

# TOWN PLANNING BOARD

~~CONFIDENTIAL~~

Downgraded on  
8.1.2021

TPB Paper No. 10694

for consideration by  
the Town Planning Board on 27.11.2020

CONSIDERATION OF THE DRAFT MUI WO NORTH  
DEVELOPMENT PERMISSION AREA PLAN NO. DPA/I-MWN/E

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### **CONSIDERATION OF THE DRAFT MUI WO NORTH DEVELOPMENT PERMISSION AREA PLAN NO. DPA/I-MWN/E**

#### **1. Introduction**

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

- (a) the draft Mui Wo North Development Permission Area (DPA) Plan No. DPA/I-MWN/E (to be renumbered as DPA/I-MWN/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) 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 Mui Wo North DPA Plan and that the ES should be issued under the name of the Board.

#### **2. Background**

- 2.1 On 9.11.2020, 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 Mui Wo North which is not covered by any statutory plan.

##### **Location and Physical Characteristics (Plans 1 to 3)**

- 2.2 Mui Wo North (the Area) is bounded by Lantau North (Extension) Country Park and Lantau North Country Park to the north, Mui Wo fringe area to the west, Mui Wo town centre to the southwest, and Silver Mine Bay to the south. It covers an area of about 165.37 ha comprising village settlements, secondary woodlands, shrublands, grasslands, coastal uplands, vegetated hills, streams, marshes, mangroves, beaches, coastline and agricultural land, etc. The topography of the Area is mostly hilly with some flat land at Wang Tong and the coastline along the southern periphery of the Area. The Area is not served by vehicular access. Wang Tong and Tung Wan Tau are accessible on foot and by cycling from Mui Wo town centre through Tung Wan Tau Road. Man Kok is further connected by footpaths.

##### **Need for Statutory Plan**

- 2.3 The Area is currently not covered by statutory plan. It forms an integral part of the natural woodlands system in the adjoining country parks with a wide spectrum of natural habitats supporting a high diversity of wild fauna and



flora and are worthy of conservation. Human disturbance such as severe land excavation and tree felling previously found in the secondary woodlands at Butterfly Hill and Tung Wan Tau (**Plans 4a and 4b**) has adversely affected the rural and natural character of the Area. To prevent any haphazard and uncontrolled development that may adversely affect the rural and natural character with conservation value of the Area despite gradual recovery of vegetation observed in some damaged areas, it is necessary to prepare a DPA Plan to cover the Area to provide interim planning control, 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 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 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 examination of development options for the formulation of an OZP.

### **4. The Development Permission Area**

#### **4.1 Strategic Planning Context**

An overarching principle of 'Development in the North; Conservation for the South' embraced by the Sustainable Lantau Blueprint (the Blueprint) was promulgated in June 2017. The predominant part of Lantau would be conserved for its natural and cultural resources. Unique rural settlements would also be preserved and enhanced. Where appropriate, low-impact leisure and recreational uses would be developed for public enjoyment. It has been promulgated in the Blueprint that careful consideration would be given to balancing the needs of development/improvement and preservation of Mui Wo with a view to retaining its rural township character.

#### **4.2 The Existing Situation**

- 4.2.1 Majority of the Area is largely natural with limited development. Human disturbance such as severe land excavation and tree felling was previously found in the secondary woodlands at Butterfly Hill and Tung Wan Tau (**Plans 4a and 4b**). Gradual recovery of vegetation has been observed in some damaged areas. Currently, the

Area is not covered by any statutory plan or designated as Country Park. Hence, developments in the Area are not subject to planning control.

- 4.2.2 Silver Mine Bay Beach (**Plan 5**) is one of the key tourist attractions in Mui Wo. Economic and employment opportunities in the Area are mainly contributed by the commercial and recreational activities associated with Silver Mine Bay Beach including hotels and holiday camps (**Plan 5**).

*Ecological and Conservation Importance (Plans 6 and 7)*

- 4.2.3 The Area forms an integral part of the natural woodlands system in the adjoining country parks with a wide spectrum of natural habitats supporting a high diversity of wild fauna and flora and are worthy of conservation. Young woodlands dominated by common native trees e.g. *Mallotus paniculatus* (白楸), *Schefflera heptaphylla* (鵝掌柴), *Celtis sinensis* (朴樹), *Machilus chekiangensis* (浙江潤楠), *Ficus microcarpa* (榕樹) and fruit trees e.g. *Litchi chinensis* (荔枝), *Dimocarpus longan* (龍眼), mixed with exotic trees e.g. *Acacia confusa* (台灣相思), can be found near Wo Tin, Butterfly Hill and Tung Wan Tau. Incense trees (*Aquilaria sinensis*, 土沉香) were recorded in the hilly woodland near Wang Tong. Marshes and woodland edges near Butterfly Hill provide habitats for various fauna species of conservation interest, such as Eastern Cattle Egret (牛背鷺), Painted Lady (小紅蛺蝶), Metallic Cerulean (素雅灰蝶), Common Awl (三斑趾弄蝶), Grey Scrub Hopper (寬鐔弄蝶), Grass Demon (薑弄蝶), Chinese Bullfrog (虎紋蛙) and Romer's Tree Frog (*Liuixalus romeri* 盧氏小樹蛙). Species of conservation interest, such as Common Emerald Dove (*Chalcophaps indica*, 綠翅金鳩) and Tokay Gecko (*Gekko gecko*, 大壁虎), were recorded in the woodland near Wo Tin.

- 4.2.4 Two largely natural streams can be found at Wang Tong and Tung Wan Tau, where fish species of conservation interest were recorded, e.g. *Predaceous Chub* (異鱸) and *Stiphodon atropurpureus* (紫身枝牙鰕虎魚).

*Landscape Value*

- 4.2.5 The natural landscape of the Area consists of secondary woodlands, shrublands, grasslands, coastal uplands, vegetated hills, streams, marshes, mangroves, beaches and coastline. Woodlands can be found near Wo Tin, Butterfly Hill and Tung Wan Tau.

*Recognised Villages (Plans 8a to 8c)*

- 4.2.6 There are three recognised villages within the Area, namely Mang Tong, Tung Wan Tau and Man Kok Tsui. Village houses and

domestic structures are mainly one to three-storey in height. There are some active agricultural land at Mang Tong, Tung Wan Tau and Man Kok Tsui but most of the agricultural land are abandoned.

#### *Government Uses*

- 4.2.7 There is a refuse collection point located in the southern part of Mang Tong (**Plan 8a**). Tung Wan Tau Public Toilet is located to the southwest of Tung Wang Tau (**Plan 8b**).

#### *Religious Institution*

- 4.2.8 There is a catholic church located to the southwest of Mang Tong (**Plan 8a**).

#### *Burial Ground*

- 4.2.9 There is one permitted burial ground in the Area for indigenous villagers. It is located to the northwest of Mang Tong (**Plan 9**).

### 4.3 Population

Based on the 2016 Population By-census, the population of the Area as estimated by the Planning Department is about 650.

### 4.4 Accessibility

The Area is not served by vehicular access. Wang Tong and Tung Wan Tau areas are accessible by foot and cycling from Mui Wo town centre through Tung Wan Tau Road, and Man Kok is further connected by footpaths. There is a pier in Man Kok providing limited marine access.

### 4.5 Utility Services

#### *Drainage*

- 4.5.1 The Drainage Services Department (DSD) has completed drainage improvement works in Wang Tong River to reduce the flooding risk in the Area. A review study on the Drainage Master Plan for Lantau and Outlying Islands covering the Area is being carried out.

