

TOWN PLANNING BOARD

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28.8.2014

TPB Paper No. 9981

For Consideration by the
Town Planning Board on 14.8.2015

Draft Tung Chung Valley Development Permission Area Plan
No. DPA/I-TCV/C

[CONFIDENTIAL]

TPB Paper No. 9981
For Consideration by the
Town Planning Board
on 14.8.2015

**CONSIDERATION OF THE
DRAFT TUNG CHUNG VALLEY
DEVELOPMENT PERMISSION AREA PLAN NO. DPA/I-TCV/C**

1. Introduction

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

- (a) the draft Tung Chung Valley Development Permission Area (DPA) Plan No. DPA/I-TCV/C (to be renumbered as DPA/I-TCV/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 Tung Chung Valley DPA Plan and that the ES should be issued under the name of the Board.

2. Background

The Planning Context (Plans 1 to 5b)

- 2.1 The planning scheme area (the Area), covering a total area of about 168.27 ha, is located in the northern part of Lantau Island to the southwest of Tung Chung Town Centre Area. It covers the Tung Chung Valley, the coastal area of Tung Chung Bay and foothills of Lantau Peak / Pak Kung Au. It is accessible by vehicles via Tung Chung Road, Yu Tung Road and Shek Mun Kap Road. It is encircled by the Lantau North (Extension) Country Park to the west, south and southeast, Tung Chung Bay to the north and Tung Chung Town Centre Area to

the northeast.

- 2.2 The Area is characterised by a rural ambience adjoining the transitional area of the urbanized Tung Chung Town Centre Area. The periphery of the Area consists of hilly terrain along foothills of Nei Lak Shan, Lantau Peak / Pak Kung Au and Wo Liu Tun to the west, south and southeast. The landscape setting is very distinct that the Area is enclosed by an undulating mountain ridgeline and hilly terrains. The natural landscape of the Area consists of woodland, shrubland, grassland, wetland, mangroves, abandoned farmland and scenic coastline. Tributaries of the Tung Chung Stream (Tung Chung River), an Ecologically Important Stream (EIS), can be found in the Area. There are six recognized villages in the Area, namely Ngau Au, Lam Che, Nim Yuen, Shek Lau Po, Mok Ka and Shek Mun Kap. According to the 2011 Census, the Area has a population of about 1,000.

Tung Chung New Town Extension Study

- 2.3 In January 2012, the Civil Engineering and Development Department and Planning Department jointly commissioned the Tung Chung New Town Extension Study (the Tung Chung Study). The overall objective of the Tung Chung Study is to extend Tung Chung into a distinct community and propose a development plan which can meet housing, social, economic, environmental and local needs. Tung Chung Valley is covered by the draft Recommended Outline Development Plan (RODP) formulated under the Tung Chung Study. Stage 3 Public Engagement aiming to solicit public views on the draft RODP (**Plans 6a and 6b**) was completed in October 2014. The draft RODP is being revised taking into account public comments received. Upon finalization of the RODP, an Outline Zoning Plan (OZP) with detailed land use proposals for the Area will be prepared to provide guidance for future development.

Need for DPA Plan

- 2.4 During the public engagement process, there was grave concern on the need to protect the high ecological value of Tung Chung Valley and Tung Chung River. It is noted that dumping, land filling and open storage activities are found in the Area and in mid 2015, conversion of New Territories Exempted Houses into columbarium was also found in the Area resulting in adverse impact on the ecology, natural environment and rural character of the Area (**Plan 7**). There is therefore an urgent need to prepare a DPA Plan to provide an interim planning control with a view to avoiding further proliferation of undesirable uses and

degradation of the natural environment and rural character. Pending finalization of the RODP under the Tung Chung Study, an OZP will be prepared with detailed land use proposals covering the Area.

- 2.5 On 25.4.2015, under the delegated power of the Chief Executive, the Secretary for Development directed the Board, under section 3(1)(b) of the Ordinance, to prepare a draft plan designating the Tung Chung Valley as a DPA.

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 boundary of the Area.
- 3.2 The draft DPA Plan is to provide planning guidance and to facilitate development control within the Area. It is effective for a period of three years after notice of the draft DPA Plan is first published in the Gazette pursuant to section 5 of the Ordinance and will cease to have effect when it is replaced by a draft OZP prepared under section 3(1)(a) of the Ordinance.

4. The Plan Area

Existing Land Uses (Plans 1 to 5)

- 4.1 The Plan covers an area of about 168.27 ha. It is encircled by the Lantau North (Extension) Country Park to the west, south and southeast, Tung Chung Bay to the north and Tung Chung Town Centre Area to the east. The periphery of the Area consists of hilly terrain along foothills of Nei Lak Shan, Lantau Peak/Pak Kung Au and Wo Liu Tun to the west, south and southeast. The natural landscape of the Area consists of woodland, shrubland, grassland, wetland, mangroves, abandoned farmland and scenic coastline. Tributaries of the Tung Chung River, an EIS, can be found in the Area flowing from the uphill area within the Country Park along Tung Chung Valley to Tung Chung Bay. There are mature woodlands, and floral species of conservation interest and the endangered Romer's Tree Frog have been recorded within the Area. There are farmlands in the Area where agricultural activities once flourished. The active farmlands are mainly covered by orchards. Except some pockets of active farmlands scattered in

the Area, other farmlands are mostly fallow.

Recognized Villages

4.2 There are six recognized villages in the Area, namely Ngau Au, Lam Che, Nim Yuen, Shek Lau Po, Mok Ka and Shek Mun Kap. Shek Lau Po and Shek Mun Kap are located on the valley floor between the two main tributaries of Tung Chung River, while other village clusters are located along the foothills to the west of Tung Chung River (**Plans 3 to 4b**).

Land Ownership

4.3 The majority of the land in the Area (about 67%) is government land, and the remaining 33% is under private ownership comprising agricultural land and building lots (**Plan 3**).

Transport and accessibility

4.4 Yu Tung Road, Tung Chung Road and Shek Mun Kap Road are the main access roads to the Area. The southern section of Tung Chung Road beyond its junction with Shek Mun Kap Road is subject to the Closed Road Permit system and only franchised bus services, Lantau taxis and vehicles with permit can have access to this section of the road.

5. Land Use Proposals (Appendix I)

General Planning Intention

5.1 The general planning intention for the Area is to protect the ecologically sensitive areas and the rural and natural character, to maintain the unique landscape character and cultural heritage of the Area, and to prevent it from encroachment by unauthorized development and from undesirable change of use.

Unspecified Use

5.2 As mentioned above, the RODP under the Tung Chung Study is being finalized, and will form the basis for the preparation of an OZP with detailed land use proposals for the Area. However, given the imminent threat to the natural landscape and existing character of the Area, all land covered by the Area is

designated as “Unspecified Use” in the interim period. This land use designation is primarily intended for giving immediate statutory planning control against unauthorised development, which may cause negative impact on the natural and rural environment of the Area, as well as other land uses, which may be incompatible with the existing character and the planned future land uses in the Area recommended under the Tung Chung Study. Under this “Unspecified Use” designation, 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. Besides, if diversion of streams, filling of land/pond or excavation of land are required for the always permitted uses (except the public works implemented or coordinated by the Government), permission from the Board will be required. This will provide proper statutory planning control for the Area.

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

6. Notes of the Plan (Appendix II)

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

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

7. Plan Number

Upon gazetting, the draft Tung Chung Valley DPA Plan will be renumbered to DPA/I-TCV/1.

8. Consultation

8.1 The draft DPA Plan together with the Notes and ES have been circulated to the relevant government bureaux and departments for comments. Comments received

have been incorporated into the draft DPA Plan, its Notes and ES as appropriate.

8.2 The Islands District Council (IsDC) and the Tung Chung Rural Committee (TCRC) have not been consulted given the confidential nature of the draft DPA Plan. However, the IsDC and TCRC will be consulted on the draft DPA Plan after its publication under section 5 of the Ordinance.

