

TOWN PLANNING BOARD

TPB Paper No. 10133

**For Consideration by
the Town Planning Board on 8.7.2016**

**DRAFT CHUEN LUNG AND HA FA SHAN
OUTLINE ZONING PLAN NO. S/TW-CLHFS/B
PRELIMINARY CONSIDERATION OF A NEW PLAN**

**DRAFT CHUEN LUNG AND HA FA SHAN
OUTLINE ZONING PLAN NO. S/TW-CLHFS/B
PRELIMINARY CONSIDERATION OF A NEW PLAN**

1. Purpose

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

- (a) the draft Chuen Lung and Ha Fa Shan Outline Zoning Plan (OZP) No. S/TW-CLHFS/B (**Appendix I**) together with its Notes (**Appendix II**) are suitable for consultation with the Tsuen Wan District Council (TWDC) and the Tsuen Wan Rural Committee (TWRC); and
- (b) the Explanatory Statement (ES) (**Appendix III**) is an expression of the planning intentions and objectives of the Town Planning Board (the Board) for various land use zonings of the draft OZP and is suitable for consultation with the TWDC and the TWRC together with the draft OZP.

2. Background

- 2.1 On 20.12.2013, the draft Chuen Lung and Ha Fa Shan Development Permission Area (DPA) Plan No. DPA/TW-CLHFS/1 was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). During the two-month exhibition period, 19 representations were received. On 28.2.2014, the representations were published for three weeks for public comment and one comment was received. After giving consideration to the representations and comment on 6.6.2014, the Board decided not to propose any amendment to the draft DPA Plan to meet the representations.
- 2.2 On 23.9.2014, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Chuen Lung and Ha Fa Shan DPA Plan, which was subsequently renumbered as DPA/TW-CLHFS/2 (**Plan 2**). On 3.10.2014, the approved Chuen Lung and Ha Fa Shan DPA Plan No. DPA/TW-CLHFS/2 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.3 Pursuant to section 20(5) of the Ordinance, the Chuen Lung and Ha Fa Shan DPA Plan is effective for a period of three years until 20.12.2016. As such, an OZP has to be prepared to replace the DPA Plan in order to maintain statutory planning control over the Chuen Lung and Ha Fa Shan area upon expiry of the DPA Plan.

- 2.4 On 12.1.2016, under the power delegated by the Chief Executive, the Secretary for Development directed the Board, under section 3(1)(a) of the Ordinance, to prepare an OZP to cover the Chuen Lung and Ha Fa Shan area.

3. Planning Context

- 3.1 The Planning Scheme Area (the Area), covering an area of about 209.95 ha, is located at the northwestern fringe of the Tsuen Wan New Town (**Plans 1 and 3**). Bounded by Tai Mo Shan Country Park and Tai Lam Country Park, the Area is mainly of rural and natural characters comprising woodland, shrubland, natural stream and active farmland (**Plan 4**).
- 3.2 According to the Landscape Value Mapping of Hong Kong, the northern part of the Area is of a settled valley landscape characterised by enclosing hillsides with villages, agricultural land and tree groups on the valley floor; whereas the southern part is of upland and hillside landscape which is mostly undeveloped covered with woodland and scrubland. Major vegetation in the Area is composed of scrubland, dense woodland and fruit trees, encompassing the active/fallow agricultural land and villages. The major part of the Area is still untouched with presence of mature woodland and the landscape character of the Area is tranquil, coherent and of high landscape value.
- 3.3 Given its rural and natural characters, the planning intention for the Area is mainly to protect the natural environment and the rural landscape, with a view to complementing the natural environment and landscape value of the adjacent country parks. Details of the land use considerations are contained in the Planning Report at **Appendix IV**. Some major issues in relation to the proposed zonings are stated in the following paragraphs.

4. Issues Arising from Consideration of the DPA Plan

- 4.1 During the exhibition period of the draft DPA Plan, a total of 19 representations and one comment were received. The major land use proposals raised by the representers and commenter are recapitulated below:
- (a) The green groups¹ and some individuals who are generally in support of the draft DPA Plan proposed that the Area should be incorporated into the Country Park; conservation zonings such as “Conservation Area” or “Site of Special Scientific Interest” zones should be designated for natural streams and the riparian areas, secondary woodlands/forests, shrubland, fung shui woodlands, agricultural land and two specified areas in Chuen Lung; “Green Belt” (“GB”) zone should be designated for the non-indigenous village areas and all active agricultural land; and heritage zoning should be designated for the Tsang’s Ancestral Hall in Chuen Lung. For the “Village Type Development” (“V”) zone, some

¹ The green groups includes Designing Hong Kong Limited, The Hong Kong Bird Watching Society, World Wide Fund For Nature Hong Kong, The Conservancy Association, Kadoorie Farm & Botanic Garden and Ho Koon Nature Education cum Astronomical Centre.

representers proposed that the extent of the “V” zone should be limited; the Chuen Lung Village Expansion Area (VEA) should not be zoned “V”; and ‘House (New Territories Exempted House (NTEH) only)’ and ‘House’ should move from Column 1 to Column 2 in the Schedule of Uses of the “V” zone. A representer also raised concern on the existence of the Hong Kong Gun Club within the Area.

- (b) The private lot owners proposed to designate their lots, including Tsuen Wan Town Lot (TWTL) 389 in Ma Tong as “Residential (Group C)”. The village representatives of Ha Fa Shan raised concerns on the designation of their village as “Unspecified Use” (“UNSP”) and requested to strike a balance between environmental protection and traditional rights and interest of indigenous inhabitants during the OZP preparation.

- 4.2 On 6.6.2014, after giving consideration to the representations and comments, the Board decided not to propose any amendment to the draft DPA Plan to meet the representations. It was agreed that the land use zonings for the Area would be comprehensively reviewed during the preparation of the OZP, with a more detailed analysis on the land use patterns, infrastructural provisions, ecological value, protection of water gathering grounds (WGGs), local needs, etc., in consultation with relevant stakeholders including green groups, the concerned Government departments, the TWDC and the TWRC.

5. Object of the Plan

- 5.1 The object of the Plan is to indicate the broad land-use zonings for the Area so that development and redevelopment within the Area can be put under statutory planning control. It also provides the planning framework for preparing more detailed non-statutory plans which form the basis for public works planning and site reservation for various uses.
- 5.2 The OZP is to illustrate the broad principles of development and planning control only. It is a small-scale plan and the road alignments and boundaries between the land-use zones may be subject to minor alterations as detailed planning proceeds.

6. The Planning Scheme Area

- 6.1 The Area, located at the northwestern fringe of the Tsuen Wan New Town, mainly comprises the stream valleys surrounding Chuen Lung and the upper foothills around Ha Fa Shan to the south of the Tai Lam Country Park. Traversed by Route Twisk, the area is bounded to the east by the Tai Mo Shan Country Park, and to the west by the Tai Lam Country Park (**Plans 1 and 3**). The boundary of the Area is shown by a heavy broken line on the Plan of the OZP (**Appendix I**).
- 6.2 Mainly consisted of vegetated slopes and stream valleys, the Area has a rural and

scenic setting. With a varied topography, the Area has a large diversity in landscape and elevations. While the hills and slopes around Ha Fa Shan are widely covered with woodland and shrubland, active agricultural activities could be found around Chuen Lung (**Plan 4**).

- 6.3 According to the 2011 Population Census, the total population in the Area was about 1,340 persons. The residential settlements are developed primarily in the form of village-type housing or temporary domestic structures situated in the relatively gentle land or river valleys. Due to the topography and available vehicular access, residential settlements mainly concentrate in Chuen Lung particularly along Route Twisk. Chuen Lung is the only recognized village in the Area. Scattered temporary domestic structures are also found in Wang Lung, Ma Tong and Kiu Tau along Route Twisk as well as Ha Fa Shan along Yuen Tsuen Ancient Trail and the catchwaters (**Plan 5**).
- 6.4 Agricultural activities are widely undertaken in the valley area within the Area. Chuen Lung is famous of the planting of watercress. However, some abandoned agricultural land along Route Twisk has been developed to rural industrial workshop, open storage and vehicle park (**Plan 5**).
- 6.5 The Area is accessible by vehicles via Route Twisk. Chuen Lung is located at the halfway point when snaking up from Tsuen Wan on Route Twisk. Ha Fa Shan has no direct vehicular access and is only accessible on foot via Water Supplies Department (WSD)'s restricted maintenance access, footpath from Chai Wan Kok and Yuen Tsuen Ancient Trail.
- 6.6 The Area falls entirely within lower and upper indirect WGGs². Sections of Tai Lam Chung Catchwater and Shing Mun Catchwater within the Area intercept the surface water in the WGGs and carry to Tai Lam Chung Reservoir and Shing Mun Reservoir for storage for the purpose of water supply (**Plan 7**).

7. Development Proposals Received in the Course of Preparation of the OZP

- 7.1 Since the gazettal of the draft DPA Plan on 20.12.2013, three planning applications for proposed residential development, excavation and/or land filling within the “UNSP” area (Figure 11 of **Appendix IV**), including two applications at TWTL 389 and adjoining Government land in Ma Tong were received by the Board.
- 7.2 The first two applications (Nos. A/DPA/TW-CLHFS/1 and A/DPA/TW-CLHFS/2) were subsequently withdrawn by the applicant. For the latest Application No. A/DPA/TW-CLHFS/3, upon the request of the applicant, the Metro Planning Committee of the Board agreed on 24.6.2016 to defer making a decision on the application.

² According to the Waterworks Ordinance (Cap. 102), WGG means any surface of land in or by which rain or other water is collected and drawn for the purpose of water supply. The boundary between an upper direct WGG and a lower direct WGGs lies 500m from the reservoir top water level while the boundary between an upper indirect WGG and a lower indirect WGG lies 250m from a catchwater or an intake.

8. Land Use Planning Considerations

Environmental Conservation

- 8.1 The Area is closely linked with the wider natural environment of the Tai Mo Shan Country Park and Tai Lam Country Park. In general, the Area is natural and rural in character with ecological, landscape and scenic value. It consists of a variety of habitats including streams, marsh, woodlands, shrublands and agricultural land. The rural character is worthy of preservation, whilst the natural backdrop should be protected and there is a presumption against development in the natural area.
- 8.2 Three main natural streams flow from the uphill area within Tai Mo Shan Country Park and run across the Area before converging and entering the river valley in Tso Kung Tam (**Plan 4**). Whilst these streams are not identified as Ecologically Important Stream by the Agriculture, Fisheries and Conservation Department (AFCD), they are relatively natural and undisturbed with rocky outcrops, except a channelized section under Route Twisk. Two upper stream sections at the northern tip and the western part of the Area are relatively undisturbed and of good condition.
- 8.3 The Area comprises some regenerated woodland from previous agricultural use and hillside woodland (Figure 5D in **Appendix IV**). The wooded areas at Chuen Lung Cha Tau Wo, north of Kiu Tau, and all those near Chuen Lung Village are mainly secondary woodland; and that spanning Chuen Lung Tit Lo Shing and Wang Lung at the east of the area is mainly covered with bamboos and some native trees of common species. Whilst the secondary woodlands are largely dominated with semi-mature and mature native trees of common species, the remaining wooded areas are generally comprised of plantations and orchards. Though some of the wooded areas are rather small and patchy, many of them are inter-connected with the woodland in the country parks. Species of conservation interest recorded in the Area including Yellow Coster (*Acraea issoria*), Big-headed Turtle (*Platysternon megacephalum*), Hong Kong Newt (*Paramesotriton hongkongensis*), Hong Kong Cascade Frog (*Amolops hongkongensis*), Predaceous Chub (*Parazacco spilurus*) and Red Muntjac (*Muntiacus muntjak*) (Figure 8 in **Appendix IV**).
- 8.4 Conservation zoning is proposed in consultation with AFCD for the woodlands, natural vegetated areas as well as streams and their riparian areas within the Area (**Plan 8**). Considering that the secondary woodlands are largely dominated with trees of common species, and the natural streams are relatively natural and undisturbed, it is considered more appropriate to zone them “GB” to protect their natural characteristics. According to the Hong Kong Planning Standards and Guidelines (HKPSG), “GB” is a conservation zoning intended to primarily conserve the existing natural environment amid the built-up areas/at the urban fringe, to safeguard it from encroachment by urban type development, to define the limits of urban and sub-urban development areas by natural features, to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development. In the “GB” zone, any diversion of stream, filling of land/pond or excavation of land should not be undertaken

without the permission from the Board and unauthorized development is subject to enforcement action under the Ordinance. Moreover, natural streams are subject to the control by other relevant ordinances³.

WGGs and Catchwater

- 8.5 The Area is within WGGs and sections of catchwater are running in Ha Fa Shan (**Plan 7**). To prevent contamination of waters which are designated for abstraction for potable water supply, any proposed development that may result in any material increase in pollution will not be acceptable. Besides, the use of pesticide is not allowed. As for the use of other chemicals including fertilizers, prior approval must be sought from WSD.
- 8.6 As advised by the Director of Environmental Protection (DEP), notwithstanding that there is an existing trunk sewer along the Route Twisk, the majority part of the Area is still not served by existing public sewerage system. Provision of village sewerage is under planning. New developments will be required to be connected to public sewer when available. In general, the use of septic tank and soakaway system is considered as an unacceptable mean for new village developments located in WGGs. There should be demonstrably effective means to ensure the effluent water quality is acceptable to Government departments. The Chief Engineer/Construction, WSD also advises that new agricultural use on Government land and new residential development within lower indirect WGG are not acceptable as they would increase the risk of pollution to WGG. For the new development in upper indirect WGG, it should be connected with the existing/planned public sewerage system and adequate protective measures shall be taken to ensure that no pollution or siltation occurs to the WGGs. Taking into account the above comments, appropriate zonings with suitable permitted uses have been designated in the upper and lower indirect WGGs within the Area to prevent contamination of waters. Further, suitable paragraphs are incorporated in the ES to remind the developer on the above requirements.

Geotechnical Issue

- 8.7 The Head of Geotechnical Engineering Office, Civil Engineering and Development Department advised that some areas within the Area are overlooked by steep and sizeable natural hillsides and intersected by or adjacent to a natural drainage course. They could be affected by potential geotechnical hazards in the form of landslide including boulder falls. For any new development, natural terrain hazard studies may be required to ascertain the scale of the hazard and provide suitable hazard mitigation measures, if found necessary, as part of the development. To this end, appropriate zonings have been designated in the areas overlooked by steep and sizeable natural hillsides. Suitable paragraphs are also incorporated in the ES to remind the developer on the natural terrain hazard studies requirement.

³ These may include Land (Miscellaneous Provisions) Ordinance (Cap. 28), Waterworks Ordinance (Cap. 102), Public Cleansing and Prevention of Nuisances Regulation (Cap. 132), Waste Disposal Ordinance (Cap. 354) and Water Pollution Control Ordinance (Cap. 358).

Land for Village Development

- 8.8 In general, the OZP will reflect, amongst others, the existing recognized village and designate areas considered suitable for the provision of village expansion. For the subject OZP, the only recognized village in the Area is Chuen Lung with village ‘environs’ (‘VE’) covering a total area of about 4.95 ha (**Plan 6**). The existing village cluster is situated at the northern part of the ‘VE’ whereas the southern part of the ‘VE’ is mainly of active farmland and a vegetated knoll.
- 8.9 According to the District Lands Officer/Tsuen Wan and Kwai Tsing, Lands Department (DLO/TW&KT, LandsD), there was no approved Small House application in the past 5 years, and no outstanding Small House application. According to the Indigenous Inhabitant Representative (IIR), the 10-year (from 2015 to 2025) Small House demand forecast is 169⁴ (**Table 1**). It is estimated that land required for meeting the demand is about 4.23 ha.
- 8.10 With an area of about 1.56 ha, the proposed Chuen Lung VEA is located to the southeast of the ‘VE’. According to the Chuen Lung VEA – Layout Plan (LP) No. L/TW-CL/1 (Figure 11 in **Appendix IV**) adopted in 1994, there are 50 proposed Small House sites within the VEA. However, the implementation of the VEA is subject to the Government’s review on the Small House Policy.
- 8.11 Given the natural environment, the conservation and landscape value, infrastructure and site constraints as well as the potential natural terrain landslide hazard and need to protection of WGG, an incremental, practical and balanced approach for designation of “V” zone for Small House development has been adopted, with an aim to confining Small House development at suitable location to avoid undesirable disturbances to the natural environment. Taking into account the Small House demand forecast, the site conditions of the land within ‘VE’ and the proposed VEA, the local topography, the existing settlement pattern, site characteristics and constraints and the proposal of the VEA as shown on the adopted LP, a total area of 3.13 ha is proposed to be zoned “V” (**Plan 8**). This mainly comprises the existing village clusters and land suitable for new Small House development within the ‘VE’, as well as the proposed Chuen Lung VEA (excluding public road) delineated by the adopted LP. The area of difficult terrain, environmentally sensitive areas, nature streams and the active agricultural land proposed to be protected and retained has been excluded.
- 8.12 It is estimated that about 0.57 ha of land within the “V” zone in the existing village area would be available for development, which is equivalent to about 23 Small Houses sites. Together with the 50 Small Houses planned in the VEA, the proposed “V” zone will have a total of 73 Small Houses sites (**Table 1**), which can satisfy about 43% of the forecast Small House demand. Although the current proposed “V” zone could not fully meet the 10-year Small House demand forecast, as there is no outstanding Small House application at this juncture, it could help to relieve the long term requirement of the villagers.

⁴ The figure of 10-year Small House demand is estimated and provided by the IIR of Chuen Lung and the information obtained is not verified in any way by DLO/TW&KT, LandsD

Table 1: Small House Demand for Chuen Lung in 2013 and 2016

Small House Demand Figure in 2013		Small House Demand Figure in 2016		'VE' Area (ha)	"V" Zone on Draft OZP (ha)	Required Land to Meet New Demand (ha)	Available Land to Meet New Demand (ha)	Percentage of the New Demand Met by Available Land (%)
Outstanding Demand	10-year forecast (2013 – 2023)	Outstanding Demand	10-year forecast (2016 – 2026)					
0	171	0	169	4.95	3.13 ¹	4.23	1.91 ²	45.2% ³

Notes

- 1 Including 1.46 ha within the Chuen Lung VEA outside 'VE'.
- 2 Including 0.57 ha within the "V" zone within 'VE' and 1.34 ha within the Chuen Lung VEA. This is equivalent to about 73 Small House sites
- 3 While the percentage in terms of land is 45.2%, the percentage in terms of Small House site is about 43% as mentioned in paragraph 8.12 above.

Land for Agriculture

8.13 Plots of active farmland and abandoned agricultural land are found in Chuen Lung, Chuen Lung Chun Ha, Wang Lung, Ngon Tong, Ma Tong and Kiu Tau (**Plan 4**). Major clusters of active agricultural land and adjoining fallow agricultural land with good potential for rehabilitation are recommended to zone "Agriculture" ("AGR"). The Director of Agriculture, Fisheries and Conservation has no comment on the proposed "AGR" zone. Since some active and abandoned farmland not zoned "AGR" has been largely zoned "GB", while remaining are zoned "V", "Recreation" ("REC") and "Other Specified Uses" ("OU") annotated "Rural Use" ("OU(RU)"), where 'Agriculture use' is always permitted in all these zones, there should be no major hindrance to the existing farming activities in the agricultural land.

Government, Institution or Community (G/IC) Facilities and Open Space

8.14 Major existing G/IC facilities in the Area include the ex-Koon Man School, Tsang Ancestral Hall (Grade 3 historic building), AFCD's Tai Mo Shan Country Park Chuen Lung Management Centre (the part outside country park) and Chuen Lung West Piggery Station in Chuen Lung, and Ha Fa Shan Residents' Welfare Association and Lit Nui Kung, and Hong Kong Air Cadet Corps Ha Fa Shan Camp in Ha Fa Shan (**Plan 5**). They are proposed to be zoned "G/IC" (**Plan 8**) to reflect their existing uses.

8.15 The Sai Chuk Lam Temple is an existing religious institution in Ha Fa Shan. Taking into account its natural surroundings and remote location without vehicular access, it is proposed to zone it "G/IC(1)" (**Plan 8**). Under this sub-zone, only selected G/IC uses related to the existing religious institution are always permitted to ensure its compatibility with the natural surroundings.

8.16 The existing Ha Fa Shan Children's Playground in Ha Fa Shan and Tsuen Wan Chuen Lung Rest Garden in Chuen Lung (**Plan 5**) are proposed to zone "Open

Space” (“O”) (**Plan 8**) to reflect their existing uses. Besides, there is a proposed local open space within the proposed Chuen Lung VEA.

- 8.17 The planned population of the Area is 1,980 persons. According to HKPSG, there is a shortfall of about 0.03 ha in open space. Given the small population, the rural and relatively remote location and site constraints, it would not be efficient and effective to provide additional open space and G/IC facilities within the Area. The shortfalls could be addressed by the existing/planned open space and G/IC facilities in the Tsuen Wan New Town.

Facilities for Recreation

- 8.18 TWTL 389 off Route Twisk in Ma Tong (**Plan 5**) has a 3-storey building for a recreational club and golf driving range development. The site is now being fenced off and the building is left vacant. Building plans for the golf club building were approved by the Building Authority before the gazettal of the DPA Plan, with occupation permit issued in 2009. According to the lease, the lot is permitted for a recreational club building and a golf driving range, and ancillary club facilities. To reflect the permitted uses and development parameters under lease, it is proposed to zone the site “REC” (**Plan 8**), subject to a maximum plot ratio (PR), site coverage (SC) and BH restrictions of 0.4, 20% and 3 storeys (excluding one basement floor).
- 8.19 The Hong Kong Gun Club at Route Twisk, which is under Private Recreational Lease, has a rifle, handgun and clay target shooting range with a 2-storey clubhouse building built in 1973 (**Plan 5**). While the western part of the Club falls within the Tai Lam Country Park, only its eastern part falls within the boundary of the Area. It is proposed to zone the eastern part of the Club “OU” annotated “Sports and Recreation Club” (**Plan 8**) to reflect the as-built condition, subject to a maximum gross floor area (GFA) of 340m² and a maximum BH of 2 storeys. The maximum GFA is mainly to reflect the GFA shown on the approved building plans in order to provide suitable control over the building bulk in view of its large site area, location adjacent to the Tai Lam Country Park and infrastructural constraints. To provide flexibility for possible expansion or redevelopment, relaxation of the GFA restriction may be considered by the Board through the planning application.

Existing Residential Settlements outside the Village Area

- 8.20 Houses ranging between 1 to 2 storeys high, squatters and temporary domestic structures are found scattered amongst the rural area of Chuen Lung, Wang Lung, Chuen Lung Chun Ha, San Hoi Tin, Chuen Lung Tit Lo Shing, Ma Tong, Kiu Tau, Ngor Tei and Ha Fa Shan (**Plan 5**). A number of them are on either Government land under license or private land including building/house lots. Many of them are intermixed with the active or abandoned farmland and rural industrial uses. To adopt the broad land use zoning approach, those domestic structures located amongst active agricultural land are proposed to be incorporated into the “AGR” zone taking into account various planning considerations including potential natural terrain landslide hazard, protection of WGG, surrounding natural environment and lack of vehicular access. The rest

are proposed to be mainly zoned “GB” (**Plan 8**). Notwithstanding, residential uses in existence immediately before the date of first publication in the Gazette of the notice of the draft DPA Plan would be tolerated under the OZP.

Rural Industrial Uses

- 8.21 Some vacant land or abandoned farmlands in Chuen Lung, Wang Lung and sites along Route Twisk have been developed for rural industrial uses (**Plan 5**). Amongst them, there are a wine factory and a stone-cutting workshop in Wang Lung partly covered by valid short-term waivers or short-term tenancies granted/executed before the date of first publication in the Gazette of the notice of the draft DPA Plan. The wine factory has obtained a valid discharge licence under the Water Pollution Control Ordinance for discharging the effluent arising from washing process into the communal foul sewerage system. Other existing rural industrial uses operating under temporary structures or on open ground are either on Government land or private agricultural lots under Block Government Lease. While the uses in existence immediately before the date of first publication in the Gazette of the notice of the draft DPA Plan would be tolerated under the OZP, these incompatible industrial uses will create industrial/residential interface issue within the village area, which should be phased out in the long term.
- 8.22 It is proposed to zone the wine factory and the stone-cutting workshop to “OU(RU)” (**Plan 8**). Under this zoning, any material change to the existing industrial uses would require planning permission from the Board, which would need to demonstrate that such change is environmentally acceptable, with possible water pollution and industrial/residential interface problems duly addressed. For other existing rural industrial uses scattering around the Area, taking into account various planning considerations including protection of WGG and possible environment nuisance from the operation, they are proposed to be zoned “GB” (**Plan 8**).

9. Planning Intention

- 9.1 The general planning intention for the Area is to protect the natural environment and the rural landscape, with a view to complement the overall natural environment and the landscape characters of the surrounding Tai Lam Country Park and Tai Mo Shan Country Park. It is also the intention to make provision for future Small House development for the indigenous villagers of Chuen Lung and provide appropriate planning control over recreation and religious institution development within the Area.
- 9.2 In the designation of various zones for the Area, considerations have been given to the protection of natural environment including the natural habitats, wooded areas and streams, physical landform, existing land use pattern, demand for Small Houses, availability of infrastructure and local development need. Active farmland is retained in view of their good potential for agricultural use. Development which would cause adverse impacts on the water quality and water resources of the WGG is not encouraged.

10. Land Use Zonings

10.1 “Village Type Development” (“V”): Total Area 3.13 ha

- 10.1.1 The planning intention of this zone is to designate both existing recognized village and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses servicing the needs of the villagers and in support of the village development are always permitted on the ground floor of a NTEH. Other commercial, community and recreational uses in the zone may be permitted on application to the Board.
- 10.1.2 Chuen Lung is the only recognized village in the Area. The boundaries of the “V” zones are drawn up around existing clusters and the proposed Chuen Lung VEA having regard to the VE’, the local topography, the existing settlement pattern, site characteristics and constraints, the estimated Small House demand and the boundary of the proposed VEA as shown on the adopted Chuen Lung VEA – LP No. L/TW-CL/1. Areas of difficult terrain, dense vegetation, active agricultural land and stream courses have been avoided where appropriate.
- 10.1.3 The existing village area of Chuen Lung at Route Twisk falls within this zone. Besides, the proposed Chuen Lung VEA in Wang Lung outside ‘VE’ of Chuen Lung is also within this zone. The implementation of the VEA is subject to the Government’s review on the Small House Policy.
- 10.1.4 No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height (BH) of 3 storeys (8.23m) or BH which was in existence on the date of first publication in the Gazette of the notice of the draft DPA Plan, whichever is the greater.
- 10.1.5 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the BH restriction (BHR) may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.
- 10.1.6 Some areas are overlooked by steep natural hillsides and may be affected by potential natural terrain landslide hazards. For future development in these areas, the developer(s) may be required to carry out natural terrain hazard study to assess the scale of hazards and provide suitable hazard mitigation measures, if found necessary, as part

of the development.

- 10.1.7 In accordance with the Environmental, Transport and Works Bureau's Technical Circular (Works) No. 5/2005, under the current administrative practice, for development proposals/submissions that may affect natural streams/rivers, the approving/processing authorities at various stages of the development should consult and collate comments from AFCD and relevant authorities and incorporate relevant comments/advice as conditions of approval wherever possible. Accordingly, the Lands Department (LandsD), when processing Small House grant applications in close proximity to existing stream courses, should consult concerned departments including AFCD and PlanD to ensure that all relevant departments would have adequate opportunity to review and comment on the applications.
- 10.1.8 Any diversion of streams may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activities except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works.
- 10.1.9 The "V" zones fall entirely within the upper indirect WGG. For any village type development, it should be demonstrated that the sewerage and water quality within WGG will not be affected by the proposals. In general, the use of septic tank and soakaway systems for sewage treatment and disposal is considered as an unacceptable means for new village developments located in WGGs. There should be demonstrably effective means (such as connecting the foul water drainage system of the development to the existing/planned public sewerage system or a proper waste water treatment plant) to ensure that the effluent water quality is acceptable to concerned Government departments.

10.2 "Government, Institution or Community" ("G/IC"): Total Area 1.21 ha

- 10.2.1 The planning intention of this zone is primarily for the provision of GIC facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.
- 10.2.2 This zone covers the ex-Koon Man School and Tsang Ancestral Hall within the village area of Chuen Lung, AFCD's Tai Mo Shan Country Park Chuen Lung Management Centre (the part outside country park) in Wang Lung, Chuen Lung West Piggery Station at Route Twist, Ha Fa Shan Residents' Welfare Association and Lit Nui Kung in Ha Fa Shan and Hong Kong Air Cadet Corps Ha Fa Shan Camp to the north of Ha Fa Shan.

- 10.2.3 Development within this zone should be compatible in scale and form with the surrounding natural and rural environment. To preserve the existing amenity and character, on land under this zoning, no development or redevelopment shall exceed the maximum BH as stipulated on the Plan ranging from 1 to 3 storeys, or BH which was in existence on the date of first publication in the Gazette of the notice of the draft DPA Plan, whichever is the greater. The design of the proposed development within this zone should be compatible with the surrounding landscape context.
- 10.2.4 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the BHR may be considered by the Board through the planning permission system. Each application will be considered on its individual planning merits.

“Government Institution or Community (1)” (“G/IC(1)”): Total Area 0.48 ha

- 10.2.5 The planning intention of the “G/IC(1)” sub-zone is intended primarily for the provision of religious institutional uses.
- 10.2.6 The Sai Chuk Lam Temple in Ha Fa Shan is within this sub-zone. Given its natural surroundings and remote location without vehicular access, only selected GIC uses are permitted under this sub-zone to reflect the existing religious institution use and ensure that the development should be compatible with the natural surroundings..
- 10.2.7 No development or redevelopment shall exceed a maximum BH of 2 storeys or BH which was in existence on the date of first publication in the Gazette of the notice of the draft DPA Plan, whichever is the greater.

10.3 “Open Space” (“O”): Total Area 0.06 ha

- 10.3.1 The planning intention of this zone is primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.
- 10.3.2 This zone covers Ha Fa Shan Children’s Playground at Ha Fa Shan and Tsuen Wan Chuen Lung Rest Garden at the village entrance of Chuen Lung.

10.4 “Recreation” (“REC”): Total Area 1.89 ha

- 10.4.1 The planning intention of this zone is primarily for recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the recreational developments may be permitted subject to planning permission.
- 10.4.2 This zone covers TWTL 389. It mainly reflects an approved recreational club and golf driving range development with a 3-storey

golf club building.

- 10.4.3 No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum PR of 0.4, a maximum SC of 20% and a maximum BH of 3 storeys (excluding one basement floor), or the PR, SC and BH, which was in existence on the date of first publication in the Gazette of the notice of the draft DPA Plan, whichever is the greater. For the permitted one basement floor, it should be predominately used for the purposes of installation of sewage treatment facilities and water storage tanks.
- 10.4.4 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the above restrictions may be considered by the Board through the planning permission system. Each application will be considered on its individual planning merits.
- 10.4.5 Any diversion of streams may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activities except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works.

