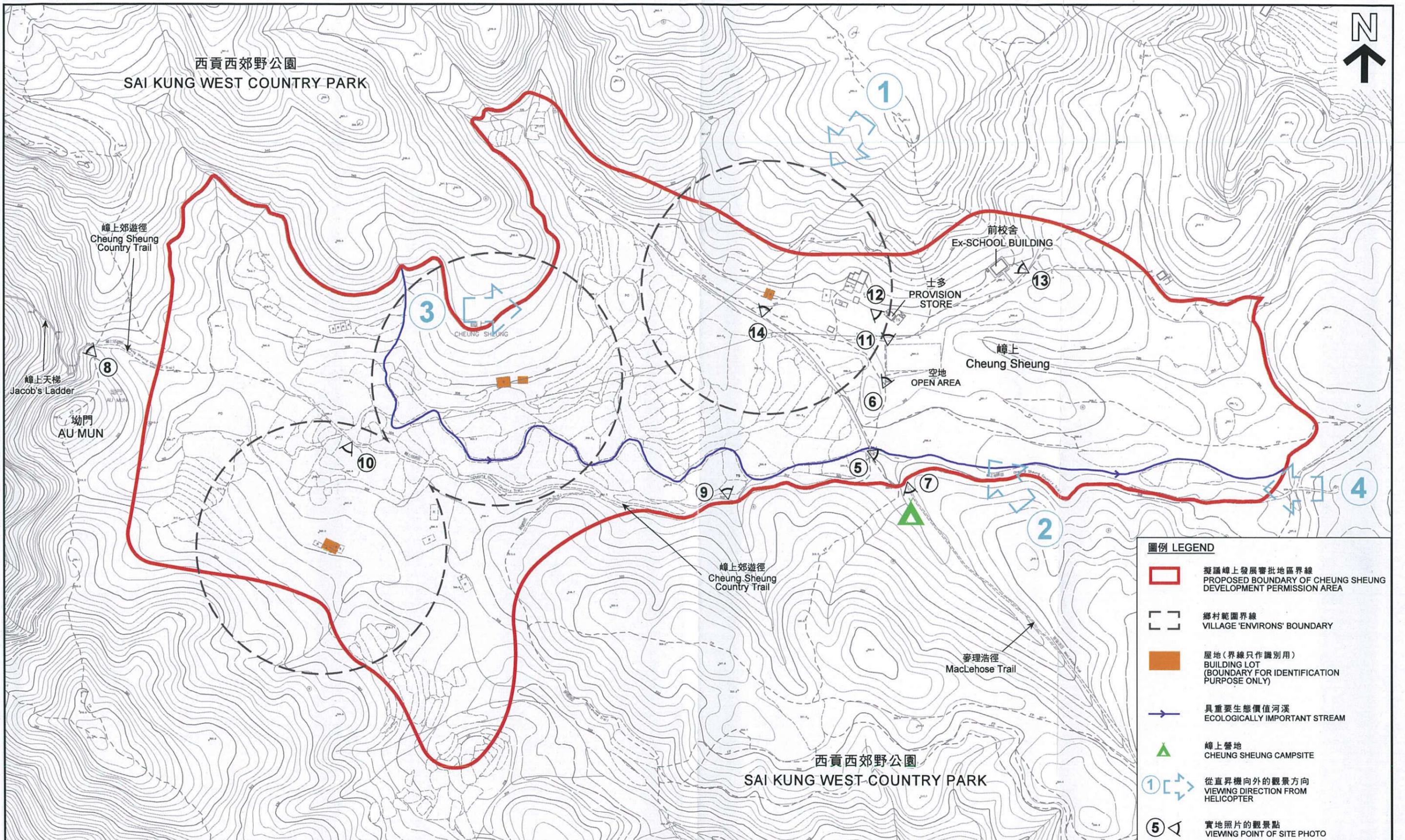


參考編號 REFERENCE No.
M/CPE/CS/14/1

圖 PLAN
4



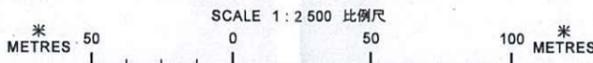
西貢西郊野公園
SAI KUNG WEST COUNTRY PARK



- 圖例 LEGEND**
-  擬議嶺上發展審批地區界線
PROPOSED BOUNDARY OF CHEUNG SHEUNG DEVELOPMENT PERMISSION AREA
 -  鄉村範圍界線
VILLAGE 'ENVIRONS' BOUNDARY
 -  屋地(界線只作識別用)
BUILDING LOT (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
 -  具重要生態價值河溪
ECOLOGICALLY IMPORTANT STREAM
 -  嶺上營地
CHEUNG SHEUNG CAMPSITE
 -  ① 從直昇機向外的觀景方向
VIEWING DIRECTION FROM HELICOPTER
 -  ⑤ 實地照片的觀景點
VIEWING POINT OF SITE PHOTO