9. Decision Sought

Members are invited to:

- (a) agree that the draft Tung Chung Valley DPA Plan No. DPA/I-TCV/C (to be renumbered as DPA/I-TCV/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 Tung Chung Valley DPA Plan and that the ES should be issued under the name of the Board; and
- (c) agree that briefings on the draft DPA Plan will be conducted for the IsDC and TCRC after its publication under section 5 of the Ordinance.

Attachments

Appendix I	Draft Tung Chung Valley Development Permission Area Plan No. DPA/I-TCV/C
Appendix II	Notes of the Draft Tung Chung Valley Development Permission Area Plan No. DPA/I-TCV/C
Appendix III	Explanatory Statement of the Draft Tung Chung Valley Development Permission Area Plan No. DPA/I-TCV/C
Plan 1	Location Plan for Tung Chung Valley Development Permission Area
Plan 2	Aerial Photo

Plan 3 Village Environs and Land ownership in the Tung Chung Valley
Development Permission Area

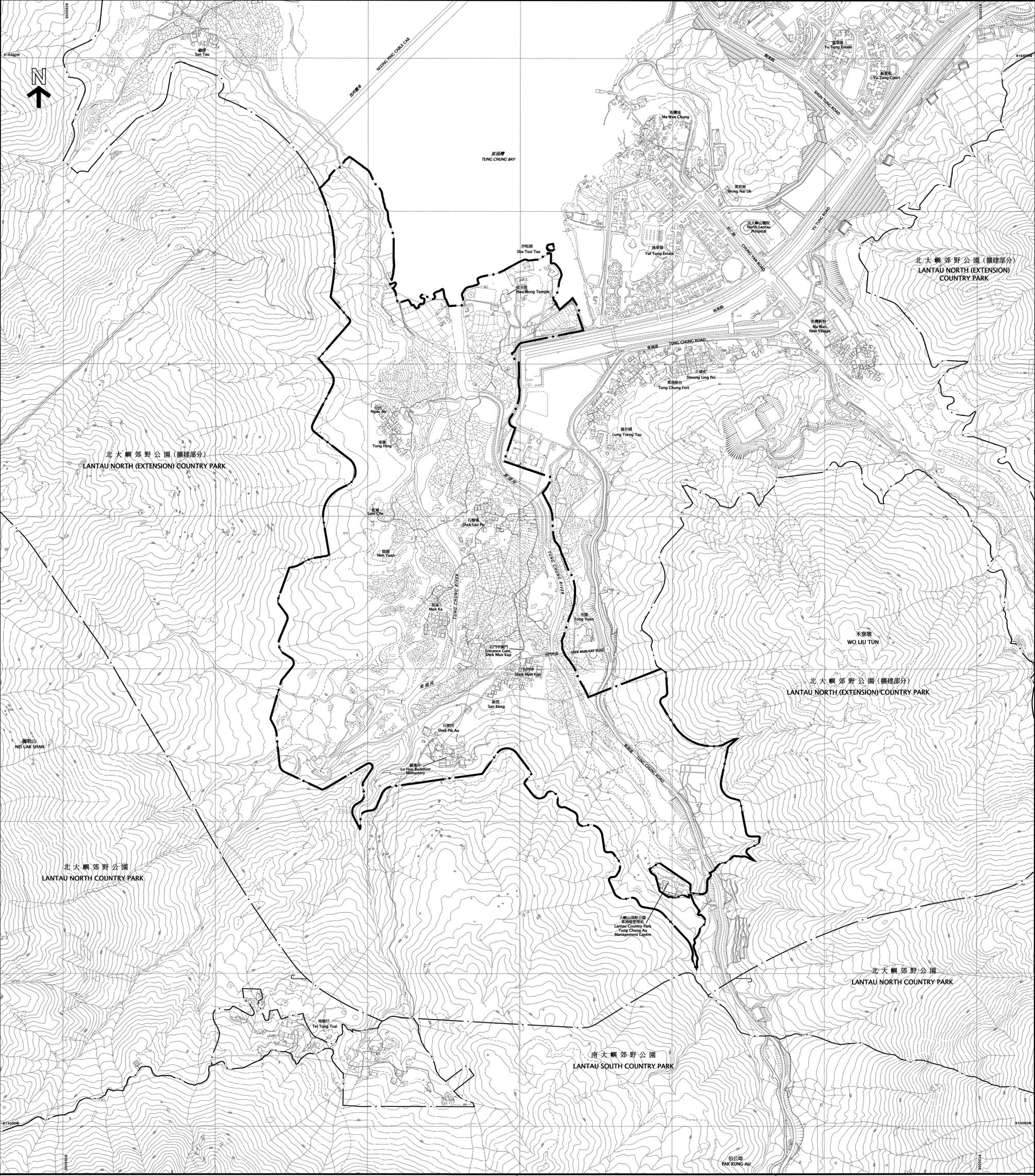
Plans 4a and 4b Site Photos

Plans 5a and 5b Cultural Heritage, Major Religious Buildings and Local Features

Plans 6a and 6b Draft Recommended Outline Development Plan under Tung Chung New
Town Extension Study

Plan 7 Columbarium Development and Land Filling / Open Storage Activities in
Tung Chung Valley

PLANNING DEPARTMENT
AUGUST 2015



圖例 NOTATION

MISCELLANEOUS

BOUNDARY OF DEVELOPMENT PERMISSION AREA

BOUNDARY OF COUNTRY PARK

其他

發展審批地區界線

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
	公畝 HECTARES	% 百分率	
UNSPECIFIED USE	168.27	100.00	非指定用途
TOTAL AREA OF DEVELOPMENT PERMISSION AREA	168.27	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

按照城市規劃條例第5條展示的
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

東涌谷發展審批地區圖
TUNG CHUNG VALLEY 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擬備
PREPARED BY THE PLANNING DEPARTMENT UNDER THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號
PLAN No. **DPA/1-TC/VIC**

DRAFT TUNG CHUNG VALLEY DEVELOPMENT PERMISSION AREA PLAN
NO. DPA/I-TCV/C

(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) Boundary 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 or repair 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, 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;
 - (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 TUNG CHUNG VALLEY DEVELOPMENT PERMISSION AREA PLAN
NO. DPA/I-TCV/C**

Schedules of Uses

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

Agricultural Use

Remarks

- (a) Any use or development, other than the always permitted use as specified above or the uses or developments always permitted under the covering Notes, requires planning permission from the Town Planning Board under section 16 of the Town Planning Ordinance.
- (b) Any diversion of streams, filling of land/pond or excavation of land, including that to effect a change of use to the always permitted use as specified above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by the Government), shall not be undertaken or continued on or after the date of 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 TUNG CHUNG VALLEY DEVELOPMENT PERMISSION AREA PLAN
NO. DPA/I-TCV/C

EXPLANATORY STATEMENT

DRAFT TUNG CHUNG VALLEY DEVELOPMENT PERMISSION AREA PLAN
NO. DPA/I-TCV/C

EXPLANATORY STATEMENT

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DRAFT TUNG CHUNG VALLEY DEVELOPMENT PERMISSION AREA PLAN
NO. DPA/I-TCV/C

(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 Tung Chung Valley Development Permission Area Plan No. DPA/I-TCV/C. 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 25 April 2015, 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 Tung Chung Valley area as a development permission area (DPA).

2.2 On XX August 2015, the draft Tung Chung Valley DPA Plan No. DPA/I-TCV/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 Tung Chung Valley 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 boundary of the Area.

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

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

4. **NOTES OF THE PLAN**

4.1 Attached to the Plan is a set of Notes which shows the types of uses or developments which are always permitted within the Area and which may be permitted by the Board, with or without conditions, on application. The

provision for application for planning permission under section 16 of the Ordinance allows greater flexibility in land use planning and control of development to meet the changing needs.