#### *Sewerage*

- 4.5.2 At present, the Area is mainly served by septic tank and soakaway (STS) system. The main branch sewers to Tai Tei Tong and Pak Ngan Heung at Mui Wo Fringe area have been constructed along the emergency vehicular access. The main branch sewer to Luk Tei Tong is at the planning stage.
- 4.5.3 As advised by DSD, the Mui Wo Sewage Treatment Works will not have spare capacity to accommodate any further sewage arising from additional developments.

- 4.5.4 If connection to public sewer is not feasible, alternatives should be proposed to protect the water quality of the streams and sea, the design and construction of on-site STS system for any development proposals/submission need to comply with relevant standards, regulations and requirements, including Environmental Protection Department's Practice Notes for Professional Persons ProPECC PN 5/93.

#### *Water Supply*

- 4.5.5 Majority of the Area falls within the Silver Mine Bay Fresh Water Supply Zone designated by the Water Supplies Department and is supplied with potable water. There is no salt water supply for flushing in the Area.

#### *Telephone, Electricity and Gas*

- 4.5.6 At present, telephone network, electricity and cylinder liquefied petroleum gas supplies are available in the Area.

### 4.6 Geotechnical Safety

The Area and its vicinity comprise hilly natural terrain with past natural terrain landslide records. There are about 187 registered man-made slopes and retaining walls within the Area and the stability of these slope features is mostly unknown.

### 4.7 Cultural Heritage (Plan 9)

- 4.7.1 There are four Sites of Archaeological Interest (SAIs) including Mang Tong SAI, Chung Hau SAI, Chok Tsai Wan SAI and Man Kok Tsui SAI. All the SAIs are worthy of preservation.
- 4.7.2 Prior consultation with the Antiquities and Monuments Office (AMO) of Development Bureau (DEVB) should be made if any developments, redevelopments or rezoning proposals may affect the above SAIs, graded historic buildings/structures, new items pending grading assessment and their immediate environs.

### 4.8 Land Ownership (Plan 9)

Land tenure within the Area comprises private land, government land, Government Land Licenses and other permits. Majority of the Area is government land (about 79%, 130.78 ha) and about 21% (about 34.59 ha) of the Area is privately owned.

**5. General Planning Intention**

The general planning intention of the Area is to conserve its landscape and ecological values in safeguarding the natural habitats, to maintain the unique rural and natural character and cultural heritage of the Area, and to prevent it from encroachment by unauthorized development and from undesirable change of use.

**6. Land Use Zoning (Appendix I)**

“Unspecified Use”: Total Area 165.37 ha

- 6.1 This area covers existing village settlements, secondary woodlands, shrublands, grasslands, coastal uplands, vegetated hills, streams, marshes, mangroves, beaches, coastline and agricultural land, etc. To protect the natural landscape, ecological resources and rural character of the Area, planning guidance and development control are considered necessary. The whole area of the Plan 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 ‘Agricultural Use’ and some uses which are permitted under the covering Notes of the Plan will require planning permission from the Board.
- 6.2 As diversion of stream, filling of land/pond or excavation of land may cause adverse landscape, environmental, ecological and drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activities except those for public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works.

**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 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 Mui Wo North DPA Plan will be renumbered as DPA/I-MWN/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 19.11.2020 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 MWRC 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 Mui Wo North DPA Plan No. DPA/I-MWN/E (to be renumbered as DPA/I- MWN/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 Mui Wo North 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 MWRC will be conducted after its publication under section 5 of the Ordinance.

## **11. Attachments**

<b>Appendix I</b>	Draft Mui Wo North Development Permission Area Plan No. DPA/I- MWN/E
<b>Appendix II</b>	Notes of the Draft Mui Wo North Development Permission Area Plan No. DPA/I- MWN/E
<b>Appendix III</b>	Explanatory Statement of the Mui Wo North Development Permission Area Plan No. DPA/I- MWN/E
<b>Plans 1 and 2</b>	Location Plans of Mui Wo North Development Permission Area
<b>Plan 3</b>	Aerial Photo of Mui Wo North Development Permission Area
<b>Plan 4a</b>	Site Photos of Butterfly Hill
<b>Plan 4b</b>	Site Photos of Tung Wan Tau
<b>Plan 5</b>	Site Photos of Recreational Facilities
<b>Plan 6</b>	Site Photos of Natural Landscape and Habitats
<b>Plan 7</b>	Photos of Flora and Fauna Species
<b>Plan 8a</b>	Site Photos of Mang Tong
<b>Plan 8b</b>	Site Photos of Tung Wan Tau

**Plan 8c**

Site Photos of Man Kok Tsui

**Plan 9**

Recognised Village Environs and Land Ownerships

**PLANNING DEPARTMENT**

**NOVEMBER 2020**



圖例  
NOTATION

MISCELLANEOUS	其他
BOUNDARY OF DEVELOPMENT PERMISSION AREA	發展審批地區界線
BOUNDARY OF COUNTRY PARK	郊野公園界線

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	165.37	100.00	非指定用途
TOTAL AREA OF DEVELOPMENT PERMISSION AREA	165.37	100.00	發展審批地區總面積

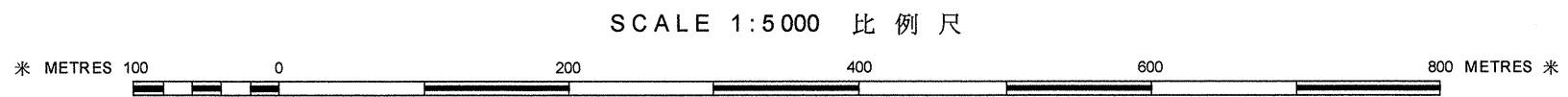
夾附的《註釋》屬這份圖則的一部分  
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN



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

SECRETARY  
TOWN PLANNING BOARD  
城市規劃委員會秘書

梅窩北發展審批地區圖  
MUI WO NORTH DEVELOPMENT PERMISSION AREA PLAN



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/I-MWN/E



**DRAFT MUI WO NORTH DEVELOPMENT PERMISSION AREA PLAN**  
**NO. DPA/I-MWN/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) Boundaries of the Plan may be subject to minor adjustments as detailed planning proceeds.
- (7) Unless otherwise specified, the following uses or developments are always permitted on land falling within the boundaries of the Plan:
  - (a) maintenance, repair or demolition of a building;
  - (b) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, footpath, cycle track, public utility pipeline, electricity mast,

lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;

- (c) maintenance or repair of 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 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; and
  - (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.
- (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 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 MUI WO NORTH DEVELOPMENT PERMISSION AREA PLAN**  
**NO. DPA/I-MWN/E**

Schedules of Uses

Page

**Annex A**      Uses always permitted in an “Unspecified Use” area

1

Annex A

**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 stream, 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, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of this draft development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

**DRAFT MUI WO NORTH DEVELOPMENT PERMISSION AREA PLAN**  
**NO. DPA/I-MWN/E**

**EXPLANATORY STATEMENT**

DRAFT MUI WO NORTH DEVELOPMENT PERMISSION AREA PLAN  
NO. DPA/I-MWN/E

EXPLANATORY STATEMENT

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**DRAFT MUI WO NORTH DEVELOPMENT PERMISSION AREA PLAN**  
**NO. DPA/I-MWN/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 Mui Wo North Development Permission Area (DPA) Plan No. DPA/I-MWN/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 9 November 2020, 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 Mui Wo North area as a DPA.