10.5 “Other Specified Uses” (“OU”): Total Area 4.26 ha

- 10.5.1 This zone is intended for specified development(s) and/or uses, which is/are specified in the annotation of the zone.

“OU” annotated “Rural Use”): Total Area 0.79 ha

- 10.5.2 The planning intention of this zone is primarily for the preservation of the character of the rural area. Uses or developments compatible with the rural landscape, such as passive recreation uses and a selected range of rural uses, may be allowed on application to the Board, with a view to upgrading or improving the area or providing support to the local communities. This zoning could help phase out these non-conforming uses not compatible with the rural and natural setting of the Area in long term.
- 10.5.3 This zone covers two sites in Wang Lung, which are occupied by a wine factory and a stone-cutting workshop. The wine factory is subject to discharge licence control by the Environmental Protection Department. The rural industrial uses in existence immediately before the date of first publication in the Gazette of the notice of the draft DPA Plan are tolerated. However, any material change of such uses requires planning permission from the Board supported by relevant technical documents including environmental impact assessment and any other relevant information. In particular, it should be demonstrated that such change is environmentally acceptable, with possible air, noise and

water pollution and industrial/residential interface problems duly addressed.

- 10.5.4 Low-rise recreational and residential development compatible with the rural landscape may be permitted on application to the Board subject to the demonstration of sustainability in ecological, environmental, traffic and infrastructural terms. Development should not exceed a maximum PR of 0.4 and a maximum BH of 3 storeys (9m).
- 10.5.5 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the above restrictions may be considered by the Board through the planning permission system. Each application will be considered on its individual planning merits.

“OU” annotated “Sports and Recreation Club”: Total Area 3.47 ha

- 10.5.6 The planning intention of this zone is primarily for the provision of land for the development of sports and recreation club.
- 10.5.7 This zone covers the Hong Kong Gun Club, which has a rifle, handgun and clay target shooting range with a 2-storey clubhouse building. While the eastern part of the club falls within this zone, the western part of the club (about 3.03 ha) falls within the Tai Lam Country Park, which is outside the boundary of the Area.
- 10.5.8 No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area (GFA) of 340m² and a maximum BH of 2 storeys as stipulated on the Plan, or the GFA and BH, which was in existence on the date of first publication in the Gazette of the notice of the draft DPA Plan, whichever is the greater.
- 10.5.9 To provide flexibility for innovative design adapted to the characteristics of the site, minor relaxation of the BHR may be considered by the Board through the planning permission system. Each application will be considered on its individual planning merits.
- 10.5.10 The maximum GFA of 340m² is stipulated to reflect the GFA of the existing clubhouse building built in 1973 so as to provide a suitable control over the building bulk in view of its large site area, location within the immediate proximity of the Tai Lam Country Park and infrastructural constraints. To provide flexibility for possible expansion or redevelopment and innovative design adapted to the characteristics of the site, relaxation of the GFA restriction may be considered by the Board through the planning permission system. The application may need to be supported by relevant technical assessments including traffic impact assessment, visual impact assessment, environmental assessment, ecological impact assessment, etc. and any

other information as may be required by the Board. Each application will be considered on its individual planning merits.

10.6 “Agriculture” (“AGR”): Total Area 8.69 ha

- 10.6.1 The planning intention of this zone is primarily to retain and safeguard good quality agricultural land/farm for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.
- 10.6.2 Plots of active farmland in Chuen Lung, Chuen Lung Chun Ha, Wang Lung, Ngon Tong, Ma Tong and Kiu Tau fall within this zone to reflect the active agricultural use on site. In addition, fallow agricultural land adjoining the active farmland with good potential for rehabilitation for cultivation and other agricultural purpose is also included in this zone.
- 10.6.3 The active farmland in Kiu Tau falls within the lower indirect WGG while other pieces of land within this zone are in the upper indirect WGG. The use of pesticide within the WGG is not allowed. As for the use of other chemicals including fertilizers, prior approval must be sought from WSD.
- 10.6.4 As filling of land/pond or diversion of streams may cause adverse drainage and environmental impacts on the adjacent areas, permission from the Board is required for such activities, except for those specified. However, filling of land specifically required under prior written instructions of Government department(s), or for the purposes of genuine agricultural practice including laying of soil not exceeding 1.2m in thickness for cultivation, and construction of agricultural structure with prior written approval from the LandsD is exempted from the control.

10.7 “Green Belt” (“GB”): Total Area 187.5 ha

- 10.7.1 The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone. Designation of the “GB” zones would protect the natural vegetated areas, streams and woodland, and conserve the natural and rural character of the Area.
- 10.7.2 This zone covers the natural vegetated areas which comprise mainly woodland, shrubland, knolls and streams. Most of the woodland and areas adjoining the Tai Mo Shan Country Park and Tai Lam Country Park are within this zone.
- 10.7.3 The wooded areas at Chuen Lung Cha Tau Wo, north of Kiu Tau, and all those near Chuen Lung are mainly secondary woodland largely dominated with semi-mature and mature trees of common species; and

that spanning Chuen Lung Tit Lo Shing and Wang Lung at the east of the area is mainly covered with bamboos and some native trees. The remaining wooded areas are generally composed of plantations and orchards.

- 10.7.4 The three main natural streams flowing from the uphill area within Tai Mo Shan Country Park and Tai Lam Country Park and running across the Area also fall within this zone. These sections of streams are relatively natural and undisturbed with rocky outcrops, except a channelized section under Route Twisk. Some species of amphibian and reptile with conservation interest had been recorded therein. Except the active farmland which is zoned "AGR" to reflect the existing agricultural use on site, most of the riparian areas along the streams are within this zone to avoid encroachment and adverse impact on the streams. Some remote agricultural land mainly for orchard is also zoned "GB", but this will not affect their main agricultural use.
- 10.7.5 There is a general presumption against development within this zone. Development in this zone will be strictly controlled. Development proposals will be considered by the Board on individual merits taking into account the relevant Town Planning Board Guidelines. As diversion of streams, filling of land/pond or excavation of land may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activities, except for those specified.
- 10.7.6 Ha Fa Shan Burial Ground and part of Yau Kom Tau Burial Ground in Ha Fa Shan are within this zone (**Plan 6**). It has been in existence for many years, and is considered as an existing use intended for the burial of deceased indigenous villagers in the Area. Burial activities within this zone are generally tolerated.
- 10.7.7 Any filling of land/pond, excavation of land or diversion of streams may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activities except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works.

11. Notes of the OZP

- 11.1 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 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. To provide flexibility for development with design adapted to the characteristics of particular sites, minor relaxation of the specific development restriction(s) stated in the Notes for particular zones may be considered by the

Board through the planning permission system. Each proposal will be considered on its individual planning merits.

- 11.2 The draft Notes are formulated on the basis of the latest set of Master Schedule of Notes to Statutory Plans (MSN) endorsed by the Board. Items of deviation from MSN are summarised at **Appendix V**.

12. **Consultation**

- 12.1 The draft OZP, together with its Notes and ES and the Planning Report, have been circulated to the relevant Government bureaux and departments for comments. Comments received have been incorporated in the Notes, ES and the Planning Report as appropriate.
- 12.2 Subject to the agreement of the Board, the draft OZP No. S/TW-CLHFS/B will be submitted to the TWDC and the TWRC for consultation. Comments from the TWDC and the TWRC will be submitted to the Board for consideration prior to the publication of the draft OZP under section 5 of the Ordinance.

13. **Decision Sought**

Members are invited to:

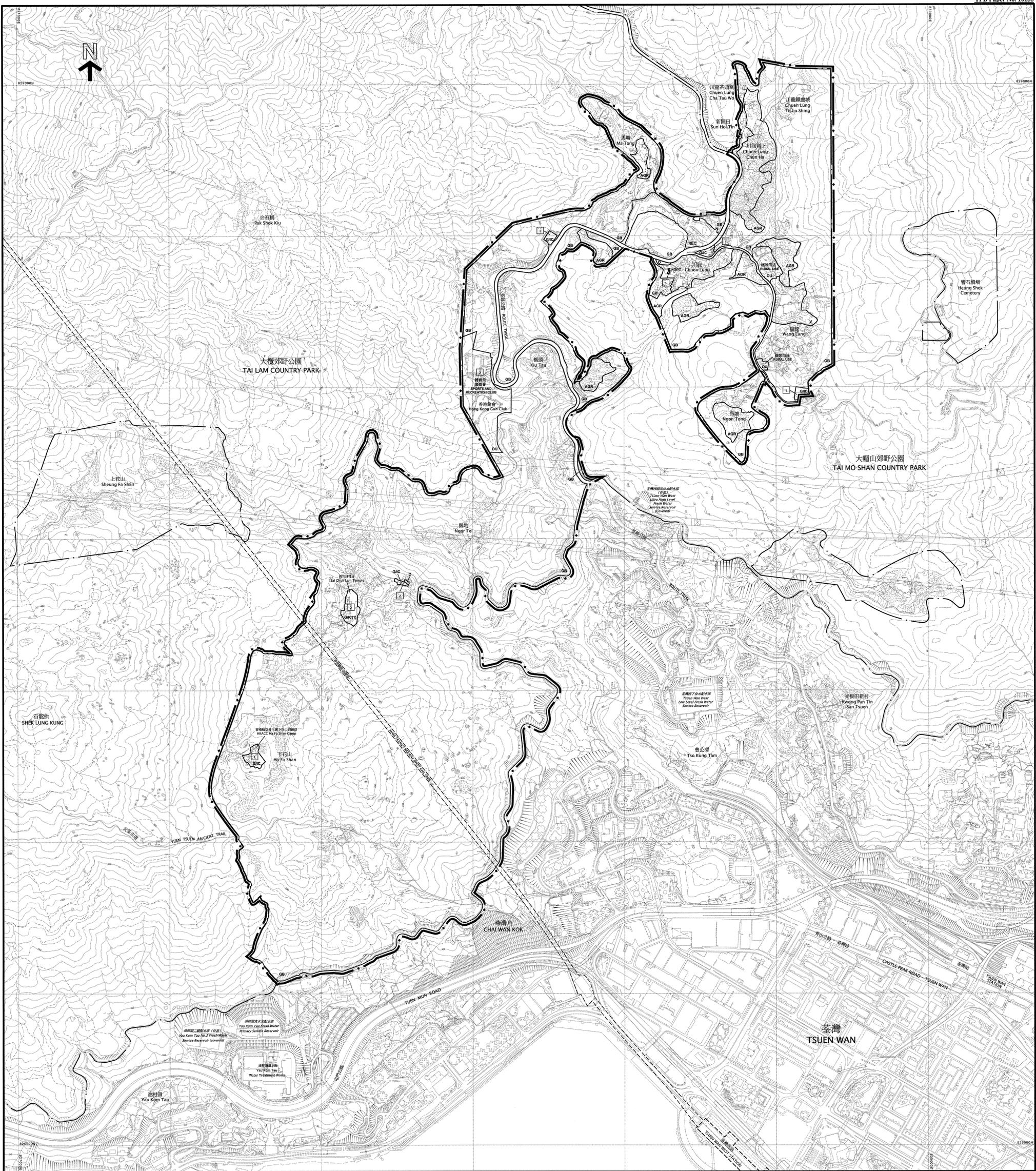
- (a) agree that the draft Chuen Lung and Ha Fa Shan OZP No. S/TW-CLHFS/B (**Appendix I**) together with its Notes (**Appendix II**) is suitable for consultation with the TWDC and the TWRC;
- (b) agree that the ES (**Appendix III**) is suitable to serve as an expression of the planning intentions and objectives of the Board for various land use zonings of the draft Chuen Lung and Ha Fa Shan OZP No. S/TW-CLHFS/B and the ES should be issued under the name of the Board; and
- (c) agree that the ES (**Appendix III**) is suitable for consultation with the TWDC and the TWRC together with the draft OZP.

14. **Attachments**

Appendix I	Draft Chuen Lung and Ha Fa Shan OZP No. S/TW-CLHFS/B
Appendix II	Notes of the OZP
Appendix III	ES of the OZP
Appendix IV	Planning Report on Chuen Lung and Ha Fa Shan
Appendix V	Summary of Deviations from the MSN
Plan 1	Location Plan
Plan 2	Approved DPA Plan No. DPA/TW-CLHFS/2 (reduced to A3 size)
Plan 3	Aerial photo
Plan 4	Existing Physical Features

Plan 5	Existing Land Uses
Plan 6	Land Status
Plan 7	Development Constraints
Plan 8	Proposed Land Uses

**PLANNING DEPARTMENT
JULY 2016**



圖例
NOTATION

ZONES	地帶	COMMUNICATIONS	交通
VILLAGE TYPE DEVELOPMENT [V]	鄉村式發展	RAILWAY AND STATION (UNDERGROUND) [Symbol]	鐵路及車站 (地下)
GOVERNMENT, INSTITUTION OR COMMUNITY [GIC]	政府、機構或社區	MAJOR ROAD AND JUNCTION [Symbol]	主要道路及路口
OPEN SPACE [O]	休憩用地		
RECREATION [REC]	康樂		
OTHER SPECIFIED USES [OU]	其他指定用途	MISCELLANEOUS	其他
AGRICULTURE [AGR]	農業	BOUNDARY OF PLANNING SCHEME [Symbol]	規劃範圍界線
GREEN BELT [GB]	綠化地帶	BOUNDARY OF COUNTRY PARK [Symbol]	郊野公園界線
		MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS) [Symbol]	最高建築物高度 (樓層數目)

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分比	
VILLAGE TYPE DEVELOPMENT	3.13	1.49	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	1.21	0.58	政府、機構或社區
OPEN SPACE	0.06	0.03	休憩用地
RECREATION	1.89	0.90	康樂
OTHER SPECIFIED USES	4.26	2.03	其他指定用途
AGRICULTURE	8.89	4.14	農業
GREEN BELT	187.50	89.31	綠化地帶
MAJOR ROAD ETC.	3.21	1.52	主要道路等
TOTAL PLANNING SCHEME AREA	209.95	100.00	規劃範圍總面積

香港城市規劃委員會依據城市規劃條例擬備的川龍及下花山分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
CHUEN LUNG AND HA FA SHAN - OUTLINE ZONING 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. **S/TW-CLHFS/B**



**DRAFT CHUEN LUNG AND HA FA SHAN
OUTLINE ZONING PLAN NO. S/TW-CLHFS/B**

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

NOTES

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

- (1) These Notes show the uses or developments on land falling within the boundaries of the Plan which are always permitted and which may be permitted by the Town Planning Board, with or without conditions, on application. Where permission from the Town Planning Board for a use or development is required, the application for such permission should be made in a prescribed form. The application shall be addressed to the Secretary of the Town Planning Board, from whom the prescribed application form may be obtained.
- (2) Any use or development which is always permitted or may be permitted in accordance with these Notes must also conform to any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, as may be applicable.
- (3) No action is required to make the use of any land or building which was in existence immediately before the first publication in the Gazette of the notice of the draft development permission area plan conform to this Plan, provided such use has continued since it came into existence. Any material change of such use or any other development (except minor alteration and/or modification to the development of the land or building in respect of such use which is always permitted) must be always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board.
- (4) A use or development of any land or building permitted under an earlier draft or approved plan including development permission area plan for the area and effected or undertaken during the effective period of that plan is always permitted under this Plan. Any material change of such use or any other development (except minor alteration and/or modification to the completed development of the land or building 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.
- (5) Except to the extent that paragraph (3) or (4) applies, any use or development falling within the boundaries of the Plan and also within the boundaries of the draft development permission area 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.

- (6) 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.
- (7) Road junctions, alignment of roads, and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.
- (8) The following uses or developments are always permitted on land falling within the boundaries of the Plan except where the uses or developments are specified in Column 2 of the Notes of individual zones:
 - (a) maintenance, repair or demolition of a building;
 - (b) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, footpath, bus/public light bus stop or lay-by, cycle track, taxi rank, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;
 - (c) maintenance or repair of road, watercourse, nullah, sewer and drain;
 - (d) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities and waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government;
 - (e) rebuilding of New Territories Exempted House;
 - (f) replacement of an existing domestic building i.e. a domestic building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, by a New Territories Exempted House; and
 - (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.
- (9) In any area shown as 'Road', all uses or developments except those specified in paragraphs (8)(a) to (8)(d) and (8)(g) above and those specified below require permission from the Town Planning Board:

road and on-street vehicle park.
- (10) (a) Temporary use or development of any land or building not exceeding a period of two months is always permitted provided that no site formation (filling or excavation) is carried out and that the use or development is a use or development specified below:

structures for carnivals, fairs, film shooting on locations, festival celebrations, religious functions or sports events.

- (b) Except as otherwise provided in paragraph (10)(a), temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years, or refuse to grant permission.
 - (c) Temporary use or development of land or building exceeding three years requires permission from the Town Planning Board in accordance with the terms of the Plan.
- (11) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.
- (12) 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 CHUEN LUNG AND HA FA SHAN
OUTLINE ZONING PLAN NO. S/TW-CLHFS/B**

Schedule of Uses

	<u>Page</u>
VILLAGE TYPE DEVELOPMENT	1
GOVERNMENT, INSTITUTION OR COMMUNITY	3
OPEN SPACE	5
RECREATION	6
OTHER SPECIFIED USES	8
AGRICULTURE	11
GREEN BELT	13

VILLAGE TYPE DEVELOPMENT

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

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

- Eating Place
- Library
- School
- Shop and Services

(Please see next page)

VILLAGE TYPE DEVELOPMENT (Cont'd)

Planning Intention

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

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (except development or redevelopment to those annotated with #) shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23m) or the height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, whichever is the greater.
- (2) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (3) Any diversion of stream, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by 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 the draft development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

GOVERNMENT, INSTITUTION OR COMMUNITY

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Schedule I: for "Government, Institution or Community" other than "Government, Institution or Community (1)"	
Ambulance Depot Animal Quarantine Centre (in Government building only) Broadcasting, Television and/or Film Studio Cable Car Route and Terminal Building Eating Place (Canteen, Cooked Food Centre only) Educational Institution Exhibition or Convention Hall Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Institutional Use (not elsewhere specified) Library Market Place of Recreation, Sports or Culture Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Research, Design and Development Centre Rural Committee/Village Office School Service Reservoir Social Welfare Facility Training Centre Wholesale Trade	Animal Boarding Establishment Animal Quarantine Centre (not elsewhere specified) Columbarium Correctional Institution Crematorium Driving School Eating Place (not elsewhere specified) Firing Range Flat Funeral Facility Helicopter Landing Pad Holiday Camp Hotel House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Off-course Betting Centre Office Petrol Filling Station Place of Entertainment Private Club Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Refuse Disposal Installation (Refuse Transfer Station only) Residential Institution Sewage Treatment/Screening Plant Shop and Services Utility Installation for Private Project Zoo

(Please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
-----------------------------------	---

Schedule II: for “Government, Institution or Community (1)”

Eating Place (Canteen only) Government Refuse Collection Point Government Use (not elsewhere specified) Public Convenience Public Utility Installation Religious Institution Social Welfare Facility	Columbarium Eating Place (Restaurant only) Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Residential Institution Shop and Services (Retail Shop only) Utility Installation for Private Project
--	---

Planning Intention

This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments. In particular, the sub-zone “Government, Institution or Community (1) is intended primarily for the provision of religious institutional uses.

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height, in terms of number of storeys, as stipulated on the Plan, or the height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, whichever is the greater.
- (2) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

OPEN SPACE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Aviary Barbecue Spot Field Study/Education/Visitor Centre Park and Garden Pavilion Pedestrian Area Picnic Area Playground/Playing Field Promenade Public Convenience Sitting Out Area Zoo	Cable Car Route and Terminal Building Eating Place Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution Service Reservoir Shop and Services Tent Camping Ground Utility Installation for Private Project

Planning Intention

This zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

RECREATION

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Barbecue Spot Field Study/Education/Visitor Centre Golf Course (Driving Range only) Government Use (Police Reporting Centre only) Holiday Camp On-Farm Domestic Structure Picnic Area Place of Recreation, Sports or Culture Private Club Public Convenience Rural Committee/Village Office Tent Camping Ground	Animal Boarding Establishment Broadcasting, Television and/or Film Studio Cable Car Route and Terminal Building Eating Place Flat Golf Course (not elsewhere specified) Government Refuse Collection Point Government Use (not elsewhere specified) Helicopter Landing Pad Hotel House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) Place of Entertainment Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution Residential Institution Shop and Services Theme Park Utility Installation for Private Project Zoo

Planning Intention

This zone is intended primarily for recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the recreational developments may be permitted subject to planning permission.

RECREATION (Cont'd)

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.4, a maximum site coverage of 20% and a maximum building height of 3 storeys (excluding one basement floor), or the plot ratio, site coverage and height of the building, which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, whichever is the greater.
- (2) In determining the relevant maximum plot ratio for the purposes of paragraph (1), any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio, site coverage and building height restrictions stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (4) Any diversion of stream, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by 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 the draft development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

OTHER SPECIFIED USES

For "Rural Use" only

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Barbecue Spot Field Study/Education/Visitor Centre Government Use (Police Reporting Centre, Post Office only) On-Farm Domestic Structure Picnic Area Place of Recreation, Sports or Culture (Horse Riding School, Hobby Farm, Fishing Ground only) Public Convenience Religious Institution (Ancestral Hall only) Rural Committee/Village Office Tent Camping Ground	Animal Boarding Establishment Broadcasting, Television and/or Film Studio Burial Ground Driving School Eating Place Flat Golf Course Government Refuse Collection Point Government Use (not elsewhere specified) # Helicopter Landing Pad Holiday Camp House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) Institutional Use (not elsewhere specified) # Market Petrol Filling Station Place of Recreation, Sports or Culture (not elsewhere specified) Private Club Public Clinic Public Transport Terminus or Station Public Utility Installation # Public Vehicle Park (excluding container vehicle) Religious Institution (not elsewhere specified) # Residential Institution # Rural Workshop School # Shop and Services Social Welfare Facility # Utility Installation for Private Project

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Rural Use" only (Cont'd)

Planning Intention

This zone is intended primarily for the preservation of the character of the rural area. Uses or developments compatible with the rural landscape, such as passive recreation uses and a selected range of rural uses, may be allowed on application to the Town Planning Board, with a view to upgrading or improving the area or providing support to the local communities.

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (except development or redevelopment to 'New Territories Exempted House' or to those annotated with #) shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.4 and a maximum building height of 3 storeys (9m) or the plot ratio and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, whichever is the greater.
- (2) In determining the relevant maximum plot ratio for the purposes of paragraph (1), any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and building height restrictions stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Sports and Recreation Club" only

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Place of Recreation, Sports or Culture Private Club	Eating Place Government Refuse Collection Point Government Use (not elsewhere specified) Public Vehicle Park (excluding container vehicle) Religious Institution Shop and Services Social Welfare Facility Utility Installation not Ancillary to the Specified Use

Planning Intention

This zone is intended primarily for the provision of land for the development of sports and recreation club.

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area of 340m² and the maximum building height, in terms of number of storeys, as stipulated on the Plan, or the gross floor area and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, whichever is the greater.
- (2) In determining the relevant maximum gross floor area for the purposes of paragraph (1), any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction and relaxation of the gross floor area restriction stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

AGRICULTURE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Government Use (Police Reporting Centre only) On-Farm Domestic Structure Public Convenience Religious Institution (Ancestral Hall only) Rural Committee/Village Office	Animal Boarding Establishment Barbecue Spot Burial Ground Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) House (New Territories Exempted House only, other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) Picnic Area Place of Recreation, Sports or Culture (Horse Riding School, Hobby Farm, Fishing Ground only) Public Utility Installation Religious Institution (not elsewhere specified) School Utility Installation for Private Project

Planning Intention

This zone is intended primarily to retain and safeguard good quality agricultural land/farm/fish pond for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

(Please see next page)

AGRICULTURE (Cont'd)

Remarks

Any filling of land/pond or diversion of stream, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by 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 draft development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance. This restriction does not apply to filling of land specifically required under prior written instructions of Government department(s) or for the purposes specified below:

- (i) laying of soil not exceeding 1.2m in thickness for cultivation; or
- (ii) construction of any agricultural structure with prior written approval issued by the Lands Department.

GREEN BELT

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Barbecue Spot Country Park * Government Use (Police Reporting Centre only) Nature Reserve Nature Trail On-Farm Domestic Structure Picnic Area Public Convenience Tent Camping Ground Wild Animals Protection Area	Animal Boarding Establishment Broadcasting, Television and/or Film Studio Burial Ground Cable Car Route and Terminal Building Columbarium (within a Religious Institution or extension of existing Columbarium only) Crematorium (within a Religious Institution or extension of existing Crematorium only) Field Study/Education/Visitor Centre Firing Range Flat Golf Course Government Refuse Collection Point Government Use (not elsewhere specified) Helicopter Landing Pad Holiday Camp House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Petrol Filling Station Place of Recreation, Sports or Culture Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Religious Institution Residential Institution

(Please see next page)

GREEN BELT (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
-----------------------------------	---

Rural Committee/Village Office
 School
 Service Reservoir
 Social Welfare Facility
 Utility Installation for Private Project
 Zoo

* Country Park means a country park or special area as designated under the Country Parks Ordinance (Cap. 208). All uses and developments require consent from the Country and Marine Parks Authority and approval from the Town Planning Board is not required.

Planning Intention

The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.

Remarks

Any filling of land/pond, excavation of land or diversion of stream, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by 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 the draft development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

DRAFT CHUEN LUNG AND HA FA SHAN
OUTLINE ZONING PLAN NO. S/TW-CLHFS/B

EXPLANATORY STATEMENT

DRAFT CHUEN LUNG AND HA FA SHAN
OUTLINE ZONING PLAN NO. S/TW-CLHFS/B

EXPLANATORY STATEMENT

<u>CONTENTS</u>	<u>Page</u>
1. INTRODUCTION	1
2. AUTHORITY FOR THE PLAN AND PROCEDURES	1
3. OBJECT OF THE PLAN	2
4. NOTES OF THE PLAN	2
5. THE PLANNING SCHEME AREA	2
6. POPULATION	3
7. OPPORTUNITIES AND CONSTRAINTS	4
8. GENERAL PLANNING INTENTION	7
9. LAND USE ZONINGS	7
9.1 Village Type Development	7
9.2 Government, Institution or Community	9
9.3 Open Space	10
9.4 Recreation	10
9.5 Other Specified Uses	11
9.6 Agriculture	13
9.7 Green Belt	13
10. COMMUNICATIONS	15
11. UTILITY SERVICES	15
12. CULTURAL HERITAGE	15
13. IMPLEMENTATION	16
14. PLANNING CONTROL	16

**DRAFT CHUEN LUNG AND HA FA SHAN
OUTLINE ZONING PLAN NO. S/TW-CLHFS/B**

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

EXPLANATORY STATEMENT

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

1. INTRODUCTION

This Explanatory Statement is intended to assist an understanding of the draft Chuen Lung and Ha Fa Shan Outline Zoning Plan (OZP) No. S/TW-CLHFS/B. It reflects the planning intention and objectives of the Town Planning Board (the Board) for various land use zonings of the Plan.

2. AUTHORITY FOR THE PLAN AND PROCEDURES

- 2.1 On 20 March 2013, under the power delegated by the Chief Executive (CE), the Secretary for Development (SDEV) directed the Board, under section 3(1)(b) of the Town Planning Ordinance (the Ordinance), to prepare a draft plan designating Chuen Lung and Ha Fa Shan as a development permission area (DPA).
- 2.2 On 20 December 2013, the draft Chuen Lung and Ha Fa Shan DPA Plan No. DPA/TW-CLHFS/1 was exhibited for public inspection under section 5 of the Ordinance. During the two-month exhibition period, 19 representations were received. On 28 February 2014, the representations were published for three weeks for public comment and one comment was received. After giving consideration to the representations and comment on 6 June 2014, the Board decided not to propose any amendment to the draft DPA Plan to meet the representations.
- 2.3 On 23 September 2014, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Chuen Lung and Ha Fa Shan DPA Plan, which was subsequently renumbered as DPA/TW-CLHFS/2. On 3 October 2014, the approved Chuen Lung and Ha Fa Shan DPA Plan No. DPA/TW-CLHFS/2 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.4 On 12 January 2016, under the power delegated by the CE, the SDEV directed the Board, under section 3(1)(a) of the Ordinance, to prepare an OZP to cover the Chuen Lung and Ha Fa Shan area.
- 2.5 On _____, the draft Chuen Lung and Ha Fa Shan OZP No.

S/TW-CLHFS/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 indicate the broad land-use zonings for the area of Chuen Lung and Ha Fa Shan so that development and redevelopment within the area of Chuen Lung and Ha Fa Shan can be put under statutory planning control. It also provides the planning framework for preparing more detailed non-statutory plans which form the basis for public works planning and site reservation for various uses.
- 3.2 The Plan is to illustrate the broad principles of development and planning control only. It is a small-scale plan and the road alignments and boundaries between the land-use zones may be subject to minor alterations as detailed planning proceeds.
- 3.3 Since the Plan is to show broad land use zonings, there would be cases that small strips of land not intended for building development purposes and carry no development right under the lease, such as the areas restricted for garden, slope maintenance and access road purposes, are included in the zones. The general principle is that such areas should not be taken into account in plot ratio and site coverage calculations. Development within zones should be restricted to building lots carrying development right in order to maintain the character and amenity of the area and not to overload the road network in this area.

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 Planning Scheme Area (the Area) and in particular zones 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 (PlanD) and can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>.

5. THE PLANNING SCHEME AREA

- 5.1 The Area, covering an area of about 209.95 ha, is located at the northwestern fringe of the Tsuen Wan New Town. It mainly comprises the stream valleys surrounding Chuen Lung and the upper foothills

around Ha Fa Shan to the south of the Tai Lam Country Park. Traversed by Route Twisk, the area is bounded to the east by the Tai Mo Shan Country Park, and to the west by the Tai Lam Country Park.

- 5.2 Mainly consisted of vegetated slopes and stream valleys, the Area has a rural and scenic setting. With a varied topography, the Area has a large diversity in landscape and elevations. While the hills and slopes around Ha Fa Shan are widely covered with woodland and shrubland, active agricultural activities could be found around Chuen Lung.
- 5.3 The residential settlements in the Area are developed primarily in the form of village-type housing or temporary domestic structures situated in the relatively gentle land or river valleys. Due to the topography and available vehicular access, residential settlements mainly concentrate in Chuen Lung particularly along the accessible Route Twisk. Chuen Lung is the only recognized village in the Area. Scattered temporary domestic structures are also found in Wang Lung, Ma Tong and Kiu Tau along Route Twisk as well as Ha Fa Shan along Yuen Tsuen Ancient Trail and the catchwaters.
- 5.4 Agricultural activities are widely undertaken in the valley area within the Area. Chuen Lung is famous of the planting of watercress. However, some abandoned agricultural land along Route Twisk has been developed to rural industrial workshop, open storage and vehicle park.
- 5.5 The Area is accessible by vehicles via Route Twisk, which is a single carriageway road connecting Tsuen Wan and Shek Kong through Tsuen Kam Au, the saddle of Tai Mo Shan. Chuen Lung is located at the halfway point when snaking up from Tsuen Wan. Ha Fa Shan has no direct vehicular access and is only accessible on foot via Water Supplies Department (WSD)'s restricted maintenance access from Route Twisk running along the catchwaters, footpath from Chai Wan Kok and Yuen Tsuen Ancient Trail.
- 5.6 The Area falls entirely within lower and upper indirect water gathering ground. Tai Lam Chung Catchwater and Shing Mun Catchwater towards Tai Lam Chung Reservoir and Shing Mun Reservoir respectively are located in Ha Fa Shan.

