

CONFIDENTIAL
(downgraded on 20.12.2013)

Minutes of 1047th Meeting of the
Town Planning Board held on 6.12.2013

Agenda Item 14

[Closed Meeting] [Confidential Item]

Consideration of the Draft Chuen Lung and Ha Fa Shan Development Permission Area
Plan No. DPA/TW-CLHFS/B

(TPB Paper No. 9506)

[The meeting was conducted in Cantonese.]

1. The Chairman invited the following representatives from Planning Department (PlanD) to brief Members on the Paper:

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|----------------|---|--|
| Mr Wilson Chan | - | District Planning Officer/Tsuen Wan and West Kowloon (DPO/TWK) |
| Mr K.T. Ng | - | Senior Town Planner/Tsuen Wan |
| Miss Kaman Kan | - | Town Planner/Tsuen Wan (1) |

2. With the aid of a Powerpoint presentation, Mr K.T. Ng made the following main points as detailed in the Paper:

Background

- (a) located at the north-western fringe of the Tsuen Wan New Town, the Chuen Lung and Ha Fa Shan area (the Area) mainly comprised the stream valleys surrounding Chuen Lung and the upper foothill area around Ha Fa Shan to the south of the Tai Lam Country Park. Traversed by Route Twisk, the Area was bounded to the east by the Tai Mo Shan Country Park and to the west by the Tai Lam Country Park;

- (b) the Area had a rural and scenic setting comprising vegetated slopes and streams valleys. There was a large difference in the landscape and elevations among different parts of the Area. While the hills and slopes around Ha Fa Shan were widely covered with woodland and shrubland, active agricultural activities could still be found around Chuen Lung. Various rare species of fauna with high ecological value had been discovered in the Area, especially in or adjacent to the natural stream courses. The Area also fell within the boundary of water gathering grounds and was classified as an area of high landscape value under the “Landscape Value Mapping of Hong Kong” completed by Planning Department in 2005;

- (c) the area around Chuen Lung was the only area accessible by vehicular traffic via Route Twisk. The major developments including rural settlements, rural workshops and open storages were therefore found in this part of the Area. The area around Ha Fa Shan was only accessible by foot via either Water Supplies Department (WSD)’s restricted maintenance access from Route Twisk or a footpath from Chai Wan Kok. With no vehicular access, Ha Fa Shan was primarily covered with vegetation except for a few scattered settlements/facilities;

- (d) the Area was a popular spot for hikers as it was located in-between the Tai Mo Shan and Tai Lam Country Parks;

Need for Statutory Plan

- (e) the Area was one of the Country Park enclaves identified to be covered by statutory plan. It was rural in character and covered mainly with woodland, shrubland, active and fallow agricultural land and natural stream courses, which provided good habitats for rare species;

- (f) since October 2012, land filling and dumping of building debris had

been detected in Ma Tong which was very close to a natural stream and the Tai Lam Country Park. There was an urgent need to prevent further haphazard developments, protect the rural landscape character, and avoid further disturbance to the natural environment and habitats in the Area;

- (g) owing to the action taken by the concerned departments, the land filling and dumping of building debris in Ma Tong had discontinued. Until recently, the land filling and dumping activities had occurred again;
- (h) the DPA Plan for the Area was a stopgap measure which provided planning guidance and development control pending preparation of an outline zoning plan (OZP) and to enable enforcement actions to be taken against any unauthorized development;

Land Use Proposals

- (i) the draft DPA Plan covered an area of about 209.95 ha;
- (j) the Area was rural in character with village settlements and existing rural industrial activities. The planning intention was to protect the natural habitats and the rural landscape of the Area, to prevent haphazard developments in the Area and to reflect the existing recognized Chuen Lung Village;
- (k) about 2.79 ha of land was zoned “Village Type Development” (“V”) on the draft DPA Plan covering Chuen Lung Village which was the only recognized village in the Area. The existing village cluster was mainly located to the north of the stream while a proposed Chuen Lung Village Expansion Area (VEA) was located to the southeast of the Village. The VEA was covered by a Layout Plan No. L/TW-CL/1, which was adopted on 5.1.1994. The VEA was not located within the village ‘environs’ (‘VE’) of Chuen Lung Village in order to avoid the high natural terrain and disturbance to the extensive dense vegetation and

high landscape value in the southern part of the 'VE' and its adjoining area including the Tai Mo Shan Country Park, minimize the site formation cost and remove the undesirable and/or illegal land uses in the location of the VEA (i.e. rural workshops and open storages). Although the access road and drainage/sewerage infrastructure to support the VEA development had been completed, the implementation of the VEA was at present frozen and subject to a review on the Small House Policy by the Government;

- (l) the boundary of the "V" zone was drawn up provisionally around the existing village cluster and the proposed VEA as shown on the Layout Plan No. L/TW-CL/1 having regard to the existing village houses and building structures, the 'VE', the approved Small House applications and the existing site conditions. Areas of difficult terrain, dense and mature vegetation had been excluded and large pieces of active agricultural land had been avoided as far as possible. The boundary of the "V" zone would be further reviewed and defined during the preparation of the OZP taking account of the results of relevant assessments/studies on various aspects including Small House demand and developments, the review of the Small House Policy, traffic, infrastructure, conservation value, environmental setting, landscape character, etc;

- (m) the remaining area of 207.16 ha was designated as "Unspecified Use". Under this land use designation, apart from 'Agricultural Use' and some uses which were permitted in the covering Notes of the Plan, all uses and developments would require planning permission from the Board. Besides, if diversion of stream, land filling/excavation and pond filling were required for the always permitted uses (except the public works implemented and coordinated by the Government), permission from the Board would be required. This control would help properly regulate and control the existing topography and natural vegetation pending the designation of land use zonings on the OZP; and

Consultation

- (n) the Tsuen Wan District Council and the Tsuen Wan Rural Committee had not been consulted due to the confidential nature of the draft DPA Plan. They would be consulted separately on the Plan after its publication under section 5 of the Ordinance; and
3. Members had no question on the Paper.
4. After deliberation, the Board agreed that:
- “(a) the draft Chuen Lung and Ha Fa Shan DPA Plan No. DPA/TW-CLHFS/B (to be renumbered to DPA/TW-CLHFS/1) and its Notes at Appendices I and II of the Paper are suitable for exhibition for public inspection under section 5 of the Ordinance;
- (b) the Explanatory Statement in Appendix III of the Paper is suitable to serve as an expression of the planning intention and objectives of the Board for the draft Chuen Lung and Ha Fa Shan DPA Plan and that the Explanatory Statement should be issued under the name of the Board; and
- (c) consultation with the Tsuen Wan District Council and the Tsuen Wan Rural Committee on the draft Chuen Lung and Ha Fa Shan DPA Plan should be conducted separately after the publication of the DPA Plan under section 5 of the Ordinance.”
5. Members also agreed that the Secretariat of the Board would further check the accuracy of the DPA Plan, its Notes and ES before their publication.