2.2 On XX XX 2020, the draft Mui Wo North DPA Plan No. DPA/I-MWN/1 (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 Mui Wo North 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 It 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, covering a total area of about 165.37 ha, is bounded by Lantau North (Extension) Country Park and Lantau North Country Park to the north, Mui Wo fringe area to the west, Mui Wo town centre to the southwest, and Silver Mine Bay to the south. The topography of the Area is mostly hilly with some flat land at Wang Tong and along the coastline along the southern periphery of the Area. The Area is not served by vehicular access. Wang Tong and Tung Wan Tau are accessible on foot and by cycling from Mui Wo town centre through Tung Wan Tau Road. Man Kok is further connected by footpaths.
- 5.2 The natural landscape of the Area comprises secondary woodlands, shrublands, grasslands, coastal uplands, vegetated hills, streams, marshes, mangroves, beaches and coastline. The Area embraces rich natural landscape resources and a wide variety of flora and fauna species of ecological importance. Young woodlands dominated by common native trees e.g. *Mallotus paniculatus* (白楸), *Schefflera heptaphylla* (鵝掌柴), *Celtis sinensis* (朴樹), *Machilus chekiangensis* (浙江潤楠), *Ficus microcarpa* (榕樹) and fruit trees e.g. *Litchi chinensis* (荔枝), *Dimocarpus longan* (龍眼), mixed with exotic trees e.g. *Acacia confusa* (台灣相思), can be found near Wo Tin, Butterfly Hill and Tung Wan Tau. Incense trees (*Aquilaria sinensis*, 土沉香) were recorded in the hilly woodland near Wang Tong. Marshes and woodland edges near Butterfly Hill provide habitats for various fauna species of conservation interest, such as Eastern Cattle Egret (牛背鷺), Painted Lady (小紅蛺蝶), Metallic Cerulean (素雅灰蝶), Common Awl (三斑趾弄蝶), Grey Scrub Hopper (*Aeromachus jhora* 寬鏢弄蝶), Grass Demon (薑弄蝶), Chinese Bullfrog (虎紋蛙) and Romer's Tree Frog (*Liuixalus romeri* 盧氏小樹蛙). Species of conservation interest, such as Common Emerald Dove (*Chalcophaps indica*, 綠翅金鳩) and Tokay Gecko (*Gekko gecko*, 大壁虎), were recorded in the woodland near Wo Tin.
- 5.3 Two largely natural streams can be found at Wang Tong and Tung Wan Tau, where fish species of conservation interest were recorded, e.g. *Predaceous Chub* (異鱗) and *Stiphodon atropurpureus* (紫身枝牙鰕虎魚).
- 5.4 There are three recognised villages within the Area, namely Mang Tong, Tung Wan Tau and Man Kok Tsui. Village houses and domestic structures are mainly one to three-storey in height. There are some active agricultural land at Mang Tong, Tung Wan Tau and Man Kok Tsui but most of the agricultural land are abandoned. Sporadic domestic dwellings can also be found uphill and along the coast. There is no vehicular access to the Area. Silver Mine Bay Beach is one of the key tourist attractions in Mui Wo. Economic and employment opportunities recorded in the Area are mainly contributed by the commercial and recreational activities associated with Silver Mine Bay Beach, including hotels and holiday camps.



- 5.5 There are four Sites of Archaeological Interest (SAIs) in the Area including Mang Tong SAI, Chung Hau SAI, Chok Tsai Wan SAI and Man Kok Tsui SAI.
- 5.6 There is a refuse collection point located in the southern part of Mang Tong. To the southwest of Mang Tong, there is a catholic church. Tung Wan Tau Public Toilet is located to the southwest of Tung Wan Tau.

## **6. NEED FOR PLANNING GUIDANCE AND CONTROL**

- 6.1 The Area forms an integral part of the natural woodlands system in the adjoining country parks with a wide spectrum of natural habitats including secondary woodlands, shrublands, grasslands, coastal uplands, vegetated hills, streams, marshes, mangroves, beaches and coastline, supporting a high diversity of wild fauna and flora that are worthy of conservation. Human disturbance such as severe land excavation and tree felling previously found in the secondary woodlands at Butterfly Hill and Tung Wan Tau has adversely affected the rural and natural character of the Area.
- 6.2 An overarching principle of ‘Development in the North; Conservation for the South’ embraced by the Sustainable Lantau Blueprint (the Blueprint) was promulgated in June 2017. The predominant part of Lantau would be conserved for its natural and cultural resources. Unique rural settlements would also be preserved and enhanced. Where appropriate, low-impact leisure and recreational uses would be developed for public enjoyment.
- 6.3 To prevent any haphazard and uncontrolled development that may adversely affect the rural and natural character with conservation value of the Area despite gradual recovery of vegetation observed in some damaged areas, it is necessary to prepare a DPA Plan to cover the Area to provide interim planning control 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 165.37 ha. It is bounded by Lantau North (Extension) Country Park and Lantau North Country Park to the north, Mui Wo fringe area to the west, Mui Wo town centre to the southwest, and Silver Mine Bay to the south. The boundary of the Area is shown by a heavy broken line on the Plan.

### **7.2 General Planning Intention**

The general planning intention of the Area is to conserve its landscape and ecological values in safeguarding the natural habitats, to maintain the unique rural and natural character and cultural heritage of the Area, and to prevent it from encroachment by unauthorized development and from undesirable change of use.

### 7.3 Population

Based on the 2016 Population By-census, the population of the Area as estimated by the Planning Department is about 650.

### 7.4 Land Use

#### 7.4.1 “Unspecified Use”: Total Area 165.37 ha

- (a) This area covers existing village settlements, secondary woodlands, shrublands, grasslands, coastal uplands, vegetated hills, streams, marshes, mangroves, beaches, coastline and agricultural land, etc. To protect the natural landscape, ecological resources and rural character of the Area, planning guidance and development control are considered necessary. The whole area of the Plan 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 ‘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 stream, filling of land/pond or excavation of land may cause adverse landscape, environmental, ecological and drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activities except those for public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works.

### 7.5 Transport and Utility Services

#### 7.5.1 Road Network and Footpath

The Area is not served by vehicular access. Wang Tong and Tung Wan Tau areas are accessible on foot and by cycling from Mui Wo town centre through Tung Wan Tau Road. Man Kok is further connected by footpaths. There is a pier in Man Kok providing limited marine access.

#### 7.5.2 Utility Services

##### *Drainage*

- (a) The Drainage Services Department (DSD) has completed drainage improvement works in Wang Tong River to reduce the flooding risk in the Area. A review study on the Drainage Master Plan for Lantau and Outlying Islands covering the Area is being carried out. Any development planning in this Area shall reserve sufficient land for necessity of 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 which may affect the drainage system or change the drainage characteristic, detailed drainage studies would be required and suitable mitigation measures should be provided, if necessary, as part of the development or redevelopment.

#### *Sewerage*

- (b) At present, the Area is mainly served by septic tank and soakaway (STS) system. The main branch sewers to Tai Tei Tong and Pak Ngan Heung have been constructed along with the emergency vehicular access. The main branch sewer to Luk Tei Tong is at the planning stage. As advised by DSD, the Mui Wo Sewage Treatment Works will not have spare capacity to accommodate any further sewage arising from additional developments. If connection to public sewer is not feasible, alternatives should be proposed to protect the water quality of the streams and sea, the design and construction of on-site STS system for any development proposals/submission need to comply relevant standards, regulations and requirements, including the Environmental Protection Department's Practice Notes for Professional Persons ProPECC PN 5/93.

#### *Water Supply*

- (c) Majority of the Area falls within the Silver Mine Bay Fresh Water Supply Zone designated by the Water Supplies Department and is supplied with potable water. There is no salt water supply for flushing in the Area.

#### *Telephone, Electricity and Gas*

- (d) At present, telephone network, electricity and cylinder liquefied petroleum gas supplies are available in the Area.

