

圖例
NOTATION

ZONES		地帶
RESIDENTIAL (GROUP A)	R(A)	住宅（甲類）
RESIDENTIAL (GROUP D)	R(D)	住宅（丁類）
VILLAGE TYPE DEVELOPMENT	V	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	G/IC	政府、機構或社區
OPEN SPACE	O	休憩用地
RECREATION	REC	康樂
UNDETERMINED	U	未決定用途
AGRICULTURE	AGR	農業
GREEN BELT	GB	綠化地帶
COMMUNICATIONS		交通
MAJOR ROAD AND JUNCTION		主要道路及路口
MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
BOUNDARY OF COUNTRY PARK / SPECIAL AREA		郊野公園 / 特別地區界線

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分率 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分率	
RESIDENTIAL (GROUP A)	0.77	0.32	住宅（甲類）
RESIDENTIAL (GROUP D)	26.95	11.17	住宅（丁類）
VILLAGE TYPE DEVELOPMENT	12.73	5.28	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	5.67	2.35	政府、機構或社區
OPEN SPACE	1.22	0.51	休憩用地
RECREATION	18.39	7.62	康樂
UNDETERMINED	1.67	0.69	未決定用途
AGRICULTURE	28.06	11.63	農業
GREEN BELT	143.95	59.68	綠化地帶
MAJOR ROAD ETC.	1.80	0.75	主要道路等
TOTAL PLANNING SCHEME AREA	241.21	100.00	規劃範圍總面積

夾附的《註釋》屬這份圖則的一部分，
現經修訂並按照城市規劃條例第 5 條展示。
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN
AND HAVE BEEN AMENDED FOR EXHIBITION UNDER
SECTION 5 OF THE TOWN PLANNING ORDINANCE

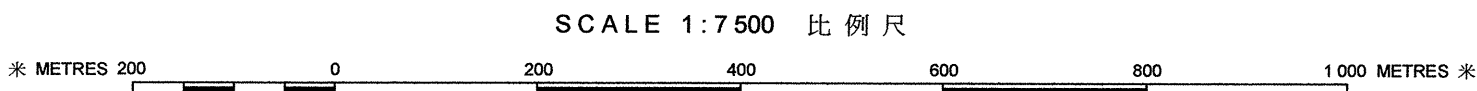
核准圖編號 S / I - M W F / 8 的修訂
AMENDMENTS TO APPROVED PLAN No. S/I-MWF/8

AMENDMENTS EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE	按照城市規劃條例第 5 條 展示的修訂
AMENDMENT ITEM A	修訂項目 A 項
AMENDMENT ITEM B	修訂項目 B 項
(參看附表) (SEE ATTACHED SCHEDULE)	

按照城市規劃條例第 5 條展示的
核准圖編號 S/I-MWF/8 的修訂
AMENDMENTS TO APPROVED PLAN No. S/I-MWF/8 EXHIBITED
UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON

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

香港城市規劃委員會依據城市規劃條例擬備的梅窩邊緣分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
MUI WO FRINGE - 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/I-MWF/8C

**SCHEDULE OF AMENDMENTS TO
THE APPROVED MUI WO FRINGE OUTLINE ZONING PLAN NO. S/I-MWF/8
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendments to Matters shown on the Plan

- Item A – Rezoning a site at the western end of Ngan Kwong Wan Road from “Government, Institution or Community” (“G/IC”) to “Residential (Group A)” (“R(A)”).*
- Item B – Rezoning a site to the west of Ngan Wan Estate from “G/IC” to “Undetermined” (“U”).*

II. Amendment to the Notes of the Plan

- (a) Incorporation of a clause for the “U” zone in the covering Notes.*
- (b) Incorporation of a schedule of uses for the “R(A)” zone with the stipulation of a maximum plot ratio of 3.6 and a maximum building height of 55 metres above Principal Datum (mPD) in the Remarks for the zone.*

Approved Draft Mui Wo Fringe Outline Zoning Plan No. S/I-MWF/8C

(Being an ~~Approved~~ **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 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 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) *In the “Undetermined” zone, all uses or developments except those specified in paragraphs (8) and (10)(a) above require permission from the Town Planning Board. Any filling of land/pond, including that to effect a change of use to any of those specified in paragraphs (8) and (10)(a) above (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), also requires permission from the Town Planning Board.*

(12~~4~~) 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.

(13~~2~~) 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).

~~Approved~~***Draft*** Mui Wo Fringe Outline Zoning Plan No. S/I-MWF/8C

Schedule of Uses

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RESIDENTIAL (GROUP A)

<i>Column 1</i> <i>Uses always permitted</i>	<i>Column 2</i> <i>Uses that may be permitted with or without conditions on application to the Town Planning Board</i>
<i>Flat</i> <i>Government Use (not elsewhere specified)</i> <i>House</i> <i>Library</i> <i>Market</i> <i>Place of Recreation, Sports or Culture</i> <i>Public Vehicle Park (for cycles only)</i> <i>Residential Institution</i> <i>Social Welfare Facility</i> <i>Utility Installation for Private Project</i>	<i>Eating Place</i> <i>Educational Institution</i> <i>Exhibition or Convention Hall</i> <i>Government Refuse Collection Point</i> <i>Hotel</i> <i>Institutional Use (not elsewhere specified)</i> <i>Office</i> <i>Place of Entertainment</i> <i>Private Club</i> <i>Public Convenience</i> <i>Public Utility Installation</i> <i>Public Vehicle Park (not elsewhere specified)</i> <i>Religious Institution</i> <i>School</i> <i>Shop and Services</i> <i>Training Centre</i>

