

TOWN PLANNING BOARD

~~CONFIDENTIAL~~

*Downgraded
on 28.3.2014*

TPB Paper No. 9579

**for consideration by
the Town Planning Board on 14.3.2014**

**CONSIDERATION OF THE DRAFT TAI HO
DEVELOPMENT PERMISSION AREA PLAN NO. DPA/I-TH/E**

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1. Introduction

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

- (a) the draft Tai Ho Development Permission Area (DPA) Plan No. DPA/I-TH/E (to be renumbered as DPA/I-TH/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);
- (b) the Explanatory Statement (ES) (**Appendix III**) is suitable to serve as an expression of the planning intention and objectives of the Town Planning Board (the Board) for the draft Tai Ho DPA Plan and that the ES should be issued under the name of the Board; and
- (c) consultations of the draft DPA Plan with Islands District Council (IsDC) and the Mui Wo Rural Committee (MWRC) will be conducted after its publication under section 5 of the Ordinance.

2. Background

- 2.1 On 17 February 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 DPA Plan to cover Tai Ho which is not covered by any statutory plan.

Location and Physical Characteristics (Plans 1 and 2)

- 2.2 The Tai Ho DPA (the Area) is located to the east of Tung Chung on the northern part of Lantau Island, fronting the North Lantau Highway (NLH) (**Plans 1 and 2**). It covers an area of about 230ha comprising about 32ha of sea area (Tai Ho Wan) and about 198ha of land area made up of village settlements and natural vegetated area including agricultural land, woodlands, shrubland, streams, etc. and several pieces of isolated vegetated upland on the southern side, i.e. Hung Fa Ngan, A Po Long, Wong Kung Tin and a rectangular plot of land to the east of Tin Liu. The topography of the Area is generally flat at the centre with terrain descending from the country park on the south towards the seashore on the north. According to the Landscape Value Mapping of Hong Kong, the Area is classified as having high landscape value.

Need for Statutory Plan

- 2.3 The Area is one of the Country Park enclaves that is not yet covered by statutory plan. 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 the conservation and social development needs, development within these Country Park enclaves will be put under control by either including the enclaves in Country Parks or covering them with statutory plans.
- 2.4 The land area of Tai Ho forms an integral part of the natural woodlands system in the adjoining country parks with a wide spectrum of natural habitats including large tracts of mature woodland, Fung Shui Woodland (FSW), shrubland and grassland, agricultural land, stream courses and coastal habitats, supporting a high diversity of wild fauna and flora and are worthy of conservation. In particular, Tai Ho Stream, which was designated as a Site of Special Scientific Interest (SSSI) in 1999, is one of the few remaining medium-sized natural stream courses in Hong Kong that supports the highest diversity of freshwater and brackish-water fish species in Hong Kong.
- 2.5 To prevent any haphazard and uncontrolled development that may adversely affect the rural and natural character with scientific importance and conservation value of the Area, it is necessary to prepare a DPA Plan to cover the Area to provide interim planning guidance control for future development pending preparation of an Outline Zoning Plan (OZP) and to enable enforcement actions to be taken against any unauthorised developments and undesirable change of use.

3. Object of the Plan

- 3.1 The object of the Plan is to delineate the extent of Tai Ho DPA 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 to illustrate the broad principles of development within the Area. It is a small-scale plan and the planning scheme boundary, the boundary of the land use zones may be subject to minor adjustments as detailed planning and development proceed.
- 3.3 The Plan is to provide interim 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 development constraints for the formulation of an OZP.

4. **The Development Permission Area**

4.1 **The Existing Situation (Plans 1 to 3)**

- 4.1.1 The Area covers Tai Ho Wan, village settlements of Pak Mong, Ngau Kwu Long (covering Ngau Kwu Long and Tin Liu) and Tai Ho, and the natural vegetated areas comprising agricultural land, woodlands, shrublands, streams (in particular Tai Ho Stream which is a significant landscape resource with high conservation and scientific values), etc. and several pieces of isolated vegetated upland on the southern side, i.e. Hung Fa Ngan, A Po Long and Wong Kung Tin and a rectangular plot of land to the east of Tin Liu.
- 4.1.2 Tai Ho Wan is situated at the northern side of the Area. It is mostly sheltered from the open sea by NLH with an outlet underneath NLH (**Plan 4**). The inland area at Tai Ho Wan is a valley surrounded by mountain ridges of Por Kai Shan to the west, Lo Fu Tau to the east and Hung Fa Ngan to the south within the Lantau North (Extension) Country Park.

Conservation and Scientific Values

- 4.1.3 According to the Agriculture, Fisheries and Conservation Department (AFCD), Tai Ho Stream is one of the few remaining medium-sized natural stream courses running continuously from upland to a lowland estuary. Tai Ho Stream (main stream), its estuary and the lower and middle reaches of the three major tributaries were designated as a Site of Special Scientific Interest (SSSI) in 1999. The stream supports the highest diversity of freshwater and brackish-water fish in Hong Kong with a total of 67 species recorded, including the rare Largesnout Goby (*Awaous melanocephalus* 黑首阿胡鰕虎魚); and is the only known location of the rare migratory fish Ayu (*Plecoglossus altivelis* 香魚). A stretch of mangrove stand of about 2ha can be found at the coastal mudflat, with a total of six out of eight mangrove species recorded in Hong Kong. The Seagrass (*Halophila beccarii* 貝克喜鹽草) had been recorded near the estuary of Tai Ho Stream. Horseshoe crabs (*Carcinoscorpius rotundicauda* 圓尾鬚), a species of conservation importance, had also been recorded in the mudflat within the boundary of Tai Ho Stream SSSI (**Plans 6a and 8**).

Landscape Value

- 4.1.4 According to the Landscape Value Mapping of Hong Kong, the Area is classified as having high landscape value with rich natural landscape resources including woodlands, shrubland, grassland, FSW, valley, knolls, and streams. There are also natural coastal features such as the estuary, shorelines and inter-tidal mudflats at Tai Ho Wan. In particular, Tai Ho Stream constitutes a significant landscape feature within the Tai Ho Valley with high scientific value.

- 4.1.5 Four pieces of shrublands at Hung Fa Ngan, A Po Long, Wong Kung Tin and a rectangular plot of land east of Tin Liu, comprising mixed Government land and private lots, also fall within the Area (**Plans 3 and 5**). The area located to the east of Tin Liu is part of a natural woodland stretching into the Lantau North (Extension) Country Park while the area at Hung Fa Ngan, south of the study area, is an abandoned agricultural land which has regenerated into a woodland covered by native trees and vines. A Po Long, located to southeast of Hung Fa Ngan, is an abandoned wet agricultural field. The majority of which forms a woodland covered by native trees. Wong Kung Tin, located to the southeast of A Po Long near Mui Wo, consists of wet, dry and semi-dry abandoned agricultural land at the centre surrounded by native trees as well as shrubland and grassland further uphill, forming a stretch of vegetation adjoining the country park.
- 4.1.6 A natural stream flows along the western boundary of Pak Mong Village (**Plan 6b**) and a FSW can be found behind Pak Mong Village. The overall landscape of the Pak Mong FSW is very typical as it features a new-moon shape behind the village. A total of 96 plant species has been recorded in this FSW including Incense Tree (*Aquilaria sinensis* 土沉香). Other tree species recorded are typical of local FSWs.

Recognised Villages

- 4.1.7 There are four recognised villages within the Area, namely Pak Mong, Ngau Kwu Long (~~covering Ngau Kwu Long and Tin Liu~~), Tai Ho and Wong Kung Tin (*also known as Wong Fung Tin*). According to the District Lands Office/Islands of Lands Department, there is no outstanding Small House application in the Area and there are two approved Small House applications at Tai Ho. The 10-year forecasts of Small House demand for Pak Mong, Ngau Kwu Long and Tai Ho are 99, 56 and 120 respectively while no such demand for Wong Kung Tin has been provided.
- 4.1.8 This information will be taken onboard together with other relevant planning considerations in the detailed studies to be carried out in the preparation of OZP.
- 4.1.9 Except Wong Kung Tin at the southernmost part of the Area where no village cluster is found, all other villages in the Area consist of typical 3-storey village houses with ancestral halls (i.e. Tsz Tong) and a large area of paved area for ancestral worshipping activities (**Plans 6b to 6d**).

4.2 Population

- 4.2.1 According to the 2011 Population Census, the population in the Area is about 150.

4.3 Transport and Communications

Road Network and Footpath

4.3.1 There is no direct access to the Area from NLH. The Area is accessible via a slip road from Cheung Tung Road, which is a single two-way road running parallel to NLH from Sunny Bay to Tung Chung New Town. The villages in the Area are connected by concrete-paved footpaths.

Public Transport

4.3.2 The existing public transport to the Area includes Lantau taxis, urban taxis and the franchised bus service running along Cheung Tung Road.

4.4 Civil Aviation

4.4.1 An essential helicopter holding area is located on the northern part of the Area to direct Government Flying Service (GFS) flight operations and emergency response flights via the helicopter routes through the Area (**Plan 3**).

4.4.2 The helicopter noise arising from helicopters staying at the holding area and the frequent flight of GFS helicopters over the Area will have adverse impact on any residential development within the Area. Any future development or redevelopment within the Area should take into account this constraint.

4.5 Utility Services

Drainage

4.5.1 No drainage system is provided at the inland area of Tai Ho. Any development planned in this Area shall reserve sufficient land for the necessary drainage improvement in future. In particular, a buffer area of sufficient width from both edges of existing watercourses/streams should be reserved to allow the development of future drainage systems with more ecological features, installation of green channels/drainage improvements and implementation of associated drainage maintenance and river training works in future. If any development or redevelopment within the Area would affect the drainage system or change the drainage characteristic, detailed drainage study would be required and suitable mitigation measures should be provided, if necessary, as part of the development or redevelopment.