### 7.6 Geotechnical Safety

The Area and its vicinity comprise hilly natural terrain with past natural terrain landslide records. There are about 187 registered man-made slopes and retaining walls within the Area and the stability of these slope features is mostly unknown. If these slope features would affect or be affected by any development and redevelopment, geotechnical investigations and studies including the details of any permanent geotechnical works should be submitted to the Geotechnical Engineering Office of the Civil Engineering and Development Department for checking in accordance with the principle laid down in the Environment, Transport and Works Bureau Technical Circular (Works) No. 29/2002 or to the Buildings Department in accordance with the Buildings Ordinance as appropriate. For any future development or redevelopment in the Area, a natural terrain hazard study would be required to assess the potential hazards and constraints arising from natural terrain, and to provide suitable hazard mitigation measures, if found necessary, as part of the development or redevelopment.

## 7.7 Cultural Heritage

- 7.7.1 In the Area, there are four SAIs including Mang Tong SAI, Chung Hau SAI, Chok Tsai Wan SAI and Man Kok Tsui SAI. All the SAIs are worthy of preservation.
- 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 Development Bureau (DEVB) should be made if any developments, redevelopments or rezoning proposals may affect the above SAIs, graded historic buildings/structures, new items pending grading assessment and their immediate environs. If disturbance of the SAIs is unavoidable, prior agreement with AMO should be made on any measures for the protection of the SAIs, e.g. whether detailed Archaeological Impact Assessment (AIA) is required. The AIA shall evaluate the archaeological impact imposed by the proposed works. If necessary, a qualified archaeologist shall apply for a licence under the Antiquities and Monuments Ordinance (Cap. 53) for an archaeological investigation. A proposal of the AIA shall be submitted to the AMO for agreement prior to applying for a licence. Subject to the findings of AIA, appropriate mitigation measures shall be fully implemented by the project proponent in consultation with AMO.

## 7.8 Airport Height Restriction

The building height for the developments within the Area is subject to the gazetted Airport Height Restriction Plan (AHRP) and any potential amendments to the gazetted AHRP related the Expansion of the Hong Kong International Airport (HKIA) into a Three Runway System (3RS) Project. No part of building or buildings or other structure or equipment erected or to be erected within the Area (or any addition or fitting to such building or buildings or structure or equipment) shall exceed the prevailing “restricted height” (more commonly known as Airport Height Restriction (AHR)) prescribed under the Hong Kong Airport (Control of Obstructions) Ordinance (Cap. 301) or its amendment associated with 3RS.

## 7.9 Aircraft Noise

Although the Area falls outside the coverage of Noise Exposure Forecast (NEF) 25 contour under the HKIA 3RS, the Area will be subject to potential aircraft and helicopter noise impact as it falls beneath the primary helicopter entry/exit route “Silvermine” and is in proximity to HKIA. The helicopter noise arising from the frequent use of GFS helicopters flying on the helicopter entry/exit route “Silvermine” over the Area will present an adverse impact on any residential development within the Area.

#### 7.10 Risk Hazard

As part of the Area falls within the consultation zones for Silvermine Bay Water Treatment Works (SMBWTW) and Kau Shat Wan Government Explosives Depot (KSWGED), which are Potentially Hazardous Installations (PHIs). Any development within such areas would be subject to constraints due to risk associated with the PHIs, and requires submission of a hazard assessment to the Coordinating Committee on Land-use Planning and Control relating to Potentially Hazardous Installations for approval prior to application for planning permission from the Board.

#### 7.11 Burial Ground

There is one permitted burial ground in the Area for indigenous villagers. It is located to the northwest of Mang Tong.

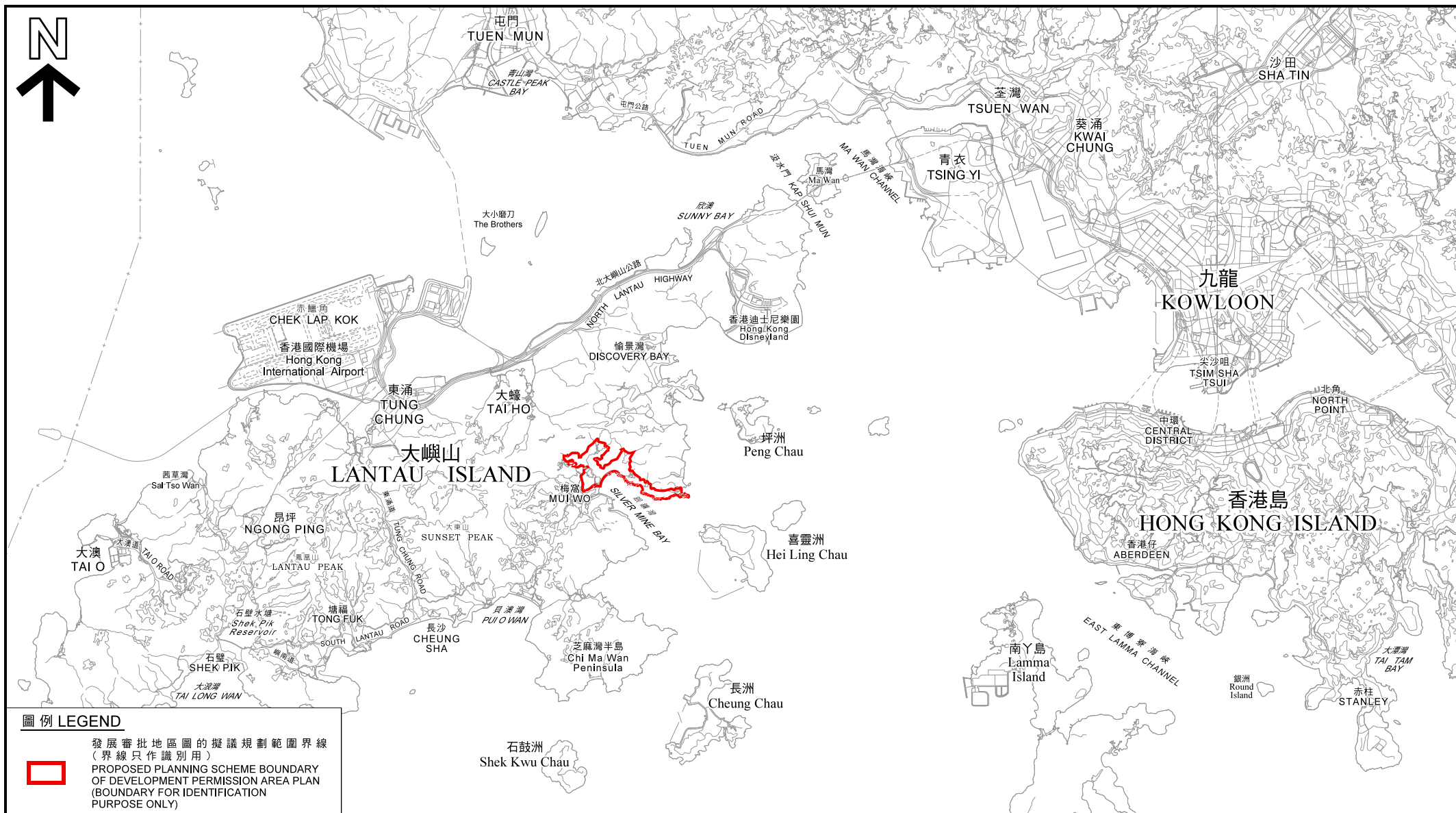
### **8. PLANNING CONTROL WITHIN THE DEVELOPMENT PERMISSION AREA**

- 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 this 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 stream, filling of land/pond or excavation of land within land designated “Unspecified Use” 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**  
**XXXX 2020**