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

5. THE EXISTING SITUATION

- 5.1 The Area, covering a total area of about 168.27 ha, is located in the northern part of Lantau Island to the southwest of Tung Chung Town Centre Area. It is accessible by vehicles via Tung Chung Road, Yu Tung Road and Shek Mun Kap Road. It is encircled by the Lantau North (Extension) Country Park to the west, south and southeast, Tung Chung Bay to the north and Tung Chung Town Centre Area to the northeast.
- 5.2 The periphery of the Area consists of hilly terrain along foothills of Nei Lak Shan, Lantau Peak / Pak Kung Au and Wo Liu Tun to the west, south and southeast. The landscape setting is very distinct in that the Area is enclosed by an undulating mountain ridgeline and hilly terrains. The natural landscape of the Area consists of woodland, shrubland, grassland, wetland, mangroves, abandoned farmland and scenic coastline. There are tributaries of the Tung Chung Stream (Tung Chung River), an Ecologically Important Stream (EIS), in the Area flowing from the uphill area within the Country Park along Tung Chung Valley to Tung Chung Bay. The Tung Chung EIS is characterised by its high diversity of freshwater fish species, with records of species of conservation importance such as Beijiang Thick-lipped Barb (*Acrossocheilus beijiangensis*) and Philippine Neon Goby (*Stiphodon atropurpureus*). Mature woodlands can be found in the vicinity of several villages, such as Shek Mun Kap and Ngau Au. Floral species of conservation interest such as *Aquilaria sinensis* and *Pavetta hongkongensis* have been recorded in these woodlands. The endangered Romer's Tree Frog (*Liuixalus romeri*) and the rare Jhora Scrub Hopper (*Aeramachus jhora*) have also been recorded in the Tung Chung Valley.
- 5.3 The Area is characterised by a rural ambience adjoining the transitional area of the urbanized Tung Chung Town Centre. There are farmlands in the Area where agricultural activities once flourished. The active farmlands are mainly covered by orchards. Except some pockets of active farmlands scattered in the Area, other farmlands are mostly fallow. There are six recognized villages in the Area, namely Ngau Au, Lam Che, Nim Yuen, Shek Lau Po, Mok Ka and Shek Mun Kap. Shek Lau Po and Shek Mun Kap are located on the valley floor between the two main tributaries of Tung Chung River, while other village clusters are located along the foothills to the west of Tung Chung River. Hau Wong Temple near Sha Tsui Tau and Lo Hon Monastery near Shek Pik Au are well-known temples in the Area. Hau Wong Temple and the Entrance Gate at Shek Mun Kap are graded historic buildings. There are basically no significant economic activities in the Area.

- 5.4 Yu Tung Road, Tung Chung Road and Shek Mun Kap Road are the main access roads to the Area. The southern section of Tung Chung Road beyond its junction with Shek Mun Kap Road is subject to the Closed Road Permit system and only franchised buses, Lantau taxis and vehicles with permit can have access to this section of the road.

6. NEED FOR PLANNING GUIDANCE AND CONTROL

- 6.1 The Area is characterised by a rural ambience which comprises the natural landscape of woodland, shrubland, grassland, wetland, mangroves, fallow and cultivated agricultural land, natural streams and scenic coastline with village settlements, historic buildings and temples. The natural habitats support various species of birds, freshwater fish and plants etc. and some of them are rare species worthy of preservation. Dumping, land filling and open storage activities, and conversion of New Territories Exempted Houses into columbarium are found in the Area resulting in adverse impact on the ecology, natural environment and rural character of the Area. There is therefore an urgent need to have a DPA Plan to provide an interim planning control with a view to avoiding further proliferation of undesirable uses and degradation of the natural environment and rural character pending preparation of an OZP, and to enable enforcement actions to be taken against any unauthorized development.
- 6.2 Tung Chung Valley is part of the Tung Chung West New Town Extension area under the Tung Chung New Town Extension Study (the Tung Chung Study). A draft Recommended Outline Development Plan (RODP) has been formulated under the Tung Chung Study recommending detailed land uses of the New Town Extension area. Upon finalization of the RODP, an OZP for Tung Chung Valley with detailed land use proposals will be prepared to guide future development in the Area.

7. THE DEVELOPMENT PERMISSION AREA

7.1 Plan Area

The Area covers an area of about 168.27 ha. It is bounded by the Lantau North (Extension) Country Park to the west, south and southeast, Tung Chung Bay to the north and Tung Chung Town Centre area to the east. The boundary of the Area is shown by a heavy broken line on the Plan.

7.2 General Planning Intention

The general planning intention for the Area is to protect the ecologically sensitive areas and the rural and natural character, to maintain the unique landscape 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

According to the 2011 Census, the Area has a population of about 1,000.

7.4 Land Use

“Unspecified Use”: Total Area 168.27 ha

- (a) The Area consists mainly of woodland, shrubland, grassland, wetland, mangroves, fallow and cultivated agricultural land, natural streams and scenic coastline with village settlements, historic buildings and temples. Dumping, land filling and open storage activities, and conversion of New Territories Exempted Houses into columbarium are found in the Area resulting in adverse impact on the ecology, natural environment and rural character of the Area. To prevent such activities from further affecting the Area, planning guidance and development control are considered necessary. Owing to the urgency of preparing the DPA plan, the whole Area has been designated as “Unspecified Use” pending finalization of the RODP under the Tung Chung Study and preparation of an OZP with detailed land use proposals to guide future development in the Area. 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 streams, filling of land/pond or excavation of land may cause adverse impacts on drainage and environment of the Area, permission from the Board is required for such activities except public works co-ordinated or implemented by the Government.

7.5 Transport and Utility Services

7.5.1 Road Network and Footpath

At present, the Area is accessible by vehicles via Yu Tung Road and Shek Mun Kap Road leading from Tung Chung Road. While most parts of the Area are inaccessible due to lack of proper vehicular access, some parts may be accessible by village accesses, footpaths and walking trails and some of which are famous walking trails connecting to other areas on Lantau such as San Tau, Sha Lo Wan, Tai O, Tei Tong Tsai and Ngong Ping.

7.5.2 Public Transport

A bus terminus is located at Shek Mun Kap Road providing public transport services to the Area connecting Tung Chung Town Centre Area. The closest Public Transport Interchange (PTI) is located at Yat Tung Estate outside the Area.

7.5.3 Utility Services

The Area is supplied with water, electricity and telephone services. Provision of sewerage and drainage systems, gas supply and other utility services are being planned under the Tung Chung Study. Fresh water supply is available to the existing village clusters within the Area, including Ngau Au, Shek Lau Po, Mok Ka and Shek Mun Kap. For major development in the Area, sufficient lead time should be allowed for upgrading of the water supply system as necessary. Water supply is not available in the south-western part of the Area and the areas south of Shek Mun Kap, which have terrains generally above +60mPD to +130mPD.

7.6 Cultural Heritage

7.6.1 Sha Tsui Tau Site of Archaeological Interest as well as two graded historic buildings, namely Hau Wong Temple and Entrance Gate, Shek Mun Kap fall within the boundary of the Plan. Hau Wong Temple is a Grade 2 historic building located at Sha Tsui Tau while Entrance Gate, Shek Mun Kap is a Grade 3 historic building located in the inner part of Tung Chung Valley. All of the above site of archaeological interest and historic buildings are worthy of preservation.

7.6.2 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 the AAB at <http://www.aab.gov.hk>.

7.6.3 Prior consultation with the Antiquities and Monuments Office of the Leisure and Cultural Services Department should be made if any development, redevelopment or rezoning proposals might affect the above historic buildings, new items pending grading assessment, or sites of archaeological interest and their immediate environs. If there is any development within the site of archaeological interest, an assessment shall be conducted to evaluate the archaeological impact imposed by the proposed works. If necessary, a qualified archaeologist shall be engaged to apply for a licence from the Antiquities Authority under the Antiquities and Monuments Ordinance (Cap. 53) for an archaeological field investigation to evaluate whether the proposed works are acceptable from an archaeological preservation viewpoint and propose appropriate mitigation measures.

8. PLANNING CONTROL WITHIN THE DEVELOPMENT PERMISSION AREA

8.1 The types of permitted developments and uses on land within the Area are listed in the Notes to the Plan. Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to

the permitted developments and uses are always permitted and no separate permission is required.