Sewerage

4.5.2 There is no existing or planned public sewer for the Area and at present, each house is served by its own on-site septic tanks and

soakaway (STS) system. Any increase in population, number of visitors to the Area or further recreational/residential developments would require additional facilities. The design and construction of the STS systems need to comply with relevant standards and regulations, such as the Environmental Protection Department (EPD)'s Practice Note for Professional Persons (ProPECC) PN 5/93 for the protection of the water quality and the stream flowing through the Area.

Water Supply

- 4.5.3 Fresh water supply is available to the existing clusters of village houses at Pak Mong, Ngau Kwu Long (covering Ngau Kwu Long and Tin Liu) and Tai Ho but the supply is of limited capacity. There is no fresh water supply to Hung Fa Shan, A Po Long and Wong Kung Tin. There is no salt water supply system for flushing in Tai Ho.

Telephone, Electricity and Gas

- 4.5.4 Telephone network and electricity supply are available in the Area. Prior consultation with the electricity supplier for the locations of overhead lines and/or underground cables running across the Area (**Plan 3**) is required for any proposed development within the Area.
- 4.5.5 There is no gas supply to the Area. The high pressure gas pipeline and offtake and pigging station located to the northeast of the Area are classified as Notifiable Gas Installation (NGI) under the Gas Safety Ordinance (Cap. 51). For any proposed development that will result in a significant increase in population in the vicinity (i.e. within 200m) of these NGIs, a risk assessment would be required from the project proponent to assess the potential risks associated with these NGIs, having considered the proposed development.

4.6 Geotechnical Safety

- 4.6.1 The Area and its vicinity comprise hilly natural terrain with past natural terrain landslide records. There are about 80 registered man-made slopes and retaining walls within the Area and the stability of these slope features is mostly unknown. For any future development in the Area including the delineated "Village Type Development" zone, natural terrain hazard study may be required to assess the potential hazards and constraints arising from natural terrain, and to provide suitable hazard mitigation measures, if found necessary, as part of the development.

4.7 Cultural Heritage

- 4.7.1 There are two sites of archaeological interest in the Area, i.e. Pak Mong and Tai Ho Sites of Archaeological Interest (**Plan 3**). Within the Area, there are three graded historic buildings/structures, i.e. Watchtower, Pak Mong Tsuen (Grade 2), Watchtower, Tai Ho (Grade 3) and Entrance Gate, Pak Mong (Grade 3) (**Plan 7**).

4.7.2 Prior consultation with the Antiquities and Monuments Office (AMO) of Leisure and Cultural Services Department (LCSD) should be made if any developments, re-developments or rezoning proposals may affect the above sites of archaeological interest, graded historic buildings/structures, new items pending grading assessment and their immediate environs. If disturbance to the site of archaeological interest and areas of archaeological potential is unavoidable, a detailed Archaeological Impact Assessment (AIA) conducted by a qualified archaeologist is required. The archaeologist shall apply for a licence to conduct the AIA under the Antiquities and Monuments Ordinance (Cap. 53). A proposal of the AIA shall be submitted to the AMO of the LCSD for agreement prior to applying for a licence.

4.8 Land Ownership

4.8.1 Land tenure within the Area comprises private land, Government land, Government Land Licenses, and other permits. Most of the Area is Government land (about 83.1%, 191ha) which comprises knolls, hillslopes and seashores. The remainder of the Area (about 16.9%, 39ha) (**Plan 9**) is privately owned which has been developed as village houses, ancestral halls and agricultural land.

5. General Planning Intention

The general planning intention of the Area is to conserve its rich natural landscape resources with high conservation and scientific values in safeguarding the natural habitat of the wider area, and to reflect the existing recognized villages and rural settlements of Tai Ho. Due consideration should be given to the conservation of the ecologically and environmentally sensitive areas, such as the Tai Ho Stream SSSI, when development within or around these areas is proposed.

6. Land Use Zonings (Appendix I)

6.1 “Village Type Development” (“V”): Total Area: 1.27 ha

6.1.1 The planning intention of this zone is to reflect existing recognised villages. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Board.

6.1.2 There are four recognised villages in the Area namely Pak Mong, Ngau Kwu Long (~~covering Ngau Kwu Long and Tin Liu~~), Tai Ho and Wong Kung Tin (*also known as Wong Fung Tin*). The boundary of the “V” zone is drawn up provisionally having regard to the land status, the existing village

clusters and building structures, approved Small House applications, „village environs“, local topography and site characteristics. Areas of difficult terrain, dense vegetation, burial grounds, ecologically sensitive areas and streamcourses have been avoided where possible. “V” zone is not designated for Wong Kung Tin as there is no existing village cluster. Therefore, only the existing village clusters in Pak Mong, Ngau Kwu Long (including Tin Liu) and Tai Ho are zoned “V” in the Area. The boundary of the “V” zone will be further reviewed and defined during the preparation of OZP stage to take account of the results of relevant assessments / studies on various aspects including Small House demand and developments, conservation value, the environment, infrastructure, landscape character, etc.

- 6.1.3 Except for those specified in the Notes (**Appendix II**), no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23m) or the height of the building which was in existence on the date of first publication in the Gazette of the notice of the draft DPA plan, whichever is the greater.
- 6.1.4 Any development within this zone would require additional sewerage facilities. The design and construction of the STS systems need to comply with relevant standards and regulations, such as EPD’s ProPECC PN 5/93 for the protection of the water quality and the stream flowing through this zone. Accordingly, Lands Department when processing Small House grants and applications in close proximity to stream courses, should consult concerned departments including Agriculture, Fisheries and Conservation Department (AFCD), EPD and Planning Department (PlanD).
- 6.1.5 As diversion of streams or filling of pond may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such works and related activities except maintenance, repair or rebuilding works, and public works co-ordinated or implemented by government.

6.2 “Site of Special Scientific Interest” (“SSSI”): Total Area 4.64 ha

- 6.2.1 This zone is intended to conserve and protect the features of special scientific interest. There is a general presumption against development in this zone. No developments are permitted unless they are needed to support the conservation of the features of special scientific interest in the SSSI, to maintain and protect the existing character of the SSSI, or for educational and research purposes.
- 6.2.2 This zone covers the designated Tai Ho Stream SSSI. The SSSI, having an area of about 5ha, covers a natural stream (Tai Ho Stream), several tributaries running from upland to the lowland estuary and a stretch of mangrove stand of about 2ha at the Tai Ho Stream estuary.

- 6.2.3 According to AFCD, the Tai Ho Stream SSSI is known for supporting the greatest diversity of freshwater and brackish-water fishes, including the rare Largesnout Goby (*Awaous melanocephalus* 黑首阿胡鰕虎魚); and is the only known location of the rare migratory fish Ayu (*Plecoglossus altivelis* 香魚) in the territory. This fish species is born in freshwater and migrates to the sea before returning to breed. Close to the stream mouth are mangroves and seagrass beds that serve as important nursery grounds for the fish. The Seagrass (*Halophila beccarii* 貝克喜鹽草) had been recorded near the estuary of Tai Ho Stream. Horseshoe crabs (*Carcinoscorpius rotundicauda* 圓尾鬚), a species of conservation importance, had also been recorded in the mudflat within the boundary of Tai Ho Stream SSSI. To duly reflect the scientific interest of the Tai Ho Stream, the boundary of the SSSI encompasses the main stream, its estuary and the lower to middle reaches of the three major tributaries.
- 6.2.4 Diversion of streams, filling of land/pond or excavation of land may cause adverse impacts on the adjacent areas and adverse impacts on the natural environment. In view of the scientific value of the area within this zone, permission from the Board is required for such activities ~~except maintenance, repair or rebuilding works, and public works co-ordinated or implemented by Government.~~ All reclamation works over and upon the tidal mudflat falling below the high water mark is subject to control under the Foreshore and Sea-bed (Reclamations) Ordinance (Cap. 127).
- 6.3 “Unspecified Use”: Total Area 192.49 ha
- 6.3.1 This area consists mainly of woodlands, shrubland, grassland, Fung Shui woodland, agricultural land, valley, knolls and streams in the inland area of Tai Ho Wan and several pieces of isolated vegetated upland on the southern side, i.e. Hung Fa Ngan, A Po Long, Wong Kung Tin and the rectangular plot of land to the east of Tin Liu. It also includes the water body of Tai Ho Wan and its natural coastal features such as the shorelines and inter-tidal mudflats. To protect the natural landscape and ecological resources of the Area, planning guidance and development control are considered necessary. Except the area zoned “V” and “SSSI”, the other area has been designated as “Unspecified Use” pending detailed analysis and studies to establish the appropriate land uses in the course of the preparation of OZP. Any use and development other than the „Agricultural Use“ and some uses which are permitted under the covering Notes of the Plan will require planning permission from the Board.
- 6.3.2 As diversion of streams, filling of land/pond or excavation of land may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activities except public works co-ordinated or implemented by Government.

7. Notes of the Plan

- 7.1 Attached to the draft DPA Plan is a set of Notes which shows the type 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.
- 7.2 The draft Notes (**Appendix II**) are formulated on the basis of the latest of Master Schedule of Notes to Statutory Plans endorsed by the Board whilst having regard to the peculiar characteristics of the Area.

8. Plan Number

Upon gazetting, the draft Tai Ho DPA Plan will be renumbered as DPA/I-TH/1.

9. Consultation

- 9.1 The draft DPA Plan together with the Notes and ES have been circulated to the relevant Government departments for comments. Comments received have been incorporated into the draft DPA Plan, its Notes or ES, which has been endorsed by the New Territories District Planning Conference by circulation on 13 March 2014 as suitable for submission to the Board for consideration.
- 9.2 The Islands District Council (IsDC) and the Mui Wo Rural Committee (MWRC) have not been consulted on the draft DPA Plan due to the confidential nature of the plan. The IsDC and RC will be consulted on the draft DPA Plan after its publication under section 5 of the Ordinance.