6. POPULATION

According to the 2011 Population Census, the total population in the Area was about 1,340 persons. It is expected that the total planned population of the Area would be 1,980 persons mainly attributed to the new village type development.

7. OPPORTUNITIES AND CONSTRAINTS

7.1 Opportunities

7.1.1 Conservation and Natural Landscape

Bounded by Tai Mo Shan Country Park and Tai Lam Country Park, the Area consists of hilly terrains covered with woodland, shrubland and grassland. Three main natural streams run through the Area before converging and entering the river valley in Tso Kung Tam. The woodlands are largely dominated with semi-mature and mature trees of common woodland species, and the streams that are largely natural and undisturbed providing a favourable habitats for fauna and flora, some of which are species of conservation interest. In general, the Area is natural and rural in character with ecological, landscape and scenic value. The rural character is worthy of preservation, whilst the natural backdrop should be protected. The scale of the development should also be compatible with the surrounding natural environment and rural setting.

7.1.2 Recreation Potential

With a number of hiking trails connected to the wider areas of Tai Mo Shan Country Park and Tai Lam Country Park, the Area is popular to hikers. Yuen Tsuen Ancient Trail starting at Ha Fa Shan is a famous hiking trail where the hikers can enjoy the splendid panoramic view towards the harbour channels between Tsuen Wan, Tsing Yi and Ma Wan, as well as the Ting Kau Bridge and Tsing Ma Bridge, which are the landmarks of Tsuen Wan.

Located close to the country park, recreational facilities including barbecue sites are found within the Area or inside the country park nearby. With the beautiful landscape resources and tranquil nature environment, the Area has good potential for local-based ecotourism development. Hong Kong Gun Club, a sports and recreation club is also within the Area.

7.1.3 Agricultural Potential

Agricultural activities are being actively undertaken in Chuen Lung, Chuen Lung Tit Lo Shing, Chuen Lung Chun Ha, Ngon Tong and Kiu Tau. Chuen Lung is famous of the planting of watercress in wet agricultural fields. Besides the active farmland, some fallow agricultural land has good potential for rehabilitation for cultivation and other agricultural purpose.

7.2 Constraints

7.2.1 Ecological Significance

The Area is closely linked with the wider natural environment of the Tai Mo Shan Country Park and Tai Lam Country Park. It consists of a variety of common habitats including agricultural land, streams, marsh, woodlands and shrublands supporting a variety of fauna and flora. Some fauna species with conservation interest are recorded in the Area, largely within or adjacent to the stream courses. They include Big-headed Turtle (*Platysternon megacephalum*), Yellow Cooter (*Acraea issoria*), Hong Kong Newt (*Paramesotriton hongkongensis*), Hong Kong Cascade Frog (*Amolops hongkongensis*), Predaceous Chub (*Parazacco spilurus*) and Red Muntjac (*Muntiacus muntjak*). Developments that may degrade, destruct or disturb the habitats should be avoided as far as possible.

7.2.2 Landscape Character

The Area is situated between Tai Mo Shan Country Park at the east and Tai Lam Country Park at the west. With reference to the Landscape Value Mapping of Hong Kong (2005), the northern part of the Area is in a settled valley landscape characterised by enclosing hillsides with villagers, agricultural land and tree groups on the valley floor; while the southern part of the Area is upland and hillside landscape which is mostly undeveloped covered with woodland and scrubland. Major vegetation comprised of scrubland, dense woodland with native species, and fruit trees enclosing the agricultural land and villages. The landscape character of the Area is enclosed, tranquil and coherent. In general, most of the land within the Area is still untouched and mature woodland can be found over the area, the overall landscape character area value of the Area is high.

7.2.3 Water Gathering Ground and Catchwater

The Area is within either the lower indirect or upper indirect water gathering ground while sections of Tai Lam Chung Catchwater and Shing Mun Catchwater intercept the surface water in the water gathering ground and carry to the reservoirs for storage. To prevent contamination of waters which are designated for abstraction for potable water supply, any proposed development that may result in any material increase in pollution will not be acceptable. Besides, the use of pesticide within the water gathering ground is not allowed. As for the use of other chemicals including fertilizers, prior approval must be sought from WSD.

7.2.4 Sewerage

Public sewerage system is provided along Route Twisk connected to Kwai Chung Preliminary Treatment Works while provision of sewerage system for village settlements is under planning.

7.2.5 Accessibility

Chuen Lung is accessible by vehicle via Route Twisk, which is a single carriageway road. As such, the capacity of Route Twisk is quite limited and development in Chuen Lung has to be sustainable in traffic terms. Ha Fa Shan is only accessible via WSD's restricted maintenance access from Route Twisk or footpaths connected to other districts on foot.

7.2.6 Burial Grounds

Ha Fa Shan Burial Ground and part of Yau Kom Tau Burial Ground are within the Area. The area occupied by burial grounds is not suitable for development.

7.2.7 Existing Rural Industrial Uses

Small scale rural industrial uses, open storage and vehicle parks scattered along Route Twisk are operating either under temporary structures or on open ground. While the uses in existence immediately before the date of first publication in the Gazette of the notice of the draft DPA Plan are tolerated, these incompatible industrial uses will create industrial/residential interface issue within the village area. These uses should be phased out in the long term.

7.2.8 Infrastructures

The existing fresh water supply system is mainly provided along or within some existing village settlements which the capacity is limited and very sensitive to any increase in demand. Currently, no salt water supply system is provided in the Area. High pressure gas pipelines are also running underneath the carriageway of Route Twisk. For any development that will result in a significant increase in population in the vicinity of the high pressure gas pipelines, the project proponent is required to conduct a quantitative risk assessment to assess the potential risks associated with the high pressure gas pipeline, having considered the proposed development.

7.2.9 Geotechnical Issue

The Area is overlooked by steep natural hillsides. It could be

affected by potential geotechnical hazards in the form of landslide including boulder falls. Natural terrain hazard studies may be required to ascertain the scale of the hazard and to provide suitable hazard mitigation measures, if found necessary as part of developments within the Area.

8. GENERAL PLANNING INTENTION

- 8.1 The general planning intention for the Area is to protect the natural environment and the rural landscape, with a view to complement the overall natural environment and the landscape characters of the surrounding Tai Lam Country Park and Tai Mo Shan Country Park. It is also the intention to make provision for future Small House development for the indigenous villagers of Chuen Lung and provide appropriate planning control over recreation and religious institution development within the Area.
- 8.2 In the designation of various zones for the Area, considerations have been given to the protection of natural environment including the natural habitats, wooded areas and streams, physical landform, existing land use pattern, demand for Small Houses, availability of infrastructure and local development need. Active farmland is retained in view of their good potential for agricultural use. Development which would cause adverse impacts on the water quality and water resources of the water gathering ground is not encouraged.

9. LAND USE ZONINGS

9.1 “Village Type Development” (“V”): Total Area 3.13 ha

- 9.1.1 The planning intention of this zone is to designate both existing recognized village and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses servicing the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses in the zone may be permitted on application to the Board.
- 9.1.2 Chuen Lung is the only recognized village in the Area. The boundaries of the “V” zones are drawn up around existing clusters and the proposed Chuen Lung Village Expansion Area (VEA) having regard to the village ‘environs’ (‘VE’), the local topography, the existing settlement pattern, site characteristics

and constraints, the estimated Small House demand and the boundary of the proposed VEA as shown on the adopted Chuen Lung VEA – Layout Plan No. L/TW-CL/1. Areas of difficult terrain, dense vegetation, active agricultural land and stream courses have been avoided where appropriate.

- 9.1.3 The existing village area of Chuen Lung at Route Twisk falls within this zone. Besides, the proposed Chuen Lung VEA in Wang Lung outside ‘VE’ of Chuen Lung is also within this zone. The implementation of the VEA is subject to the Government’s review on the Small House Policy.
- 9.1.4 No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23m) or the height of the building which was in existence on the date of first publication in the Gazette of the notice of the draft DPA Plan, whichever is the greater.
- 9.1.5 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height restriction may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.
- 9.1.6 Some areas are overlooked by steep natural hillsides and may be affected by potential natural terrain landslide hazards. For future development in these areas, the developer(s) may be required to carry out natural terrain hazard study to assess the scale of hazards and provide suitable hazard mitigation measures, if found necessary, as part of the development.
- 9.1.7 In accordance with the Environmental, Transport and Works Bureau’s Technical Circular (Works) No. 5/2005, under the current administrative practice, for development proposals/submissions that may affect natural streams/rivers, the approving/processing authorities at various stages of the development should consult and collate comments from the Agriculture, Fisheries and Conservation Department (AFCD) and relevant authorities and incorporate relevant comments/advice as conditions of approval wherever possible. Accordingly, the Lands Department (LandsD), when processing Small House grant applications in close proximity to existing stream courses, should consult concerned departments including AFCD and PlanD to ensure that all relevant departments would have adequate opportunity to review and comment on the applications.

9.1.8 Any diversion of streams may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activities except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works.

9.1.9 The “V” zones fall entirely within the upper indirect water gathering ground. For any village type development, it should be demonstrated that the sewerage and water quality within water gathering ground will not be affected by the proposals. In general, the use of septic tank and soakaway systems for sewage treatment and disposal is considered as an unacceptable means for new village developments located in water gathering grounds. There should be demonstrably effective means (such as connecting the foul water drainage system of the development to the existing/planned public sewerage system or a proper waste water treatment plant) to ensure that the effluent water quality is acceptable to concerned Government departments.

9.2 “Government, Institution or Community” (“G/IC”): Total Area 1.21 ha

9.2.1 The planning intention of this zone is primarily for the provision of Government, institution and community (GIC) facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.

9.2.2 This zone covers the ex-Koon Man School and Tsang Ancestral Hall within the village area of Chuen Lung, AFCD’s Tai Mo Shan Country Park Chuen Lung Management Centre (the part outside country park) in Wang Lung, Chuen Lung West Pigging Station at Route Twist, Ha Fa Shan Residents’ Welfare Association and Lit Nui Kung in Ha Fa Shan and Hong Kong Air Cadet Corps Ha Fa Shan Camp to the north of Ha Fa Shan.

9.2.3 Development within this zone should be compatible in scale and form with the surrounding natural and rural environment. To preserve the existing amenity and character, on land under this zoning, no development or redevelopment shall exceed the maximum building height as stipulated on the Plan, or the height of the building which was in existence on the date of first publication in the Gazette of the notice of the draft DPA Plan, whichever is the greater. The design of the proposed development within this zone should be compatible with the surrounding landscape context.

9.2.4 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the

building height restriction may be considered by the Board through the planning permission system. Each application will be considered on its individual planning merits.

“Government Institution or Community (1)” (“G/IC(1)”): Total Area 0.48 ha

9.2.5 The planning intention of the “G/IC(1)” sub-zone is intended primarily for the provision of religious institutional uses.

9.2.6 The Sai Chuk Lam Temple in Ha Fa Shan is within this sub-zone. Given its natural surroundings and remote location without vehicular access, only selected GIC uses are permitted under this sub-zone to reflect the existing religious institution use and ensure that the development should be compatible with the natural surroundings.

9.2.7 No development or redevelopment shall exceed a maximum building height of 2 storeys as stipulated on the Plan or the height of the building which was in existence on the date of first publication in the Gazette of the notice of the draft DPA Plan, whichever is the greater.

9.3 “Open Space” (“O”): Total Area 0.06 ha

9.3.1 The planning intention of this zone is primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

9.3.2 This zone covers Ha Fa Shan Children’s Playground at Ha Fa Shan and Tsuen Wan Chuen Lung Rest Garden at the village entrance of Chuen Lung.

9.4 “Recreation” (“REC”): Total Area 1.89 ha

9.4.1 The planning intention of this zone is primarily for recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the recreational developments may be permitted subject to planning permission.

9.4.2 This zone covers an area off Route Twisk in Ma Tong opposite to the village area of Chuen Lung. It mainly reflects a recreational club and golf driving range development with a 3-storey golf club building.

9.4.3 No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot

ratio of 0.4, a maximum site coverage of 20% and a maximum building height of 3 storeys (excluding one basement floor), or the plot ratio, site coverage and height of the building, which was in existence on the date of first publication in the Gazette of the notice of the draft DPA Plan, whichever is the greater. For the permitted one basement floor, it should be predominately used for the purposes of installation of sewage treatment facilities and water storage tanks.

9.4.4 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the above restrictions may be considered by the Board through the planning permission system. Each application will be considered on its individual planning merits.

9.4.5 Any diversion of streams may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activities except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works.

9.5 “Other Specified Uses” (“OU”): Total Area 4.26 ha

9.5.1 This zone is intended for specified development(s) and/or uses, which is/are specified in the annotation of the zone.

“Other Specified Uses” annotated “Rural Use”: Total Area 0.79 ha

9.5.2 The planning intention of this zone is primarily for the preservation of the character of the rural area. Uses or developments compatible with the rural landscape, such as passive recreation uses and a selected range of rural uses, may be allowed on application to the Board, with a view to upgrading or improving the area or providing support to the local communities. This zoning could help phase out these non-conforming uses not compatible with the rural and natural setting of the Area in long term.

9.5.3 This zone covers two sites in Wang Lung, which are occupied by a wine factory and a stone-cutting workshop. The wine factory is subject to discharge licence control by the Environmental Protection Department. The rural industrial uses in existence immediately before the date of first publication in the Gazette of the notice of the draft DPA Plan are tolerated. However, any material change of such uses requires planning permission from the Board supported by relevant technical documents including environmental impact assessment and any other relevant information. In particular, it should be demonstrated that such change is environmentally acceptable with possible air, noise and water pollution and

industrial/residential interface problems duly addressed.

- 9.5.4 Low-rise recreational and residential development compatible with the rural landscape may be permitted on application to the Board subject to the demonstration of sustainability in ecological, environmental, traffic and infrastructural terms. Development should not exceed a maximum plot ratio of 0.4 and a maximum building height of 3 storeys (9m).
- 9.5.5 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the above restrictions may be considered by the Board through the planning permission system. Each application will be considered on its individual planning merits.

“Other Specified Uses” annotated “Sports and Recreation Club”: Total Area 3.47 ha

- 9.5.7 The planning intention of this zone is primarily for the provision of land for the development of sports and recreation club.
- 9.5.8 This zone covers a site at Route Twisk occupied by the Hong Kong Gun Club, which has a rifle, handgun and clay target shooting range with a 2-storey clubhouse building. While the eastern part of the club falls within this zone, the western part of the club (about 3.03 ha) falls within the Tai Lam Country Park, which is outside the boundary of the Area.
- 9.5.9 No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area (GFA) of 340m² and a maximum building height of 2 storeys as stipulated on the Plan, or the GFA and the height of the building, which was in existence on the date of first publication in the Gazette of the notice of the draft DPA Plan, whichever is the greater.
- 9.5.10 To provide flexibility for innovative design adapted to the characteristics of the site, minor relaxation of the building height restriction may be considered by the Board through the planning permission system. Each application will be considered on its individual planning merits.
- 9.5.11 The maximum GFA of 340m² is stipulated to reflect the GFA of the existing clubhouse building built in 1973 so as to provide a suitable control over the building bulk in view of its large site area, location within the immediate proximity of the Tai Lam Country Park and infrastructural constraints. To provide flexibility for possible expansion or redevelopment and innovative design adapted to the characteristics of the site,

relaxation of the GFA restriction may be considered by the Board through the planning permission system. The application may need to be supported by relevant technical assessments including traffic impact assessment, visual impact assessment, environmental assessment, ecological impact assessment, etc. and any other information as may be required by the Board. Each application will be considered on its individual planning merits.

9.6 “Agriculture” (“AGR”): Total Area 8.69 ha

- 9.6.1 The planning intention of this zone is primarily to retain and safeguard good quality agricultural land/farm for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.
- 9.6.2 Plots of active farmland in Chuen Lung, Chuen Lung Chun Ha, Wang Lung, Ngon Tong, Ma Tong and Kiu Tau fall within this zone to reflect the active agricultural use on site. In addition, fallow agricultural land adjoining the active farmland with good potential for rehabilitation for cultivation and other agricultural purpose is also included in this zone.
- 9.6.3 The active farmland in Kiu Tau falls within the lower indirect water gathering ground while other pieces of land within this zone are in the upper indirect water gathering ground. The use of pesticide within the water gathering ground is not allowed. As for the use of other chemicals including fertilizers, prior approval must be sought from WSD.
- 9.6.4 As filling of land/pond or diversion of streams may cause adverse drainage and environmental impacts on the adjacent areas, permission from the Board is required for such activities, except for those specified. However, filling of land specifically required under prior written instructions of Government department(s), or for the purposes of genuine agricultural practice including laying of soil not exceeding 1.2m in thickness for cultivation, and construction of agricultural structure with prior written approval from the LandsD is exempted from the control.

9.7 “Green Belt” (“GB”): Total Area 187.5 ha

- 9.7.1 The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone. Designation of the “GB” zones would protect the natural vegetated areas, streams

and woodland, and conserve the natural and rural character of the Area.

- 9.7.2 This zone covers the natural vegetated areas which comprise mainly woodland, shrubland, knolls and streams. Most of the woodland and areas adjoining the Tai Mo Shan Country Park and Tai Lam Country Park are within this zone.
- 9.7.3 The wooded areas at Chuen Lung Cha Tau Wo, north of Kiu Tau, and all those near Chuen Lung are mainly secondary woodland largely dominated with semi-mature and mature trees of common species; and that spanning Chuen Lung Tit Lo Shing and Wang Lung at the east of the area is mainly covered with bamboos and some native trees. The remaining wooded areas are generally composed of plantations and orchards.
- 9.7.4 The three main natural streams flowing from the uphill area within Tai Mo Shan Country Park and Tai Lam Country Park and running across the Area also fall within this zone. These sections of streams are relatively natural and undisturbed with rocky outcrops, except a channelized section under Route Twisk. Some species of amphibian and reptile with conservation interest had been recorded therein. Except the active farmland which is zoned "AGR" to reflect the existing agricultural use on site, most of the riparian areas along the streams are within this zone to avoid encroachment and adverse impact on the streams. Some remote agricultural land mainly for orchard is also zoned "GB", but this will not affect their main agricultural use.
- 9.7.5 There is a general presumption against development within this zone. Development in this zone will be strictly controlled. Development proposals will be considered by the Board on individual merits taking into account the relevant Town Planning Board Guidelines. As diversion of streams, filling of land/pond or excavation of land may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activities, except for those specified.
- 9.7.6 Ha Fa Shan Burial Ground and part of Yau Kom Tau Burial Ground in Ha Fa Shan are within this zone. It has been in existence for many years, and is considered as an existing use intended for the burial of deceased indigenous villagers in the Area. Burial activities within this zone are generally tolerated.
- 9.7.7 As filling of land/pond, excavation of land or diversion of streams may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activities except public works co-ordinated or implemented by Government, and

maintenance, repair or rebuilding works.

10. COMMUNICATIONS

10.1 Roads

10.1.1 The Area is accessible by vehicles via Route Twisk, which is a single carriageway road connecting Tsuen Wan and Shek Kong with limited capacity. There is a local road serving the village area of Chuen Lung and Wang Lung. For other rural areas in Chuen Lung, it can be accessed through rural roads/informal access branching off from Route Twisk.

10.1.2 Ha Fa Shan has no direct vehicular access and is only accessible via WSD's restricted maintenance access from Route Twisk running along the catchwaters, footpath from Chai Wan Kok and Yuen Tsuen Ancient Trail on foot.

10.2 Public Transport

There are bus and public light bus routes passing through the Area.

11. UTILITY SERVICES

The Area is provided with electricity and telephone services. The existing fresh water supply system is mainly provided along or within some existing village settlements. But the capacity is limited and very sensitive to any increase in demand. Currently, no salt water supply system is provided in the Area. Public sewerage system is provided by Drainage Services Department along Route Twisk. Provision of sewerage system for village settlements in the Area is under planning. Any new development proposal should be required to demonstrate that no adverse drainage, sewerage and water quality impacts would be caused to the Area.

12. CULTURAL HERITAGE

12.1 Within the Area, there is a Grade 3 historic building, Tsang Ancestral Hall in Chuen Lung, which is worthy of preservation.

12.2 The Antiquities Advisory Board (AAB) has 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/>.

12.3 Prior consultation with the Antiquities and Monuments Office of Leisure and Cultural Services Department should be made if any development,

redevelopment or rezoning proposals might affect the above graded historic buildings/structures, new items pending grading assessment and its/their immediate environs.

13. IMPLEMENTATION

- 13.1 The Plan provides a broad land-use framework for development control and implementation of planning proposals for the Area. More detailed plans will be prepared as a basis for public works planning and private developments.
- 13.2 At present, there is no overall programme for the improvement or provision of infrastructure within the Area. The implementation process will be gradual and may stretch over a long period of time depending on the availability of resources. It will be undertaken through the participation of both public and private sectors.
- 13.3 Notwithstanding the above, minor improvement works, e.g. access improvement and laying of utility services will be implemented through the Public Works Programme and the Rural Public Works as and when resources are available. Private developments will be effected principally through private sector initiatives to develop or redevelop their properties in accordance with the zoned uses indicated on the Plan, provided that their proposals meet Government requirements.

14. PLANNING CONTROL

- 14.1 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.
- 14.2 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 impacts 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.

- 14.3 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 including guidelines published by the Board. Guidelines published by the Board are available from the Board's website, the Secretariat of the Board and the Technical Services Division of the PlanD. 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 PlanD. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.
- 14.4 Any development, other than those referred to in paragraph 14.1 above or in conformity with this Plan or with the permission of the Board, undertaken or continued on land included in this Plan on or after the date of first publication in the Gazette of the Notice of the draft DPA Plan may be subject to enforcement proceedings under the Ordinance. Any diversion of streams, filling of land/pond or excavation of land within the land in the relevant zones on or after the date of 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.

PLANNING REPORT ON CHUEN LUNG AND HA FA SHAN



TSUEN WAN AND WEST KOWLOON
DISTRICT PLANNING OFFICE
PLANNING DEPARTMENT
JULY 2016

PLANNING REPORT ON CHUEN LUNG AND HA FA SHAN

CONTENT

1. INTRODUCTION

- 1.1 Purpose of the Planning Report
- 1.2 Background

2. THE STUDY AREA

- 2.1 Location
- 2.2 Natural Features
- 2.3 Historical Development
- 2.4 Population and Employment
- 2.5 Existing Land Uses
- 2.6 Land Status
- 2.7 Transportation and Access
- 2.8 Infrastructure and Utility Services

3. PLANNING ANALYSIS

- 3.1 Planning Context
- 3.2 Environmental and Conservation Considerations
- 3.3 Development Constraints
- 3.4 Development Opportunities
- 3.5 Development Pressure
- 3.6 Development Proposals Received

4. PLANNING PROPOSALS

- 4.1 The Outline Zoning Plan
- 4.2 Planning Objectives
- 4.3 Planning Principles
- 4.4 Land Use Proposals

5. IMPLEMENTATION

- 5.1 Utility Services
- 5.2 Statutory Planning Control

LIST OF FIGURES

- | | |
|-------------------------|---|
| Figure 1 | Location Plan |
| Figure 2 | Approved Chuen Lung and Ha Fa Shan Development Permission Area Plan No. DPA/TW-CLHFS/2 (Reduced plan) |
| Figure 3 | Aerial Photo |
| Figure 4 | Existing Physical Features |
| Figure 5 | Existing Land Uses |
| Figures 5A to 5D | Site Photos |
| Figure 6 | Land Status |
| Figure 7 | Landscape Value |
| Figure 8 | Environmental/Ecological Characteristics |
| Figure 9 | Development Constraints |
| Figure 10 | Adopted Chuen Lung Village Expansion Area – Layout Plan No. L/TW-CL/1 |
| Figure 11 | Development Pressure and Development Proposals Received |
| Figure 12 | Proposed Land Uses |

1. INTRODUCTION

1.1 PURPOSE OF THE PLANNING REPORT

The purpose of this planning report is to give an account of the background and an appraisal of the existing conditions, characteristics and development constraints and opportunities of Chuen Lung and Ha Fa Shan area (the Area). It also aims at providing a basis for preparation of an Outline Zoning Plan (OZP) for the Area and formulation of a planning framework for future development of the Area.

1.2 BACKGROUND

1.2.1 The Area, located at the northwestern fringe of the Tsuen Wan New Town, mainly comprises the stream valleys surrounding Chuen Lung and the upper foothills around Ha Fa Shan to the south of the Tai Lam Country Park. Traversed by Route Twisk, the area is bounded to the east by the Tai Mo Shan Country Park, and to the west by the Tai Lam Country Park (**Figure 1**).

1.2.2 Mainly consisted of vegetated slopes and stream valleys, the Area has a rural and scenic setting. With a varied topography, the Area has a large diversity in landscape and elevations. While the hills and slopes around Ha Fa Shan are widely covered with woodland and shrubland, active agricultural activities could be found around Chuen Lung. The woodland, shrubland, agricultural land and stream courses also provide good habitats for fauna and flora, including some species of conservation interest.

1.2.3 To prevent haphazard developments and protect the rural landscape and avoid disturbance to the natural habitats and rare species, it is necessary to prepare a Development Permission Area (DPA) plan to provide planning guidance and development control pending preparation of an OZP and to enable enforcement actions to be taken against any unauthorized development. On 20.3.2013, under the power delegated by the Chief Executive (CE), the Secretary for Development (SDEV) directed the Town Planning Board (the Board), to prepare a draft plan designating the Area as a DPA.

1.2.4 On 20.12.2013, the draft Chuen Lung and Ha Fa Shan DPA Plan No. DPA/TW-CLHFS/1 was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). During the two-month exhibition period, 19 representations were received. When the representations were published, one comment was received. After giving consideration to the representations and comments on 6.6.2014, the Board decided not to propose any amendment to the draft DPA Plan to meet the representations.

1.2.5 On 23.9.2014, the CE in Council approved the draft Chuen Lung and Ha Fa Shan DPA Plan, which was subsequently renumbered as DPA/TW-CLHFS/2 (**Figure 2**). On 3.10.2014, the approved Chuen Lung and Ha Fa Shan DPA Plan No. DPA/TW-CLHFS/2 was exhibited for public inspection under section 9(5) of the Ordinance.

1.2.6 Pursuant to section 20(5) of the Ordinance, the DPA Plan is effective for three years until 20.12.2016. On 12.1.2016, the SDEV, under the power delegated by the

CE pursuant to section 3(1)(a) of the Ordinance, directed the Board to prepare an OZP for the Area.

2. THE STUDY AREA

2.1 LOCATION

2.1.1 The Area, covering an area of about 209.95 ha, is located at the northwestern fringe of the Tsuen Wan New Town and situated in the mountainous area halfway up to the peak of Tai Mo Shan from Tsuen Wan New Town. The Area is bounded by Tai Mo Shan Country Park and Tai Lam Country Park on its eastern and western sides respectively. The location of the Area is shown in **Figure 1**.

2.1.2 Only area around Chuen Lung is accessible to vehicular traffic via Route Twisk and its branch local roads. Area around Ha Fa Shan is only accessible on foot through the Water Supplies Department (WSD)'s restricted maintenance access running along the catchwaters, footpath from Chai Wan Kok in Tsuen Wan or Yuen Tsuen Ancient Trail from Yuen Long.

2.2 NATURAL FEATURES

Physical Setting and Topography

2.2.1 The Area which is partially enclosed by country parks and mainly consists of hilly terrains, vegetated slopes and stream valleys, has a rural and scenic setting. With a varied topography, the Area has a large diversity in landscape and elevations (**Figure 1**). While the hills and slopes around Ha Fa Shan are widely covered with woodland, shrubland and grassland, active agricultural activities could be found around Chuen Lung. Three

main natural streams run through the Area before they converge and enter the river valley in Tso Kung Tam and as such mark up the directions of topographic changes in levels within the Area. The relatively flat land is along the river plains or valleys in Chuen Lung and in some of the highland in Ha Fa Shan. The existing physical features in the Area are shown in **Figure 4**.

2.2.2 The residential settlements in the Area are developed primarily in the form of village-type housing or temporary domestic structures situated in the relatively gentle land or river valleys. Due to the topography and available vehicular access, residential settlements mainly concentrate in Chuen Lung particularly along the accessible Route Twisk. Chuen Lung is the only recognized village in the Area. Scattered temporary domestic structures are also found in Wang Lung, Ma Tong and Kiu Tau along Route Twisk as well as Ha Fa Shan along Yuen Tsuen Ancient Trail and the catchwaters.

2.2.3 Agricultural activities are widely undertaken in the valley area within the Area where structures are erected in between the active farmland. Some abandoned agricultural land along Route Twisk has been developed to industrial uses.

Natural Environment

2.2.4 The Area is closely linked with the wider natural environment of the Tai Mo Shan Country Park and Tai Lam Country Park. It consists of a variety of habitats including streams, marsh, woodlands, shrublands and

agricultural land. Details of the natural habitats are listed below.

(a) Streams

(i) There are three main streams running across the Area (**Figure 4** and **Photo 23 in Figure 5C**), which are interconnected with the stream in Tai Mo Shan Country Park and Tai Lam Country Park. The first stream starts from the north of Chuen Lung Tit Lo Shing crossing through Chung Lung and Ngor Tei then runs to Tso Kung Tam. The second stream starts from the west of Ma Tong passing through Kiu Tau and connects with the first stream at Route Twisk. The last stream starts from the east of Ha Fa Shan crossing through the valley between Ngor Tei and Ha Fa Shan then connects the two streams in Tso Kung Tam via the catchwater.

(ii) Whilst these streams are not Ecologically Important Stream, these streams are relatively natural and undisturbed with rocky outcrops, except a channelized section under Route Twisk. The two upper stream sections around Chuen Lung Tit Lo Shing and Sun Hoi Tin and the western part spanning around the Sai Chuk Lam Temple towards the Hong Kong Air Cadet Training Camp are relatively undisturbed and are of good condition. Some fish, amphibian and reptile species with conservation interest had been recorded

PLANNING REPORT ON CHUEN LUNG AND HA FA SHAN

therein, including Hong Kong Newt (*Paramesotriton hongkongensis*, 香港瘰螈), Hong Kong Cascade Frog (*Amolops hongkongensis*, 香港湍蛙), Predaceous Chub (*Parazacco spilurus*, 異鱗) and Big-headed Turtle (*Platysternon megacephalum*, 平胸龜).