- 8.2 Uses of land or building which were in existence immediately before the first publication in the Gazette of the notice of the draft DPA Plan and which are not in compliance with the terms of the Plan may have adverse impact on the environment, drainage and traffic of the Area. Although no action is required to make such use conform to this Plan, any material change of such use or any other development (except minor alteration and/or modification to the development of the land or building in respect of such use which is always permitted) must be always permitted in terms of the Plan or, if permission is required, in accordance with a permission granted by the Board. The Board will consider these applications on their individual merits. Those alteration and/or modification works which may lead to an environmental improvement or upgrading to the Area may be considered favourably by the Board.
- 8.3 Planning applications to the Board will be assessed on individual merits. In general, the Board, in considering the planning applications, will take into account all relevant planning considerations which may include the departmental outline development plans/layout plans, and the guidelines published by the Board. The outline development plans/layout plans, if available, will open as 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 on or after the first publication in the Gazette of the notice of the draft DPA Plan without permission from the Board may also be subject to enforcement proceedings.
- 8.5 It is intended that the DPA Plan published by the Board will be replaced, within three years, by an OZP. Under the provisions of section 20(5) of the Ordinance, a draft DPA Plan is effective for a period of three years after the notification in the Gazette. Extension of one additional year may be given by the Chief Executive in Council. The provision of enforcement will continue to be applicable to the Area after the DPA Plan is replaced by an OZP.



大小磨刀
The Brothers

香港國際機場
Hong Kong International Airport

NORTH LANTAU HIGHWAY
北大嶼山公路
大嶼
Tai Ho

東涌
Tung Chung

梅窩
Mui Wo

大嶼山
Lantau Island

西草灣
Sai Tso Wan

深屈
Sham Wat

昂坪
Ngong Ping

大東山
Sunset Peak

鹿湖
Luk Wu

鳳凰山
Lantau Peak

貝澳
Pui O

大潭道
TAI O RD

葵山道
KEUNG SHAN RD

TUNG CHUNG ROAD

東涌道

貝澳灣
PUI O WAN

萬丈布
Man Cheung Po

荳山
Keung Shan

石壁水塘
Shek Pik Reservoir

塘福
Tong Fuk

嶼南道

長沙
Cheung Sha

芝麻灣半島
Chi Ma Wan Peninsula

石壁
Shek Pik

SOUTH LANTAU ROAD

塘福廟灣
TONG FUK MIU WAN

大澳灣
TAI LONG WAN

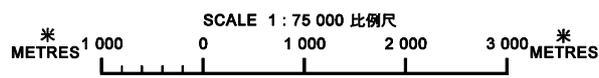
石鼓洲
Shek Kwu Chau

 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

本摘要圖於2015年8月11日擬備
EXTRACT PLAN PREPARED ON 11.8.2015

位置圖 LOCATION PLAN

東涌谷發展審批地區
TUNG CHUNG VALLEY
DEVELOPMENT PERMISSION AREA



規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/LI/15/87

圖 PLAN
1



東涌灣
TUNG CHUNG BAY

馬灣涌
MA WAN CHUNG

東涌
TUNG CHUNG

逸東邨
YAT TUNG ESTATE

馬灣新村
MA WAN NEW VILLAGE

裕東路

上嶺皮
SHEUNG LING PEI

第39區
AREA 39

黃家圍
WONG KA WAI

牛凹
NGAU AU

藍嶺
LAM CHE

稔園
NIM YUEN

石榴埔
SHEK LAU PO

芳園
FONG YUEN

莫家
MOK KA

石門甲
SHEK MUN KAP

東涌道
TUNG CHUNG ROAD

禾寮墩
WO LIU TUN

北大嶼郊野公園(擴建部分)
Lantau North (Extension)
Country Park

北大嶼郊野公園(擴建部分)
Lantau North (Extension)
Country Park

石壁凹
SHEK PIKAU

墓地
BURIAL
GROUND

大嶼山郊野公園
東涌坳管理站
Lantau Country Park
Tung Chung Au
Management Centre

北大嶼郊野公園
Lantau North Country Park

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

 郊野公園
COUNTRY PARK

本摘要圖於2015年8月11日擬備，
所根據的資料為地政總署
於2015年1月拍得的航攝照片
編號CW112378和CW113095

EXTRACT PLAN PREPARED ON 11.8.2015
BASED ON AERIAL PHOTO
No. CW112378 & CW113095
TAKEN IN JAN 2015
BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

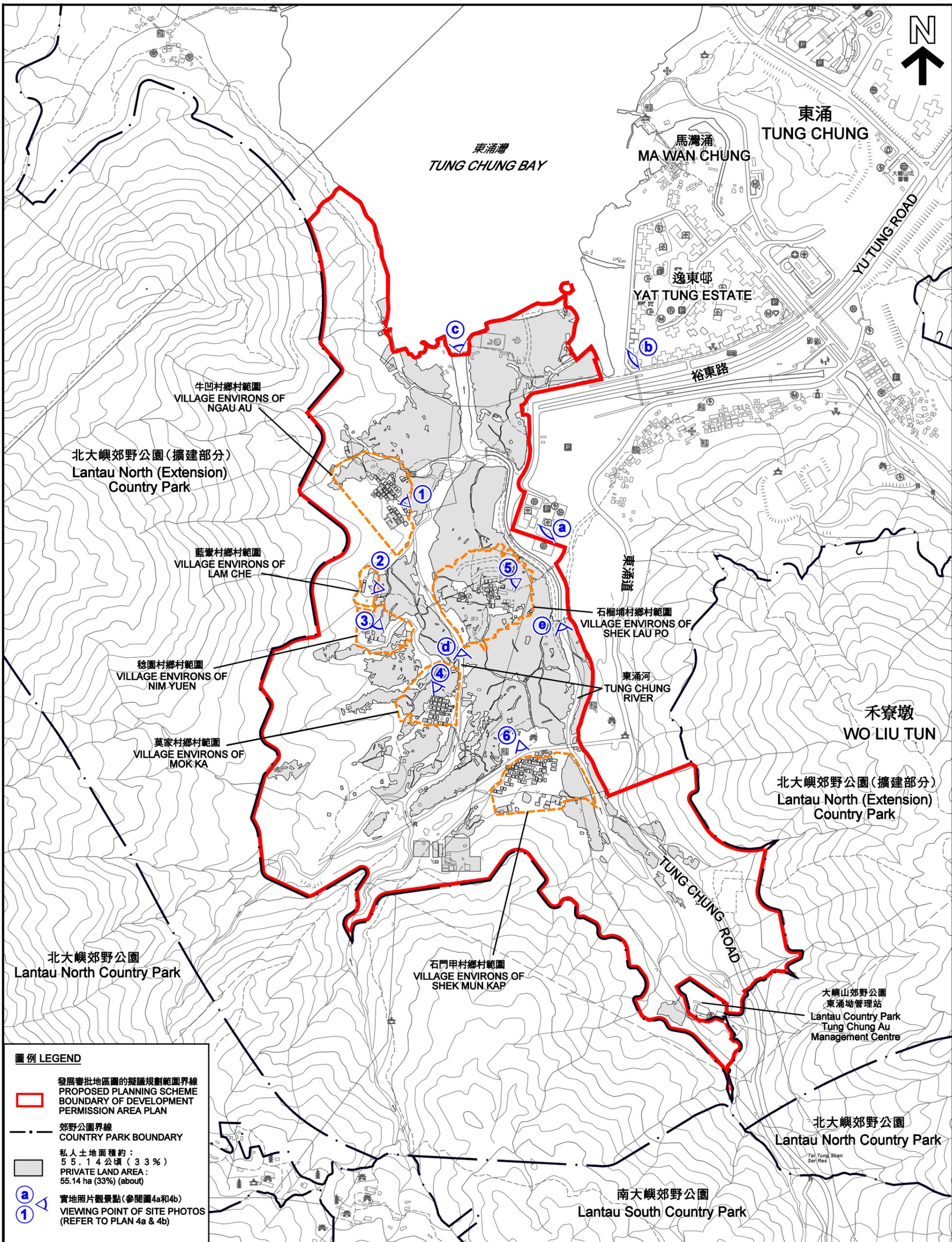
東涌谷發展審批地區
TUNG CHUNG VALLEY
DEVELOPMENT PERMISSION AREA