10. Decision Sought

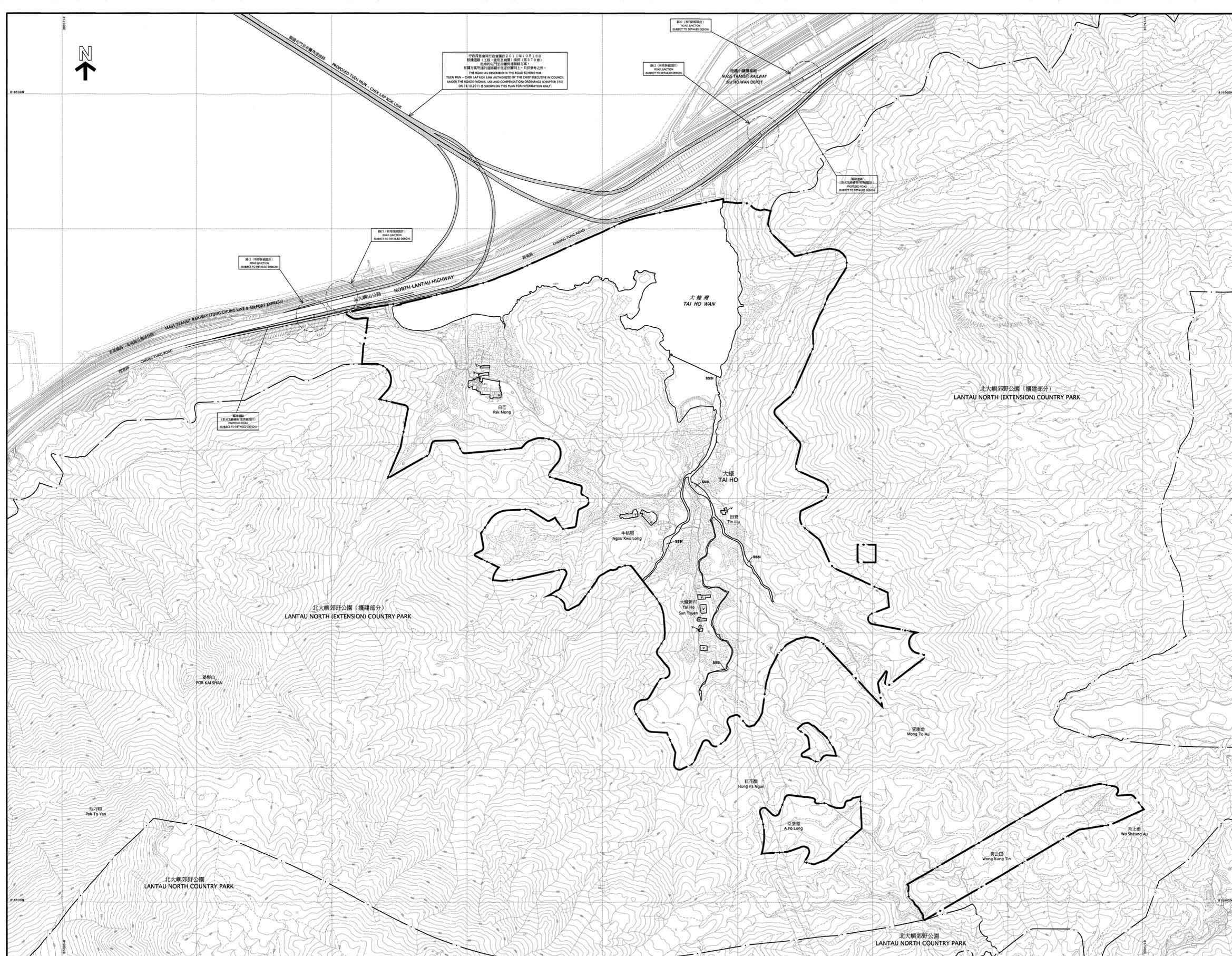
Members are invited to:

- (a) agree that the draft Tai Ho DPA Plan No. DPA/I-TH/E (to be renumbered as DPA/I-TH/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 Tai Ho DPA Plan and that the ES should be issued under the name of the Board; and
- (c) agree that consultations of the draft DPA Plan with IsDC and RC will be conducted after its publication under section 5 of the Ordinance.

11. Attachments

Appendix I	Draft Tai Ho Islands Development Permission Area Plan No. DPA/I-TH/E
Appendix II	Notes of the Draft Tai Ho Islands Development Permission Area Plan No. DPA/I-TH/E
Appendix III	Explanatory Statement of the Draft Tai Ho Development Permission Area Plan No. DPA/I-TH/E
Plan 1	Location Plan of Tai Ho Development Permission Area
Plan 2	Aerial Photo
Plan 3	Existing Land Uses of Tai Ho Development Permission Area
Plan 4	Site Photos of Tai Ho Wan
Plan 5	Site Photos of Hung Fa Ngan, A Po Long and Wong Kung Tin
Plan 6a to 6d	Site Photos of Tai Ho SSSI and village settlements
Plan 7	Photos of Flora and Fauna Species
Plan 8	Graded Historic Buildings at Tai Ho Development Permission Area
Plan 9	Land Ownership Pattern of Tai Ho Development Permission Area

**PLANNING DEPARTMENT
MARCH 2014**



圖例 NOTATION

ZONES 地帶

VILLAGE TYPE DEVELOPMENT 鄉村式發展 V

SITE OF SPECIAL SCIENTIFIC INTEREST 具特殊科學價值地點 SSSI

COMMUNICATIONS 交通

ELEVATED ROAD 高架道路

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	APPROXIMATE AREA %		用途
	公頃 HECTARES	百分比 PERCENTAGE	
VILLAGE TYPE DEVELOPMENT	1.27	0.64	鄉村式發展
SITE OF SPECIAL SCIENTIFIC INTEREST	4.64	2.34	具特殊科學價值地點
UNSPECIFIED USE	192.49	97.02	非指定用途
TOTAL DEVELOPMENT AREA	198.40	100.00	發展區總面積
SEA	31.78		海
TOTAL AREA OF DEVELOPMENT PERMISSION AREA	230.18		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

發展審批地區圖章
DRAFT DEVELOPMENT PERMISSION AREA PLAN EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON

SECRETARY
TOWN PLANNING BOARD

大蠓發展審批地區圖
TAI HO DEVELOPMENT PERMISSION AREA PLAN

SCALE 1:5000 比例尺

METRES 100 0 200 400 600 800 METRES

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

圖則編號
PLAN No. **DPAI-TH/E**

**DRAFT TAI HO DEVELOPMENT PERMISSION AREA PLAN
NO. DPA/I-TH/E**

(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) Road junctions, alignment of roads and railway tracks, 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 (a) where the uses or developments are specified in Column 2 of the Notes of individual zones or (b) as provided in paragraph (8) in relation to area zoned “Site of Special Scientific Interest”:
- (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, bus/public light bus stop or lay-by, cycle track, taxi rank, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;
 - (c) maintenance or repair of road, railway track, watercourse, nullah, sewer and drain;
 - (d) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities and waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government;
 - (e) rebuilding of New Territories Exempted House;
 - (f) replacement of an existing domestic building, i.e. a domestic building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, by a New Territories Exempted House;
 - (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 Annexes B and C of these Notes.
- (8) In area zoned “Site of Special Scientific Interest”,
- (a) the following uses or developments are always permitted:
 - (i) maintenance or repair of plant nursery, amenity planting, sitting out area, rain shelter, refreshment kiosk, road, watercourse, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, shrine and grave;
 - (ii) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government;
 - (iii) provision of amenity planting by Government; and

(b) the following uses or developments require permission from the Town Planning Board:

provision of plant nursery, amenity planting (other than by Government), sitting out area, rain shelter, refreshment kiosk, footpath, public utility pipeline, electricity mast, lamp pole, telephone booth and shrine.

(9) In any area shown as „Road“, all uses or developments except those specified in paragraphs (7)(a) to (7)(d) and (7)(g) above and those specified below require permission from the Town Planning Board:

road, toll plaza, on-street vehicle park, railway station and railway track.

(10) 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.

(11) 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 TAI HO DEVELOPMENT PERMISSION AREA PLAN
NO. DPA/I-TH/E

Schedules of Uses

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Uses 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 this draft development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

VILLAGE TYPE DEVELOPMENT

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Government Use (Police Reporting Centre, Post Office only) House (New Territories Exempted House only) On-Farm Domestic Structure Religious Institution (Ancestral Hall only) Rural Committee/Village Office	Burial Ground Eating Place Government Refuse Collection Point Government Use (not elsewhere specified)# Hotel (Holiday House only) House (not elsewhere specified) Institutional Use (not elsewhere specified)# Place of Recreation, Sports or Culture Public Clinic Public Convenience Public Utility Installation # Public Vehicle Park (excluding container vehicle) Religious Institution (not elsewhere specified)# Residential Institution # School # Shop and Services Social Welfare Facility # Utility Installation for Private Project

In addition, the following uses are always permitted on the ground floor of a New Territories Exempted House:

- Eating Place
- Library
- School
- Shop and Services

(Please see next page)

VILLAGE TYPE DEVELOPMENT (cont'd)

Planning Intention

The planning intention of this zone is to reflect existing recognised villages. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (except development or redevelopment to those annotated with #) shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23m) or the height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, whichever is the greater.
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (c) Any diversion of streams or filling of pond, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except maintenance, repair or rebuilding works, and public works co-ordinated or implemented by 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.