本摘要圖於2020年11月18日擬備，  
所根據的資料為iB100000數碼地形圖  
EXTRACT PLAN PREPARED ON 18.11.2020  
BASED ON iB100000 DIGITAL TOPOGRAPHICAL MAP

# 位置圖 LOCATION PLAN 梅窩北發展審批地區 MUI WO NORTH DEVELOPMENT PERMISSION AREA

SCALE 1: 150 000 比例尺

公里 KM 3 0 3 6 9 KM 公里

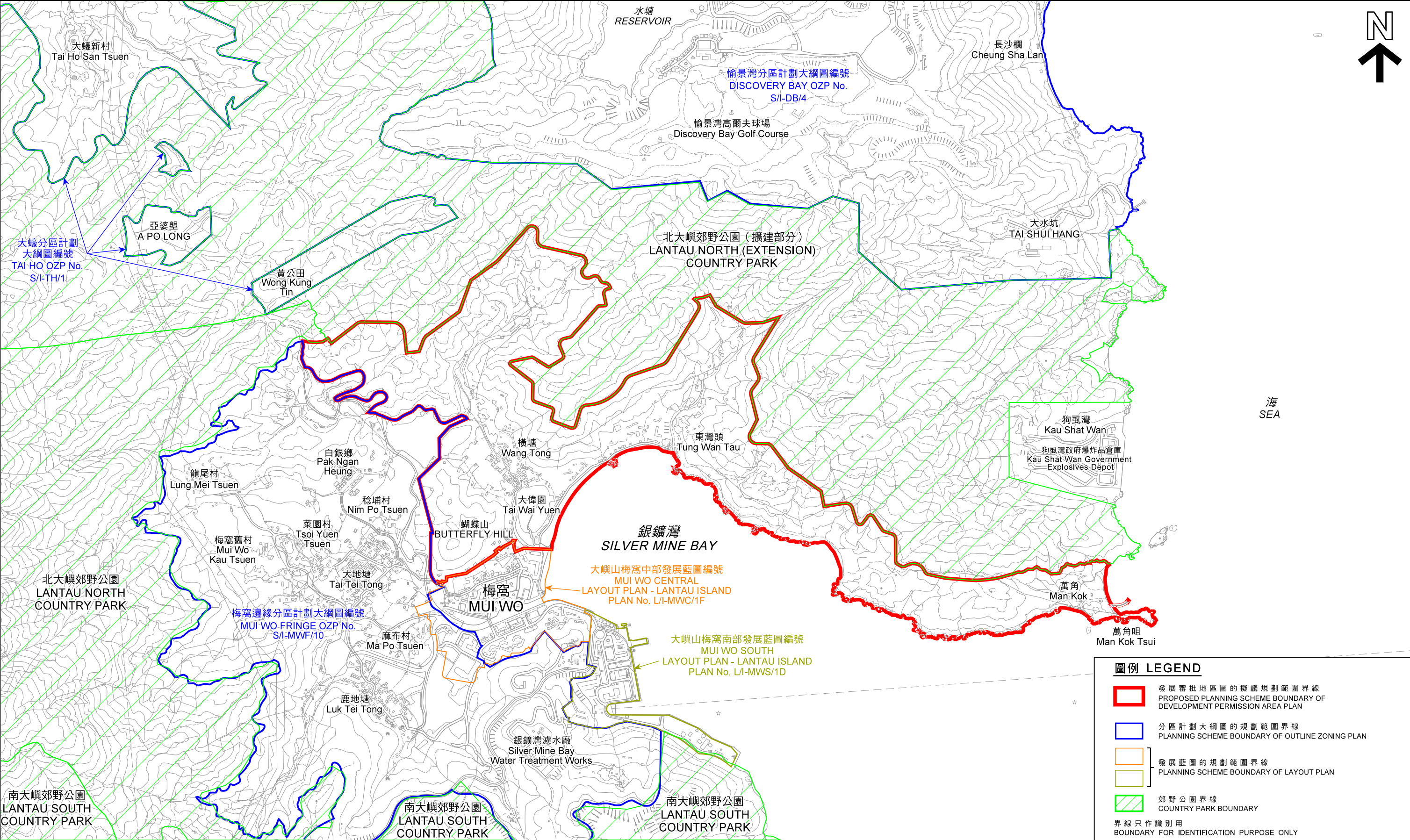
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/LI/20/144

圖 PLAN  
1





圖例

LEGEND

發展審批地區圖的擬議規劃範圍界線

PROPOSED PLANNING SCHEME BOUNDARY OF DEVELOPMENT PERMISSION AREA PLAN

分區計劃大綱圖的規劃範圍界線

PLANNING SCHEME BOUNDARY OF OUTLINE ZONING PLAN

發展藍圖的規劃範圍界線

PLANNING SCHEME BOUNDARY OF LAYOUT PLAN

郊野公園界線

COUNTRY PARK BOUNDARY

界線只作識別用

BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2020年11月18日擬備，  
所根據的資料為 iB10000 數碼地形圖

EXTRACT PLAN PREPARED ON 18.11.2020  
BASED ON iB10000 DIGITAL TOPOGRAPHICAL MAP

位置圖

LOCATION PLAN

梅窩北發展審批地區

MUI WO NORTH DEVELOPMENT PERMISSION AREA

米

200

0

200

400

600

800

1000

1200

米

SCALE 1 : 15 000 比例尺

METRES

規劃署

PLANNING DEPARTMENT

參考編號

REFERENCE No.

M/LI/20/144

圖

PLAN

2





航攝照片 AERIAL PHOTO

梅窩北發展審批地區  
MUI WO NORTH DEVELOPMENT PERMISSION AREA

本摘要圖於2020年11月18日擬備，  
所根據的資料為正射影像圖DOP5000(2019年)  
EXTRACT PLAN PREPARED ON 18.11.2020  
BASED ON ORTHOPHOTO DOP5000 (YEAR 2019)

規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.  
M/LI/20/144

圖 PLAN  
3





本摘要圖於2020年11月18日擬備，  
所根據資料為攝於2018年11月及2020年11月的實地照片  
EXTRACT PLAN PREPARED ON 18.11.2020  
BASED ON SITE PHOTOS TAKEN IN NOV 2018 AND NOV 2020

### 實地照片 - 蝴蝶山 SITE PHOTOS - BUTTERFLY HILL

### 梅窩北發展審批地區 MUI WO NORTH DEVELOPMENT PERMISSION AREA

SCALE 1 : 3 000 比例尺

米 50 0 50 100 150 200 250 米

METRES

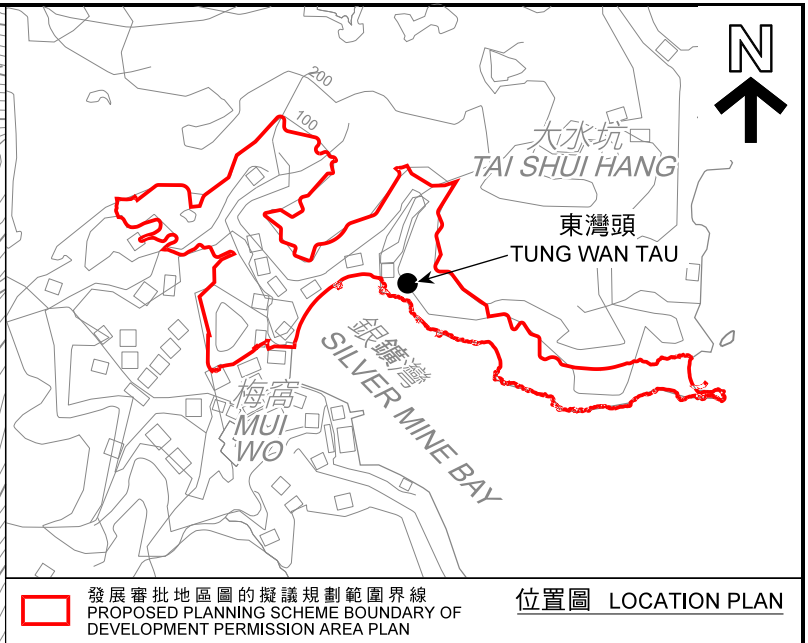
規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.  
M/LI/20/144