(b) Marsh

There is a small marsh at Ha Fa Shan besides the stream, which is undisturbed and is of good quality.

(c) Woodlands and shrublands

(i) The Area comprises regenerated woodland (**Photos 24 and 25 in Figure 5D**) from previous agricultural use and hillside woodland at the east of Chuen Lung Chuen Ha, at north and south of Kiu Tau, Ngor Tei and south of Ha Fa Shan. The wooded areas at Chuen Lung Cha Tau Wo, north of Kiu Tau, and all those near Chuen Lung Village are mainly secondary woodland; and that spanning Chuen Lung Tit Lo Shing and Wang Lung at the east of the area is mainly covered with bamboos and some native trees. Whilst, the remaining wooded areas are generally comprised of plantations and orchards (**Photo 21 in Figure 5C**).

(ii) Mature and semi-nature native trees of common species, such as *Machilius*

chekiangensis (浙江潤楠), *M. pauhoi* (刨花潤楠), *Celtis sinensis* (朴樹), *Sterculia lanceolata* (假蘋婆), *Litsea glutinosa* (潺槁樹), *Microcos nervosa* (布渣葉), *Cleistocalyx nervosum* (水翁), *Mallotus paniculatus* (白楸) and *Schefflera heptaphylla* (鵝掌柴) are found within the Area. These woodlands of similar characteristics, which are inter-connected with the woodland in the country parks and largely natural and undisturbed which also provides a continuous landscape screening for the country park area.

(iii) Shrubland is mainly found at the eastern side of Ha Fa Shan area comprising *Rhodomomyrtus tomentosa* (桃金娘), *Glochidion lanceolatum* (艾膠算盤子), *Phyllanthus emblica* (餘甘子) and *Rhus chiensis* (鹽膚木) within the area.

(iv) The general area of Chuen Lung is known to be the hotspot of butterfly with high species richness. Species recorded include the locally rare Yellow Coster (*Acraea issoria*, 苧麻珍蝶).

(v) Red Muntjac (*Muntiacus muntjak*, 赤麂) is also recorded in the woodland and shrubland in Ha Fa Shan.

(d) Agricultural land

(i) Chuen Lung is famous of the planting of watercress (*Nasturtium officinale*, 西洋菜)

where wet agricultural fields of watercress are found to the south of the village area of Chuen Lung and the terraced valley to the east of Kiu Tau (**Photo 20 in Figure 5C**).

- (ii) Many pieces of land with gentle topography are fallow agricultural land, which basically spread around the village clusters. The fallow agricultural land is largely overgrown with trees/shrubs and turn into woodland and shrublands (**Figure 4**).
- (iii) Fruit trees such as *Musa x paradisiaca* (甘蕉), *Artocarpus heterophyllus* (菠蘿蜜), *Dimocarpus longan* (龍眼) and *Citrus microcarpa* (四季桔) are also found next to the active agricultural land.

2.3 HISTORICAL DEVELOPMENT

2.3.1 Chuen Lung (川龍) is the only recognized village of Tsuen Wan Heung in the Area (**Photo 5 at Figure 5A**). The village of Chuen Lung is said to be founded by Tsang's family during the Zhengtong period (正統年間, 1436-1449) of Ming Dynasty. The Tsang's family was first moved from Huizhou to Muk Min Ha Tsuen during Yongle period (永樂年間, 1403-1424) of Ming Dynasty and subsequently moved to Chuen Lung and Sheung Kwai Chung in several decades later. Chuen Lung is one of the oldest Hakka villages in the surrounding area.

2.3.2 Yuen Tsuen Ancient Trail (**Photo 1 at Figure 5A**) (元荃

古道) running through the southern part of Ha Fa Shan has been a traditional walking trail which links Tsuen Wan and Yuen Long. In history, this trail was important for the villages in Shap Pat Heung as it provided a direct route for the villagers to deliver their agricultural crops to the market area in Tsuen Wan. The trail has been upgraded to Yuen Tsuen Ancient Trail Country Trail, which is a proper hiking trail.

2.3.3 The Area is a popular place for hikers who travel to country parks nearby. Some country park facilities along Route Twisk such as Chuen Lung Barbecue Areas 1 and 2 are located close to or inside the Area. Besides Yuen Tsuen Ancient Trail Country Trail mentioned above, Lung Mun Country Trail, Chuen Lung Family Walk and Rotary Park Natural Trail are other hiking route near the Area. Chuen Lung is also famous of traditional Chinese restaurants (**Photo 2 at Figure 5A**) which offer Chinese tea brewed with natural style and watercress.

2.3.4 The Tsang Ancestral Hall (曾氏家祠) (**Photo 3 at Figure 5A**) in Chuen Lung, which is believed to have been built in around 17th century, is a Grade 3 historic building, which is worthy of preservation. Kai Yuen (祇園) (**Photo 4 at Figure 5A**) in Ha Fa Shan was previously a Buddhist temple but was destroyed in World War II. The current 2-storey verandah-type building which was rebuilt after the World War II has been accorded a 'Nil grade' by the Antiquities Advisory Board.

2.3.5 Route Twisk (荃錦公路) is the only vehicular access of Chuen Lung, which was built in 1950s by the British

Army linking up the Shek Kong Barracks with Tsuen Wan restricted for military use only. The road was subsequently opened for public use in 1960s.

2.4 POPULATION AND EMPLOYMENT

2.4.1 According to the 2011 Census, the total population in the Area was estimated to be about 1,340 persons.

2.4.2 Due to its remote location, the Area is not a major employment centre in Tsuen Wan. However, farming activities are commonly found in the active farmland in Chuen Lung and Ha Fa Shan. Along Route Twisk near Chuen Lung, there are rural workshops, open storage sites and vehicle repair workshops.

2.5 EXISTING LAND USES

2.5.1 The major existing land uses in the Area as shown in **Figure 5** include the following:

Village Type Development

2.5.2 Chuen Lung is the only recognized village in the Area (**Photo 5 at Figure 5A**). The houses within the village are 1 to 3 storeys high. There are two Chinese restaurants, and other eatery and provision stores inside the village serving the locals and hikers. The village ‘environs’ (‘VE’) and the ‘Village Expansion Area’ (VEA) of Chuen Lung covering an area of about 4.95 ha and 1.56 ha of land respectively are shown in **Figure 6**. According to the information provided by the District Lands Officer/Tsuen Wan and Kwai Tsing, Lands

Department (DLO/TW&KT, LandsD), there is no approved Small House application in the past 5 years and no outstanding Small House application, whereas the 10-year Small House demand forecast for Chuen Lung provided by the Indigenous Inhabitant Representative (IIR) as at 7.4.2016 is 169¹.

Residential Development

2.5.3 Houses ranging between 1 to 2 storeys high, squatters and temporary domestic structures are found scattered amongst the rural area of Chuen Lung, Wang Lung, Chuen Lung Chun Ha, San Hoi Tin, Chuen Lung Tit Lo Shing, Ma Tong, Kiu Tau, Ngor Tei and Ha Fa Shan along the catchwaters and Yuen Tsuen Ancient Trail. A number of them are on either Government land under license or private land including building/house lots. Many of them are intermixed with the active or abandoned farmland and rural industrial uses. While those near Chuen Lung and along Route Twisk can be accessible by vehicles through local roads branching off from Route Twisk, those village settlements in Ha Fa Shan can only be accessed on foot through WSD’s restricted maintenance access, Yuen Tsuen Ancient Trail and footpaths.

Industrial Uses

2.5.4 Some vacant land or abandoned farmland in Wang Lung and sites along two sides of Route Twisk near Chuen

¹ The figure of 10-year Small House demand is estimated and provided by the IIR of Chuen Lung and the information obtained is not verified in any way by DLO/TW&KT, LandsD

Lung have been developed into industrial uses. A wine factory (**Photo 7 at Figure 5A**) and a stone-cutting workshop (**Photo 8 at Figure 5A**) in Wang Lung are those of a larger scale. Other smaller scale industrial uses include rural workshops, open storage sites, vehicle repair workshops and vehicle parks (**Photo 9 at Figure 5B**). These industrial uses are operating either under temporary structures or on open ground.

2.5.5 The wine factory and stone-cutting workshop are partly covered by valid short-term waiver and short-term tenancy granted/executed before the date of first publication in the Gazette of the notice of the draft DPA Plan. The wine factory has obtained a valid discharge licence under the Water Pollution Control Ordinance for discharge the effluent arising from washing process into the communal foul sewerage system. According to Environmental Protection Department (EPD), there are no pollution complaint and persecution records of the wine factory and stone-cutting workshop in the past 5 years.

2.5.6 Other existing rural industrial uses operating under temporary structures or on open ground are either on Government land or private agricultural lots under Block Government Lease.

Government, Institution or Community (G/IC) Facilities

2.5.7 In Chuen Lung, major low-rise G/IC facilities include the vacant ex-Koon Man School (貫文學校) (**Photo 10 at Figure 5B**) and Tsang Ancestral Hall within the village area of Chuen Lung, Chuen Lung West Pigging Station

(**Photo 11 at Figure 5B**) by the road side of Route Twisk and Agriculture, Fisheries and Conservation Department (AFCD) Tai Mo Shan Country Park Chuen Lung Management Centre (part of it inside country park).

2.5.8 In Ha Fa Shan, major G/IC facilities include the Ha Fa Shan Residents' Welfare Association (下花山蓮勝堂居民福利會) (**Photo 12 at Figure 5B**) and Hong Kong Air Cadet Corps Ha Fa Shan Camp (**Photo 13 at Figure 5B**) to the north of Ha Fa Shan with a building height (BH) of 1 to 2 storeys.

Religious Institutions

2.5.9 The major religious institution in the Area is the Sai Chuk Lam Temple (西竺林禪寺) (**Photo 14 at Figure 5B**) located in the inner part of Ha Fa Shan, which comprises several 1 to 2 storeys buildings and temporary structures. Ancestor tablets are found within a building of the temple. The temple is a private crematorium under Public Health and Municipal Services Ordinance (Chapter 132) and is in the Part B² of DEVB's Information on Private Columbaria. Lit Nui Kung (烈女宮) (**Photo 15 at Figure 5B**) above Ha Fa Shan Residents' Welfare Association is another religious institution in the Area.

² Part B means other private columbaria made known to Lands Department and Planning Department and not falling within Part A of the List. Part A are those compliant with user restrictions in the lease and the statutory planning requirements and not illegally occupying Government land

Open Space

2.5.10 Ha Fa Shan Children's Playground (**Photo 16 at Figure 5B**) at Ha Fa Shan and Tsuen Wan Chuen Lung Rest Garden (**Photo 17 at Figure 5C**) at the village entrance of Chuen Lung are the two open space sites within the Area.

Recreation Uses

2.5.11 Hong Kong Gun Club (**Photo 18 at Figure 5C**) locating at Route Twisk near Kiu Tau, is a recreational club built in 1973 with a rifle, handgun and clay target shooting range and a 2-storey clubhouse building leased under Private Recreational Lease. While eastern part (about 3.46 ha) of the club falls within the boundary of the Area, the remaining western part (about 3.03 ha) is within the Tai Lam Country Park.

2.5.12 Tsuen Wan Town Lot (TWTL) 389 off Route Twisk in Ma Tong (**Photo 19 at Figure 5C**) has a 3-storey building for a recreational club and golf driving range development. The site is now being fenced off and the building is left vacant. Building plans for the golf club building were approved by the Building Authority before the gazettal of the DPA Plan, with occupation permit issued in 2009. According to the lease, the lot is permitted for a recreational club building and a golf driving range, and ancillary club facilities. The site is vacant immediately before the date of first publication in the Gazette of the notice of the draft DPA Plan, it is not an 'Existing Use' under the Ordinance.

2.5.13 Chuen Lung Barbecue Site No. 1 of Tai Mo Shan Country Park is located at Route Twisk near Chuen Lung. Part of the barbecue site falls within the Area while the remaining is within the country park boundary. Besides, a site at Wang Lung has been using as a privately-operated hobby farming with barbecue and other recreational facilities.

Burial Grounds

2.5.14 There are two permitted burial grounds within the Area in Ha Fa Shan, i.e. Ha Fa Shan Burial Ground and Yam Kom Tau Burial Ground.

Agricultural Land

2.5.15 There are a total of about 13.67 ha active agricultural land in the Area. Of which, large pieces of active farmland for growing vegetable are found in Chuen Lung (**Photo 20 at Figure 5C**), Chuen Lung Chun Ha, Wang Lung, Ngon Tong and Kiu Tau including planting of watercress. In Ha Fa Shan along catchwaters and Yuen Tsuen Ancient Trail, terraced agricultural land and orchards (**Photo 21 at Figure 5C**) are also found.

2.5.16 About 6.79 ha agricultural land in the Area have been left abandoned, infested with weeds and turned to grassland. Some of them have been changed to other uses including open storage and rural workshop.

Natural Vegetated Area

2.5.17 Majority of the land in the Area are covered with natural

vegetation. Most of the densely vegetated ground and woodland are within areas near the stream valley and in close proximity to the adjacent country parks. In terms of coverage, Ha Fa Shan has the most extensive and the most natural vegetated land in the Area.

2.6 LAND STATUS

Majority of land in the Area (183.2 ha, about 87.3%) are Government land, of which few of them are allocated or licensed for accommodation, cultivation, store, pigsty, chicken shed, kitchen, canopy and other uses. The remaining area (26.75 ha, about 12.7%) which are mainly located in Chuen Lung along Route Twisk are private land comprising mainly agricultural lots and some building, house or non-industrial lots including New Territories Exempted Houses at Chuen Lung (**Figure 6**).

2.7 TRANSPORTATION AND ACCESS

2.7.1 The Area is accessible by vehicles from Tsuen Wan via Route Twisk. Route Twisk is a single carriageway road connecting Tsuen Wan and Shek Kong through Tsuen Kam Au, the saddle of Tai Mo Shan. Chuen Lung is located at the halfway point of the inclining road from Tsuen Wan to Tsuen Kam Au.

2.7.2 There is a local road connecting Route Twisk and Wang Lung serving the village area of Chuen Lung and Wang Lung. For other rural areas in Chuen Lung, it can be accessed through rural roads/informal trails branching off from Route Twisk.

2.7.3 Ha Fa Shan is only accessible via WSD's restricted maintenance access from Route Twisk running along the catchwaters (**Photo 22 in Figure 5C**), footpath from Chai Wan Kok and Yuen Tsuen Ancient Trail from Yuen Long on foot. Vehicle of general public is not allowed to gain access to the restricted maintenance access.

2.7.4 For public transport, the Kowloon Motor Bus Route No. 51 running between MTR Tsuen Wan West Station and Yuen Long Sheung Tsuen is the only bus route passing through the Area. For Chuen Lung, there is also a public light bus Green Minibus Route No. 80 running between Chuen Lung and Tsuen Wan Town Centre.

2.8 INFRASTRUCTURE AND UTILITY SERVICES

The Area is provided with electricity and telephone services. The existing fresh water supply system is mainly provided along or within some existing village settlements. Public sewerage system is provided by Drainage Services Department (DSD) along the Route Twisk connected to Kwai Chung Preliminary Treatment Works.

3. PLANNING ANALYSIS

3.1 PLANNING CONTEXT

3.1.1 Located at the fringe of new town and bounded by Tai Mo Shan Country Park and Tai Lam Country Park with rural and natural characters comprising mainly woodland, shrubland, natural stream and active farmland, the planning framework for the Area is mainly to protect the natural habitats and the rural landscape, with a view to complement the overall natural environment and the landscape characters of the surrounding country parks.

3.1.2 With reference to the Landscape Value Mapping of Hong Kong undertaken by Planning Department (PlanD) in 2005, the northern and southern parts of the Area are mainly characterized as ‘Settled Valley Landscape’ and ‘Upland and Hillside Landscape’ respectively on the Landscape Character Map in Hong Kong (**Figure 7**) and rated with ‘High³’ and ‘High (Qualified)⁴’ landscape value. New development should not compromise the

³ Most high value landscapes are in good condition and which possess a high level of visual coherence, with no significant visual detractors. Their value is augmented by a number of factors such as the presence of a significant natural resource or heritage feature that has a visual manifestation; or by unique features contributing to the landscape’s distinctiveness; or by one or more visual attractors; or by high levels of visual relief, the presence of a water body, high levels of visual complexity or rarity.

⁴ High (Qualified) landscapes are those which have consistently high levels of landscape value (as per the definition above) but which do not quite fall into the ‘High’ value category. Typically, either their scenic value or their condition is diminished slightly by one or more features or aspects of their character. Such landscapes otherwise typically possess high scenic and landscape values and will possess no visual detractors.

existing natural and rural landscape setting, and landscaping should be carried out to mitigate the effect of any new development.

3.2 ENVIRONMENTAL AND CONSERVATION CONSIDERATIONS

3.2.1 The Area is closely linked with the wider natural environment of the Tai Mo Shan Country Park and Tai Lam Country Park. It consists of a variety of habitats including streams, marsh, woodlands, shrublands and agricultural land.

3.2.2 The general area of Chuen Lung is known to be a hotspot of butterfly with high species richness. Some amphibian and reptile species with conservation interest had been recorded in the relatively undisturbed sections of the streams. Species of conservation interest recorded in the Area include Yellow Coster (*Acraea issoria*, 苧麻珍蝶), Big-headed Turtle (*Platysternon megacephalum*, 平胸龜), Hong Kong Newt (*Paramesotriton hongkongensis*, 香港瘰螈), Hong Kong Cascade Frog (*Amolops hongkongensis*, 香港湍蛙), Predaceous Chub (*Parazacco spilurus*, 異鱸) and Red Muntjac (*Muntiacus muntjak*, 赤麂) (**Figure 8**).

3.2.3 Of the above species with conservation interest, the Big-headed Turtle, Hong Kong Newt and Hong Kong Cascade Frog are protected under Wild Animal Protection Ordinance (Cap. 170) and/or Protection of Endangered Species of Animals and Plants Ordinance (Cap. 586). Big-headed Turtle and Hong Kong Cascade Frog are classified as “Endangered” under International

Union for Conservation of Nature Red List while Hong Kong Newt and Red Muntjac are classified as “Near Threatened” and “Least Concern” on the list.

- 3.2.4 Two upper stream sections at the northern tip (around Tit Lo Shing and Sun Hoi Tin) and the western part (spanning around the Sai Chuk Lam Temple towards the Hong Kong Air Cadet Training Camp) of the Area are relatively undisturbed and are of good condition (**Figure 8**). These sections of stream are the common habitat of the amphibian and reptile species and some are with conservation interest.
- 3.2.5 The wooded areas are mainly secondary woodland with some areas covered by bamboos and some native trees. The secondary woodlands concerned are largely dominated with semi-mature and mature native trees of common species (**Figure 4**). Notwithstanding on this, the woodlands are closely linked with the wider natural environment of the adjoining country park.

3.3 DEVELOPMENT CONSTRAINTS

Ecological Significance

- 3.3.1 The Area consists of a variety of common habitats including agricultural land, streams, marsh, woodlands and shrublands supporting a variety of fauna and flora. Some fauna species with conservation interest are recorded in the Area, largely within or adjacent to the stream courses. Developments that may degrade, destruct or disturb the habitats should be avoided as far as possible.

Landscape Character

- 3.3.2 With reference to the Landscape Value Mapping of Hong Kong, the northern and southern parts of the Area are characterized as ‘Settled Valley Landscape’ and ‘Upland and Hillside Landscape’ on the Landscape Character Map in Hong Kong (**Figure 7**) and rated with ‘High’ and ‘High (Qualified)’ landscape value. The key landscape features include scrub, valley topography and woodland and the major vegetations comprise scattered trees, tree clumps and dense woodland scrub across the valley. Located between Tai Lam Country Park and Tai Mo Shan Country Park, the character of the landscape is generally enclosed, tranquil and coherent. The landscape character of the Area is enclosed, tranquil and coherent. In general, most of the land within the Area is still untouched and mature woodland can be found over the area, the overall landscape character area value of the Area is high.

Water Gathering Ground (WGG) and Catchwater

- 3.3.3 The Area is within either the lower indirect or upper indirect WGG while sections of Tai Lam Chung Catchwater and Shing Mun Catchwater intercept the surface water in the WGG and carry to the Tai Lam Chung Reservoir and Shing Mun Reservoir for storage (**Figure 9**). To prevent contamination of waters which are designated for abstraction for potable water supply, any proposed development that may result in any material increase in pollution will not be acceptable. Besides, the use of pesticide within the WGG is not allowed. As for the use of other chemicals including

fertilizers, prior approval must be sought from WSD.

Sewerage

3.3.4 Public sewerage system is provided along Route Twisk connected to Kwai Chung Preliminary Treatment Works. Provision of sewerage system for village settlements is under planning. Development proposal is required to demonstrate that no sewerage and water quality impact would be caused to the Area.

Accessibility

3.3.5 Chuen Lung is accessible by vehicle via Route Twisk, which is a single carriageway road. As such, the capacity of Route Twisk is quite limited and development in Chuen Lung has to be sustainable in traffic terms. Ha Fa Shan is only accessible via WSD's restricted maintenance access from Route Twisk or footpaths connected to other districts on foot.

Burial Grounds

3.3.6 Ha Fa Shan Burial Ground and part of Yau Kom Tau Burial Ground are within the Area (**Figure 6**). The area occupied by burial grounds is not suitable for development.

Existing Rural Industrial Uses

3.3.7 Small scale rural workshops, open storage and vehicle parks scattered along Route Twisk are operating either under temporary structures or on open ground (**Figure 5**).

The wine factory and the stone-cutting workshop are mainly covered by valid short-term waiver and short-term tenancy. While the uses in existence immediately before the date of first publication in the Gazette of the notice of the draft DPA Plan are tolerated, these incompatible industrial uses will create industrial/residential interface issue within the village area. These uses should be phased out in the long term.

Infrastructures

3.3.8 The existing fresh water supply system is mainly provided along or within some existing village settlements which the capacity is limited and very sensitive to any increase in demand. Currently, no salt water supply system is provided in the Area. High pressure gas pipelines are also running underneath the carriageway of Route Twisk. For any development that will result in a significant increase in population in the vicinity of the high pressure gas pipelines, the project proponent is required to conduct a quantitative risk assessment to assess the potential risks associated with the high pressure gas pipeline, having considered the proposed development.

Geotechnical Issue

3.3.9 The Area is overlooked by steep natural hillsides. It could be affected by potential geotechnical hazards in the form of landslide including boulder falls. Natural terrain hazard studies may be required to ascertain the scale of the hazard and to provide suitable hazard mitigation measures, if found necessary as part of

developments within the Area.

3.4 DEVELOPMENT OPPORTUNITIES

Conservation and Natural Landscape

3.4.1 Bounded by Tai Mo Shan Country Park and Tai Lam Country Park, the Area consists of hilly terrains covered with woodland, shrubland and grassland. Three main natural streams run through the Area before converging and entering the river valley in Tso Kung Tam. The woodlands are largely dominated with semi-mature and mature trees of common woodland species, and the streams that are largely natural and undisturbed providing a favourable habitats for fauna and flora, some of which are species of conservation interest. In general, the Area is natural and rural in character with ecological, landscape and scenic value. The rural character is worthy of preservation, whilst the natural backdrop should be protected. The scale of the development should also be compatible with the surrounding natural environment and rural setting.

Recreation Potential

3.4.2 With a number of hiking trails connected to the wider areas of Tai Mo Shan Country Park and Tai Lam Country Park, the Area is popular to hikers. Yuen Tsuen Ancient Trail (**Photo 1 in Figure 5A**) starting at Ha Fa Shan is a famous hiking trail where the hikers can enjoy the splendid panoramic view towards the harbour channels between Tsuen Wan, Tsing Yi and Ma Wan, as well as the Ting Kau Bridge and Tsing Ma Bridge, which are the

landmarks of Tsuen Wan.

3.4.3 Located close to the country park, recreational facilities including barbecue sites are found within the Area or inside the country park nearby. With the beautiful landscape resources and tranquil nature environment, the Area has good potential for local-based ecotourism development. Hong Kong Gun Club, a sports and recreation club is also within the Area.

Agricultural Potential

3.4.4 Agricultural activities are being actively undertaken in Chuen Lung, Chuen Lung Tit Lo Shing, Chuen Lung Chun Ha, Ngon Tong and Kiu Tau. Chuen Lung is famous of the planting of watercress in wet agricultural fields. Besides the active farmland, some fallow agricultural land has good potential for rehabilitation for cultivation and other agricultural purpose.

3.5 DEVELOPMENT PRESSURE

3.5.1 Given the accessibility to Chuen Lung by Route Twisk, a number of industrial activities are found along the road and some of them have been in operation for a long time. For example, the stone-cutting workshop in Wang Lung has been operating in the Area since late 1970s and the wine factory started its business in Wang Lung in late 1990s (**Figure 5**). Besides, there are many sites of incompatible land uses such as rural workshops, open storage, and vehicle parks found in the relatively accessible areas along Route Twisk near Ma Tong and Kiu Tau. While the uses in existence immediately

before the date of first publication in the Gazette of the notice of the draft DPA Plan are tolerated under the Ordinance, these incompatible industrial uses will create industrial/residential interface issue within the village area. These uses should be phased out in the long term. For any new incompatible industrial uses not permitted under the DPA Plan or OZP in future, enforcement action will be instigated against the unauthorised development under the Ordinance.

- 3.5.2 Chuen Lung is the recognized village in the Area (**Figure 11**). According to DLO/TW&KT, LandsD, there is no approved Small House application in the past 5 years and no outstanding Small House application, whereas the 10-year Small House demand forecast for Chuen Lung provided by the IIR as at 7.4.2016 is 169. Moreover, the implementation of the VEA is subject to the Government's review on the Small House Policy.
- 3.5.3 TWTL 389 in Ma Tong has a 3-storey building for a recreational club and golf driving range development. It is now being fenced off and the building is left vacant. This site is also the subject of planning applications of proposed residential development detailed in the paragraph 3.6 below (**Figure 11**).
- 3.5.4 There are two active enforcement cases in Chuen Lung involving intensification of storage use as well as land filling and excavation (**Figure 11**).

3.6 DEVELOPMENT PROPOSALS RECEIVED

- 3.6.1 Since the gazettal of the draft DPA Plan on 20.12.2013 and in the course of preparation of the OZP, three planning applications in the Area were received by the Board (**Figure 11**).
- 3.6.2 On 12.3.2015, a planning application (No. A/DPA/TW-CLHFS/1) for proposed low-density residential development, land filling and excavation at a site at Route Twisk in Ma Tong was received by the Board. The application was subsequently withdrawn.
- 3.6.3 On 21.8.2015, a planning application (No. A/DPA/TW-CLHFS/2) for proposed residential development and excavation at TWTL 389 in Ma Tong was received by the Board. The application was subsequently withdrawn.
- 3.6.4 On 24.3.2016, a planning application (No. A/DPA/TW-CLHFS/3) for proposed residential development (house) and excavation of land at TWTL 389 and adjoining Government Land in Ma Tong was received by the Board. The application is under processing.

4. PLANNING PROPOSALS

4.1 THE OZP

The draft Chuen Lung and Ha Fa Shan OZP (the Plan) prepared under section 3(1) of the Ordinance is to provide a statutory basis for planning control of the Area. It will supersede the approved Chuen Lung and Ha Fa Shan No. DPA/TW-CLHFS/2, which was exhibited for public inspection under section 9(5) of the Ordinance on 3.10.2014. Uses and development that are always permitted and those which need to seek permission from the Board in various zones are set out in a schedule of Notes attached to the Plan. Also accompanying the Plan is an Explanatory Statement to assist an understanding of the Plan and to reflect the planning intentions and objectives of the Board for various land-use zonings.

4.2 PLANNING OBJECTIVES

The development of the Area should gear towards the following planning objectives:

- (a) to provide a comprehensive planning framework to guide the development on an integrated and co-ordinated basis;
- (b) to conserve natural landscape and ecological value in safeguarding the natural habitats and natural system of the wider area;
- (c) to provide appropriate planning control over recreation and religious institution development within the Area
- (d) to preserve the natural and rural landscape of the Area;

and

- (e) to retain the active farmland in view of good potential for agricultural use.

4.3 PLANNING PRINCIPLES

The main planning principles below are adopted for preparation of the planning and development proposals of the Area:

- (a) Bounded by Tai Mo Shan Country Park and Tai Lam Country Park, the Area consists of hilly terrains covered with a diversity of woodland, shrubland and grassland. Three main natural streams run through the Area before they converge and enter the river valley in Tso Kung Tam. The woodlands dominated with semi-mature and mature trees of common species and streams provide common habitats for many fauna and flora, some of which are species of conservation interest. In general, the Area is natural and rural in character with ecological, landscape and scenic value. The rural character is worthy of preservation, whilst the natural backdrop should be protected and there is a presumption against development in the natural area. The scale of the development should also be compatible with the surrounding natural environment and rural setting.
- (b) Small house development in the recognized village will be concentrated at suitable locations so as to preserve the rural character of the Area. Future development and redevelopment should also demonstrate such a low-rise characteristics and not to overtax the limited infrastructure.

4.4 LAND USE PROPOSALS

4.4.1 In the designation of various zones for the Area, considerations have been given to the protection of natural environment including the natural habitats, wooded areas and streams, physical landform, existing land use pattern, demand for Small Houses, availability of infrastructure and local development need. Active farmland is retained in view of their good potential for agricultural use. Development which would cause adverse impacts on the water quality and water resources of the WGG is not encouraged. The following land use zones are proposed to be designated on the OZP (**Figure 12**).

4.4.2 “Village Type Development” (“V”) (3.13 ha or 1.49%)

(a) The planning intention of this zone is to designate both existing recognized village and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses servicing the needs of the villagers and in support of the village development are always permitted on the ground floor of a NTEH. Other commercial, community and recreational uses in the zone may be permitted on application to the Board.

- (b) Chuen Lung is the only recognized village in the Area. The boundaries of the “V” zones are drawn up around existing clusters and the proposed Chuen Lung Village Expansion Area (VEA) having regard to the ‘VE’, the local topography, the existing settlement pattern, site characteristics and constraints including potential natural terrain landslide hazard and need to protection of WGG, the estimated Small House demand and the boundary of the proposed VEA as shown on the adopted Chuen Lung VEA – Layout Plan (LP) No. L/TW-CL/1 (**Figure 10**). Areas of difficult terrain, dense vegetation, active agricultural land and stream courses have been avoided where appropriate.
- (c) According to DLO/TW&KT, LandsD, there was no approved Small House application in the past 5 years and no outstanding Small House application, whereas the 10-year Small House demand forecast for Chuen Lung provided by the IIR as at 7.4.2016 is 169. Based on PlanD’s preliminary estimation, land required for meeting the Small House demand of 169 is about 4.23 ha.
- (d) Throughout the plan-making process, concerned departments have been closely liaised to ensure that their inputs and comments are duly taken into account in the delineation of the “V” zones for the existing village clusters and potential areas for village expansion.