實地照片位置
LOCATION OF SITE PHOTOS

嶺上
CHEUNG SHEUNG



本摘要圖於2014年2月11日擬備，所根據的資料為
測量圖編號 8-NW-13D、14C/D、18/B/D 及 19A/B/C/D
EXTRACT PLAN PREPARED ON 11.2.2014
BASED ON SURVEY SHEETS No.
8-NW-13D, 14C/D, 18/B/D AND 19A/B/C/D

規劃署
PLANNING DEPARTMENT



參考編號 REFERENCE No.
M/CPE/CS/14/1

圖 PLAN
5



由直升機拍攝的照片1及2
PHOTOS 1 AND 2 TAKEN FROM HELICOPTER

本摘要圖於2014年1月10日擬備
所根據的資料為攝於2011年10月19日
的實地照片

EXTRACT PLAN PREPARED ON 4.1.2014
BASED ON SITE PHOTOS TAKEN ON
19.10.2011

實地照片 SITE PHOTOS

嶂上
CHEUNG SHEUNG

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/CPE/CS/14/1

圖 PLAN
6a



由直升機拍攝的照片3及4
PHOTOS 3 AND 4 TAKEN FROM HELICOPTER

本摘要圖於2014年1月10日擬備
所根據的資料為攝於2013年2月18日
的實地照片
EXTRACT PLAN PREPARED ON 10.1.2014
BASED ON SITE PHOTOS TAKEN ON
18.2.2013