圖 PLAN  
4a





**圖例 LEGEND**

受破壞地方  
DAMAGED AREA

實地照片的觀景點  
VIEWING POINT OF SITE PHOTO

界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

### 實地照片 - 東灣頭 SITE PHOTOS - TUNG WAN TAU

### 梅窩北發展審批地區 MUI WO NORTH DEVELOPMENT PERMISSION AREA

SCALE 1 : 2 000 比例尺

米 METRES 40 0 40 80 120 160 米 METRES

本摘要圖於2020年11月20日擬備，  
所根據資料為攝於2019年1月及2020年11月的實地照片  
EXTRACT PLAN PREPARED ON 20.11.2020  
BASED ON SITE PHOTOS TAKEN IN JAN 2019 & NOV 2020

規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.  
M/LI/20/144

圖 PLAN  
4b

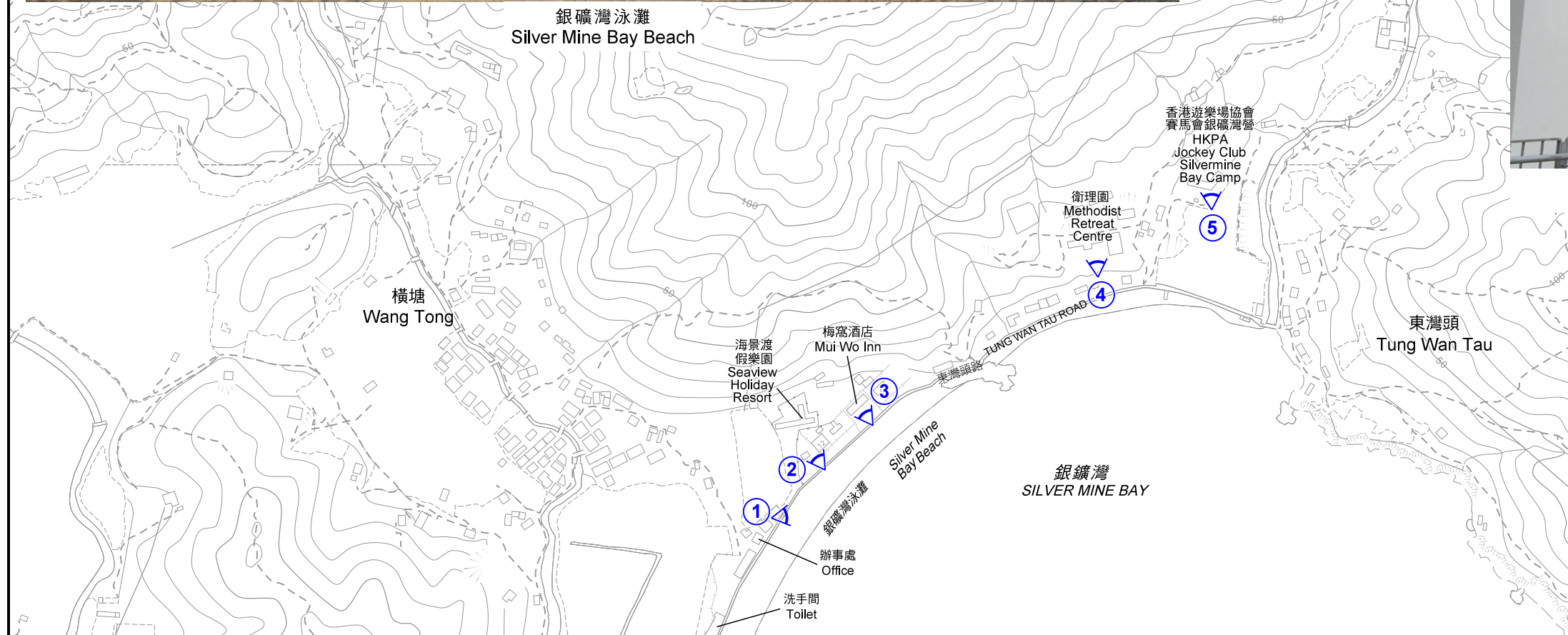




銀礦灣泳灘  
Silver Mine Bay Beach



香港遊樂場協會賽馬會銀礦灣營  
HKPA Jockey Club Silvermine Bay Camp



衛理園  
Methodist Retreat Centre



海景渡假樂園  
Seaview Holiday Resort



梅窩酒店  
Mui Wo Inn

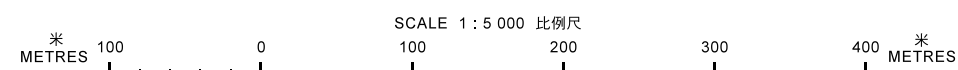
**圖例 LEGEND**

① ◀ 實地照片的觀景點  
VIEWING POINT OF SITE PHOTO

界線 只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 - 康樂設施 SITE PHOTOS - RECREATIONAL FACILITIES

梅窩北發展審批地區  
MUI WO NORTH DEVELOPMENT PERMISSION AREA



本摘要圖於2020年11月17日擬備，  
所根據的資料為攝於2018年11月至2019年1月的實地照片  
EXTRACT PLAN PREPARED ON 17.11.2020  
BASED ON SITE PHOTOS TAKEN FROM NOV 2018 TO JAN 2019