PLANNING REPORT ON CHUEN LUNG AND HA FA SHAN

- (e) The existing village area of Chuen Lung is located at the northern part of the 'VE' abutting Route Twisk at the northern bank of the stream course.
- (f) Given the natural environment, the conservation and landscape value, infrastructure and site constraints as well as the potential natural terrain landslide hazard and need to protection of WGG, an incremental, practical and balanced approach for designation of "V" zone for Small House development has been adopted with an aim to confining Small House development at suitable location to avoid undesirable disturbances to the natural environment. Discounting the environmentally sensitive areas and the active agricultural land suggested to be protected and retained, a total area of 3.13 ha is zoned "V" mainly comprises the existing village settlements and its surrounding areas suitable for Small House development. The "V" zones cover a large area within the 'VE' of Chuen Lung as well as the proposed Chuen Lung VEA as delineated by the adopted LP outside 'VE'.
- (g) The proposed Chuen Lung VEA, with an area of about 1.56 ha, is located to the southeast of Chuen Lung outside the 'VE'. According to the adopted LP, there will be 50 Small House sites within the VEA supported by necessary infrastructure. However, the implementation of the VEA is subject to a review on the Small House Policy by the Government.
- (h) It is estimated that the "V" zone within the 'VE' have about 0.57 ha of land available for development, which is equivalent to about 23 Small Houses sites. Together with the 50 Small Houses within the VEA, the "V" zone will have 73 Small Houses sites, which can satisfy about 43% of the Small House demand.. While the current proposed "V" zone could not fully meet the forecast "10-year Small House demand", they could help relieve the need of the villagers in the long term in view of there is no outstanding Small House application at this juncture. Besides, planning application provides another measure for the villagers to apply for Small House development outside "V" zone subject to the Board's approval.
- (i) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23m) or the height of the building which was in existence on the date of first publication in the Gazette of the notice of the draft DPA Plan, whichever is the greater.
- (j) To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height restriction may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

- (k) Some areas are overlooked by steep natural hillsides and may be affected by potential natural terrain landslide hazards. For future development in these areas, the developer(s) may be required to carry out natural terrain hazard study to assess the scale of hazards and provide suitable hazard mitigation measures, if found necessary, as part of the development.
- (l) In accordance with the Environmental, Transport and Works Bureau's Technical Circular (Works) No. 5/2005, under the current administrative practice, for development proposals/submissions that may affect natural streams/rivers, the approving/processing authorities at various stages of the development should consult and collate comments from the AFCD and relevant authorities and incorporate relevant comments/advice as conditions of approval wherever possible. Accordingly, the LandsD, when processing Small House grant applications in close proximity to existing stream courses, should consult concerned departments including AFCD and PlanD to ensure that all relevant departments would have adequate opportunity to review and comment on the applications.
- (m) Any diversion of streams may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activities except public works co-ordinated or implemented by Government, and maintenance, repair or

rebuilding works.

- (n) The "V" zones fall entirely within the upper indirect WGG. For any village type development, it should be demonstrated that the sewerage and water quality within WGG will not be affected by the proposals. In general, the use of septic tank and soakaway systems for sewage treatment and disposal is considered as an unacceptable means for new village developments located in WGGs. There should be demonstrably effective means (such as connecting the foul water drainage system of the development to the existing/planned public sewerage system or a proper waste water treatment plant) to ensure that the effluent water quality is acceptable to concerned Government departments.

4.4.3 **"Government, Institution or Community" ("G/IC") (1.21 ha or 0.58%)**

- (a) The planning intention of this zone is primarily for the provision of Government, institution and community (GIC) facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.
- (b) This zone covers the ex-Koon Man School and Tsang Ancestral Hall within the village area of Chuen Lung, AFCD's Tai Mo Shan Country Park

Chuen Lung Management Centre (the part outside country park) in Wang Lung, Chuen Lung West Piggling Station at Route Twist, Ha Fa Shan Residents' Welfare Association and Lit Nui Kung in Ha Fa Shan and Hong Kong Air Cadet Corps Ha Fa Shan Camp to the north of Ha Fa Shan.

- (c) Development within this zone should be compatible in scale and form with the surrounding natural and rural environment. To preserve the existing amenity and character, on land under this zoning, no development or redevelopment shall exceed the maximum building height as stipulated on the Plan (ranging from 1 to 3 storeys), or the height of the building which was in existence on the date of first publication in the Gazette of the notice of the draft DPA Plan, whichever is the greater. The design of the proposed development within this zone should be compatible with the surrounding landscape context.
- (d) To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height restriction may be considered by the Board through the planning permission system. Each application will be considered on its individual planning merits.

“Government Institution or Community (1)” (“G/IC(1)”): (0.48 ha or 0.23%)

- (e) The planning intention of the “G/IC(1)” sub-zone is intended primarily for the provision of religious

institutional uses.

- (f) The Sai Chuk Lam Temple in Ha Fa Shan is within this sub-zone. Given its natural surroundings and remote location without vehicular access, only selected GIC uses are permitted under this sub-zone to reflect the existing religious institution use and ensure that the development should be compatible with the natural surroundings.
- (g) No development or redevelopment shall exceed a maximum building height of 2 storeys or the height of the building which was in existence on the date of first publication in the Gazette of the notice of the draft DPA Plan, whichever is the greater.

4.4.4 **“Open Space” (“O”) (0.06 ha or 0.03%)**

- (a) The planning intention of this zone is primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.
- (b) This zone covers Ha Fa Shan Children's Playground at Ha Fa Shan and Tsuen Wan Chuen Lung Rest Garden at the village entrance of Chuen Lung.

4.4.5 **“Recreation” (“REC”) (1.89 ha or 0.9%)**

- (a) The planning intention of this zone is primarily for recreational developments for the use of the

general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the recreational developments may be permitted subject to planning permission.

- (b) This zone mainly covers TWTL 389 off Route Twisk in Ma Tong opposite to the village area of Chuen Lung. It mainly reflects a recreational club and golf driving range development with a 3-storey golf club building.
- (c) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.4, a maximum site coverage of 20% and a maximum building height of 3 storeys (excluding one basement floor), or the plot ratio, site coverage and height of the building, which was in existence on the date of first publication in the Gazette of the notice of the draft DPA Plan, whichever is the greater. For the permitted one basement floor, it should be predominately used for the purposes of installation of sewage treatment facilities and water storage tanks.
- (d) To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the above restrictions may be considered by the Board through the planning permission system. Each application will be considered on its individual planning merits.

- (e) Any diversion of streams may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activities except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works.

4.4.6 “Other Specified Uses” (“OU”) (4.26 ha or 2.03%)

- (a) This zone is intended for specified development(s) and/or uses, which is/are specified in the annotation of the zone.

“Other Specified Uses” annotated “Rural Use” (0.79 ha or 0.38%)

- (b) The planning intention of this zone is primarily for the preservation of the character of the rural area. Uses or developments compatible with the rural landscape, such as passive recreation uses and a selected range of rural uses, may be allowed on application to the Board, with a view to upgrading or improving the area or providing support to the local communities. This zoning could help phase out these non-conforming uses not compatible with the rural and natural setting of the Area in long term.
- (c) This zone covers two sites in Wang Lung, which are occupied by a wine factory and a stone-cutting workshop. The wine factory is subject to discharge licence control by the EPD. The rural

industrial uses in existence immediately before the date of first publication in the Gazette of the notice of the draft DPA Plan are tolerated. However, any material change of such uses requires planning permission from the Board supported by relevant technical documents including environmental impact assessment and any other relevant information. In particular, it should be demonstrated that such change is environmentally acceptable with possible air, noise and water pollution and industrial/residential interface problems duly addressed.

- (d) Low-rise recreational and residential development compatible with the rural landscape may be permitted on application to the Board subject to the demonstration of sustainability in ecological, environmental, traffic and infrastructural terms. Development should not exceed a maximum plot ratio of 0.4 and a maximum building height of 3 storeys (9m).
- (e) To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the above restrictions may be considered by the Board through the planning permission system. Each application will be considered on its individual planning merits.

“Other Specified Uses” annotated “Sports and Recreation Club” (3.47 ha or 1.65%)

- (f) The planning intention of this zone is primarily for the provision of land for the development of sports and recreation club.
- (g) This zone covers a site at Route Twisk occupied by the Hong Kong Gun Club, which has a rifle, handgun and clay target shooting range with a 2-storey clubhouse building. While the eastern part of the club falls within this zone, the western part of the club (about 3.03 ha) falls within the Tai Lam Country Park, which is outside the boundary of the Area.
- (h) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area (GFA) of 340m² and a maximum building height of 2 storeys as stipulated on the Plan, or the GFA and the height of the building, which was in existence on the date of first publication in the Gazette of the notice of the draft DPA Plan, whichever is the greater.
- (i) To provide flexibility for innovative design adapted to the characteristics of the site, minor relaxation of the building height restriction may be considered by the Board through the planning permission system. Each application will be considered on its individual planning merits.

- (j) The maximum GFA of 340m² is stipulated to reflect the GFA of the existing clubhouse building built in 1973 so as to provide a suitable control over the building bulk in view of its large site area, location within the immediate proximity of the Tai Lam Country Park and infrastructural constraints. To provide flexibility for possible expansion or redevelopment and innovative design adapted to the characteristics of the site, relaxation of the GFA restriction may be considered by the Board through the planning permission system. The application may need to be supported by relevant technical assessments including traffic impact assessment, visual impact assessment, environmental assessment, ecological impact assessment, etc. and any other information as may be required by the Board. Each application will be considered on its individual planning merits.

4.4.7 “Agriculture” (“AGR”) (8.69 ha or 4.14%)

- (a) The planning intention of this zone is primarily to retain and safeguard good quality agricultural land/farm for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.
- (b) Plots of active farmland in Chuen Lung, Chuen Lung Chun Ha, Wang Lung, Ngon Tong, Ma Tong and Kiu Tau fall within this zone to reflect the active agricultural use on site. In addition, fallow agricultural land adjoining the active farmland with

good potential for rehabilitation for cultivation and other agricultural purpose is also included in this zone.

- (c) The active farmland in Kiu Tau falls within the lower indirect WGG while other pieces of land within this zone are in the upper indirect WGG. The use of pesticide within the WGG is not allowed. As for the use of other chemicals including fertilizers, prior approval must be sought from WSD.
- (d) As filling of land/pond or diversion of streams may cause adverse drainage and environmental impacts on the adjacent areas, permission from the Board is required for such activities, except for those specified. However, filling of land specifically required under prior written instructions of Government department(s), or for the purposes of genuine agricultural practice including laying of soil not exceeding 1.2m in thickness for cultivation, and construction of agricultural structure with prior written approval from the LandsD is exempted from the control.

4.4.8 “Green Belt” (“GB”) (187.5 ha or 89.31%)

- (a) The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.

PLANNING REPORT ON CHUEN LUNG AND HA FA SHAN

Designation of the “GB” zones would protect the natural vegetated areas, streams and woodland, and conserve the natural and rural character of the Area.

- (b) This zone covers the natural vegetated areas which comprise mainly woodland, shrubland, knolls and streams. Most of the woodland and areas adjoining the Tai Mo Shan Country Park and Tai Lam Country Park are within this zone.
- (c) The wooded areas at Chuen Lung Cha Tau Wo, north of Kiu Tau, and all those near Chuen Lung are mainly secondary woodland largely dominated with semi-mature and mature trees of common species; and that spanning Chuen Lung Tit Lo Shing and Wang Lung at the east of the area is mainly covered with bamboos and some native trees. The remaining wooded areas are generally composed of plantations and orchards.
- (d) The three main natural streams flowing from the uphill area within Tai Mo Shan Country Park and Tai Lam Country Park and running across the Area also fall within this zone. These sections of streams are relatively natural and undisturbed with rocky outcrops, except a channelized section under Route Twisk. Some species of amphibian and reptile with conservation interest had been recorded therein. Except the active farmland which is zoned “AGR” to reflect the existing agricultural use on site, most of the riparian areas along the streams are within this zone to avoid encroachment and adverse impact on the streams.
- (e) Some remote agricultural land mainly for orchard is also zoned “GB”, but this will not affect their main agricultural use.
- (e) There is a general presumption against development within this zone. Development in this zone will be strictly controlled. Development proposals will be considered by the Board on individual merits taking into account the relevant Town Planning Board Guidelines. As diversion of streams, filling of land/pond or excavation of land may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activities, except for those specified.
- (f) Ha Fa Shan Burial Ground and part of Yau Kom Tau Burial Ground in Ha Fa Shan are within this zone. It has been in existence for many years, and is considered as an existing use intended for the burial of deceased indigenous villagers in the Area. Burial activities within this zone are generally tolerated.
- (g) As filling of land/pond, excavation of land or diversion of streams may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activities except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works.

4.4.9 'Road' (3.2 ha or 1.52%)

Route Twisk and the local road connecting Route Twisk and Wang Lung are shown as 'Road' on the Plan.

5. IMPLEMENTATION

5.1 UTILITIES SERVICES

The Area is provided with electricity and telephone services. The existing fresh water supply system is mainly provided along or within some existing village settlements. But the capacity is limited and very sensitive to any increase in demand. Currently, no salt water supply system is provided in the Area. Public sewerage system is provided by DSD along Route Twisk. Provision of sewerage system for village settlements in the Area is under planning. Any new development proposal should be required to demonstrate that no adverse drainage, sewerage and water quality impacts would be caused to the Area.

5.2 STATUTORY PLANNING CONTROL

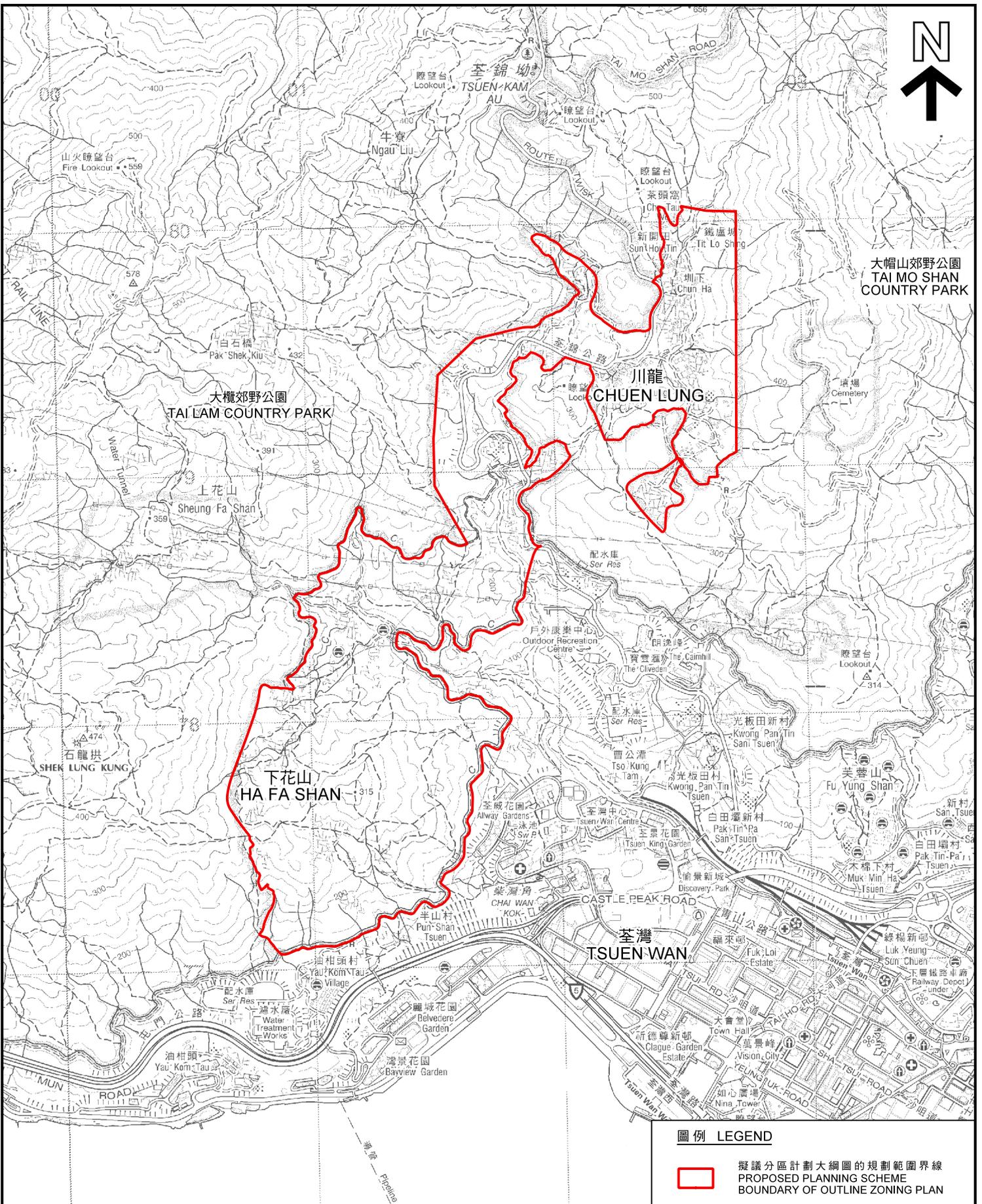
5.2.1 The OZP provides a broad land-use framework for development control and implementation of planning proposals for the Area. More detailed plans will be prepared as a basis for public works planning and private developments.

5.2.2 At present, there is no overall programme for the improvement or provision of infrastructure within the Area. The implementation process will be gradual and may stretch over a long period of time depending on the availability of resources. It will be undertaken through the participation of both public and private sectors.

5.2.3 Notwithstanding the above, minor improvement works, e.g. access improvement and laying of utility services will be implemented through the Public Works

Programme and the Rural Public Works as and when resources are available. Private developments will be effected principally through private sector initiatives to develop or redevelop their properties in accordance with the zoned uses indicated on the OZP, provided that their proposals meet Government requirements.

- 5.2.4 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.
- 5.2.5 Any development, other than those referred to in paragraph 5.2.4 above or in conformity with the OZP or with the permission of the Board, undertaken or continued on land included in this Plan on or after the date of first publication in the Gazette of the Notice of the draft DPA Plan may be subject to enforcement proceedings under the Ordinance. Any diversion of streams, filling of land/pond or excavation of land within the land in the relevant zones on or after the date of 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.



圖例 LEGEND

 擬議分區計劃大綱圖的規劃範圍界線
PROPOSED PLANNING SCHEME
BOUNDARY OF OUTLINE ZONING PLAN

位置圖 LOCATION PLAN

川龍及下花山分區計劃大綱圖

CHUEN LUNG AND HA FA SHAN OUTLINE ZONING PLAN

規劃署
PLANNING
DEPARTMENT



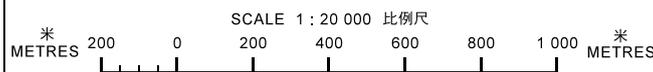
本摘要圖於2016年5月17日擬備，
所根據的資料為地圖組別HM20C編號6及7
EXTRACT PLAN PREPARED ON 17.5.2016
BASED ON MAP SERIES HM20C SHEETS
No. 6 AND 7

參考編號
REFERENCE No.

M/TW/15/64

圖表
Figure

1





圖例 NOTATION		土地用途及面積一覽表 SCHEDULE OF USES AND AREAS		
ZONES	地帶	USES	大約面積及百分比 APPROXIMATE AREA & %	用途
VILLAGE TYPE DEVELOPMENT	鄉村式發展	VILLAGE TYPE DEVELOPMENT	2.79 1.33	鄉村式發展
		UNSPECIFIED USE	207.16 98.67	未指定用途
		TOTAL AREA OF DEVELOPMENT PERMISSION AREA	209.95 100.00	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

行政長官會同行政會議於2014年9月23日 根據城市
規劃條例第9(1)(a)條核准的圖則
APPROVED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER
SECTION 9(1)(a) OF THE TOWN PLANNING ORDINANCE ON
23 SEPTEMBER 2014

Signed Ms Winnie WONG 黃潔怡女士 簽署
CLERK TO THE EXECUTIVE COUNCIL 行政會議秘書

川龍及下花山發展審批地區圖
CHUEN LUNG AND HA FA SHAN DEVELOPMENT PERMISSION AREA PLAN

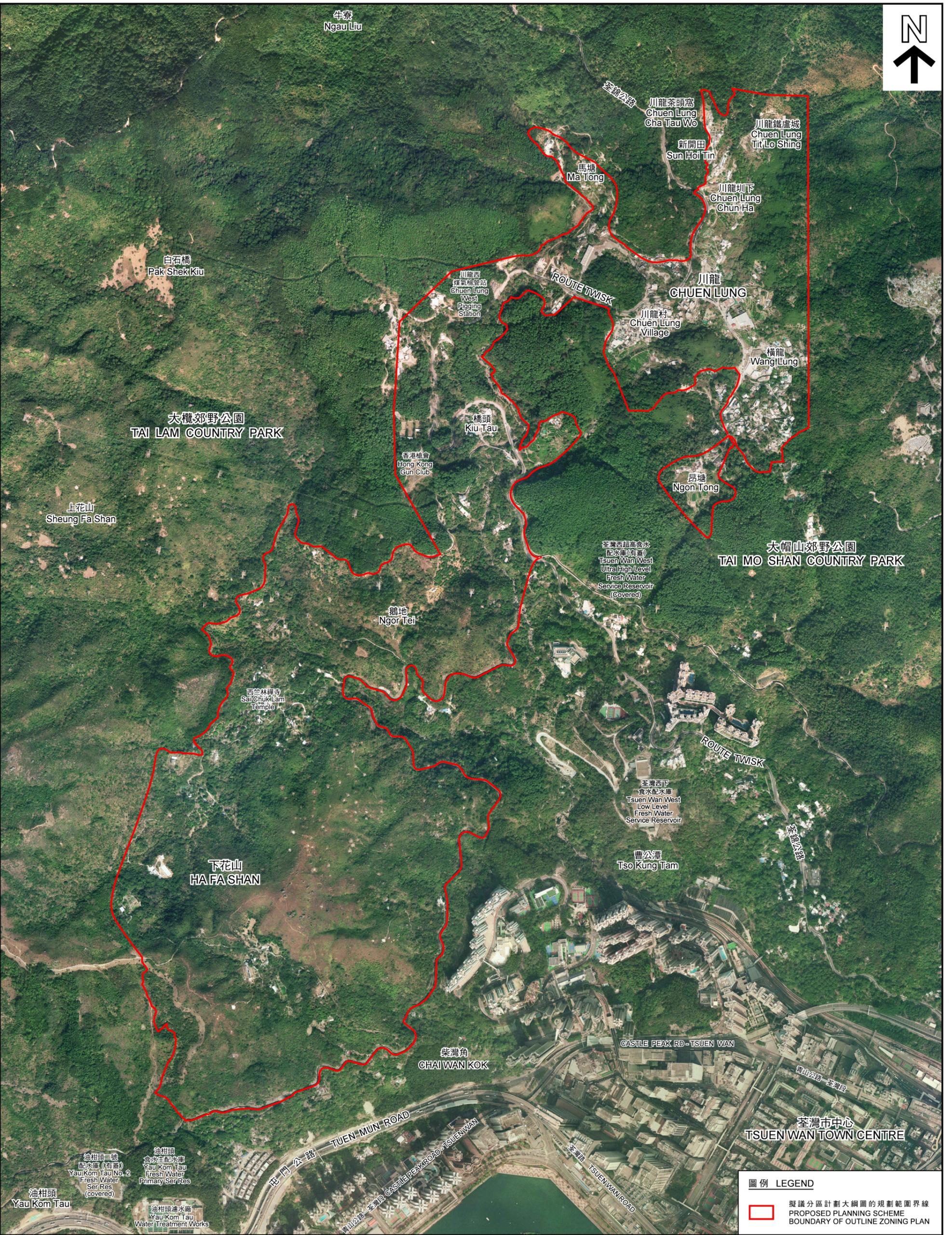
SCALE 1:5000 比例尺

0 100 200 300 400 500 METRES

規劃署通地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/TW-CLHFS/2**

參考編號 REFERENCE No. M/TW/15/64	圖表 Figure 2
-------------------------------------	-------------------



圖例 LEGEND

 擬議分區計劃大綱圖的規劃範圍界線
PROPOSED PLANNING SCHEME
BOUNDARY OF OUTLINE ZONING PLAN

本摘要圖於2016年6月1日擬備，所根據的資料為地政總署於2015年5月發布的數碼正射影像圖 DOP5000
EXTRACT PLAN PREPARED ON 1.6.2016
BASED ON DIGITAL ORTHOPHOTO DOP5000
RELEASED IN MAY 2015 BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO
川龍及下花山分區計劃大綱圖
CHUEN LUNG AND HA FA SHAN OUTLINE ZONING PLAN

規劃署
PLANNING DEPARTMENT

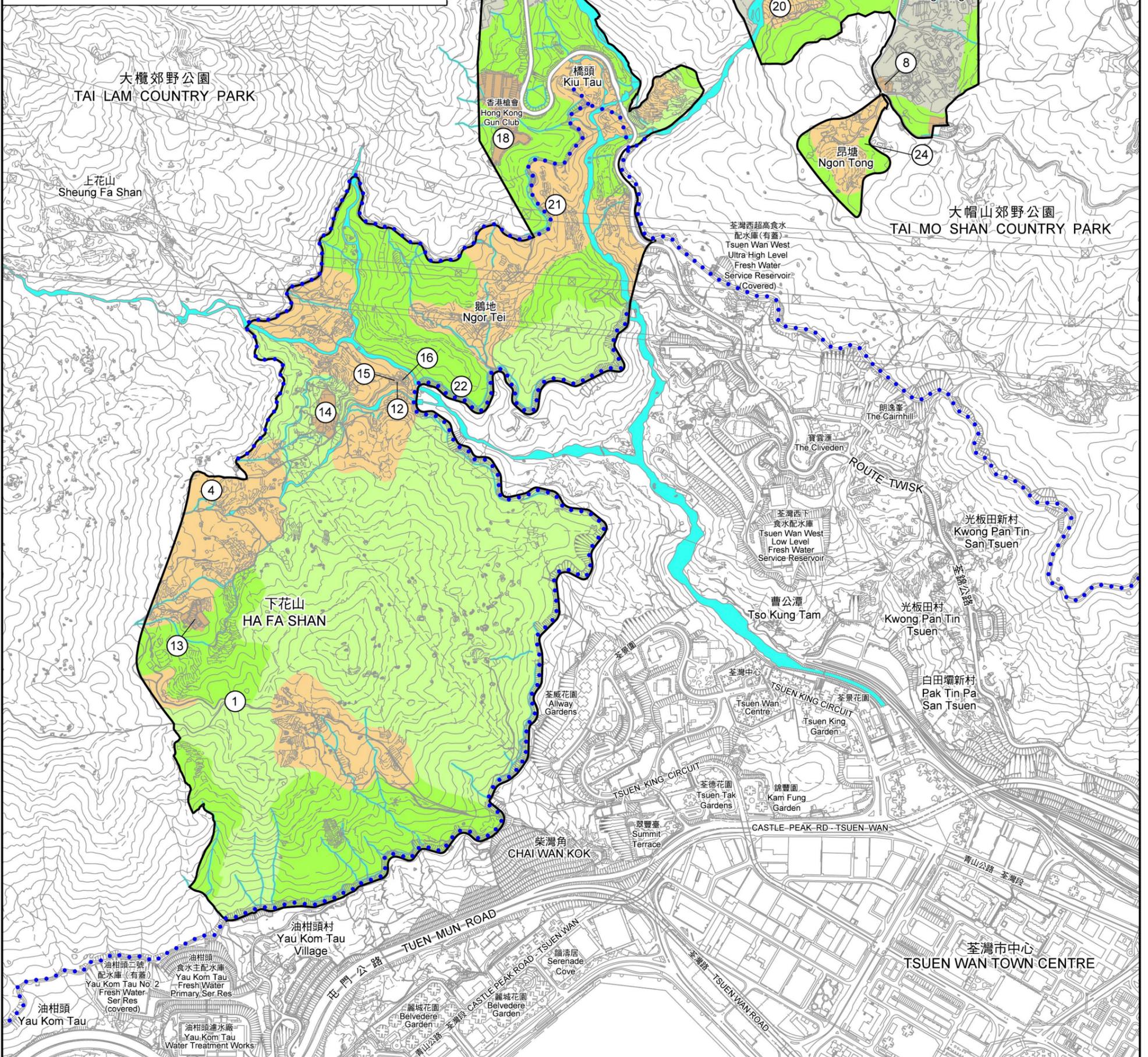
參考編號
REFERENCE No.
M/TW/15/64

圖表
Figure
3



圖例 LEGEND

-  擬議分區計劃大綱圖的規劃範圍界線
PROPOSED PLANNING SCHEME
BOUNDARY OF OUTLINE ZONING PLAN
-  河流/溪澗/明渠
RIVER / STREAM / NULLAH
-  引水道
CATCHWATER
-  林地
WOODLAND
-  灌木林
SHRUBLAND
-  農地(包括構築物)
FARMLAND (WITH STRUCTURES)
-  鄉村羣
VILLAGE CLUSTER
-  已發展土地
DEVELOPED LAND
-  其他建有構築物/工場的士地
OTHER LAND OCCUPIED BY STRUCTURES / WORKSHOPS
-  實地照片編號
SITE PHOTO NUMBER

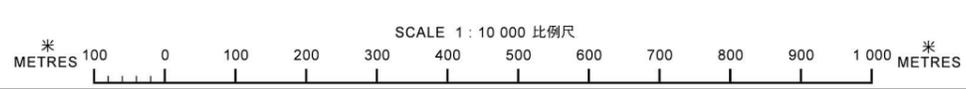


現時實際狀況 EXISTING PHYSICAL FEATURES
 川龍及下花山分區計劃大綱圖
 CHUEN LUNG AND HA FA SHAN OUTLINE ZONING PLAN

規劃署
 PLANNING
 DEPARTMENT



本摘要圖於2016年5月31日擬備，所根據的資料為測量圖編號 6-SE-4C/D, 5C/D, 9A/B/C/D, 10A/B/C/D, 14A/B/C/D, 15A/B/C/D, 19A/B/C/D 及 20A/B/C/D, 7-SW-1C, 6A/C, 11A/C 及 16A/C
 EXTRACT PLAN PREPARED ON 31.5.2016
 BASED ON SURVEY SHEETS No.
 6-SE-4C/D, 5C/D, 9A/B/C/D, 10A/B/C/D,
 14A/B/C/D, 15A/B/C/D, 19A/B/C/D AND
 20A/B/C/D, 7-SW-1C, 6A/C, 11A/C AND 16A/C