SITE OF SPECIAL SCIENTIFIC INTEREST

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Wild Animals Protection Area	Agricultural Use Field Study/Education/Visitor Centre Government Use Nature Reserve Nature Trail

Planning Intention

The planning intention of this zone is to conserve and protect the features of special scientific interest such as rare or particular species of fauna and flora and their habitats, corals, woodlands, marshes or areas of geological, ecological or botanical/biological interest which are designated as Site of Special Scientific Interest (SSSI). It intends to deter human activities or developments within the SSSI.

There is a general presumption against development in this zone. No developments are permitted unless they are needed to support the conservation of the features of special scientific interest in the SSSI, to maintain and protect the existing character of the SSSI, or for educational and research purposes.

Remarks

Any diversion of streams, filling of land/pond or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes, 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 TAI HO DEVELOPMENT PERMISSION AREA PLAN
NO. DPA/I-TH/E

EXPLANATORY STATEMENT

DRAFT TAI HO DEVELOPMENT PERMISSION AREA PLAN
NO. DPA/I-TH/E

EXPLANATORY STATEMENT

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DRAFT TAI HO DEVELOPMENT PERMISSION AREA PLAN
NO. DPA/I-TH/E

(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 Tai Ho Development Permission Area Plan No. DPA/I-TH/E. 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 February 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 Tai Ho as a development permission area (DPA).

2.2 On xx Xxxxx 2014, the draft Tai Ho DPA Plan No. DPA/I-TH/E (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 Tai Ho 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 to illustrate the broad principles of development within the Area. It is a small-scale plan and the planning scheme boundary, the boundary of the land use zones may be subject to minor adjustments as detailed planning and development proceed.

3.3 The Plan is to provide interim 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 development constraints 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 is located to the east of Tung Chung on the northern part of Lantau Island, fronting the North Lantau Highway (NLH). The Area mainly consists of Tai Ho Wan, village settlements and the natural vegetated areas including agricultural land, woodlands, shrubland, streams, etc. and several pieces of isolated vegetated upland on the southern side, i.e. Hung Fa Ngan, A Po Long and Wong Kung Tin and a rectangular plot of land to the east of Tin Liu. The topography of the Area is generally flat at the centre with terrain descending from the country park on the south towards the seashore on the north. According to the Landscape Value Mapping of Hong Kong, the Area is classified as having high landscape value.
- 5.2 The Area has rich natural landscape resources including woodlands, shrubland, grassland, Fung Shui woodland (FSW), valley, knolls, and streams. There are also natural coastal features such as the estuary, shorelines and inter-tidal mudflats at Tai Ho Wan. In particular, Tai Ho Stream constitutes a significant landscape feature within the Area with high conservation and scientific values.
- 5.3 A natural stream flows along the western boundary of Pak Mong Village and a FSW can be found behind Pak Mong Village. The overall landscape of the Pak Mong FSW is very typical as it features a new-moon shape behind the village. A total of 96 plant species has been recorded in this FSW including Incense Tree (*Aquilaria sinensis* 土沉香). Other tree species recorded are typical of local FSWs.
- 5.4 Tai Ho Stream is one of the few remaining medium-sized natural stream courses running continuously from upland to a lowland estuary. Tai Ho Stream (main stream), its estuary and the lower and middle reaches of the three major tributaries were designated as a Site of Special Scientific Interest (SSSI) in 1999. The stream supports the highest diversity of freshwater and brackish-water fish in Hong Kong with a total of 67 species recorded, including the rare Largesnout Goby (*Awaous melanocephalus* 黑首阿胡鰕虎魚); and is the only known location of the rare migratory fish Ayu (*Plecoglossus altivelis* 香魚). A stretch of mangrove stand of about 2ha can be found at the coastal mudflat, with a total of six out of eight mangrove species recorded in Hong Kong. The Seagrass (*Halophila beccarii* 貝克喜鹽草) had been recorded near the estuary of Tai Ho Stream. Horseshoe crabs (*Carcinoscorpius rotundicauda* 圓尾鬚), a species of conservation importance, had also been recorded in the mudflat within the boundary of Tai Ho Stream SSSI.
- 5.5 Tai Ho Wan is situated at the northern side of the Area. It is mostly sheltered from the open sea by NLH with an outlet underneath NLH. The inland area at Tai Ho Wan is a valley surrounded by mountain ridges of Por Kai Shan to the west, Lo Fu Tau to the east and Hung Fa Ngan to the south within the Lantau North (Extension) Country Park.

- 5.6 There are four recognised villages within the Area, namely Pak Mong, Ngau Kwu Long (~~covering Ngau Kwu Long and Tin Liu~~), Tai Ho and Wong Kung Tin (*also known as Wong Fung Tin*). Except Wong Kung Tin at the southernmost part of the Area where no village cluster is found, all other villages in the Area consist of typical 3-storeys village houses with ancestral halls (Tsz Tong) and a large area of paved area for ancestral worshipping activities.
- 5.7 Four pieces of shrublands at Hung Fa Ngan, A Po Long, Wong Kung Tin and a rectangular plot of land to the east of Tin Liu, comprising mixed government land and private lots, also fall within the Area. The area located to the east of Tin Liu is part of a natural woodland stretching into the Lantau North (Extension) Country Park while the area at Hung Fa Ngan, south of the Area, is an abandoned agricultural land which has regenerated into a woodland covered by native trees and vines. A Po Long, located to southeast of Hung Fa Ngan, is an abandoned wet agricultural field. The majority of which forms a woodland covered by native trees. Wong Kung Tin, located to the further southeast of A Po Long near Mui Wo, consists of wet, dry and semi-dry abandoned agricultural land at the centre surrounded by native trees as well as shrubland and grassland further uphill, forming a stretch of vegetation adjoining the country park.

6. NEED FOR PLANNING GUIDANCE AND CONTROL

- 6.1 The land area of Tai Ho forms an integral part of the natural woodlands system in the adjoining country parks with a wide spectrum of natural habitats including large tracts of mature woodland, FSW, shrubland and grassland, agricultural land, stream courses and coastal habitats, supporting a high diversity of wild fauna and flora and are worthy of conservation. In particular, Tai Ho Stream, which was designated as a SSSI in 1999, is one of the few remaining medium-sized natural stream courses in Hong Kong that supports the highest diversity of freshwater and brackish-water fish species in Hong Kong.
- 6.2 To prevent any haphazard and uncontrolled development that may adversely affect the rural and natural character with scientific importance and conservation value of the Area, it is necessary to prepare a DPA Plan to cover the Area to provide interim planning guidance control for future development pending preparation of an OZP and to enable enforcement actions to be taken against any unauthorised developments and undesirable change of use.

7. THE DEVELOPMENT PERMISSION AREA

7.1 Plan Area

The Area covers an area of about 230ha comprising about 32ha of sea area (Tai Ho Wan) and about 198ha of land area. The boundary of the Area is shown by a heavy broken line of the Plan.

7.2 General Planning Intention

The general planning intention of the Area is to conserve its rich natural landscape resources and high conservation and scientific values in safeguarding the natural habitat and natural system of the wider area, and to reflect the existing recognized villages and rural settlements of Tai Ho. Due consideration should be given to the conservation of the ecologically and environmentally sensitive areas, such as the Tai Ho Stream SSSI, when development within or around the SSSI is proposed.

7.3 Population

According to the 2011 Population Census, the existing population in the Area is about 150.

7.4 Land Use Zonings and Intended Uses

7.4.1 “Village Type Development” (“V”): Total Area: 1.27 ha

- (a) The planning intention of this zone is to reflect existing recognised villages. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Board.
- (b) There are four recognised villages in the Area namely Pak Mong, Ngau Kwu Long (~~covering Ngau Kwu Long and Tin Liu~~), Tai Ho and Wong Kung Tin (*also known as Wong Fung Tin*). The boundary of the “V” zone is drawn up provisionally having regard to the land status, existing village clusters and building structures, approved Small House applications, „village environs“, local topography and site characteristics. Areas of difficult terrain, dense vegetation, burial grounds, ecologically sensitive areas and streamcourses have been avoided where possible. “V” zone is not designated for Wong Kung Tin as there is no existing village cluster. Therefore, only the existing village clusters in Pak Mong, Ngau Kwu Long (including Tin Liu) and Tai Ho are zoned “V” in the Area. The boundaries of the “V” zone will be further reviewed and defined during the preparation of OZP stage to take account of the results of relevant assessments / studies on various aspects including Small House demand and developments, conservation value, the environment, infrastructure, landscape character, etc.
- (c) Except for those specified in the Notes, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys

(8.23m) or the height of the building which was in existence on the date of first publication in the Gazette of the notice of the draft DPA plan, whichever is the greater.

- (d) Any development within this zone would require additional sewerage facilities. The design and construction of the soakaway (STS) systems need to comply with relevant standards and regulations, such as the Environmental Protection Department (EPD)'s Practice Note for Professional Persons (ProPECC) PN 5/93 for the protection of the water quality and the stream flowing through this zone. Accordingly, Lands Department when processing Small House grants and applications in close proximity to stream courses, should consult concerned departments including Agriculture, Fisheries and Conservation Department (AFCD), EPD and Planning Department (PlanD).
- (e) As diversion of streams or filling of pond may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such works and related activities except maintenance, repair or rebuilding works, and public works co-ordinated or implemented by government.