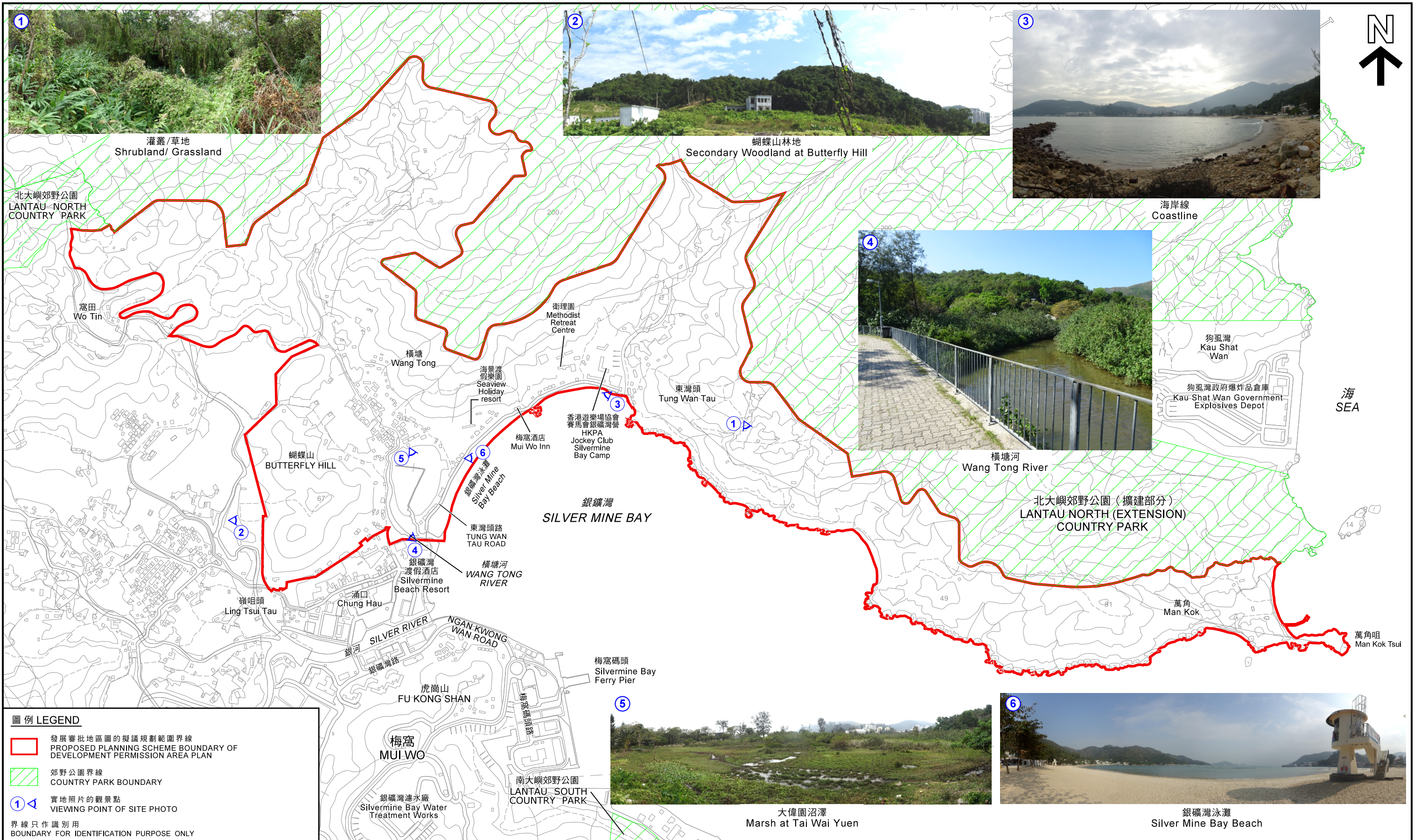
規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.  
M/LI/20/144

圖 PLAN  
5





現有的自然景觀及生境 EXISTING NATURAL LANDSCAPE AND HABITATS

梅窩北發展審批地區  
MUI WO NORTH DEVELOPMENT PERMISSION AREA

本摘要圖於2020年11月18日擬備，  
所根據的資料為攝於2018年11月至2019年1月的實地照片  
EXTRACT PLAN PREPARED ON 18.11.2020  
BASED ON SITE PHOTOS TAKEN FROM NOV 2018 TO JAN 2019

規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.  
M/LI/20/144

圖 PLAN  
6





牛背鷺  
Eastern Cattle Egret



虎紋蛙  
Chinese Bullfrog



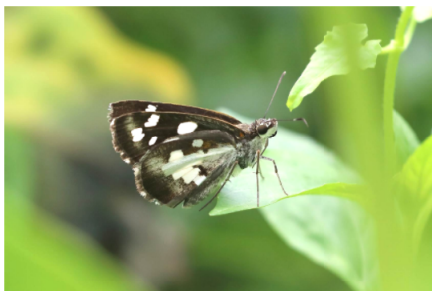
盧氏小樹蛙  
Romer's Tree Frog



異鱗  
Predaceous Chub



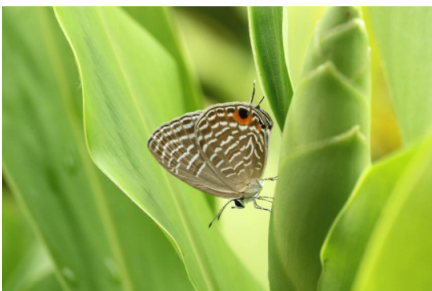
紫身枝牙鰕虎魚  
*Stiphodon atropurpureus*



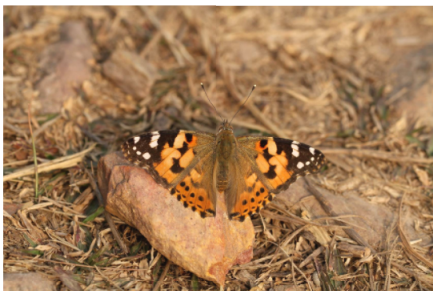
薑弄蝶  
Grass Demon



寬鰆弄蝶  
Grey Scrub Hopper



素雅灰蝶  
Metallic Cerulean



小紅蛱蝶  
Painted Lady



台灣相思  
*Acacia confusa*



土沉香  
*Aquilaria sinensis*



朴樹  
*Celtis sinensis*



龍眼  
*Dimocarpus longan*



榕樹  
*Ficus microcarpa*



荔枝  
*Litchi chinensis*



浙江潤楠  
*Machilus chekiangensis*



白楸  
*Mallotus paniculatus*



鵝掌柴  
*Schefflera heptaphylla*

本圖於2020年10月30日擬備  
資料來源：漁農自然護理署  
PLAN PREPARED ON 30.10.2020  
SOURCE : AGRICULTURE, FISHERIES AND  
CONSERVATION DEPARTMENT