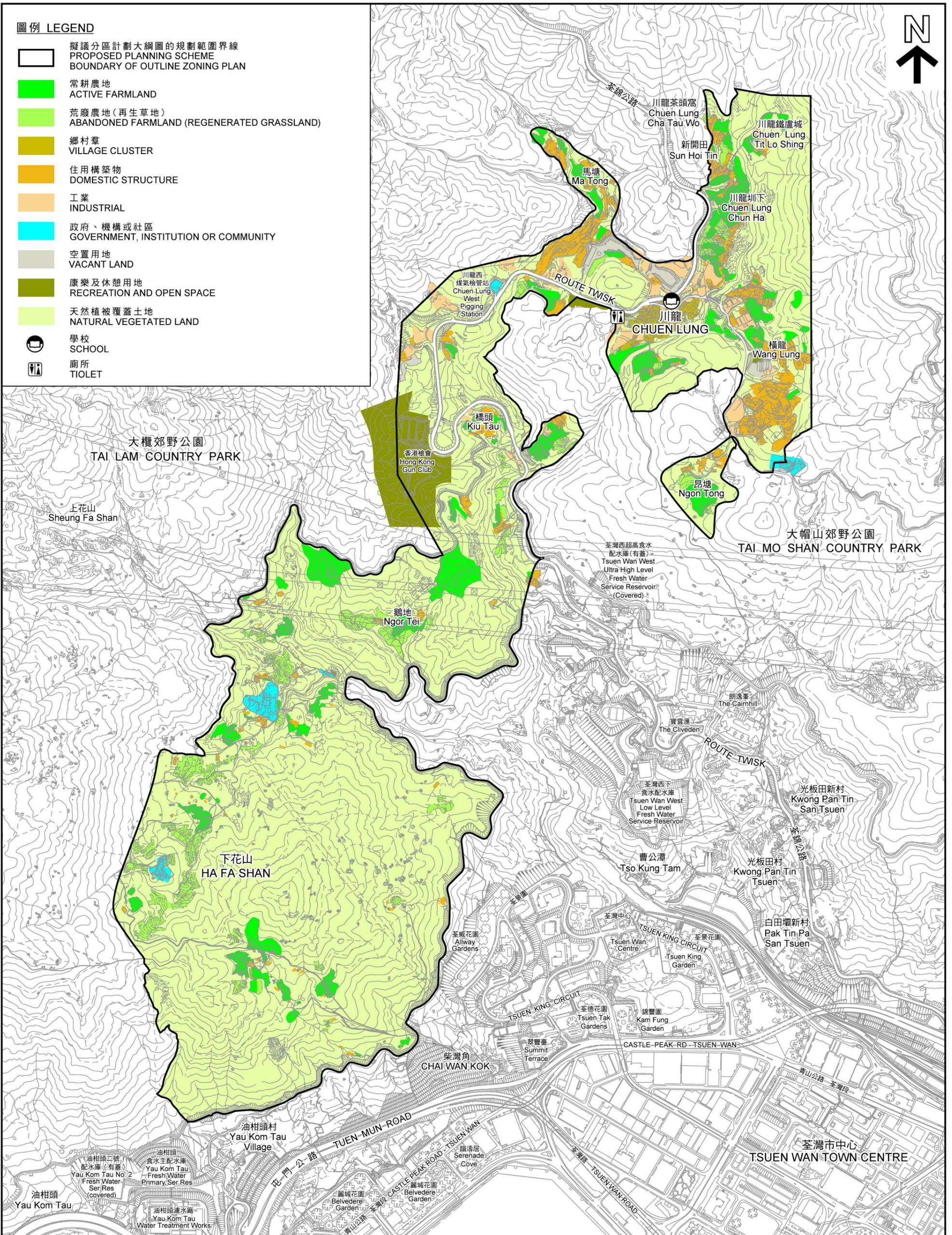


參考編號
 REFERENCE No.
 M/TW/15/64

圖表
 Figure
 4

圖例 LEGEND

-  擬議分區計劃大綱圖的規劃範圍界線
PROPOSED PLANNING SCHEME
BOUNDARY OF OUTLINE ZONING PLAN
-  常耕農地
ACTIVE FARMLAND
-  荒廢農地(再生草地)
ABANDONED FARMLAND (REGENERATED GRASSLAND)
-  鄉村羣
VILLAGE CLUSTER
-  住用構築物
DOMESTIC STRUCTURE
-  工業
INDUSTRIAL
-  政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY
-  空置用地
VACANT LAND
-  康樂及休憩用地
RECREATION AND OPEN SPACE
-  天然植被覆蓋土地
NATURAL VEGETATED LAND
-  學校
SCHOOL
-  廁所
TOILET



本摘要圖於2016年5月31日擬備，所根據的資料為測量圖編號 6-SE-4C/D, 5C/D, 9A/B/C/D, 10A/B/C/D, 14A/B/C/D, 15A/B/C/D, 19A/B/C/D 及 20A/B/C/D, 7-SW-1C, 6A/C, 11A/C 及 16A/C

EXTRACT PLAN PREPARED ON 31.5.2016
BASED ON SURVEY SHEETS No.
6-SE-4C/D, 5C/D, 9A/B/C/D, 10A/B/C/D,
14A/B/C/D, 15A/B/C/D, 19A/B/C/D AND
20A/B/C/D, 7-SW-1C, 6A/C, 11A/C AND 16A/C

現時土地用途 EXISTING LAND USES
川龍及下花山分區計劃大綱圖
CHUEN LUNG AND HA FA SHAN OUTLINE ZONING PLAN



規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/TW/15/64

圖表
Figure
5



1 元荃古道
YUEN TSUEN ANCIENT TRAIL



2 川龍的茶樓
RESTAURANT IN CHUEN LUNG



3 曾氏家祠
TSANG ANCESTRAL HALL



4 祇園
KAI YUEN



5 川龍
CHUEN LUNG



6 橫龍的臨時住用構築物
TEMPORARY DOMESTIC STRUCTURES IN WANG LUNG



7 酒廠
WINE FACTORY



8 切石工場
STONE-CUTTING WORKSHOP

實地照片 SITE PHOTOS

川龍及下花山分區計劃大綱圖
CHUEN LUNG AND HA FA SHAN OUTLINE ZONING PLAN

本圖於2016年5月31日擬備
PLAN PREPARED ON 31.5.2016

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/TW/15/64

圖表
Figure
5A



工業用地
INDUSTRIAL SITE



前貴文學校
EX-KOON MAN SCHOOL



川龍西煤氣檢管站
CHUEN LUNG WEST PIGGING STATION



下花山蓮勝堂居民福利會
HA FA SHAN RESIDENTS' WELFARE ASSOCIATION



香港航空青年團下花山訓練營
HONG KONG AIR CADET CORPS HA FA SHAN CAMP



西竺林禪寺
SAI CHUK LAM TEMPLE



烈女宮
LIT NUI KUNG



下花山兒童遊樂場
HA FA SHAN CHILDREN'S PLAYGROUND

實地照片 SITE PHOTOS

川龍及下花山分區計劃大綱圖
CHUEN LUNG AND HA FA SHAN OUTLINE ZONING PLAN

本圖於2016年5月17日擬備
PLAN PREPARED ON 17.5.2016

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/TW/15/64

圖表
Figure
5B

17



荃灣川龍休憩公園
TSUEN WAN CHUEN LUNG REST GARDEN

18



香港槍會
HONG KONG GUN CLUB

19



荃灣市地段第389號
TSUEN WAN TOWN LOT 389

20



川龍的常耕農地
ACTIVE FARMLAND IN CHUEN LUNG

21



下花山的果園
ORCHARD IN HA FA SHAN

22



引水道
CATCHWATER

23



天然溪澗
NATURAL STREAM

實地照片 SITE PHOTOS

川龍及下花山分區計劃大綱圖
CHUEN LUNG AND HA FA SHAN OUTLINE ZONING PLAN

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/TW/15/64

圖表
Figure
5C

本圖於2016年5月17日擬備
PLAN PREPARED ON 17.5.2016



昂塘的林地
WOODLAND IN NGON TONG



橋頭附近的林地
WOODLAND NEAR KIU TAU

本圖於2016年6月8日擬備
PLAN PREPARED ON 8.6.2016

實地照片 SITE PHOTOS

川龍及下花山分區計劃大綱圖
CHUEN LUNG AND HA FA SHAN OUTLINE ZONING PLAN

規劃署
PLANNING
DEPARTMENT

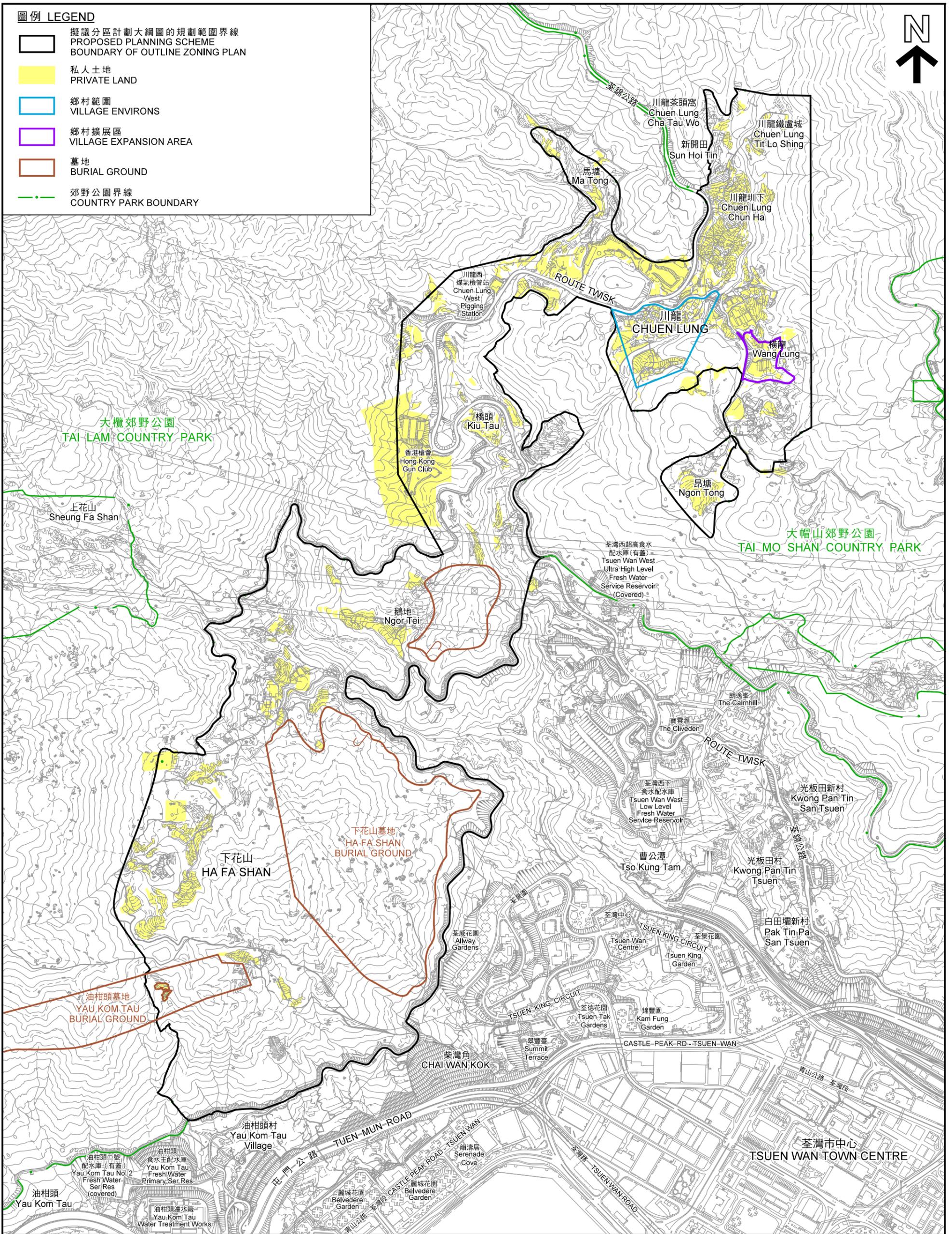


參考編號
REFERENCE No.
M/TW/15/64

圖表
Figure
5D

圖例 LEGEND

-  擬議分區計劃大綱圖的規劃範圍界線
PROPOSED PLANNING SCHEME
BOUNDARY OF OUTLINE ZONING PLAN
-  私人土地
PRIVATE LAND
-  鄉村範圍
VILLAGE ENVIRONS
-  鄉村擴展區
VILLAGE EXPANSION AREA
-  墓地
BURIAL GROUND
-  郊野公園界線
COUNTRY PARK BOUNDARY



本摘要圖於2016年5月31日擬備，所根據的資料為測量圖編號 6-SE-4C/D, 5C/D, 9A/B/C/D, 10A/B/C/D, 14A/B/C/D, 15A/B/C/D, 19A/B/C/D 及 20A/B/C/D, 7-SW-1C, 6A/C, 11A/C 及 16A/C

EXTRACT PLAN PREPARED ON 31.5.2016
BASED ON SURVEY SHEETS No.
6-SE-4C/D, 5C/D, 9A/B/C/D, 10A/B/C/D,
14A/B/C/D, 15A/B/C/D, 19A/B/C/D AND
20A/B/C/D, 7-SW-1C, 6A/C, 11A/C AND 16A/C

土地類別 LAND STATUS

川龍及下花山分區計劃大綱圖

CHUEN LUNG AND HA FA SHAN OUTLINE ZONING PLAN



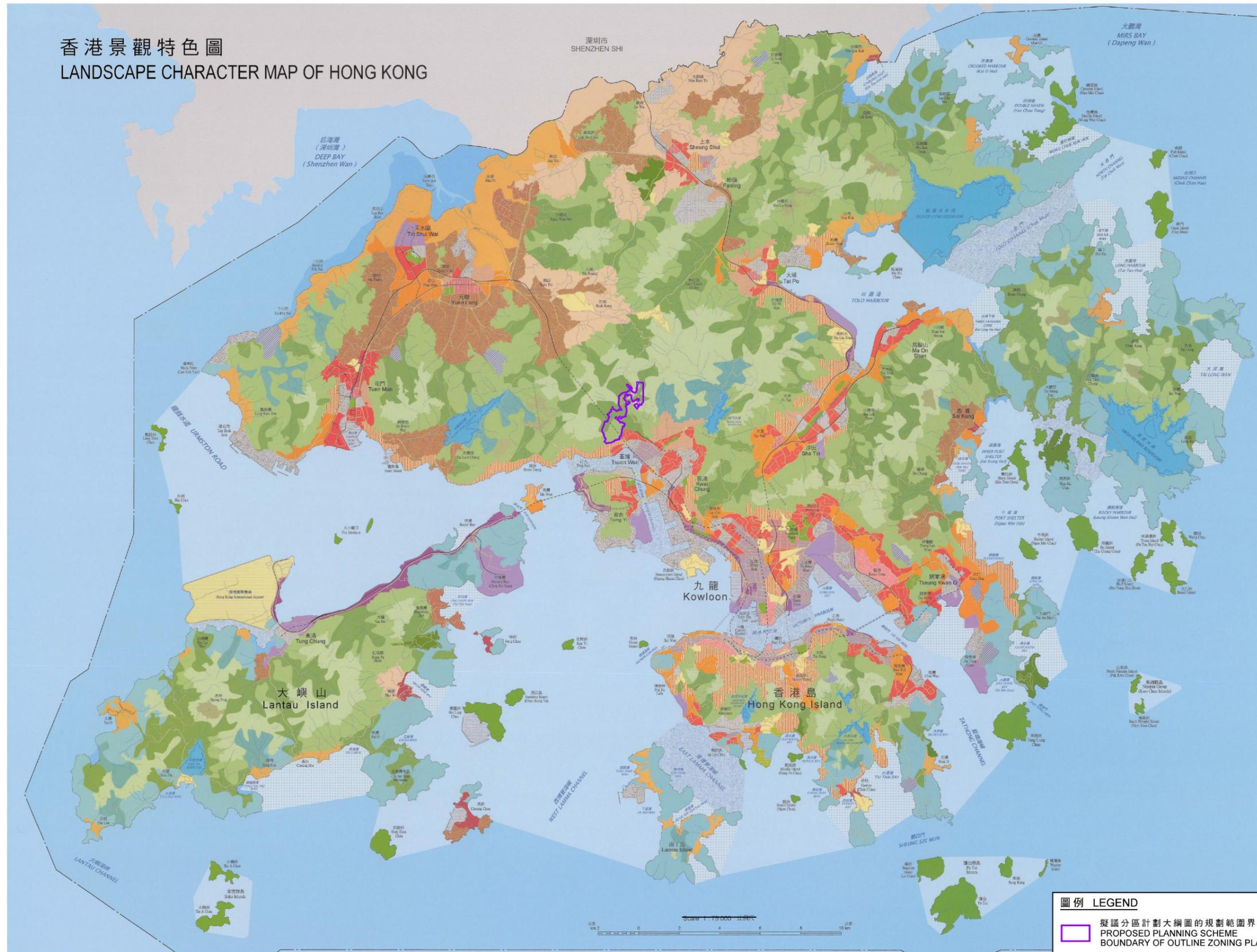
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/TW/15/64

圖表
Figure
6

香港景觀特色圖
LANDSCAPE CHARACTER MAP OF HONG KONG



景觀特色類型 LANDSCAPE CHARACTER TYPES	% 百分比
高地郊野景觀 Upland Countryside Landscape	
沿海高地與山坡景觀 Coastal Upland and Hillside Landscape	5.37
山頂景觀 Peak Landscape	3.67
已開拓山谷景觀 Settled Valley Landscape	5.97
未開拓山谷景觀 Unsettled Valley Landscape	1.05
高地平原景觀 Upland Plateau Landscape	0.21
高地與山麓景觀 Upland and Hillside Landscape	7.90
小計 Sub-total	24.17
低地郊野景觀 Lowland Countryside Landscape	
鄉村沿海平原景觀 Rural Coastal Plain Landscape	1.52
鄉村內陸平原景觀 Rural Inland Plain Landscape	1.77
小計 Sub-total	3.29
鄉郊邊緣景觀 Rural Fringe Landscape	
高爾夫球場景觀 Golf Course Landscape	0.24
水塘景觀 Reservoir Landscape	1.17
城市周邊鄉村景觀 Urban Peripheral Village Landscape	0.27
雜類鄉郊邊緣景觀 Miscellaneous Rural Fringe Landscape	2.06
小計 Sub-total	3.74
市區邊緣景觀 Urban Fringe Landscape	
機場景觀 Airport Landscape	0.44
墳場景觀 Cemetery Landscape	0.17
綜合住宅發展景觀 Comprehensive Residential Development Landscape	0.18
公共機構景觀 Institutional Landscape	0.39
石礦場/堆填區景觀 Quarry / Landfill Landscape	0.18
填海區/興建中主要發展區景觀 Reclamation / Ongoing Major Development Landscape	0.54
市區邊緣住宅景觀 Residential Urban Fringe Landscape	1.11
主題公園景觀 Theme Park Landscape	0.02
交通走廊景觀 Transportation Corridor Landscape	0.30
雜類市區邊緣景觀 Miscellaneous Urban Fringe Landscape	1.17
小計 Sub-total	4.60
市區景觀 Urban Landscape	
市區網格式混合景觀 City Grid Mixed Urban Landscape	0.29
市區海港景觀 Civic Urban Waterfront Landscape	0.04
「墟」市區景觀 T'ui Urban Landscape	0.07
市區工業景觀 Industrial Urban Landscape	0.85
二十世紀後期/二十一世紀初期市區商業/住宅景觀 Late 20C / Early 21C Commercial / Residential Complex Landscape	0.10
市區低建住宅景觀 Low-rise Residential Urban Landscape	0.05
市區中建/高建商業景觀 Medium / High-rise Commercial Urban Landscape	0.05
市區現代混合式綜合發展景觀 Mixed Modern Comprehensive Urban Development Landscape	0.27
市區有機式發展混合景觀 Organic Mixed Urban Development Landscape	0.13
市區公園景觀 Park Urban Landscape	0.16
市區住宅景觀 Residential Urban Landscape	1.22
鄉村市區景觀 Rural Township Landscape	0.08
小計 Sub-total	3.31
沿岸水域景觀 Coastal Waters Landscape	
海湾景觀 Bay Landscape	2.61
近岸水域景觀 Inshore Water Landscape	16.52
潮間海岸景觀 Inter-tidal Coast Landscape	0.62
島嶼景觀 Island Landscape	1.05
離岸水域景觀 Offshore Water Landscape	38.25
海峽景觀 Strait Landscape	1.70
避風塘景觀 Typhoon Shelter Landscape	0.24
小計 Sub-total	60.99
總計 Total	100.00

圖例 LEGEND
 擬議分區計劃大綱圖的規劃範圍界線
 PROPOSED PLANNING SCHEME
 BOUNDARY OF OUTLINE ZONING PLAN

本摘要圖於2016年5月17日擬備，所根據的資料為香港景觀特色圖
 EXTRACT PLAN PREPARED ON 17.5.2016
 BASED ON LANDSCAPE CHARACTER MAP OF HONG KONG

川龍及下花山地區的景觀價值
 LANDSCAPE VALUE OF CHUEN LUNG AND HA FA SHAN AREA

規劃署
 PLANNING DEPARTMENT

參考編號
 REFERENCE No.
 M/TW/15/64

圖表
 Figure
 7



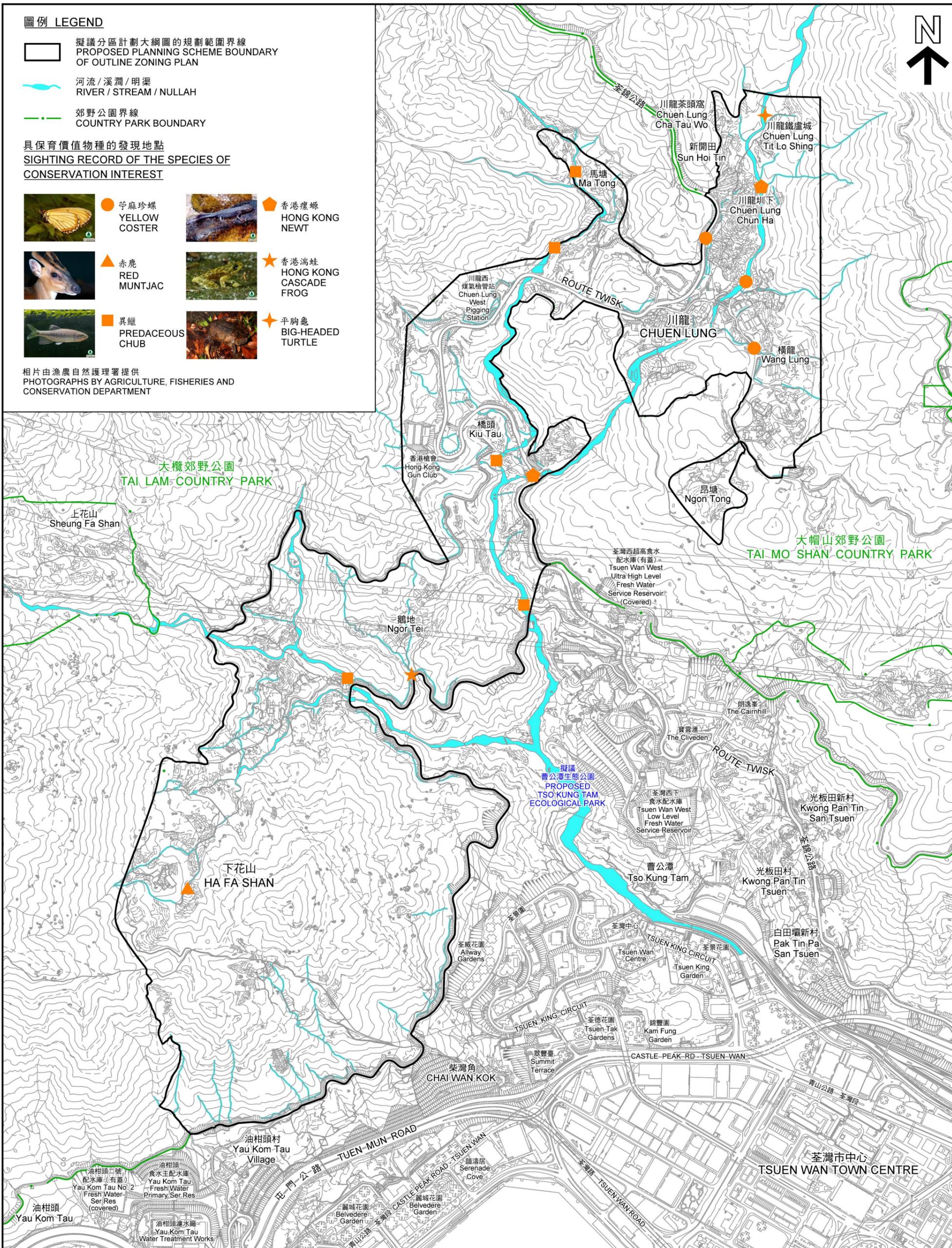
圖例 LEGEND

-  擬議分區計劃大綱圖的規劃範圍界線
PROPOSED PLANNING SCHEME BOUNDARY OF OUTLINE ZONING PLAN
-  河流 / 溪澗 / 明渠
RIVER / STREAM / NULLAH
-  郊野公園界線
COUNTRY PARK BOUNDARY

具保育價值物種的發現地點
SIGHTING RECORD OF THE SPECIES OF CONSERVATION INTEREST

- | | | | | | |
|---|---|-----------------------|---|---|--------------------------------|
|  |  | 苧麻珍蝶
YELLOW COSTER |  |  | 香港瘰螈
HONG KONG NEWT |
|  |  | 赤鹿
RED MUNTJAC |  |  | 香港湍蛙
HONG KONG CASCADE FROG |
|  |  | 異鱗
PREDACEOUS CHUB |  |  | 平胸龜
BIG-HEADED TURTLE |

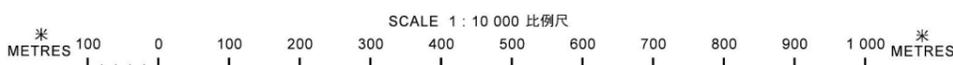
相片由漁農自然護理署提供
PHOTOGRAPHS BY AGRICULTURE, FISHERIES AND CONSERVATION DEPARTMENT



本摘要圖於2016年6月28日擬備，所根據的資料為測量圖編號 6-SE-4C/D, 5C/D, 9A/B/C/D, 10A/B/C/D, 14A/B/C/D, 15A/B/C/D, 19A/B/C/D 及 20A/B/C/D, 7-SW-1C, 6A/C, 11A/C 及 16A/C

EXTRACT PLAN PREPARED ON 28.6.2016
BASED ON SURVEY SHEETS No.
6-SE-4C/D, 5C/D, 9A/B/C/D, 10A/B/C/D,
14A/B/C/D, 15A/B/C/D, 19A/B/C/D AND
20A/B/C/D, 7-SW-1C, 6A/C, 11A/C AND 16A/C

環境/生態特性
ENVIRONMENTAL / ECOLOGICAL CHARACTERISTICS
川龍及下花山分區計劃大綱圖
CHUEN LUNG AND HA FA SHAN OUTLINE ZONING PLAN



規劃署
PLANNING DEPARTMENT

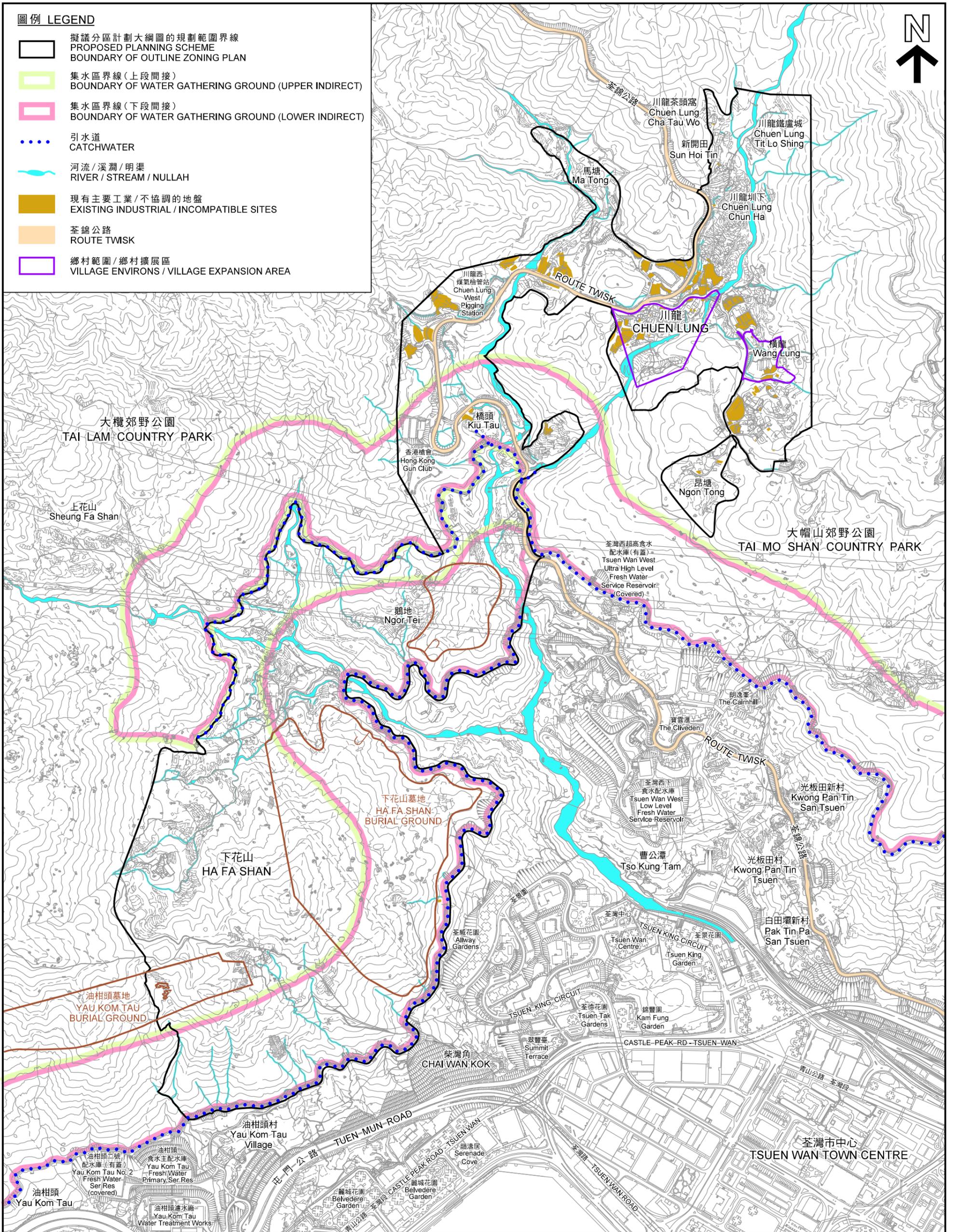


參考編號
REFERENCE No.
M/TW/15/64

圖表
Figure
8

圖例 LEGEND

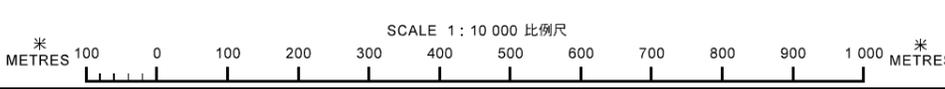
-  擬議分區計劃大綱圖的規劃範圍界線
PROPOSED PLANNING SCHEME
BOUNDARY OF OUTLINE ZONING PLAN
-  集水區界線(上段間接)
BOUNDARY OF WATER GATHERING GROUND (UPPER INDIRECT)
-  集水區界線(下段間接)
BOUNDARY OF WATER GATHERING GROUND (LOWER INDIRECT)
-  引水道
CATCHWATER
-  河流/溪澗/明渠
RIVER / STREAM / NULLAH
-  現有主要工業/不協調的地盤
EXISTING INDUSTRIAL / INCOMPATIBLE SITES
-  荃錦公路
ROUTE TWISK
-  鄉村範圍/鄉村擴展區
VILLAGE ENVIRONS / VILLAGE EXPANSION AREA



本摘要圖於2016年5月31日擬備，所根據的資料為測量圖編號 6-SE-4C/D, 5C/D, 9A/B/C/D, 10A/B/C/D, 14A/B/C/D, 15A/B/C/D, 19A/B/C/D 及 20A/B/C/D, 7-SW-1C, 6A/C, 11A/C 及 16A/C

EXTRACT PLAN PREPARED ON 31.5.2016
BASED ON SURVEY SHEETS No.
6-SE-4C/D, 5C/D, 9A/B/C/D, 10A/B/C/D,
14A/B/C/D, 15A/B/C/D, 19A/B/C/D AND
20A/B/C/D, 7-SW-1C, 6A/C, 11A/C AND 16A/C

發展限制 DEVELOPMENT CONSTRAINTS
川龍及下花山分區計劃大綱圖
CHUEN LUNG AND HA FA SHAN OUTLINE ZONING PLAN



規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/TW/15/64

圖表
Figure
9



SCHEDULE OF USES AND AREAS 土地用途及面積一覽表			
USES 用途	USE CODE	APPROXIMATE AREA & %	
		公頃 HECTARES	百分比 PERCENT
VILLAGE TYPE DEVELOPMENT 鄉村式發展用地	VTD	0.93	59.62
GOVERNMENT RESERVATION 政府保留用地	G	0.01	0.64
OTHER SPECIFIED USES 其他指定用途	OU	0.01	0.64
AMENITY AREA 美化市容地帶	A	0.12	7.69
LOCAL OPEN SPACE 鄰舍遊樂用地	LO	0.10	6.41
PEDESTRIAN WAYS, ROADS, ETC. 行人路、道路及其他		0.39	25.00
TOTAL DEVELOPMENT AREA 發展區總面積		1.56	100.00

NOTATION 圖例	
[Symbol]	PROPOSED VILLAGE TYPE HOUSE SITES (WITH HOUSING SITE No.) 建議鄉村屋地熱 (附有編號)
+313.5	EXISTING LEVEL (IN METRES ABOVE P.D.) 現時水平 (在基準面以上若干米)
(313)	PROPOSED LEVEL (IN METRES ABOVE P.D.) 建議水平 (在基準面以上若干米)
[Symbol]	BOUNDARY OF PLANNING SCHEME 規劃範圍界線
RCVP	REFUSE COLLECTION VEHICLE PARKING 垃圾收集站停車處
ESS	ELECTRIC SUB-STATION 電力支站
EVA	EMERGENCY VEHICULAR ACCESS 緊急車輛通道
DR	DRAINAGE RESERVE 排水專用範圍
ST	SEPTIC TANK 化粪池
PLB	PUBLIC LIGHT BUS 公共小型巴士
RCP	REFUSE COLLECTION POINT 垃圾收集站
[Symbol]	EMERGENCY CRASH GATE 易毀欄杆

NOTES 附註

1. 本圖所示的用途分區並無法定效力，但一般政府可藉出賣土地或在土地交易中修改地條款決定土地用途時，通常要遵照這些用途分區。如用途分區與現有地條款所核准者不符，則前者應視作政府所鼓勵的一項用途指引，以供發展或重建時參考。

2. 底圖由測量地圖號碼 6-SE-10B 及 D 所編製。

1. THE ZONING SHOWN ON THE FACE OF THIS PLAN HAS NO STATUTORY EFFECT. IT WILL, HOWEVER, GENERALLY BE FOLLOWED IN LAND TRANSACTIONS WHERE GOVERNMENT IS IN A POSITION TO DETERMINE THE USER OF LAND, BY WAY OF LEASE MODIFICATIONS OR SALES OF GOVERNMENT LAND, WHERE THIS ZONING CONFLICTS WITH THE USE PERMITTED UNDER EXISTING LEASE CONDITIONS, THEN THE ZONING ON THE PLAN CANNOT BE USED OTHER THAN AS A GUIDE TO THE DEVELOPMENT OR REDEVELOPMENT WHICH GOVERNMENT WISHES TO ENCOURAGE.