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/LI/15/87

圖 PLAN
2



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
- 郊野公園界線
COUNTRY PARK BOUNDARY
- 私人土地面積約：
55.14公頃 (33%)
PRIVATE LAND AREA：
55.14 ha (33%) (about)
- 實地照片觀景點(參閱圖4a和4b)
VIEWING POINT OF SITE PHOTOS
(REFER TO PLAN 4a & 4b)

東涌谷發展審批地區內的認可鄉村範圍及土地業權

**RECOGNIZED VILLAGE ENVIRONS AND LAND OWNERSHIP
IN THE TUNG CHUNG VALLEY DEVELOPMENT PERMISSION AREA**

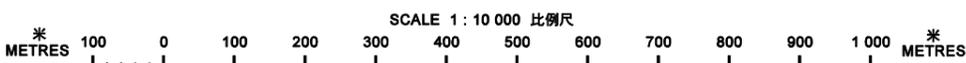
**規劃署
PLANNING
DEPARTMENT**

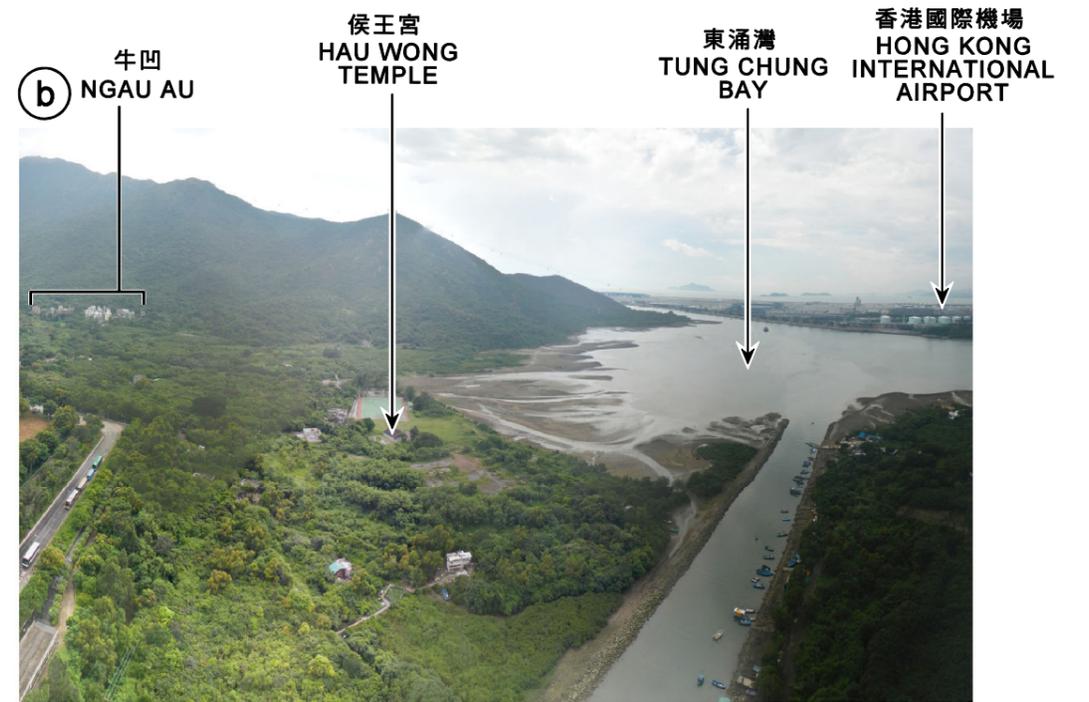
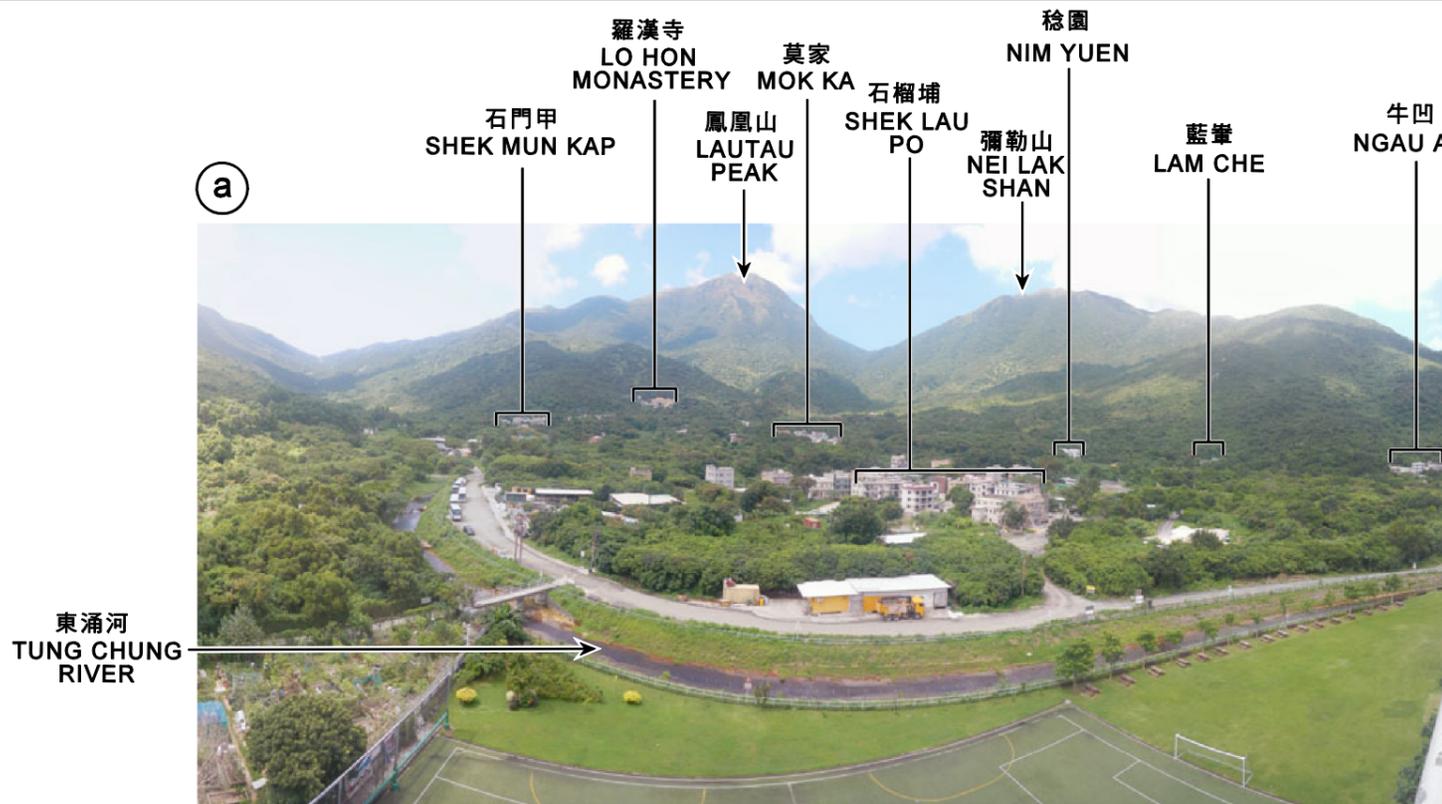


參考編號
REFERENCE No.
M/LI/15/87

圖 PLAN
3

本摘要圖於2015年8月11日擬備，
所根據的資料為測量圖編號9-SE
EXTRACT PLAN PREPARED ON 11.8.2015
BASED ON SURVEY SHEET No. 9-SE





區域景觀
REGIONAL VIEW



東涌河
TUNG CHUNG RIVER

觀景點
VIEWING POINT

實地照片 SITE PHOTO

東涌谷發展審批地區
TUNG CHUNG VALLEY DEVELOPMENT PERMISSION AREA

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/LI/15/87

圖 PLAN
4a

本摘要圖於2015年8月10日擬備，
所根據的資料為攝於2015年7月和8月的實地照片
PLAN PREPARED ON 10.8.2015
BASED ON SITE PHOTOS TAKEN IN JULY & AUG 2015