7.4.2 “Site of Special Scientific Interest” (“SSSI”): Total Area 4.64 ha

- (a) This zone is intended to conserve and protect the features of special scientific interest. There is a general presumption against development in this zone. No developments are permitted unless they are needed to support the conservation of the features of special scientific interest in the SSSI, to maintain and protect the existing character of the SSSI, or for educational and research purposes.
- (b) This zone covers the designated Tai Ho Stream SSSI. The SSSI, having an area of about 5ha, covers a natural stream (Tai Ho Stream), several tributaries running from upland to the lowland estuary and a stretch of mangrove stand of about 2ha at the Tai Ho Stream estuary.
- (c) According to the AFCD, the Tai Ho Stream SSSI is known for supporting the greatest diversity of freshwater and brackish-water fishes, including the rare Largesnout Goby (*Awaous melanocephalus* 黑首阿胡鰕虎魚); and is the only known location of the rare migratory fish Ayu (*Plecoglossus altivelis* 香魚) in the territory. This fish species is born in freshwater and migrates to the sea before returning to breed. Close to the stream mouth are mangroves and seagrass beds that serve as important nursery grounds for the fish. The Seagrass (*Halophila beccarii* 貝克喜鹽草) has been recorded near the estuary of Tai Ho Stream. Horseshoe crabs (*Carcinoscorpius rotundicauda* 圓尾鬚), a species of conservation importance, has also been recorded in the mudflat within the boundary of Tai Ho Stream SSSI. To duly reflect the scientific

interest of the Tai Ho Stream, the boundary of the SSSI encompasses the main stream, its estuary and the lower to middle reaches of the three major tributaries.

- (d) Diversion of streams, filling of land/pond or excavation of land may cause adverse impacts on the adjacent areas and adverse impacts on the natural environment. In view of the scientific value of the area within this zone, permission from the Board is required for such activities ~~except maintenance, repair or rebuilding works, and public works co-ordinated or implemented by Government~~. All reclamation works over and upon the tidal mudflat falling below the high water mark is subject to control under the Foreshore and Sea-bed (Reclamations) Ordinance (Cap. 127).

7.4.3 “Unspecified Use”: Total Area 192.49 ha

- (a) This area consists mainly of woodlands, shrubland, grassland, Fung Shui woodland, agricultural land, valley, knolls and streams in the inland area of Tai Ho Wan and several pieces of isolated vegetated upland on the southern side, i.e. Hung Fa Ngan, A Po Long, Wong Kung Tin and the rectangular plot of land to the east of Tin Liu. It also includes the water body of Tai Ho Wan and its natural coastal features such as the shorelines and inter-tidal mudflats. To protect the natural landscape and ecological resources of the Area, planning guidance and development control are considered necessary. Except the area zoned “V” and “SSSI”, the other area has been designated as “Unspecified Use” pending detailed analysis and studies to establish the appropriate land uses in the course of the preparation of OZP. Any use and development other than the „Agricultural Use“ and some uses which are permitted under the covering Notes of the Plan will require planning permission from the Board.
- (b) As diversion of streams, filling of land/pond or excavation of land may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activities except public works co-ordinated or implemented by Government.

7.5 Transport and Utility Services

7.5.1 Road Network and Footpath

There is no direct access to the Area from NLH. The area is accessible via a slip road from Cheung Tung Road, which is a single two-way road running parallel to NLH from Sunny Bay to Tung Chung New Town. The villages in the Area are connected by concrete-paved footpaths.

7.5.2 Public Transport

The existing public transport to the Area includes Lantau taxis, urban taxis and the franchised bus service running along Cheung Tung Road.

7.5.3 Civil Aviation

An essential helicopter holding area is located on the northern part of the Area to direct Government Flying Service (GFS) flight operations and emergency response flights via the helicopter routes through the Area. The helicopter noise arising from helicopters staying at the holding area and the frequent flight of GFS helicopters over the Area will have adverse impact on any residential development within the Area. Any future development or redevelopment within the Area should take into account this constraint.

7.5.4 Utility Services

Drainage

- (a) No drainage system is provided at the inland area of Tai Ho. Any development planned in this Area shall reserve sufficient land for the necessary drainage improvement in future. In particular, a buffer area of sufficient width from both edges of existing watercourses/streams should be reserved to allow the development of future drainage systems with more ecological features, installation of green channels/drainage improvements and implementation of associated drainage maintenance and river training works in future. If any development or re-development within the Area would affect the drainage system or change the drainage characteristic, detailed drainage study would be required and suitable mitigation measures should be provided, if necessary, as part of the development or redevelopment.

Sewerage

- (b) There is no existing or planned public sewer for the Area and at present, each house is served by its own on-site septic tanks and STS system. Any increase in population, number of visitors to the Area or further recreational/residential developments would require additional facilities. The design and construction of the STS systems need to comply with relevant standards and regulations, such as EPD's ProPECC PN 5/93 for the protection of the water quality and the stream flowing through the Area.

Water Supply

- (c) Fresh water supply is available to the existing clusters of village houses at Pak Mong, Ngau Kwu Long (covering Ngau Kwu Long and Tin Liu) and Tai Ho but the supply is of limited capacity. There is no fresh water supply to Hung Fa Shan, A Po Long and Wong Kung Tin. There is no salt water supply system for flushing in Tai Ho.

Telephone, Electricity and Gas

- (d) Telephone network and electricity supply are available in the Area. Prior consultation with the electricity supplier for the locations of overhead lines and/or underground cables running across the Area is required for any proposed development within the Area.
- (e) There is no gas supply to the Area. The high pressure gas pipeline and offtake and pigging station located to the northeast of the Area are classified as Notifiable Gas Installation (NGI) under the Gas Safety Ordinance (Cap. 51). For any proposed development that will result in a significant increase in population in the vicinity (i.e. within 200m) of these NGIs, a risk assessment would be required from the project proponent to assess the potential risks associated with these NGIs, having considered the proposed development.

7.6 Geotechnical Safety

- 7.6.1 The Area and its vicinity comprise hilly natural terrain with past natural terrain landslide records. There are about 80 registered man-made slopes and retaining walls within the Area and the stability of these slope features is mostly unknown. For any future development in the Area including the delineated “V” zone, natural terrain hazard study may be required to assess the potential hazards and constraints arising from natural terrain, and to provide suitable hazard mitigation measures, if found necessary, as part of the development.

7.7 Cultural Heritage

- 7.7.1 There are two sites of archaeological interest in the Area, i.e. Pak Mong and Tai Ho Sites of Archaeological Interest. Within the Area, there are three graded historic buildings/structures, i.e. Watchtower, Pak Mong Tsuen (Grade 2), Watchtower, Tai Ho (Grade 3) and Entrance Gate, Pak Mong (Grade 3).
- 7.7.2 The Antiquities Advisory Board (AAB) also released a list of new items in addition to the list of 1,444 historic buildings. These items are subject to grading assessment by the AAB. Details of the list of 1,444 historic buildings and the new items have been uploaded onto the website of AAB at <http://www.aab.gov.hk>.
- 7.7.3 Prior consultation with the Antiquities and Monuments Office (AMO) of Leisure and Cultural Services Department (LCSD) should be made if any developments, re-developments or rezoning proposals may affect the above sites of archaeological interest, graded historic buildings/structures, new items pending grading assessment and their immediate environs. If disturbance to the site of archaeological interest and areas of archaeological potential is unavoidable, a detailed Archaeological Impact Assessment (AIA) conducted by a qualified archaeologist is required. The archaeologist shall apply for a licence to conduct the AIA under the Antiquities and Monuments Ordinance (Cap. 53). A proposal of the AIA shall be

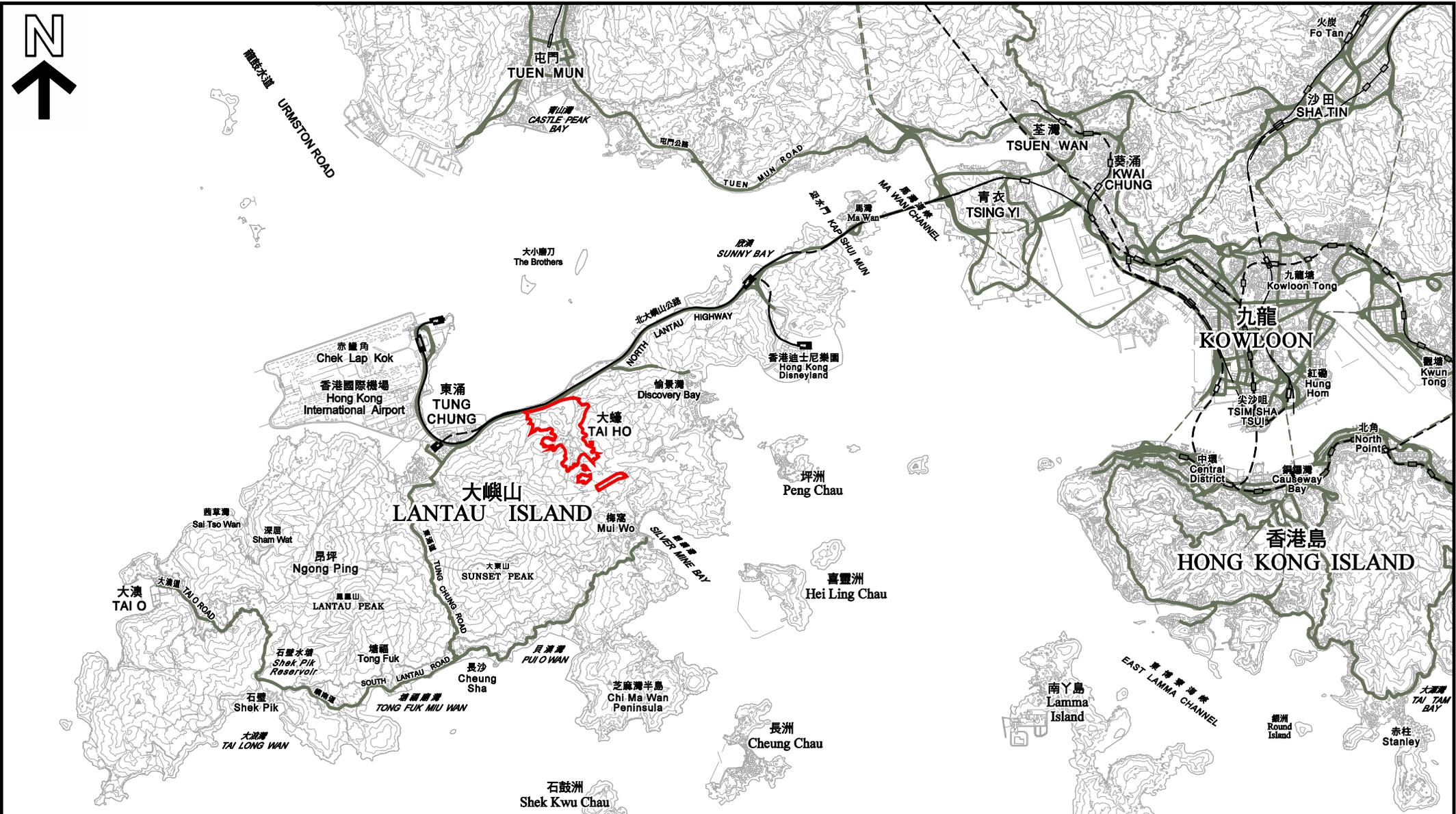
submitted to the AMO of the LCSD for agreement prior to applying for a licence.