2. BASE PLAN WAS COMPILED FROM SURVEY SHEET Nos. 6-SE-10B & D.

TABLE OF RECENT AMENDMENTS 近期修訂紀錄表			
附錄 SERIAL LETTER	AMENDMENTS 修訂	簽署 SIGNATURE	日期 DATE
L/TW-CL/1	THIS LAYOUT PLAN ADOPTED ON 17.1.94 AND RENUMBERED ACCORDINGLY.	<i>[Signature]</i>	20.1.94

SUBJECT TO ALTERATION WITHOUT NOTICE

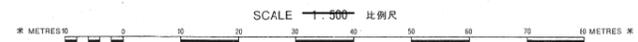
發展區委員會於一九九四年一月五日核准
 APPROVED BY DEVELOPMENT PROGRESS COMMITTEE
 ON 5th JANUARY 1994

採納 ADOPTED

SD. A. G. EASON
 規劃環境地政司
 SECRETARY FOR PLANNING, ENVIRONMENT & LANDS

日期 DATE 17.1.94

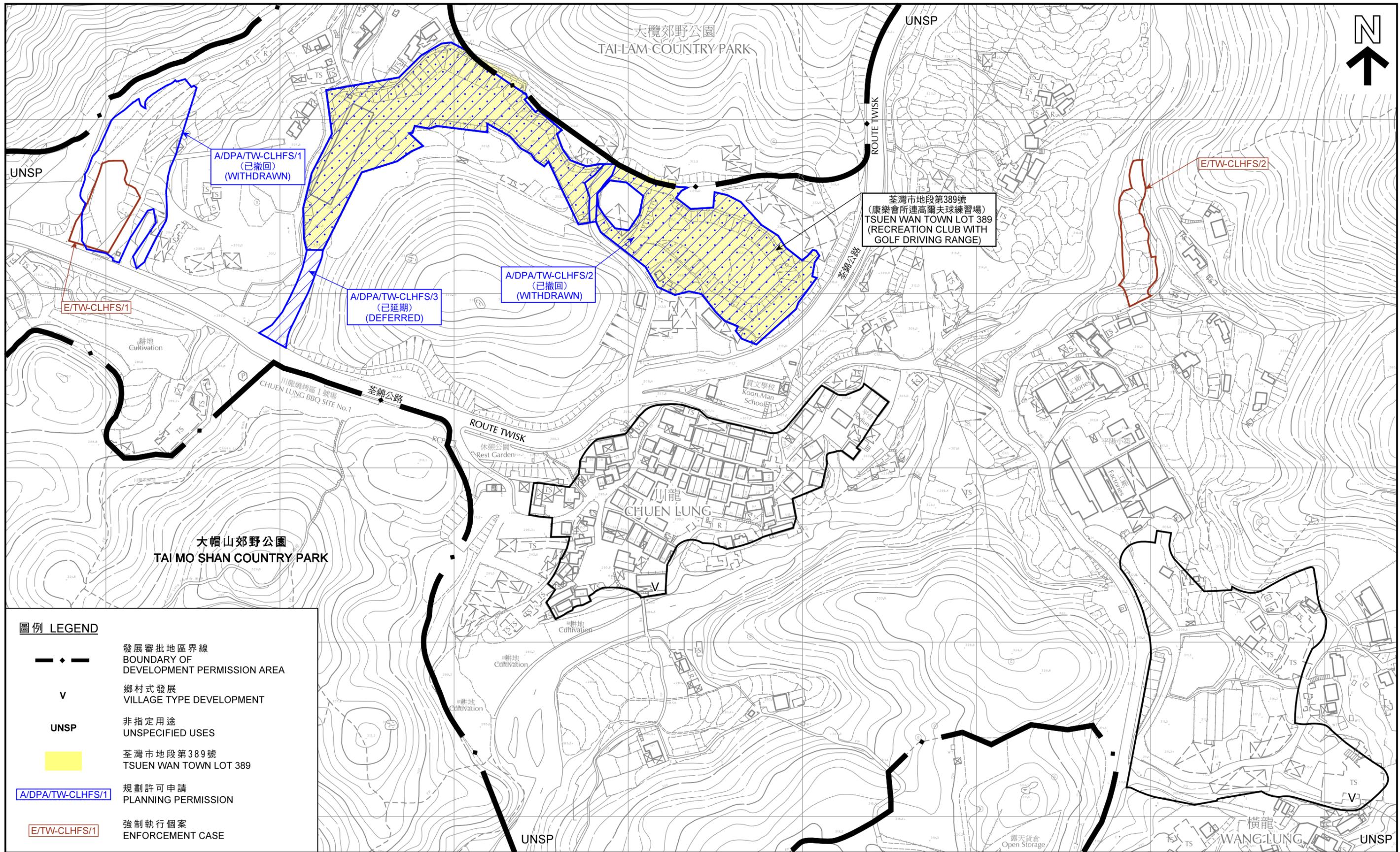
川龍鄉村擴展區詳細藍圖 CHUEN LUNG VILLAGE EXPANSION AREA - LAYOUT PLAN



程序 ACTION	簽署 SIGNATURE	日期 DATE	檔號 REFERENCE
批准呈送 SUBMISSION AUTHORIZED	<i>[Signature]</i>	9.12.93	檔案編號 FILE No. PD/TW/TWN/301
批准傳閱 CIRCULATION AUTHORIZED	<i>[Signature]</i>	22.12.92	首次傳閱日期 DATE OF FIRST 20.1.94 CIRCULATION
編製 PREPARED	<i>[Signature]</i>	22.12.92	最近傳閱日期 DATE OF LATEST 20.1.94 CIRCULATION

規劃署 荃灣規劃處
 TSUEN WAN
 DISTRICT PLANNING OFFICE
 PLANNING DEPARTMENT

圖則編號
 PLAN No. L/TW - CL/1



- 圖例 LEGEND**
- 發展審批地區界線
BOUNDARY OF DEVELOPMENT PERMISSION AREA
 - 鄉村式發展
VILLAGE TYPE DEVELOPMENT
 - 非指定用途
UNSPECIFIED USES
 - 荃灣市地段第389號
TSUEN WAN TOWN LOT 389
 - 規劃許可申請
PLANNING PERMISSION
 - 強制執行個案
ENFORCEMENT CASE

本摘要圖於2016年6月17日擬備，所根據的資料為測量圖編號 6-SE-10A, B, C 及 D

EXTRACT PLAN PREPARED ON 17.6.2016
BASED ON SURVEY SHEETS No.
6-SE-10A, B, C & D

發展壓力及接獲的發展計劃
DEVELOPMENT PRESSURE AND
DEVELOPMENT PROPOSALS RECEIVED

川龍及下花山分區計劃大綱圖
CHUEN LUNG AND HA FA SHAN OUTLINE ZONING PLAN

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

規劃署
PLANNING DEPARTMENT

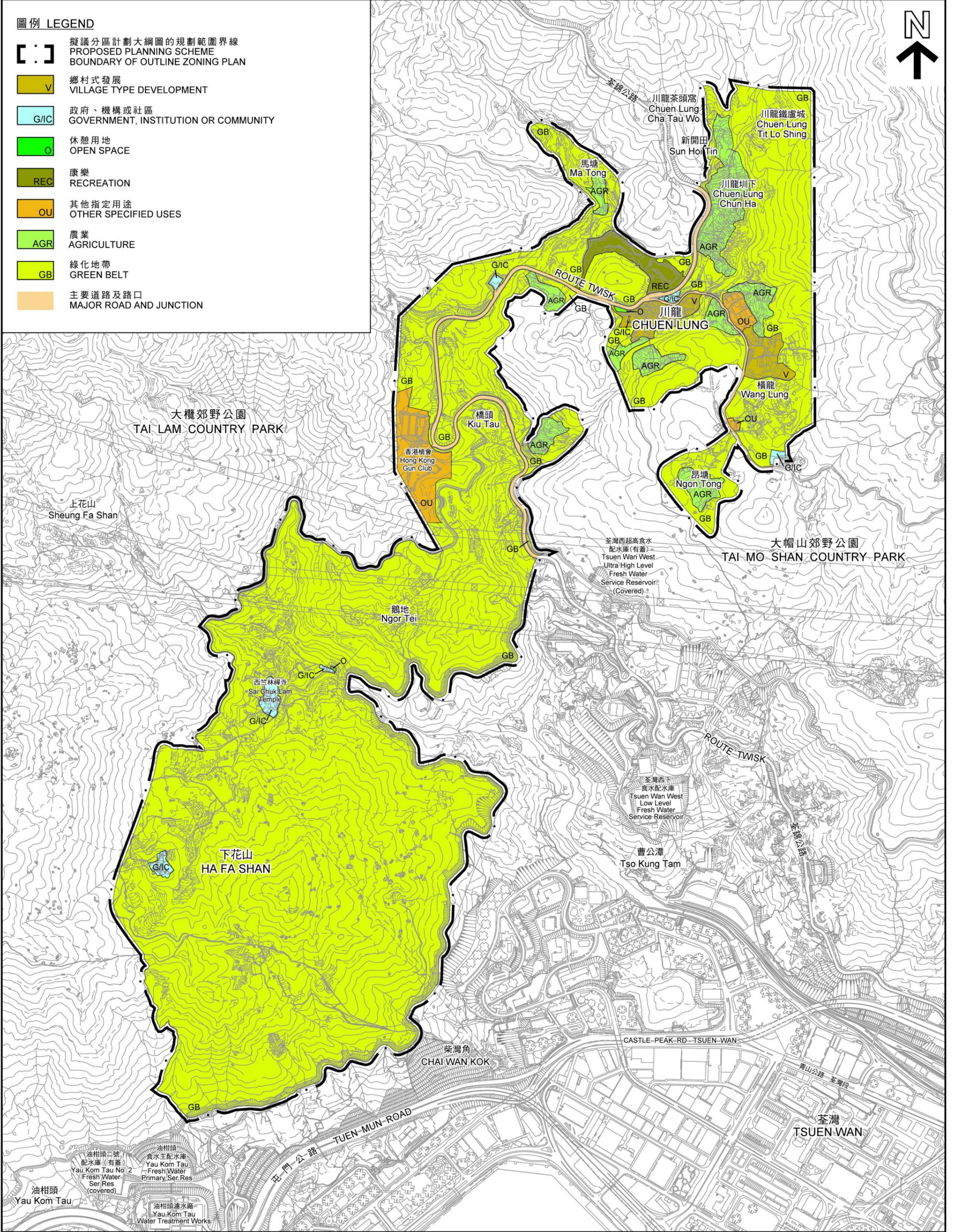


參考編號
REFERENCE No.
M/TW/15/64

圖表
Figure
11

圖例 LEGEND

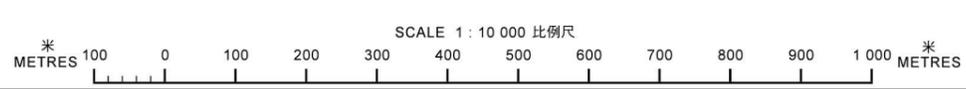
- [. .] 擬議分區計劃大綱圖的規劃範圍界線
PROPOSED PLANNING SCHEME
BOUNDARY OF OUTLINE ZONING PLAN
- V 鄉村式發展
VILLAGE TYPE DEVELOPMENT
- G/IC 政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY
- O 休憩用地
OPEN SPACE
- REC 康樂
RECREATION
- OU 其他指定用途
OTHER SPECIFIED USES
- AGR 農業
AGRICULTURE
- GB 綠化地帶
GREEN BELT
- 主要道路及路口
MAJOR ROAD AND JUNCTION



本摘要圖於2016年5月31日擬備，所根據的資料為測量圖編號 6-SE-4C/D, 5C/D, 9A/B/C/D, 10A/B/C/D, 14A/B/C/D, 15A/B/C/D, 19A/B/C/D 及 20A/B/C/D, 7-SW-1C, 6A/C, 11A/C 及 16A/C

EXTRACT PLAN PREPARED ON 31.5.2016
BASED ON SURVEY SHEETS No.
6-SE-4C/D, 5C/D, 9A/B/C/D, 10A/B/C/D,
14A/B/C/D, 15A/B/C/D, 19A/B/C/D AND
20A/B/C/D, 7-SW-1C, 6A/C, 11A/C AND 16A/C

擬議土地用途地帶 PROPOSED LAND USES
川龍及下花山分區計劃大綱圖
CHUEN LUNG AND HA FA SHAN OUTLINE ZONING PLAN



規劃署
PLANNING
DEPARTMENT



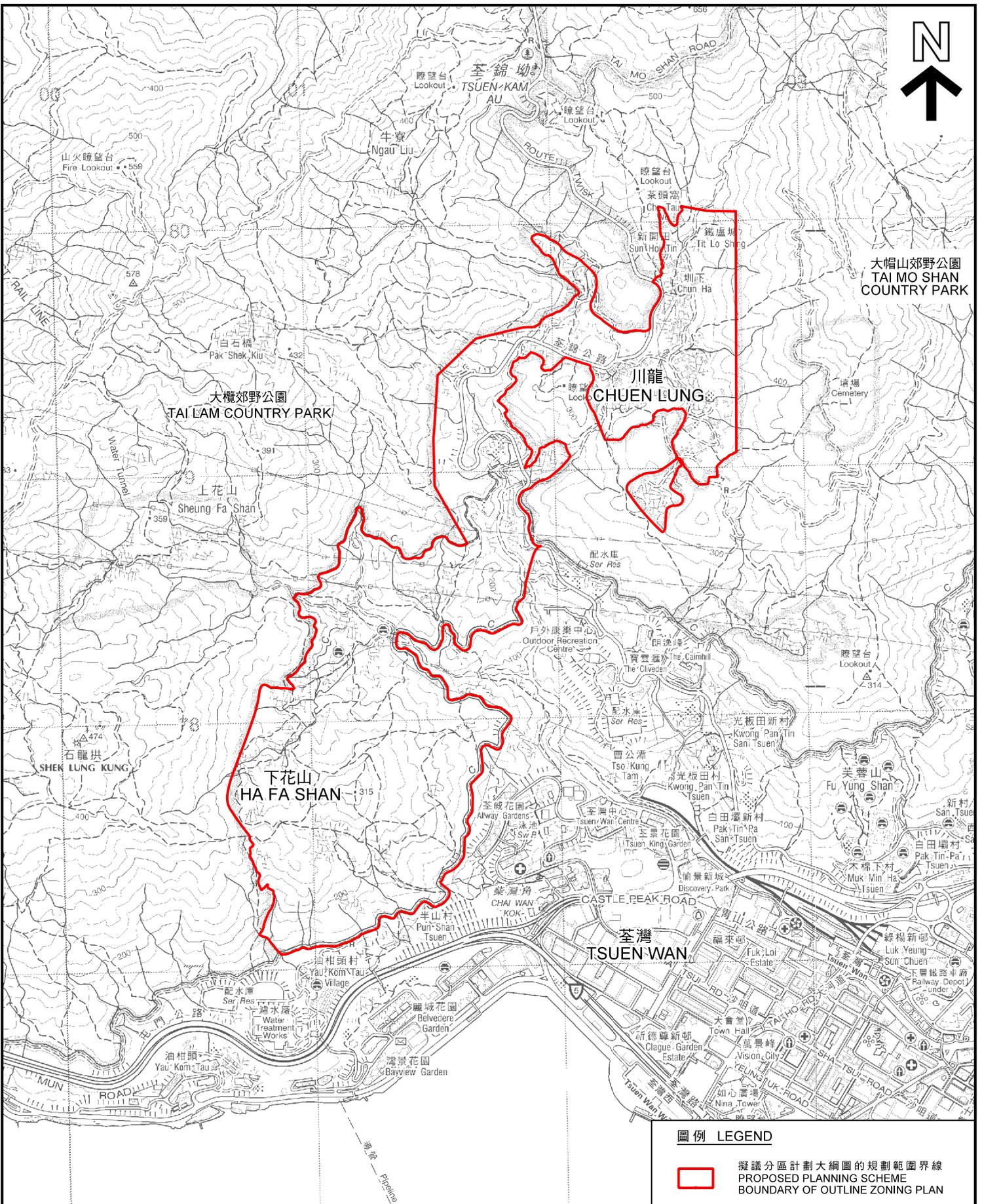
參考編號
REFERENCE No.
M/TW/15/64

圖表
Figure
12

Summary of Deviations from the Master Schedule of Notes

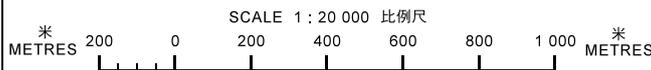
<u>Zonings</u>	<u>Column 1</u>	<u>Column 2</u>	<u>Reasons</u>
“Village Type Development”		<u>Removed</u> – Flat – Private Club – Petrol Filling Station	– Land within this zone is primarily intended for development of Small Houses by indigenous villages.
“Government, Institution or Community”	<u>Removed</u> – Pier	<u>Removed</u> – Marine Fuelling Station	– Not applicable to the Area.
		<u>Removed</u> – Helicopter Fuelling Station	– For protection of water gathering ground.
“Open Space”	<u>Removed</u> – Bathing Beach	<u>Removed</u> – Pier	– Not applicable to the Area.
“Recreation”	<u>Added</u> – Golf Course (Driving Range only) – Private Club	<u>Amended</u> – Golf Course (not elsewhere specified) <u>Removed</u> – Private Club	– ‘Golf Course (Driving Range only)’ and ‘Private Club’ are moved to Column 1 to reflect the permitted uses under lease of Tsuen Wan Town Lot 389.
		<u>Removed</u> – Marina – Pier	– Not applicable to the Area.
“Other Specified Uses“(“OU”) annotated “Sports and Recreation Club”		<u>Removed</u> – Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances	– Not applicable to the zone.

<u>Zonings</u>	<u>Column 1</u>	<u>Column 2</u>	<u>Reasons</u>
“OU” annotated “Rural Use”		<u>Added</u> – Rural Workshop	– Use existed immediately before the first publication in the Gazette of the notice of the draft DPA Plan but it may not be compatible with the planning intention and the zoned use. Any material change of use and development should be subject to planning control ensuring the sustainability in environment and other terms.
“Green Belt”		<u>Removed</u> – Marina – Marine Fuelling Station – Pier	– Not applicable to the Area.



位置圖 LOCATION PLAN

《川龍及下花山分區計劃大綱草圖編號 S/TW-CLHFS/B》—
初步考慮新圖則
DRAFT CHUEN LUNG AND HA FA SHAN OUTLINE ZONING PLAN
No. S/TW-CLHFS/B
PRELIMINARY CONSIDERATION OF A NEW PLAN



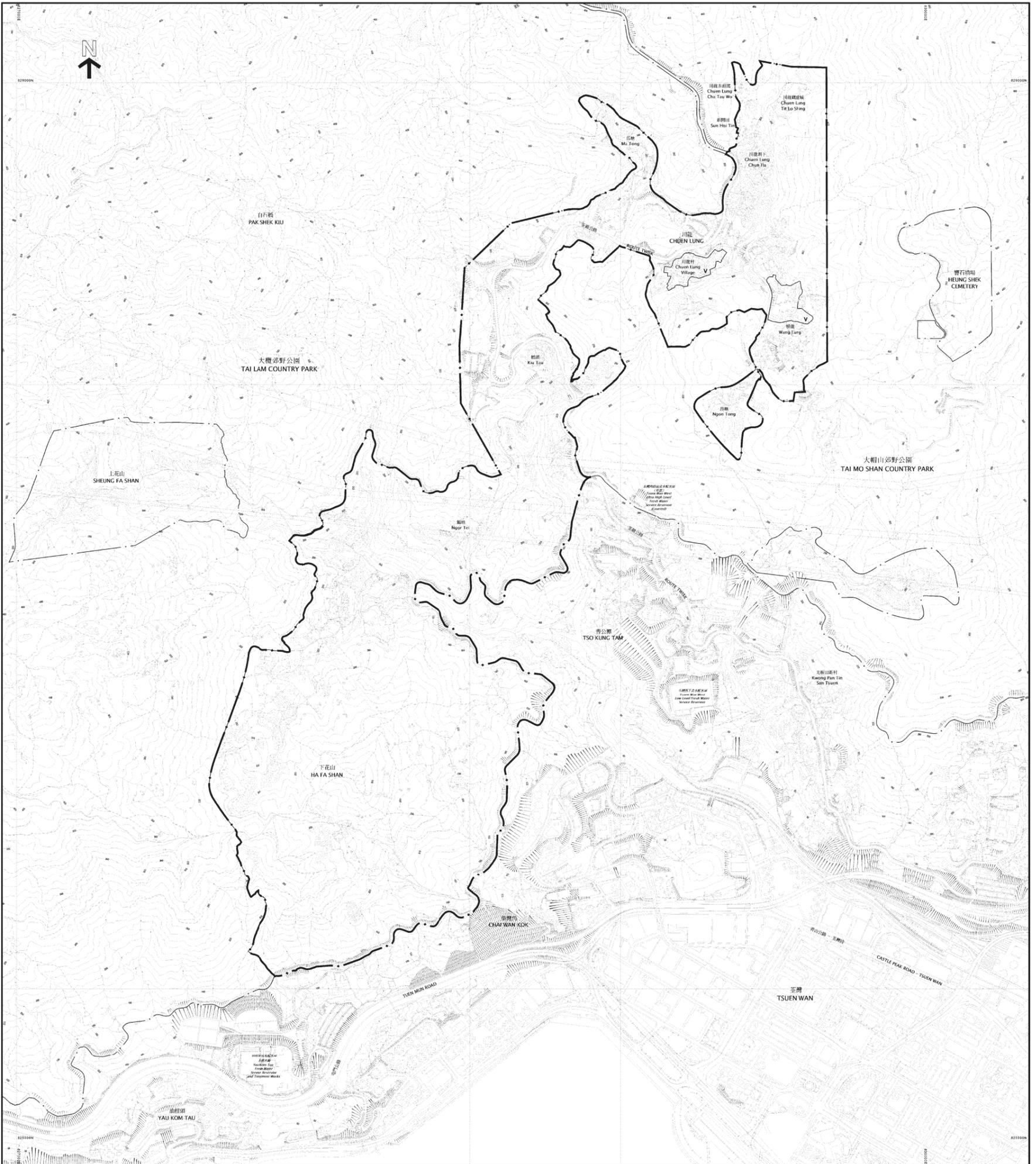
本摘要圖於2016年5月17日擬備，
所根據的資料為地圖組別HM20C編號6及7
EXTRACT PLAN PREPARED ON 17.5.2016
BASED ON MAP SERIES HM20C SHEETS
No. 6 AND 7

**規劃署
PLANNING
DEPARTMENT**



參考編號
REFERENCE No.
M/TW/16/35

圖 PLAN
1



圖例 NOTATION		土地用途及面積一覽表 SCHEDULE OF USES AND AREAS		
ZONES	地帶	USES	大約面積及百分比 APPROXIMATE AREA & %	用途
VILLAGE TYPE DEVELOPMENT	鄉村式發展	VILLAGE TYPE DEVELOPMENT	2.79 1.33	鄉村式發展
	MISCELLANEOUS	UNSPECIFIED USE	207.16 98.67	未指定用途
	BOUNDARY OF DEVELOPMENT PERMISSION AREA	TOTAL AREA OF DEVELOPMENT PERMISSION AREA	208.95 100.00	發展審批地區總面積
	BOUNDARY OF COUNTRY PARK / SPECIAL AREA			
	其他			
	發展審批地區界線			
	郊野公園 / 特別地區界線			

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

行政長官會同行政會議於2014年9月23日 根據城市
規劃條例第9(1)(a)條核准的圖則
APPROVED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER
SECTION 9(1)(a) OF THE TOWN PLANNING ORDINANCE ON
23 SEPTEMBER 2014

Signed Ms Winnie WONG 黃潔怡女士 簽署
CLERK TO THE EXECUTIVE COUNCIL 行政會議秘書

川龍及下花山發展審批地區圖
CHUEN LUNG AND HA FA SHAN DEVELOPMENT PERMISSION AREA PLAN

SCALE 1:5000 比例尺

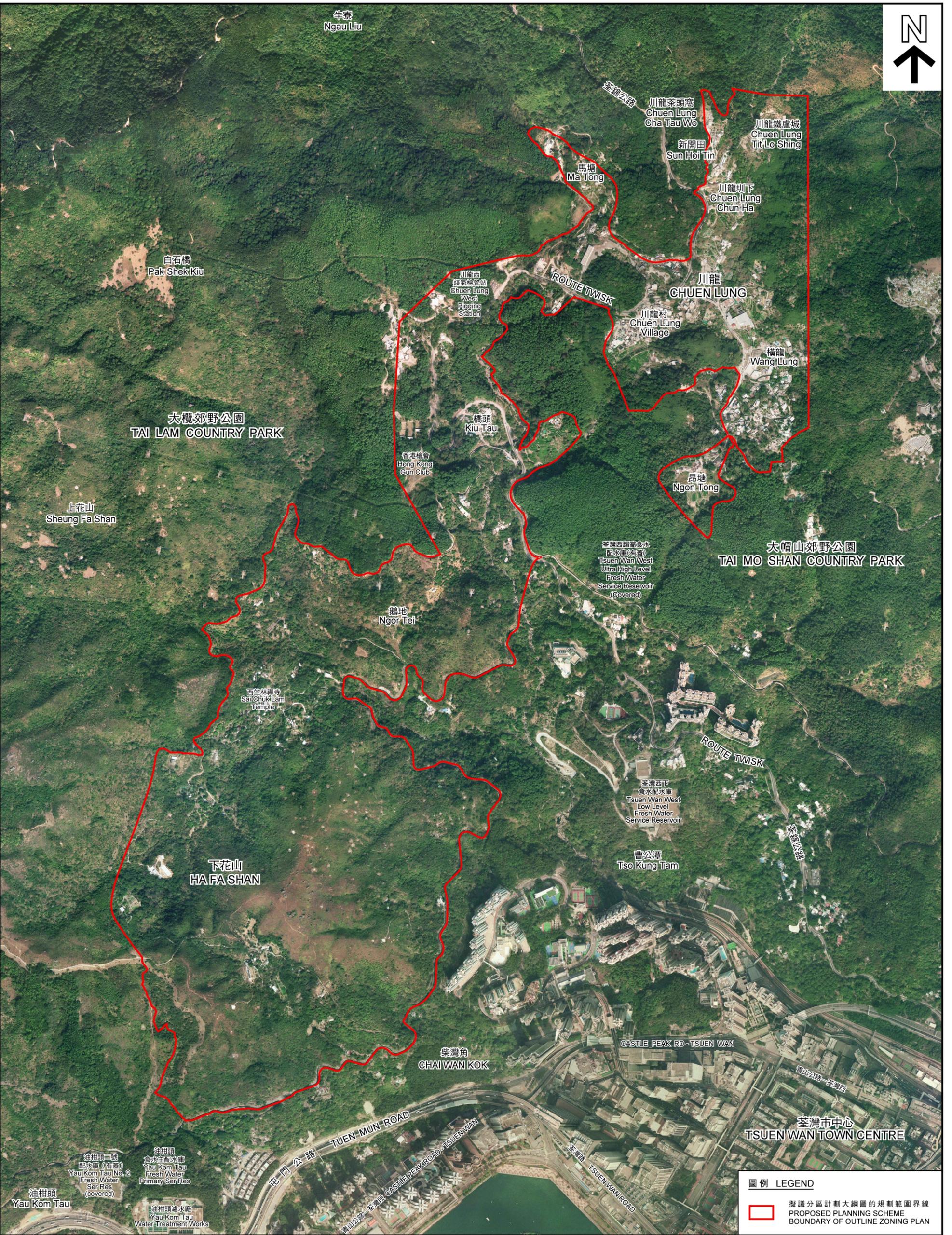
0 100 200 300 400 500 METRES

規劃署通過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/TW-CLHFS/2

參考編號
REFERENCE No.
M/TW/16/35

圖 PLAN
2



圖例 LEGEND

 擬議分區計劃大綱圖的規劃範圍界線
PROPOSED PLANNING SCHEME
BOUNDARY OF OUTLINE ZONING PLAN

本摘要圖於2016年6月1日擬備，所根據的資料為地政總署於2015年5月發布的數碼正射影像圖 DOP5000
EXTRACT PLAN PREPARED ON 1.6.2016
BASED ON DIGITAL ORTHOPHOTO DOP5000
RELEASED IN MAY 2015 BY LANDS
DEPARTMENT