實地照片 SITE PHOTOS

嶂上
CHEUNG SHEUNG

規 劃 署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/CPE/CS/14/1

圖 PLAN
6b



具重要生態價值河溪
ECOLOGICALLY IMPORTANT STREAM



空地 OPEN AREA

本摘要圖於2014年1月14日擬備
所根據的資料為攝於2013年11月18日
的實地照片

EXTRACT PLAN PREPARED ON 14.1.2014
BASED ON SITE PHOTOS TAKEN ON
18.11.2013

實地照片 SITE PHOTOS

嶂上
CHEUNG SHEUNG

規 劃 署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/CPE/CS/14/1

圖 PLAN
6c

嶺上營地
CHEUNG SHEUNG CAMPSITE



實地照片 SITE PHOTOS

嶺上
CHEUNG SHEUNG

規劃署
PLANNING
DEPARTMENT

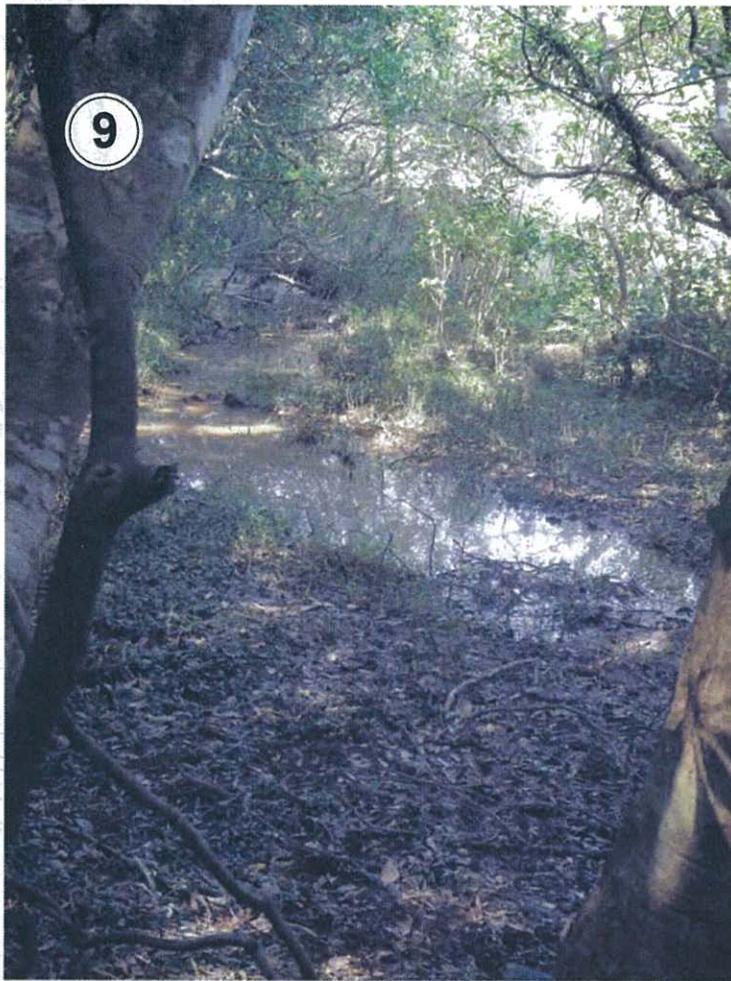


參考編號
REFERENCE No.
M/CPE/CS/14/1

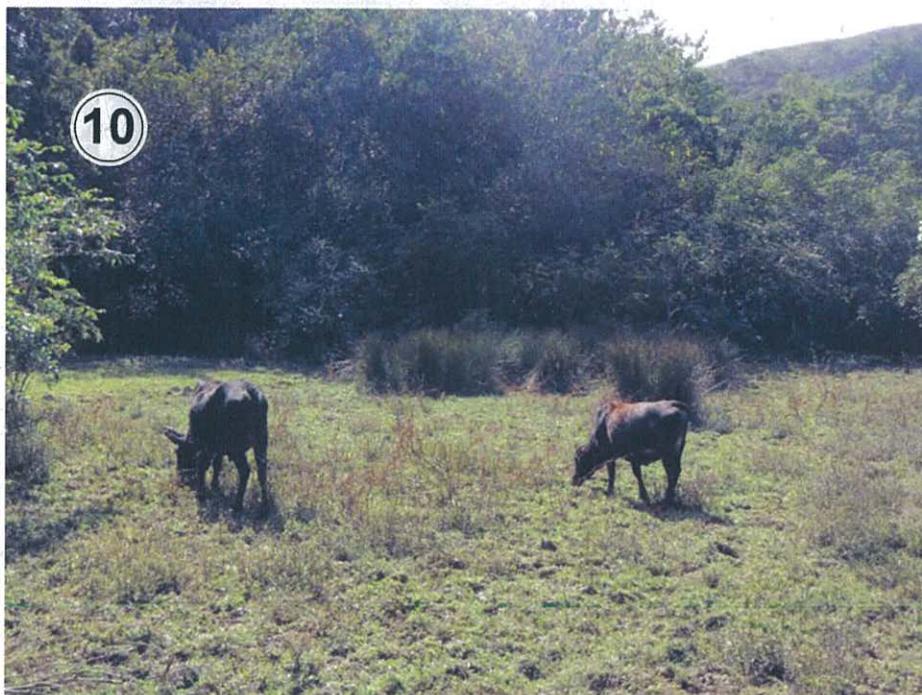
圖 PLAN
6d

本摘要圖於2014年1月14日擬備
所根據的資料為攝於2013年11月18日
的實地照片

EXTRACT PLAN PREPARED ON 14.1.2014
BASED ON SITE PHOTOS TAKEN ON
18.11.2013



沼澤 MARSHLANDS



荒置農地 ABANDONED AGRICULTURAL LAND

實地照片 SITE PHOTOS

嶂上
CHEUNG SHEUNG

規劃署
PLANNING
DEPARTMENT



本摘要圖於2014年2月11日擬備
所根據的資料為攝於2013年11月18日
的實地照片

EXTRACT PLAN PREPARED ON 11.2.2014
BASED ON SITE PHOTOS TAKEN ON
18.11.2013

參考編號
REFERENCE No.
M/CPE/CS/14/1

圖 PLAN
6e

11



12



士多 PROVISION STORE

實地照片 SITE PHOTOS

嶺上
CHEUNG SHEUNG

規劃署
PLANNING
DEPARTMENT



本摘要圖於2014年2月11日擬備
所根據的資料為攝於2013年11月18日
的實地照片

EXTRACT PLAN PREPARED ON 11.2.2014
BASED ON SITE PHOTOS TAKEN ON
18.11.2013

參考編號
REFERENCE No.
M/CPE/CS/14/1

圖 PLAN
6f



前校舍 Ex-SCHOOL BUILDING



一塊長滿植物的空置屋地
AN EMPTY HOUSE LOT OVERGROWN WITH VEGETATION

實地照片 SITE PHOTOS

嶂上
CHEUNG SHEUNG

規劃署
PLANNING
DEPARTMENT



本摘要圖於2014年2月11日擬備
所根據的資料為攝於2013年11月18日
的實地照片

EXTRACT PLAN PREPARED ON 11.2.2014
BASED ON SITE PHOTOS TAKEN ON
18.11.2013

參考編號
REFERENCE No.
M/CPE/CS/14/1

圖 PLAN
6g