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 within the same zone 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 the 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 "Unspecified Use" and "SSSI" zone and diversion of streams or filling of pond within "V" zone on or after the first publication in the Gazette of the notice of this 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.

**TOWN PLANNING BOARD
MARCH 2014**



 研究範圍
STUDY AREA

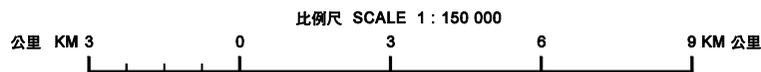
位置圖 LOCATION PLAN

大蠔發展審批地區
TAI HO DEVELOPMENT PERMISSION AREA

規劃署
PLANNING
DEPARTMENT

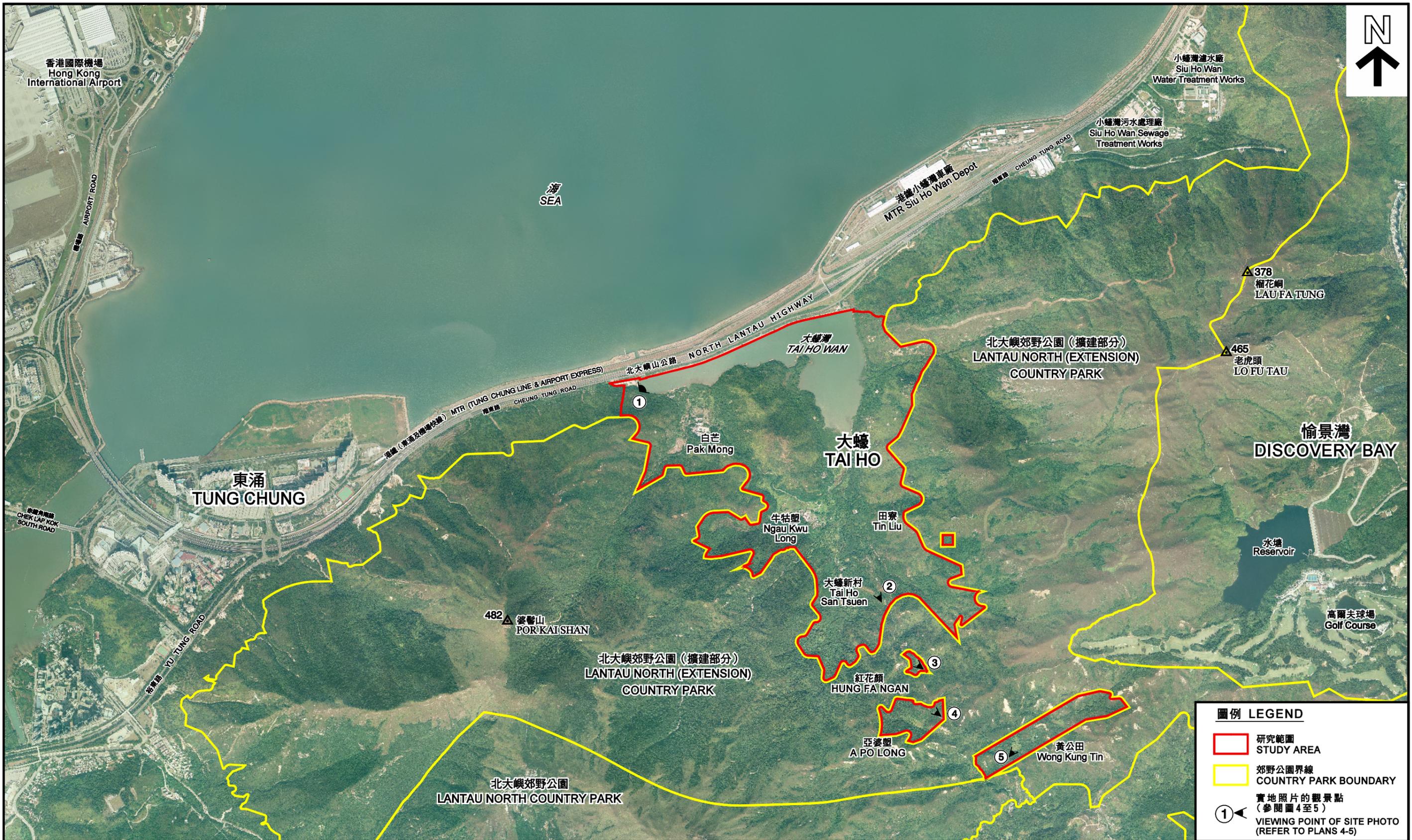


本摘要圖於2014年2月5日擬備，
所根據的資料為測量圖編號 B100000
EXTRACT PLAN PREPARED ON 5.2.2014
BASED ON SURVEY SHEET SERIES B100000



參考編號
REFERENCE No.
M/LI/14/12

圖 PLAN
1



圖例 LEGEND

- 研究範圍
STUDY AREA
- 郊野公園界線
COUNTRY PARK BOUNDARY
- 1 實地照片的觀景點
(參閱圖4至5)
VIEWING POINT OF SITE PHOTO
(REFER TO PLANS 4-5)

航攝照片 AERIAL PHOTO

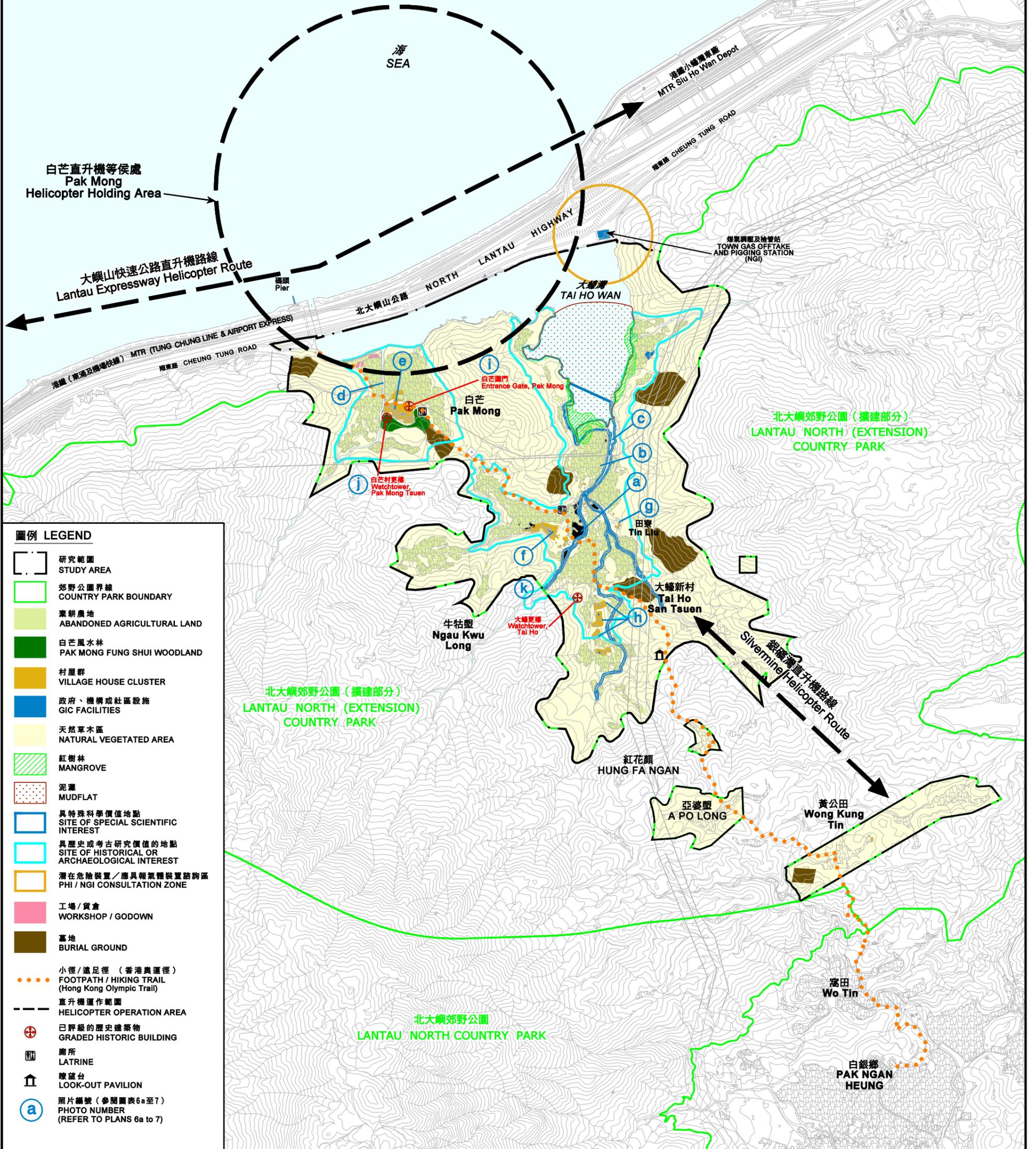
大蠔發展審批地區
TAI HO DEVELOPMENT PERMISSION AREA