植物及動物的照片  
PHOTOS OF FLORA AND FAUNA SPECIES

梅窩北發展審批地區  
MUI WO NORTH DEVELOPMENT PERMISSION AREA

規劃署  
PLANNING DEPARTMENT



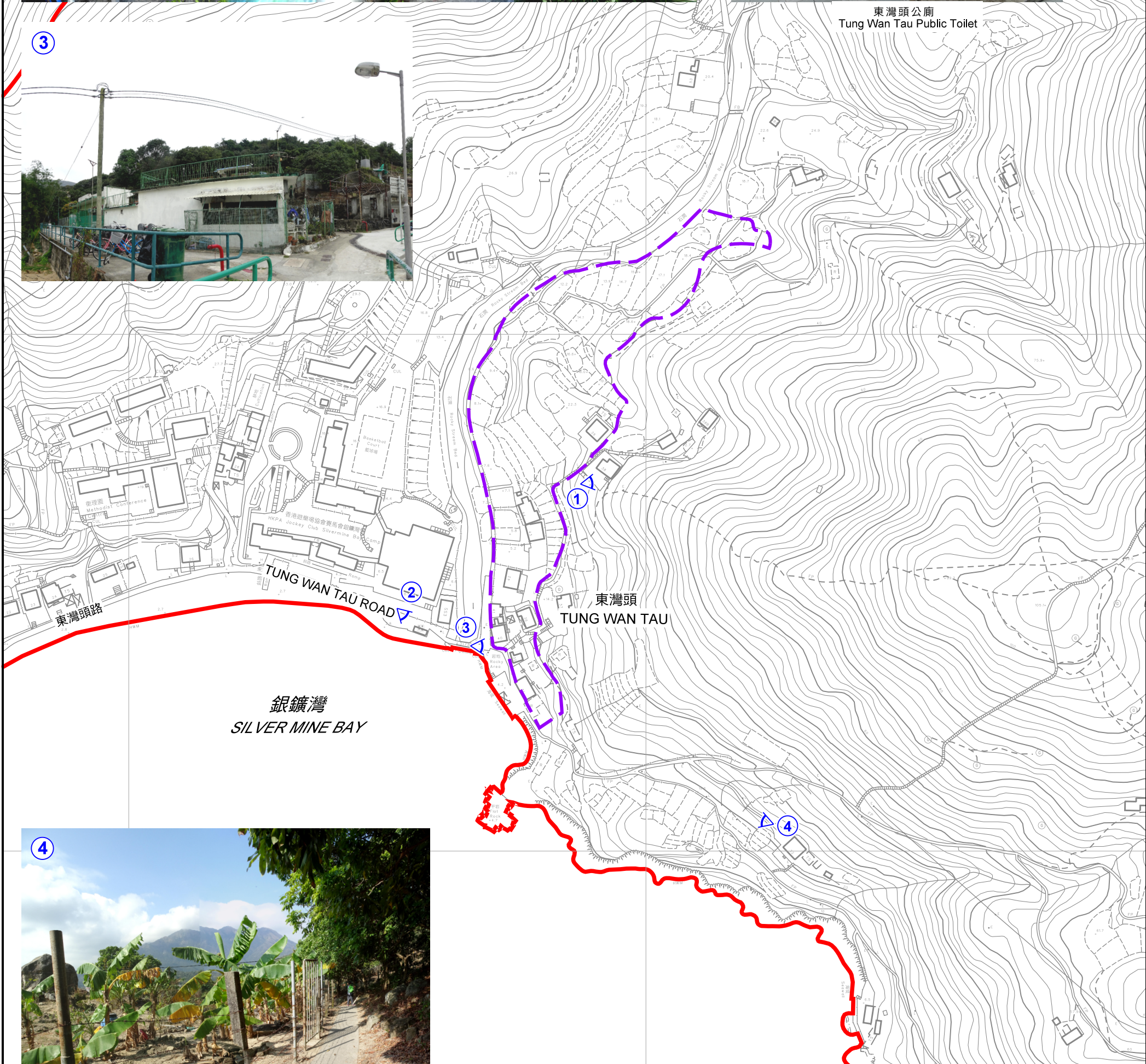
參考編號  
REFERENCE No.  
M/LI/20/144

圖 PLAN  
7









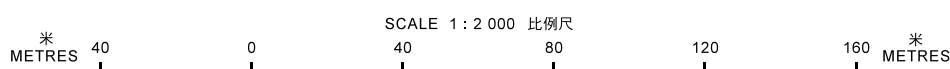
常耕農地  
Active Agricultural Land

圖例 LEGEND

- 發展審批地區圖的  
擬議規劃範圍界線  
PROPOSED PLANNING SCHEME BOUNDARY  
OF DEVELOPMENT PERMISSION AREA PLAN
- 認可鄉村範圍  
RECOGNIZED VILLAGE ENVIRONS
- 1 實地照片的觀景點  
VIEWING POINT OF SITE PHOTO
- 界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2020年11月19日擬備，  
所根據的資料為攝於2018年12月、  
2019年1月及2020年11月的實地照片  
EXTRACT PLAN PREPARED ON 19.11.2020  
BASED ON SITE PHOTOS TAKEN IN  
DEC 2018, JAN 2019 & NOV 2020

實地照片 - 東灣頭村  
SITE PHOTOS - TUNG WAN TAU VILLAGE  
梅窩北發展審批地區  
MUI WO NORTH  
DEVELOPMENT PERMISSION AREA



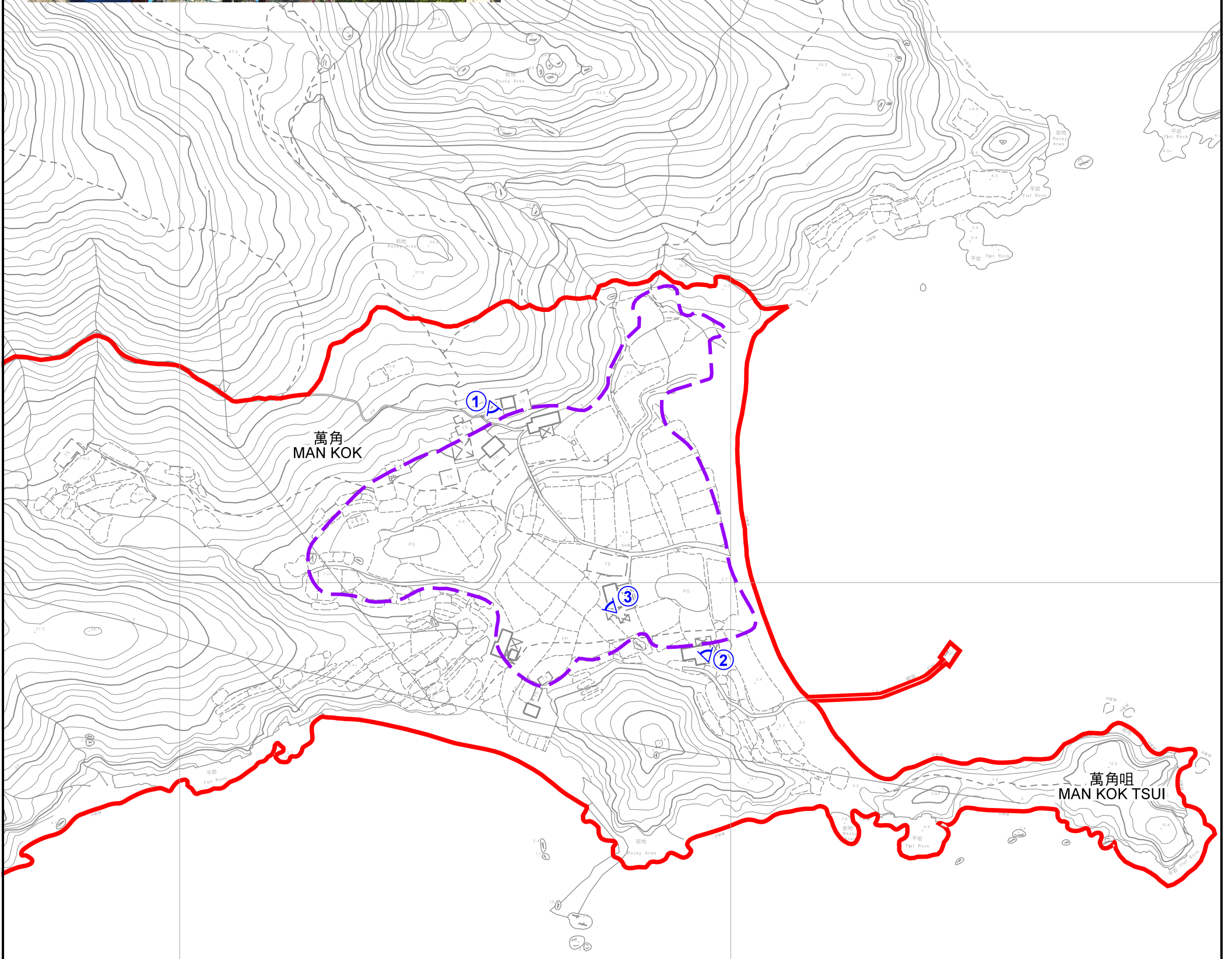
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/LI/20/144

圖 PLAN  
8b





圖例 LEGEND

- 發展審批地區圖的擬議規劃範圍界線  
PROPOSED PLANNING SCHEME BOUNDARY OF DEVELOPMENT PERMISSION AREA PLAN
- 認可鄉村範圍  
RECOGNIZED VILLAGE ENVIRONS
- 實地照片的觀景點  
VIEWING POINT OF SITE PHOTO

界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2020年11月18日擬備，  
所根據的資料為攝於2019年1月的  
實地照片  
EXTRACT PLAN PREPARED ON 18.11.2020  
BASED ON SITE PHOTOS TAKEN IN  
JAN 2019

實地照片 - 萬角咀村  
SITE PHOTOS - MAN KOK TSUI VILLAGE  
梅窩北發展審批地區  
MUI WO NORTH  
DEVELOPMENT PERMISSION AREA

SCALE 1 : 2 000 比例尺  
米 40 0 40 80 120 160 米  
METRES

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/LI/20/144

圖 PLAN  
8c