航攝照片 AERIAL PHOTO

《 川龍及下花山分區計劃大綱草圖編號 S/TW-CLHFS/B 》 - 初步考慮新圖則
DRAFT CHUEN LUNG AND HA FA SHAN OUTLINE ZONING PLAN No. S/TW-CLHFS/B
PRELIMINARY CONSIDERATION OF A NEW PLAN

**規劃署
PLANNING
DEPARTMENT**

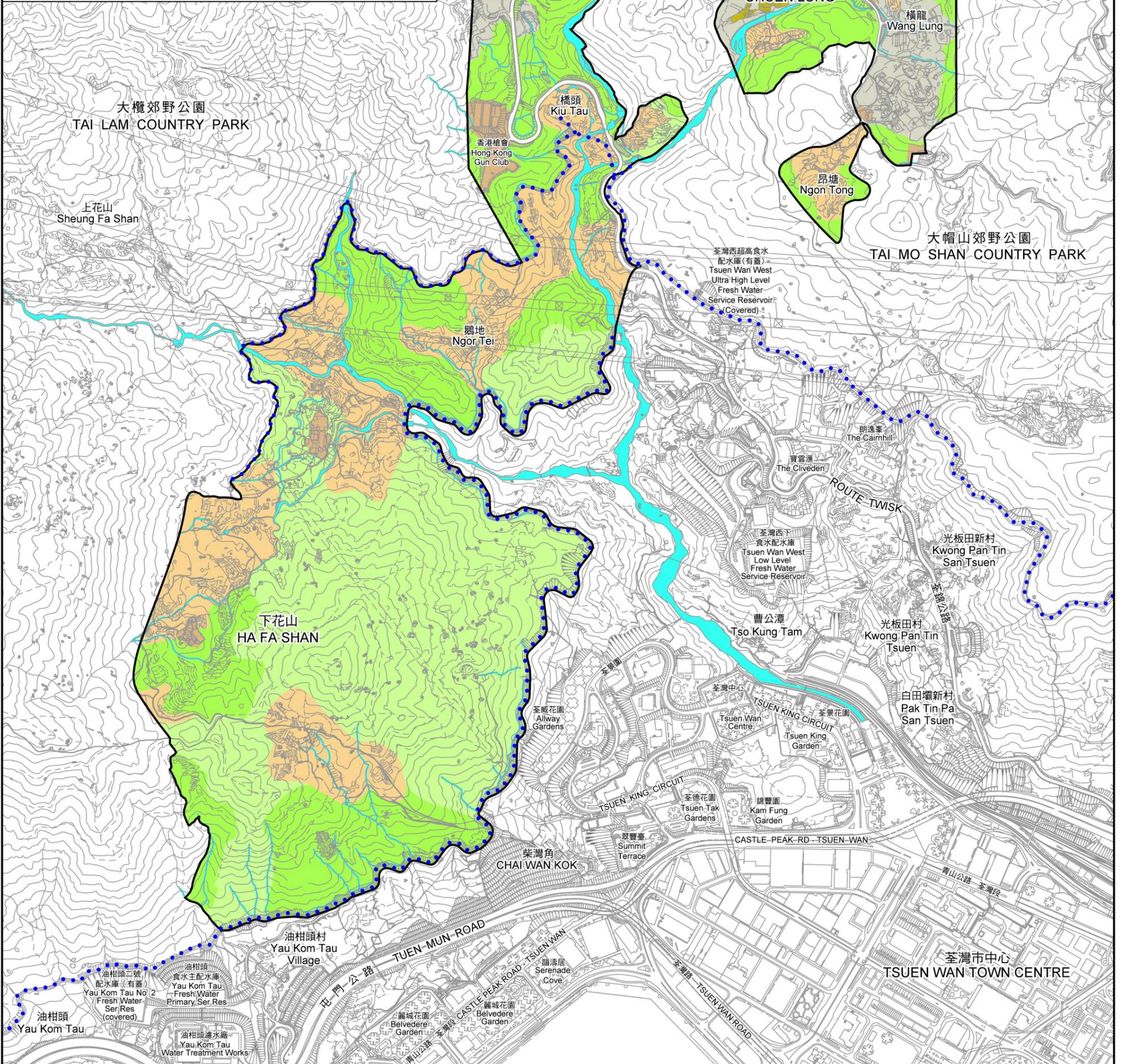


參考編號
REFERENCE No.
M/TW/16/35

圖 PLAN
3

圖例 LEGEND

-  擬議分區計劃大綱圖的規劃範圍界線
PROPOSED PLANNING SCHEME
BOUNDARY OF OUTLINE ZONING PLAN
-  河流/溪澗/明渠
RIVER / STREAM / NULLAH
-  引水道
CATCHWATER
-  林地
WOODLAND
-  灌木林
SHRUBLAND
-  農地(包括構築物)
FARMLAND (WITH STRUCTURES)
-  鄉村羣
VILLAGE CLUSTER
-  已發展土地
DEVELOPED LAND
-  其他建有構築物/工場的土地
OTHER LAND OCCUPIED BY STRUCTURES / WORKSHOPS



現時實際狀況 EXISTING PHYSICAL FEATURES

《 川龍及下花山分區計劃大綱草圖編號 S/TW-CLHFS/B 》 - 初步考慮新圖則
DRAFT CHUEN LUNG AND HA FA SHAN OUTLINE ZONING PLAN No. S/TW-CLHFS/B
PRELIMINARY CONSIDERATION OF A NEW PLAN

規劃署
PLANNING
DEPARTMENT



本摘要圖於2016年5月31日擬備，所根據的資料為測量圖編號 6-SE-4C/D, 5C/D, 9A/B/C/D, 10A/B/C/D, 14A/B/C/D, 15A/B/C/D, 19A/B/C/D 及 20A/B/C/D, 7-SW-1C, 6A/C, 11A/C 及 16A/C
EXTRACT PLAN PREPARED ON 31.5.2016
BASED ON SURVEY SHEETS No.
6-SE-4C/D, 5C/D, 9A/B/C/D, 10A/B/C/D,
14A/B/C/D, 15A/B/C/D, 19A/B/C/D AND
20A/B/C/D, 7-SW-1C, 6A/C, 11A/C AND 16A/C

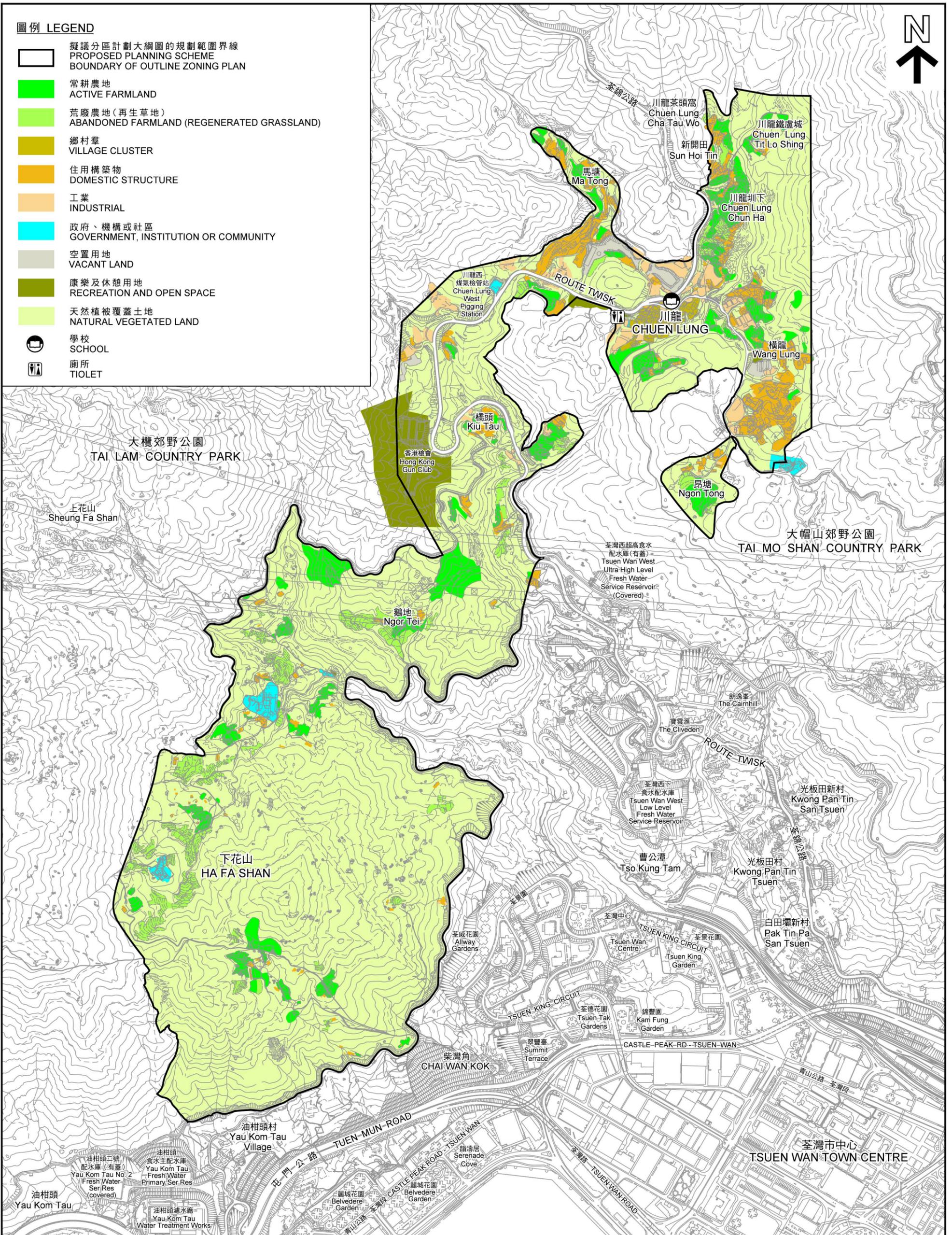
SCALE 1:10 000 比例尺
米 METRES 100 0 100 200 300 400 500 600 700 800 900 1 000 METRES

參考編號
REFERENCE No.
M/TW/16/35

圖 PLAN
4

圖例 LEGEND

-  擬議分區計劃大綱的規劃範圍界線
PROPOSED PLANNING SCHEME
BOUNDARY OF OUTLINE ZONING PLAN
-  常耕農地
ACTIVE FARMLAND
-  荒廢農地(再生草地)
ABANDONED FARMLAND (REGENERATED GRASSLAND)
-  鄉村羣
VILLAGE CLUSTER
-  住用構築物
DOMESTIC STRUCTURE
-  工業
INDUSTRIAL
-  政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY
-  空置用地
VACANT LAND
-  康樂及休憩用地
RECREATION AND OPEN SPACE
-  天然植被覆蓋土地
NATURAL VEGETATED LAND
-  學校
SCHOOL
-  廁所
TOILET



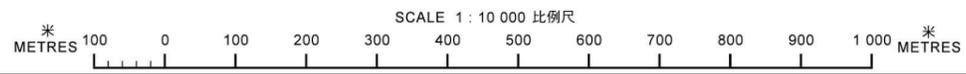
本摘要圖於2016年5月31日擬備，所根據的資料為測量圖編號 6-SE-4C/D, 5C/D, 9A/B/C/D, 10A/B/C/D, 14A/B/C/D, 15A/B/C/D, 19A/B/C/D 及 20A/B/C/D, 7-SW-1C, 6A/C, 11A/C 及 16A/C

EXTRACT PLAN PREPARED ON 31.5.2016
BASED ON SURVEY SHEETS No.
6-SE-4C/D, 5C/D, 9A/B/C/D, 10A/B/C/D,
14A/B/C/D, 15A/B/C/D, 19A/B/C/D AND
20A/B/C/D, 7-SW-1C, 6A/C, 11A/C AND 16A/C

現時土地用途 EXISTING LAND USES

《 川龍及下花山分區計劃大綱草圖編號 S/TW-CLHFS/B 》 - 初步考慮新圖則

DRAFT CHUEN LUNG AND HA FA SHAN OUTLINE ZONING PLAN No. S/TW-CLHFS/B
PRELIMINARY CONSIDERATION OF A NEW PLAN



規劃署
PLANNING
DEPARTMENT

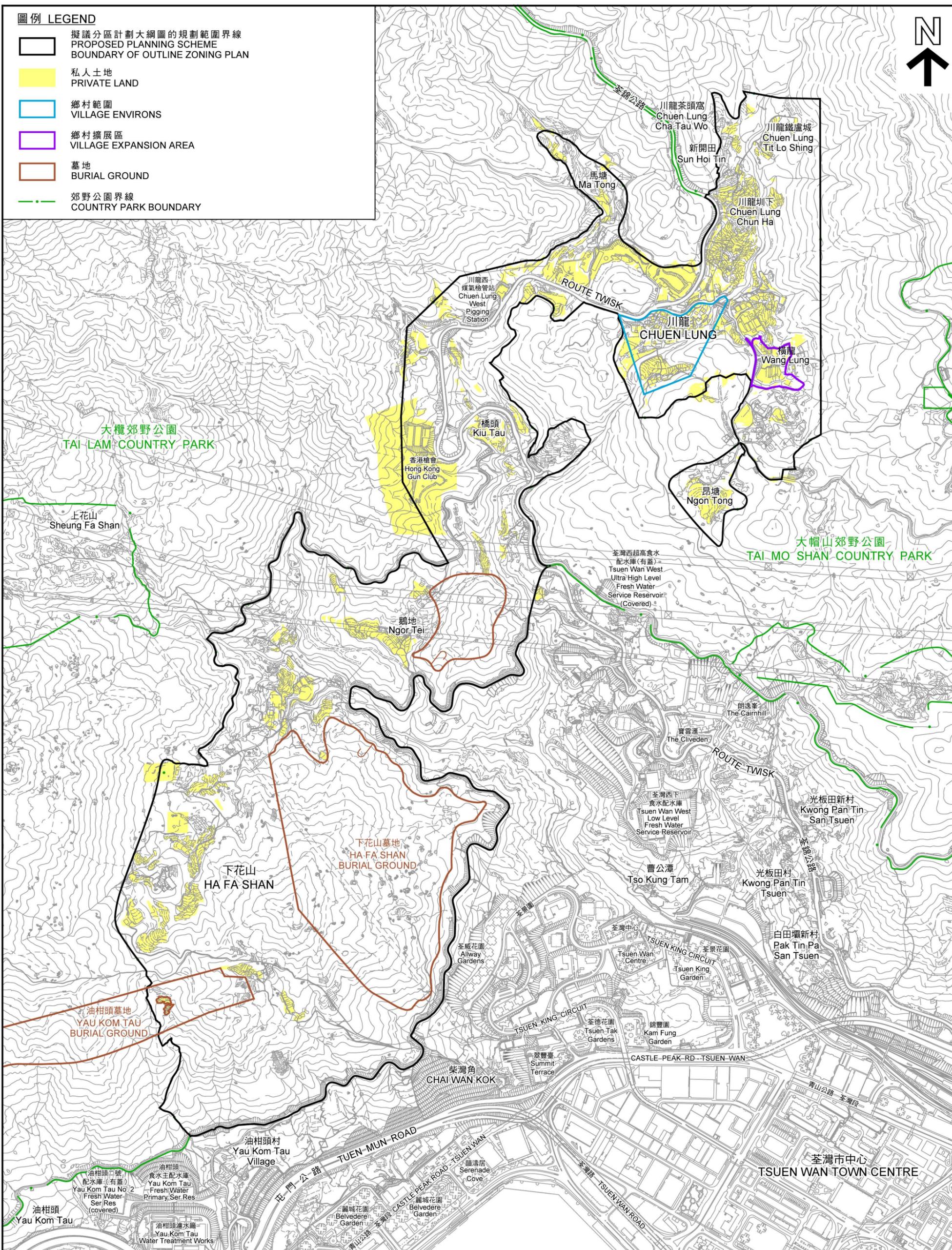


參考編號
REFERENCE No.
M/TW/16/35

圖 PLAN
5

圖例 LEGEND

-  擬議分區計劃大綱圖的規劃範圍界線
PROPOSED PLANNING SCHEME
BOUNDARY OF OUTLINE ZONING PLAN
-  私人土地
PRIVATE LAND
-  鄉村範圍
VILLAGE ENVIRONS
-  鄉村擴展區
VILLAGE EXPANSION AREA
-  墓地
BURIAL GROUND
-  郊野公園界線
COUNTRY PARK BOUNDARY



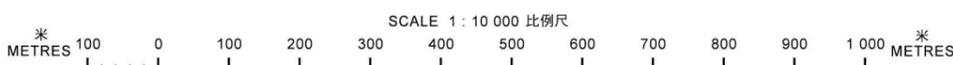
本摘要圖於2016年5月31日擬備，所根據的資料為測量圖編號 6-SE-4C/D, 5C/D, 9A/B/C/D, 10A/B/C/D, 14A/B/C/D, 15A/B/C/D, 19A/B/C/D 及 20A/B/C/D, 7-SW-1C, 6A/C, 11A/C 及 16A/C

EXTRACT PLAN PREPARED ON 31.5.2016
BASED ON SURVEY SHEETS No.
6-SE-4C/D, 5C/D, 9A/B/C/D, 10A/B/C/D,
14A/B/C/D, 15A/B/C/D, 19A/B/C/D AND
20A/B/C/D, 7-SW-1C, 6A/C, 11A/C AND 16A/C

土地類別 LAND STATUS

《 川龍及下花山分區計劃大綱草圖編號 S/TW-CLHFS/B 》 - 初步考慮新圖則

DRAFT CHUEN LUNG AND HA FA SHAN OUTLINE ZONING PLAN No. S/TW-CLHFS/B
PRELIMINARY CONSIDERATION OF A NEW PLAN



規劃署
PLANNING
DEPARTMENT

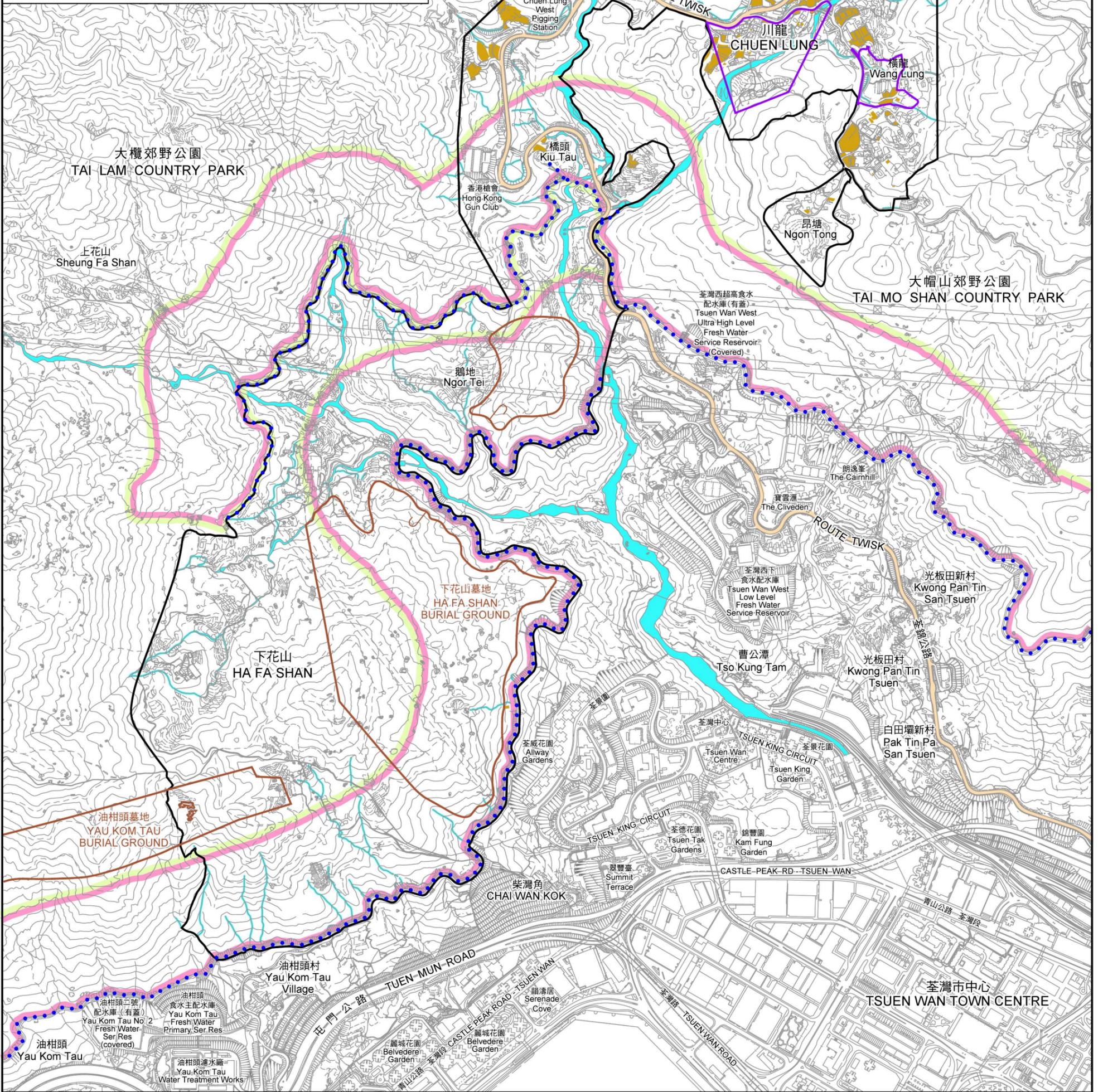


參考編號
REFERENCE No.
M/TW/16/35

圖 PLAN
6

圖例 LEGEND

-  擬議分區計劃大綱圖的規劃範圍界線
PROPOSED PLANNING SCHEME
BOUNDARY OF OUTLINE ZONING PLAN
-  集水區界線(上段間接)
BOUNDARY OF WATER GATHERING GROUND (UPPER INDIRECT)
-  集水區界線(下段間接)
BOUNDARY OF WATER GATHERING GROUND (LOWER INDIRECT)
-  引水道
CATCHWATER
-  河流/溪澗/明渠
RIVER / STREAM / NULLAH
-  現有主要工業/不協調的地盤
EXISTING INDUSTRIAL / INCOMPATIBLE SITES
-  荃錦公路
ROUTE TWISK
-  鄉村範圍/鄉村擴展區
VILLAGE ENVIRONS / VILLAGE EXPANSION AREA



本摘要圖於2016年5月31日擬備，所根據的資料為測量圖編號 6-SE-4C/D, 5C/D, 9A/B/C/D, 10A/B/C/D, 14A/B/C/D, 15A/B/C/D, 19A/B/C/D 及 20A/B/C/D, 7-SW-1C, 6A/C, 11A/C 及 16A/C

EXTRACT PLAN PREPARED ON 31.5.2016
BASED ON SURVEY SHEETS No.
6-SE-4C/D, 5C/D, 9A/B/C/D, 10A/B/C/D,
14A/B/C/D, 15A/B/C/D, 19A/B/C/D AND
20A/B/C/D, 7-SW-1C, 6A/C, 11A/C AND 16A/C

發展限制 DEVELOPMENT CONSTRAINTS

《 川龍及下花山分區計劃大綱草圖編號 S/TW-CLHFS/B 》 - 初步考慮新圖則

DRAFT CHUEN LUNG AND HA FA SHAN OUTLINE ZONING PLAN No. S/TW-CLHFS/B
PRELIMINARY CONSIDERATION OF A NEW PLAN

SCALE 1:10 000 比例尺

**規劃署
PLANNING
DEPARTMENT**

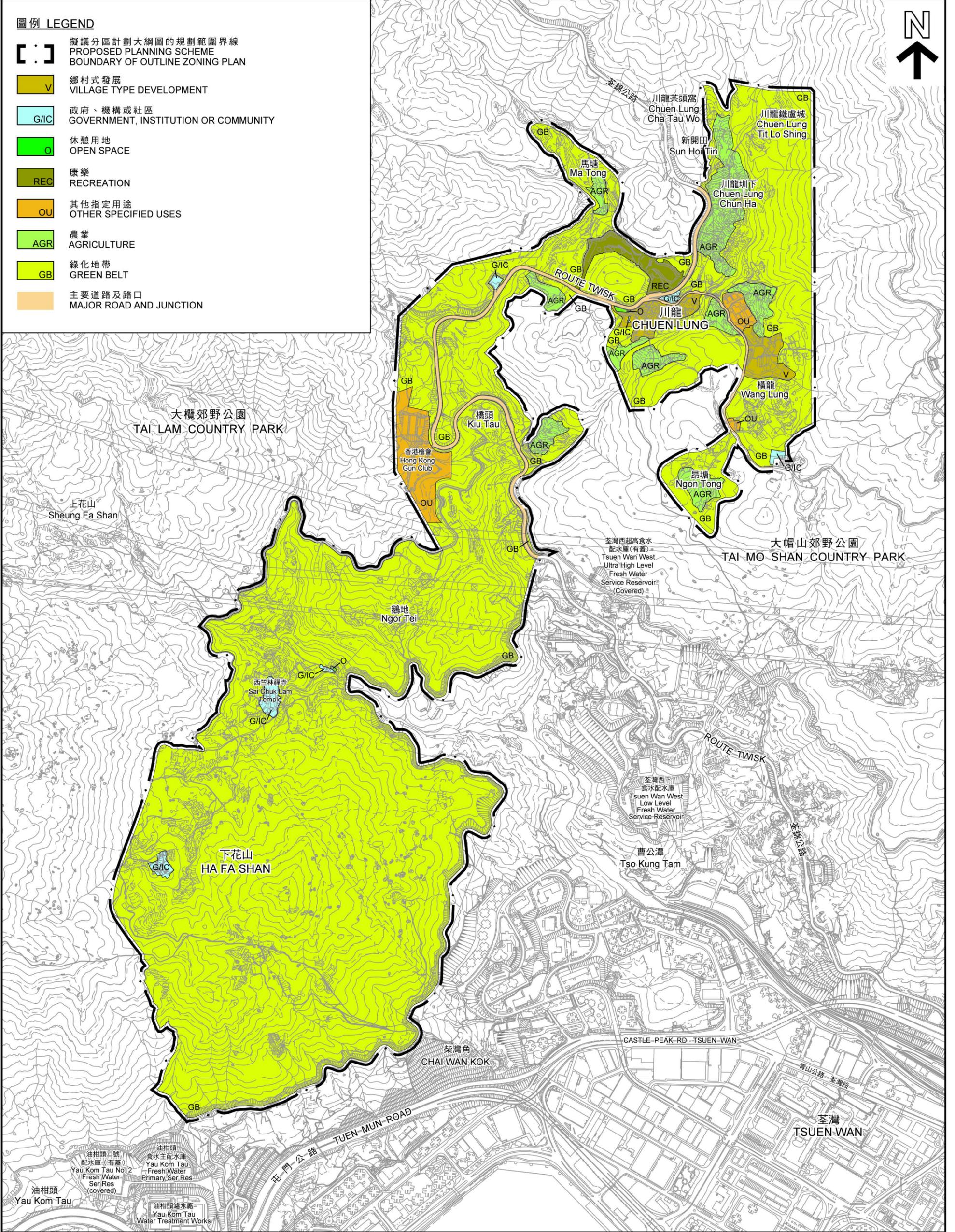


參考編號
REFERENCE No.
M/TW/16/35

圖 PLAN
7

圖例 LEGEND

- [. .] 擬議分區計劃大綱圖的規劃範圍界線
PROPOSED PLANNING SCHEME
BOUNDARY OF OUTLINE ZONING PLAN
- V 鄉村式發展
VILLAGE TYPE DEVELOPMENT
- G/IC 政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY
- O 休憩用地
OPEN SPACE
- REC 康樂
RECREATION
- OU 其他指定用途
OTHER SPECIFIED USES
- AGR 農業
AGRICULTURE
- GB 綠化地帶
GREEN BELT
- 主要道路及路口
MAJOR ROAD AND JUNCTION



本摘要圖於2016年5月31日擬備，所根據的資料為測量圖編號 6-SE-4C/D, 5C/D, 9A/B/C/D, 10A/B/C/D, 14A/B/C/D, 15A/B/C/D, 19A/B/C/D 及 20A/B/C/D, 7-SW-1C, 6A/C, 11A/C 及 16A/C

EXTRACT PLAN PREPARED ON 31.5.2016
BASED ON SURVEY SHEETS No.
6-SE-4C/D, 5C/D, 9A/B/C/D, 10A/B/C/D,
14A/B/C/D, 15A/B/C/D, 19A/B/C/D AND
20A/B/C/D, 7-SW-1C, 6A/C, 11A/C AND 16A/C

擬議土地用途地帶 PROPOSED LAND USES

《 川龍及下花山分區計劃大綱草圖編號 S/TW-CLHFS/B 》 - 初步考慮新圖則

DRAFT CHUEN LUNG AND HA FA SHAN OUTLINE ZONING PLAN No. S/TW-CLHFS/B
PRELIMINARY CONSIDERATION OF A NEW PLAN

SCALE 1 : 10 000 比例尺

**規劃署
PLANNING
DEPARTMENT**

參考編號
REFERENCE No.
M/TW/16/35

圖 PLAN
8