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/LI/14/12

圖 PLAN
2

本摘要圖於2014年3月3日擬備，
所根據的資料為正射影像圖DOP5000 (2011年)
EXTRACT PLAN PREPARED ON 3.3.2014
BASED ON ORTHOPHOTO DOP5000 (Year 2011)

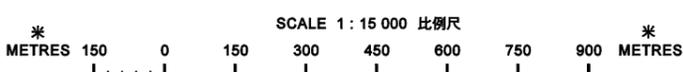


圖例 LEGEND

-  研究範圍
STUDY AREA
-  郊野公園界線
COUNTRY PARK BOUNDARY
-  棄耕農地
ABANDONED AGRICULTURAL LAND
-  白芒風水林
PAK MONG FUNG SHUI WOODLAND
-  村屋群
VILLAGE HOUSE CLUSTER
-  政府、機構或社區設施
GIC FACILITIES
-  天然草木區
NATURAL VEGETATED AREA
-  紅樹林
MANGROVE
-  泥灘
MUDFLAT
-  具特殊科學價值地點
SITE OF SPECIAL SCIENTIFIC INTEREST
-  具歷史或考古研究價值的地點
SITE OF HISTORICAL OR ARCHAEOLOGICAL INTEREST
-  潛在危險裝置／應具報氣體裝置諮詢區
PHI / NGI CONSULTATION ZONE
-  工場／貨倉
WORKSHOP / GODOWN
-  墓地
BURIAL GROUND
-  小徑／遠足徑（香港奧運徑）
FOOTPATH / HIKING TRAIL (Hong Kong Olympic Trail)
-  直升機運作範圍
HELICOPTER OPERATION AREA
-  已評級的歷史建築物
GRADED HISTORIC BUILDING
-  廁所
LATRINE
-  瞭望台
LOOK-OUT PAVILION
-  照片編號（參閱圖表6a至7）
PHOTO NUMBER (REFER TO PLANS 6a to 7)

現時土地用途 EXISTING LAND USE

**大蠔發展審批地區
TAI HO DEVELOPMENT PERMISSION AREA**



**規劃署
PLANNING
DEPARTMENT**



參考編號
REFERENCE No.
M/LI/14/12

圖 PLAN
3

本摘要圖於2014年3月12日擬備，
所根據的資料為測量圖編號
9-SE-B、D、10-SW-A、C和10-NW-C
EXTRACT PLAN PREPARED ON 12.3.2014
BASED ON SURVEY SHEETS No.
9-SE-B, D, 10-SW-A, C & 10-NW-C

北大嶼山公路
North Lantau Highway



由大蠓灣西面眺望
View of Tai Ho Wan from the west



從香港奧運徑觀景台眺望
View from Look-out Pavilion of Hong Kong Olympic Trail

實地照片 SITE PHOTOS

大蠓發展審批地區
TAI HO DEVELOPMENT PERMISSION AREA

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/LI/14/12

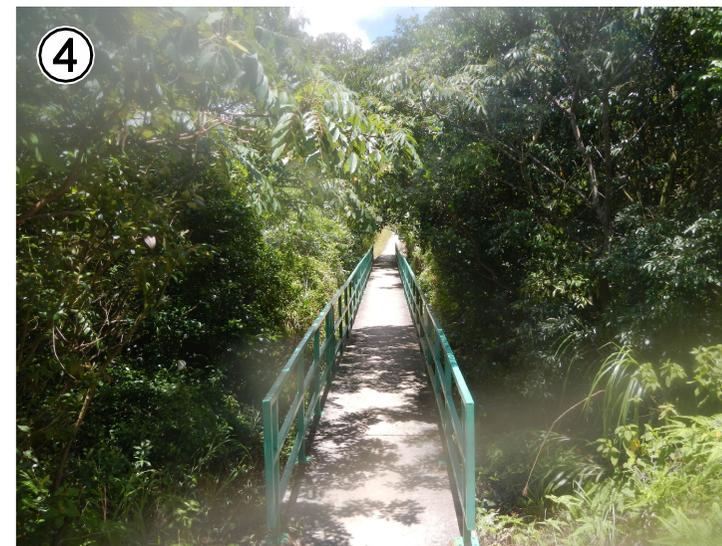
圖 PLAN

4

本圖於2014年3月11日擬備，
所根據的資料為攝於
2013年7月及8月的實地照片
PLAN PREPARED ON 11.3.2014
BASED ON SITE PHOTOS
TAKEN ON JULY & AUGUST 2013



紅花顏
Hung Fa Ngan



亞婆壟
A Po Long



黃公田
Wong Kung Tin

實地照片 SITE PHOTOS

大蠔發展審批地區
TAI HO DEVELOPMENT PERMISSION AREA

規劃署
PLANNING
DEPARTMENT



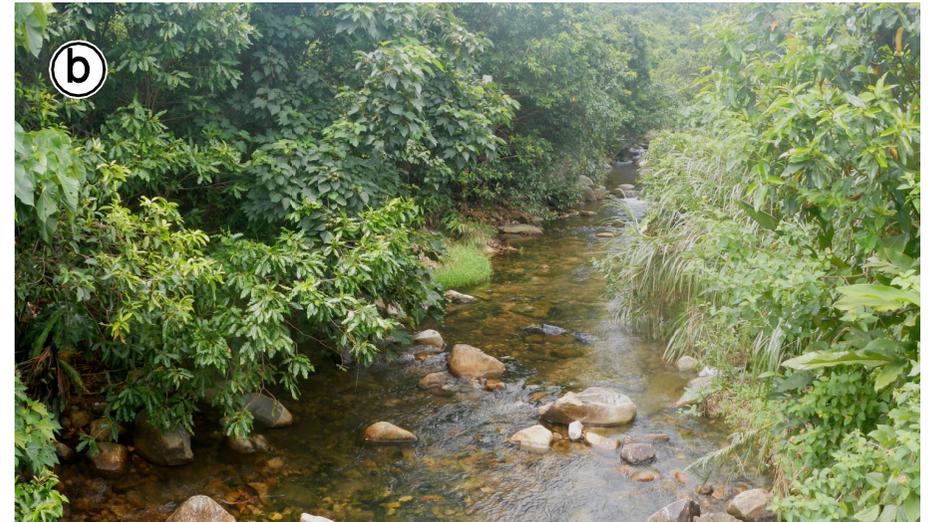
參考編號
REFERENCE No.
M/LI/14/12

圖 PLAN
5

本圖於2014年2月5日擬備，
所根據的資料為攝於
2013年7月及8月的實地照片
PLAN PREPARED ON 5.2.2014
BASED ON SITE PHOTOS
TAKEN ON JULY & AUGUST 2013



大蠔河上游
Upstream of Tai Ho Stream



大蠔河下游
Downstream of Tai Ho Stream



大蠔河河口
Estuary of Tai Ho Stream

實地照片 - 大蠔具特殊科學價值地點
SITE PHOTOS - TAI HO SITE OF SPECIAL SCIENTIFIC INTEREST

大蠔發展審批地區
TAI HO DEVELOPMENT PERMISSION AREA

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/LI/14/12

圖 PLAN
6a

本圖於2014年2月5日擬備，
所根據的資料為攝於
2013年7月及8月的實地照片
PLAN PREPARED ON 5.2.2014
BASED ON SITE PHOTOS
TAKEN ON JULY & AUGUST 2013



白芒河景觀
View of Pak Mong Stream



白芒村村屋
Village Houses in Pak Mong Village

實地照片 - 鄉村聚落
SITE PHOTOS - VILLAGE SETTLEMENTS

大蠔發展審批地區
TAI HO DEVELOPMENT PERMISSION AREA

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/LI/14/12

圖 PLAN
6b

本圖於2014年2月5日擬備，
所根據的資料為攝於
2013年7月及8月的實地照片
PLAN PREPARED ON 5.2.2014
BASED ON SITE PHOTOS
TAKEN ON JULY & AUGUST 2013



牛牯壟村村屋
Village Houses in Ngau Kwu Long Village



田寮村屋
Village Houses in Tin Liu

實地照片 - 鄉村聚落
SITE PHOTOS - VILLAGE SETTLEMENTS

大蠔發展審批地區
TAI HO DEVELOPMENT PERMISSION AREA

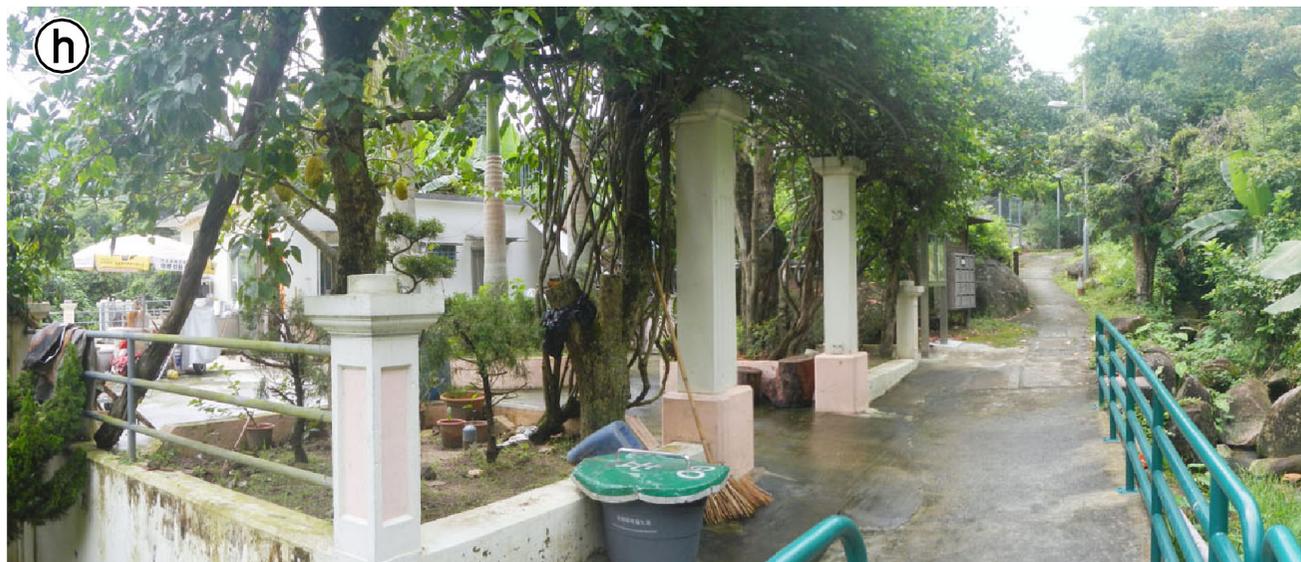
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/LI/14/12