① 牛凹 NGAU AU



③ 稔園 NIM YUEN



② 藍葦 LAM CHE



④ 莫家 MOK KA



⑤ 石榴埔 SHEK LAU PO



⑥ 石門甲 SKEK MUN KAP



認可鄉村 RECOGNIZED VILLAGES

實地照片 SITE PHOTO

東涌谷發展審批地區
TUNG CHUNG VALLEY DEVELOPMENT PERMISSION AREA

① 觀景點
VIEWING POINT

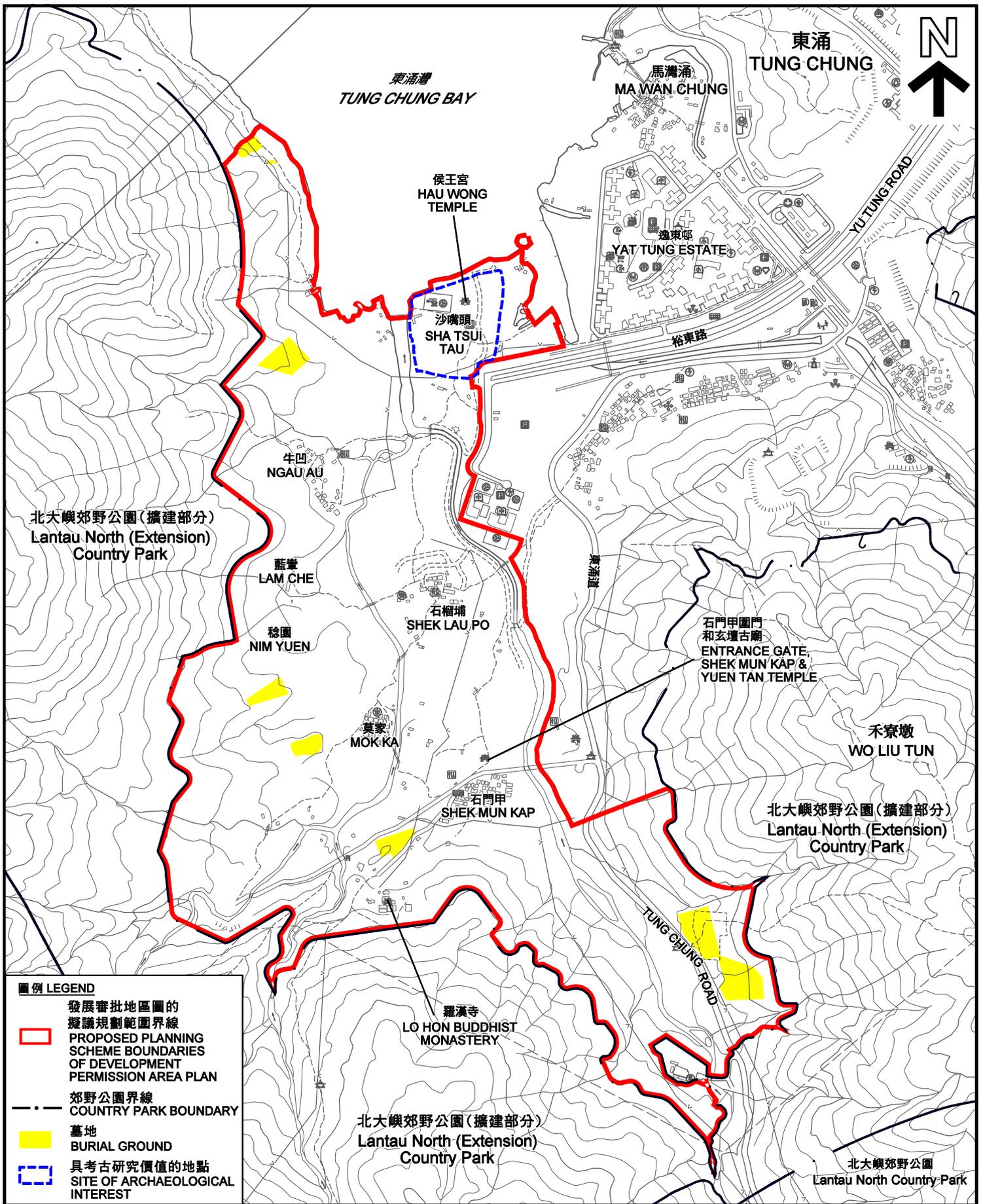
本摘要圖於2015年8月7日擬備，
所根據的資料為攝於2015年的實地照片
PLAN PREPARED ON 7.8.2015
BASED ON SITE PHOTOS TAKEN IN 2015

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/LI/15/87

圖 PLAN
4b



- 圖例 LEGEND**
- 發展審批地區圖的擬議規劃範圍界線
PROPOSED PLANNING SCHEME BOUNDARIES OF DEVELOPMENT PERMISSION AREA PLAN
 - 郊野公園界線
COUNTRY PARK BOUNDARY
 - 墓地
BURIAL GROUND
 - 具考古研究價值的地點
SITE OF ARCHAEOLOGICAL INTEREST

位置圖 LOCATION PLAN

東涌谷發展審批地區內的文化遺產、
主要宗教建築物和本土特色
CULTURAL HERITAGE,
MAJOR RELIGIOUS BUILDINGS AND LOCAL FEATURES IN
THE TUNG CHUNG VALLEY DEVELOPMENT PERMISSION AREA

**規劃署
PLANNING
DEPARTMENT**



本摘要圖於2015年8月11日擬備，
所根據的資料為測量圖編號9-SE
EXTRACT PLAN PREPARED ON 11.8.2015
BASED ON SURVEY SHEET No. 9-SE

參考編號
REFERENCE No.
M/LI/15/87

圖 PLAN
5a



侯王宮(二級歷史建築)
HAU WONG TEMPLE (GRADED 2 HISTORIC BUILDING)



石門甲石門(三級歷史建築)和玄壇古廟
ENTRANCE GATE, SHEK MUN KAP (GRADED 3 HISTORIC BUILDING) & YUEN TAN TEMPLE



羅漢寺
LO HON BUDDHIST MONASTERY



羅漢寺
LO HON BUDDHIST MONASTERY



墓地
BURIAL GROUND



文化遺產、主要宗教建築物和本土特色
CULTURAL HERITAGE, MAJOR RELIGIOUS BUILDINGS AND LOCAL FEATURES

實地照片 SITE PHOTO

東涌谷發展審批地區
TUNG CHUNG VALLEY DEVELOPMENT PERMISSION AREA

規劃署
PLANNING DEPARTMENT



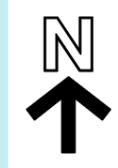
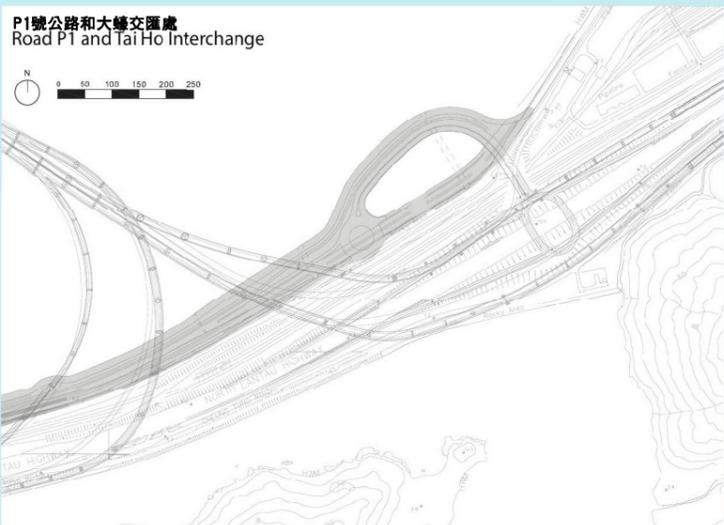
參考編號
REFERENCE No.
M/LI/15/87