圖 PLAN
6c

本圖於2014年2月5日擬備，
所根據的資料為攝於
2013年7月及8月的實地照片
PLAN PREPARED ON 5.2.2014
BASED ON SITE PHOTOS
TAKEN ON JULY & AUGUST 2013



大蠓新村村屋
Village Houses in Tai Ho San Tsuen



大蠓新村村屋
Village Houses in Tai Ho San Tsuen



大蠓新村村屋
Village Houses in Tai Ho San Tsuen

本圖於2014年2月5日擬備，
所根據的資料為攝於
2013年7月及8月的實地照片
PLAN PREPARED ON 5.2.2014
BASED ON SITE PHOTOS
TAKEN ON JULY & AUGUST 2013

實地照片 - 鄉村聚落
SITE PHOTOS - VILLAGE SETTLEMENTS

大蠓發展審批地區
TAI HO DEVELOPMENT PERMISSION AREA

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/LI/14/12

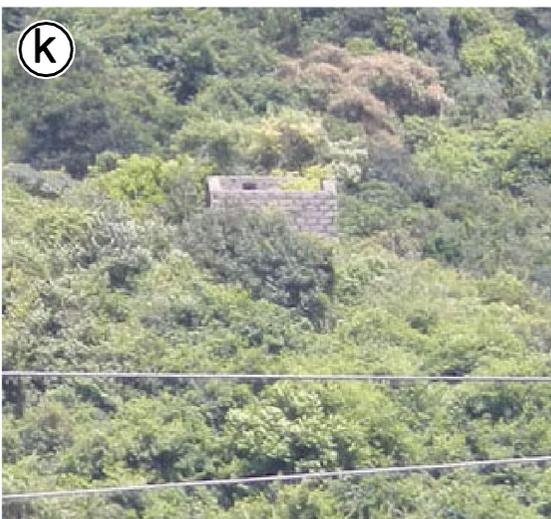
圖 PLAN
6d



白芒圍門(三級歷史建築物)
Entrance Gate, Pak Mong
(Grade 3 Historic Building)



白芒村更樓(二級歷史建築物)
Watchtower at Pak Mong Tsuen
(Grade 2 Historic Building)



大蠔更樓(三級歷史建築物)
Watchtower, Tai Ho (Grade 3 Historic Building)

已評級歷史建築物 GRADED HISTORIC BUILDINGS

大蠔發展審批地區
TAI HO DEVELOPMENT PERMISSION AREA

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/LI/14/12

圖 PLAN
7

本圖於2014年3月3日擬備，
所根據的資料為攝於2013年7月及8月的實地照片
PLAN PREPARED ON 3.3.2014
BASED ON SITE PHOTOS
TAKEN ON JULY & AUGUST 2013



Short-legged Toad
(*Xenophrys brackykolos* 短腳角蟾)



Hong Kong Newt
(*Paramesotriton hongkongensis* 香港瘰螈)



Tokay Gecko
(*Gekko gekko* 大壁虎)



Largesnout Goby
(*Awaous melanocephalus* 黑首阿胡鰕虎魚)



Rice-paddy Eel
(*Pisodonophis boro* 雜食豆齒鰻)



Ayu
(*Plecoglossus altivelis* 香魚)



Beccari's Halophila
(*Halophila beccarii* 貝克喜鹽草)



Incense Tree
(*Aquilaria sinensis* 土沉香)



Red Lacewing
(*Cethosia biblis* 紅鋸蛺蝶)

動植物群的照片 PHOTOS OF FLORA AND FAUNA SPECIES

大蠔發展審批地區
TAI HO DEVELOPMENT PERMISSION AREA

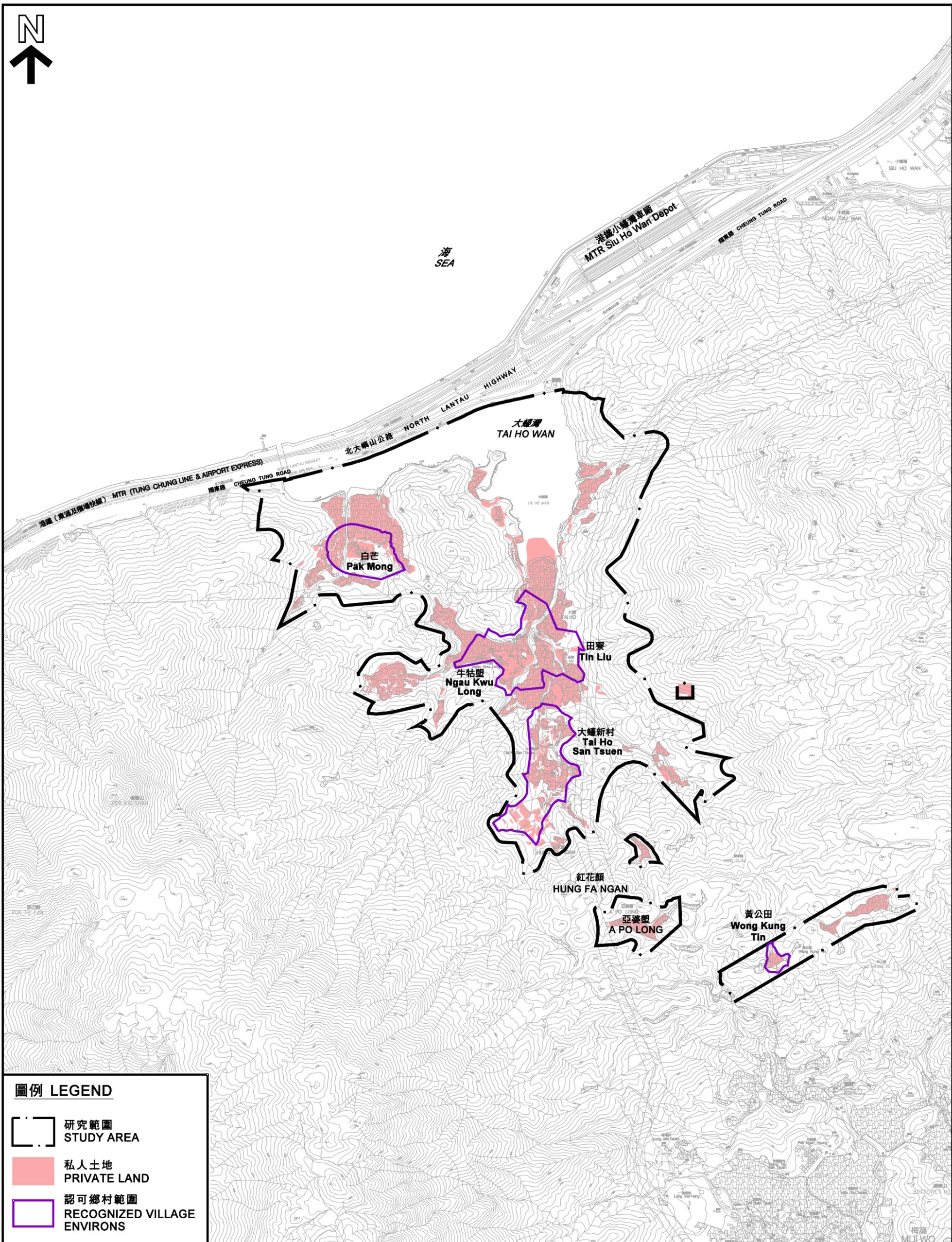
規劃署
PLANNING
DEPARTMENT



本圖於2014年3月12日擬備，
資料為漁農自然護理署，生物數據庫
PLAN PREPARED ON 12.3.2014
SOURCE : BIODIVERSITY DATABASE,
AFCD HONG KONG

參考編號
REFERENCE No.
M/LI/14/12

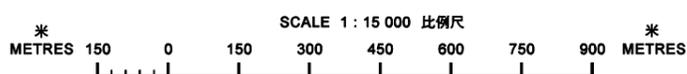
圖 PLAN
8



圖例 LEGEND

-  研究範圍
STUDY AREA
-  私人土地
PRIVATE LAND
-  認可鄉村範圍
RECOGNIZED VILLAGE ENVIRONS

土地業權 LAND OWNERSHIP
大蠔發展審批地區
TAI HO DEVELOPMENT PERMISSION AREA



規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/LI/14/12

圖 PLAN
9

本摘要圖於2014年2月5日擬備，
所根據的資料為測量圖編號
9-SE-B、D、10-SW-A、C和10-NW-C
EXTRACT PLAN PREPARED ON 5.2.2014
BASED ON SURVEY SHEETS No.
9-SE-B, D, 10-SW-A, C & 10-NW-C