圖 PLAN
5b

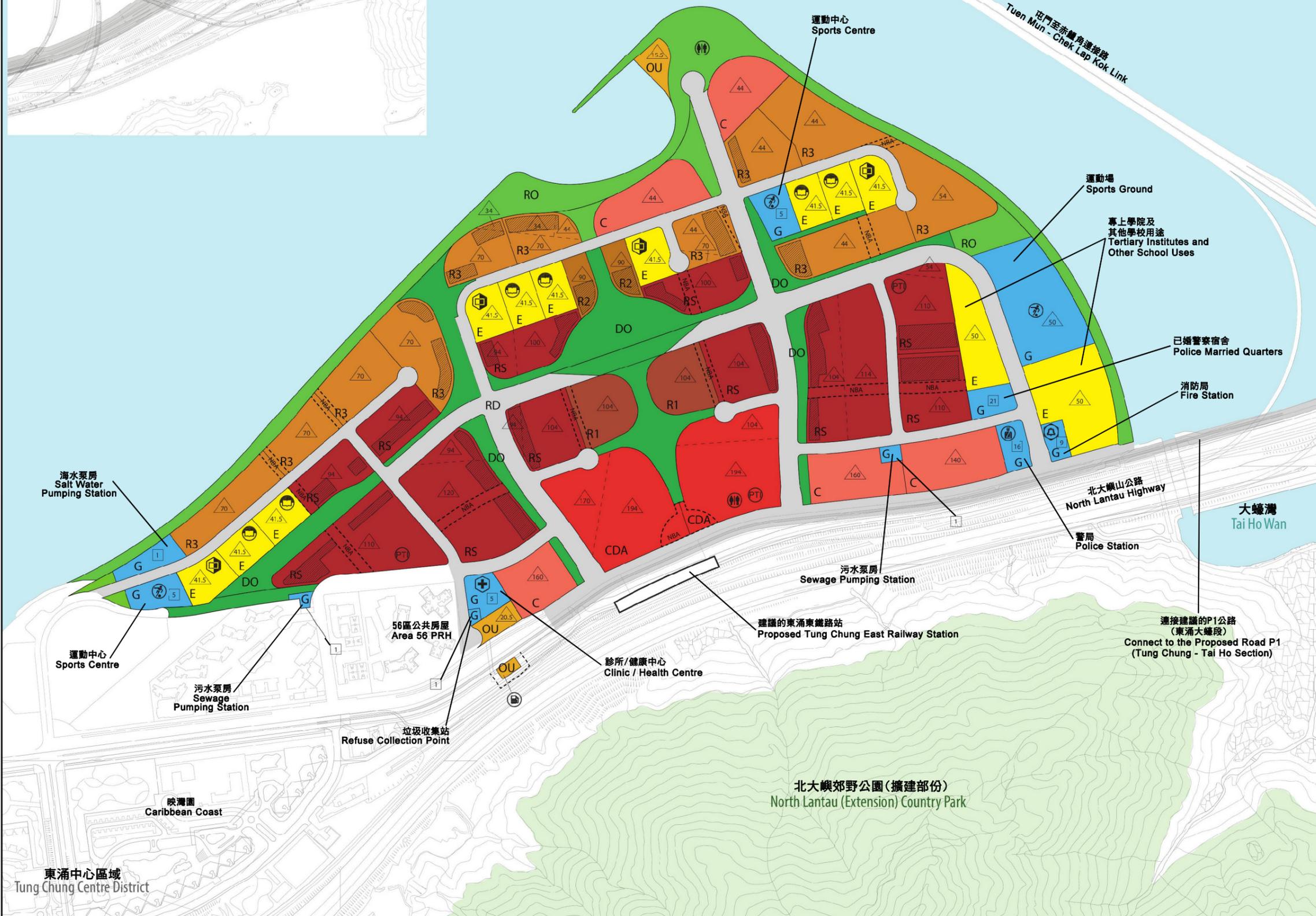
本摘要圖於2015年8月7日擬備，
所根據的資料為攝於2015年的實地照片
PLAN PREPARED ON 7.8.2015
BASED ON SITE PHOTOS TAKEN IN 2015

DO NOT SCALE DRAWING. CHECK ALL DIMENSIONS ON SITE.
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P1公路和大橋交匯處
Road P1 and Tai Ho Interchange



- 圖例 LEGEND :**
- R5 公共屋宇 (地積比率5-6.5)
Residential Special (PR 5-6.5)
 - R1 住宅1 (地積比率6.5)
Residential 1 (PR 6.5)
 - R2 住宅2 (地積比率5)
Residential 2 (PR 5)
 - R3 住宅3 (地積比率2.5-3.5)
Residential 3 (PR 2.5-3.5)
 - G 政府
Government
 - E 教育
Educational
 - OU 其他指定用途
Other Specified Uses
 - CDA 綜合發展區
(住宅地積比率6+非住宅地積比率2.5)
Comprehensive Development Area
(domestic PR6 + non-domestic PR2.5)
 - C 商業 (地積比率3-9.5)
Commercial (PR3-9.5)
 - DO 地區休憩用地
District Open Space
 - RO 區域休憩用地
Regional Open Space
 - A 美化市容
Amenity
 - RD 建議道路
Proposed Road
 - NBA 非建築用地
Non-Building Area
 - 商業平台
Local Commercial Podium
 - 最高建築物高度 (在主水平基準上若干米)
Maximum Building Height (mPD)
 - 最高建築物高度 (樓層)
Maximum Building Height (Storeys)
 - 分區警局
District Police Station
 - 消防局
Fire Station
 - 中學
Secondary School
 - 小學
Primary School
 - 診所/健康中心
General Clinic / Health Centre
 - 運動場/運動中心
Sports Grounds / Sports Centre
 - 公共交通交匯處
Public Transport Interchange
 - 公共廁所
Public Toilets
 - 加油站
Petrol Filling Station



Rev	Description	By	Date

Consultant
ARUP

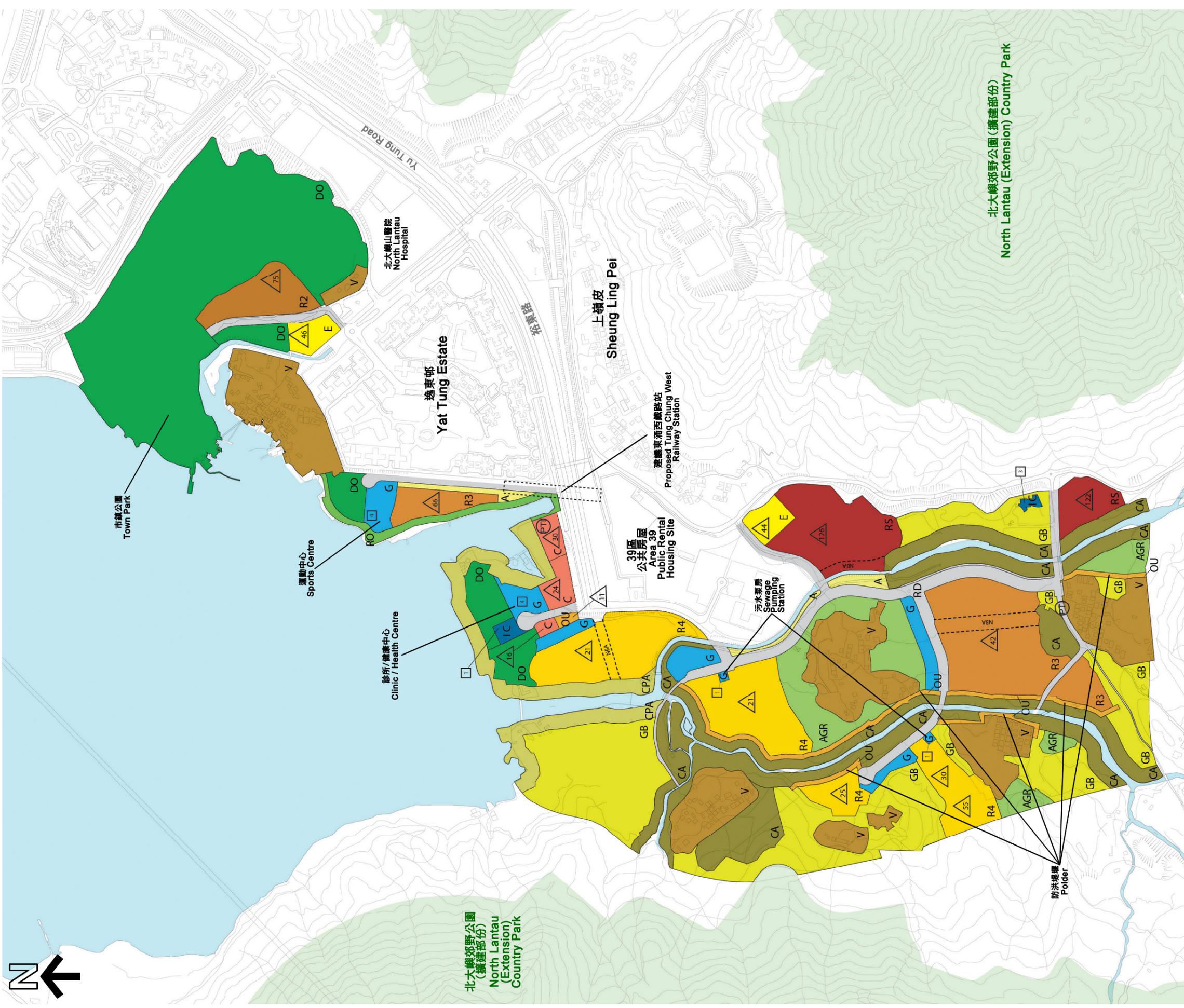
Project title
Agreement No. CE 32/2011 (CE)
Planning and Engineering Study
on the Remaining Development
in Tung Chung Feasibility Study

Drawing title
東涌東建議發展大綱草圖
**DRAFT RECOMMENDED
OUTLINE DEVELOPMENT PLAN
FOR TUNG CHUNG EAST**

Date	May 2014	Checked	Approved
Scale	1:7,500	Status	

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土木工程拓展署
Civil Engineering and
Development Department



Legend

RS	RS	公共屋宇 (地積比率5-6)	非建築用地
R2	CA	Residential Special (PR 5-6)	Non-Building Area
R3	CPA	住宅2 (地積比率4)	最高建築物高度 (在水平基準上若干米)
R4	AGR	Residential 2 (PR 4)	Maximum Building Height (mPD)
G	GB	住宅3 (地積比率1.5-3.5)	最高建築物高度 (樓層數目)
E	A	住宅4 (地積比率0.75)	小學
OU	RD	政府	診所/健康中心
IC		教育	運動中心
C		其他指定用途	公共交通交匯處
DO		機構及社區	Public Transport Interchange
RO		Institution and Community	
		商業 (地積比率2-3)	
		商業 (PR2-3)	
		地區休憩用地	
		區域休憩用地	
		區域開放用地	

鄉村式發展	16	16	16
Village Development Area	16	16	16
自然保育區	16	16	16
Conservation Area	16	16	16
海岸保護區	16	16	16
Coastal Protection Area	16	16	16
農業	16	16	16
Agriculture	16	16	16
綠化地帶	16	16	16
Green Belt	16	16	16
美化市容	16	16	16
Amenity	16	16	16
建議道路	16	16	16
Proposed Road	16	16	16

Rev.	Description	By	Date

Drawing title
東涌西建議發展大綱草圖
DRAFT RECOMMENDED OUTLINE DEVELOPMENT PLAN FOR TUNG CHUNG WEST

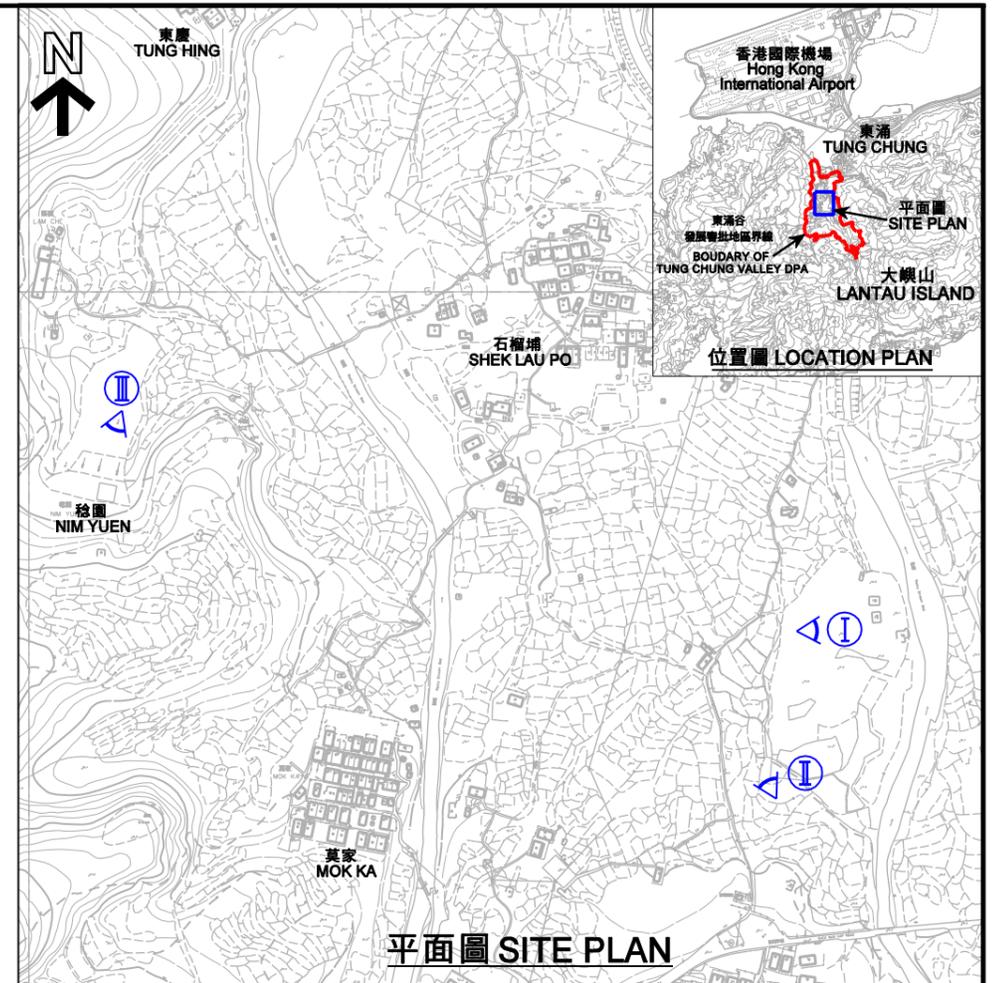
Project title
ARUP
Agreement No. CE 32/2011 (CE)
Planning and Engineering Study
on the Remaining Development
in Tung Chung Feasibility Study

Drawn Date: May 2014
Checked Status: Approved
Scale: 1:7,500

Project title
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Civil Engineering and
Development Department



在東涌谷內的傾倒、堆填及存放活動
DUMPING, LAND FILLING AND STORAGE ACTIVITIES IN TUNG CHUNG VALLEY



外面景觀 EXTERNAL VIEW



內部景觀 INTERNAL VIEW

在稔園的骨灰龕 COLUMBARIUM IN NIM YUEN

在東涌谷的骨灰龕發展及堆填/存放活動
COLUMBARIUM DEVELOPMENT AND
LAND FILLING / OPEN STORAGE ACTIVITIES IN TUNG CHUNG VALLEY

實地照片的觀景點
VIEWING POINT OF SITE PHOTO

本摘要圖於2015年8月10日擬備，所根據的資料為攝於
2015年6月29日及2015年8月3日的實地照片
PLAN PREPARED ON 10.8.2015 BASED ON
SITE PHOTOS TAKEN ON 29.6.2015 & 3.8.2015

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/LI/15/87

圖 PLAN
7