In addition, the following uses are always permitted (a) on the ground floor of a building; or (b) in the purpose-designed non-residential portion of an existing building:

Eating Place
Educational Institution
Institutional Use (not elsewhere specified)
Off-course Betting Centre
Office
Place of Entertainment
Private Club
Public Convenience
Recyclable Collection Centre
School (other than in free-standing, purpose-designed school building)
Shop and Services
Training Centre

Planning Intention

This zone is intended primarily for medium-density residential developments. Commercial uses are always permitted on the ground floor of a building or in the purpose-designed non-residential portion of an existing building.

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)**Remarks**

- (a) *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 3.6 and a maximum building height of 55 metres above Principal Datum (mPD), or the plot ratio and height of the existing building, whichever is the greater.*
- (b) *Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.*
- (c) *In determining the maximum plot ratio for the purposes of paragraph (a) above, 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.*

RESIDENTIAL (GROUP D)

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 (Redevelopment; Addition, Alteration and/or Modification to existing house only) On-Farm Domestic Structure Public Vehicle Park (for cycles only) Rural Committee/Village Office	Eating Place Government Refuse Collection Point Government Use (not elsewhere specified) # House (not elsewhere specified) Institutional Use (not elsewhere specified) # Library Market Place of Recreation, Sports or Culture Public Clinic Public Convenience Public Utility Installation # Recyclable Collection Centre Religious Institution # 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

Planning Intention

This zone is intended primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings.

(Please see next page)

RESIDENTIAL (GROUP D) (Cont'd)Remarks

- (a) No addition, alteration and/or modification to or in-situ redevelopment of an existing temporary structure or an existing building (except to 'New Territories Exempted House' or to those annotated with #) shall result in a total development and/or redevelopment in excess of a maximum building area of 37.2m² and a maximum building height of 2 storeys (6m), or the building 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 Mui Wo Fringe Outline Zoning Plan No. S/I-MWF/1, whichever is the greater.
- (b) No development including redevelopment for 'House' (except 'New Territories Exempted House') uses, other than those to which paragraph (a) above shall apply, shall result in a development and/or redevelopment in excess of a maximum plot ratio of 0.2, a maximum site coverage of 20% and a maximum building height of 2 storeys (6m).
- (c) 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 (b) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (d) In determining the maximum plot ratio and site coverage for the purposes of paragraph (b) above, any floor space that is constructed or intended for use solely as recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building shall be included for calculation, while plant room and caretaker's office and caretaker's quarters ancillary and directly related to the development or redevelopment may be disregarded.
- (e) Any filling of pond, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except 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 Mui Wo Fringe Outline Zoning Plan No. S/I-MWF/1 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.
- (f) Any filling 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 Mui Wo Fringe Outline Zoning Plan No. S/I-MWF/4 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

VILLAGE TYPE DEVELOPMENT

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Government Use (Police Reporting Centre, Post Office only) House (New Territories Exempted House only) On-Farm Domestic Structure Public Vehicle Park (for cycles only) Religious Institution (Ancestral Hall only) Rural Committee/Village Office	Eating Place Government Refuse Collection Point Government Use (not elsewhere specified) # House (not elsewhere specified) Institutional Use (not elsewhere specified) # Place of Recreation, Sports or Culture Public Clinic Public Convenience Public Utility Installation # 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

Planning Intention

This zone is intended 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.

(Please see next page)

VILLAGE TYPE DEVELOPMENT (Cont'd)

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (except development or redevelopment to those annotated with #) shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23m) or the height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, whichever is the greater.
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

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
Ambulance Depot Broadcasting, Television and/or Film Studio 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) 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	Columbarium Correctional Institution Crematorium Eating Place (not elsewhere specified) Funeral Facility 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) Off-course Betting Centre Office Place of Entertainment Private Club Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Residential Institution Sewage Treatment/Screening Plant Shop and Services 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 a wider district. 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.

(Please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (Cont'd)Remarks

Any filling of land/pond, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except 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.

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
Barbecue Spot Field Study/Education/Visitor Centre Park and Garden Pavilion Pedestrian Area Picnic Area Playground/Playing Field Public Convenience Public Vehicle Park (for cycles only) Sitting Out Area	Eating Place Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Utility Installation 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 space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

Remarks

Any filling of land/pond, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except 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.

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 Government Use (Police Reporting Centre only) Holiday Camp On-Farm Domestic Structure Picnic Area Place of Recreation, Sports or Culture Public Convenience Public Vehicle Park (for cycles only) Rural Committee/Village Office Tent Camping Ground	Animal Boarding Establishment Broadcasting, Television and/or Film Studio Eating Place Golf Course Government Refuse Collection Point Government Use (not elsewhere specified) 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 Private Club Public Utility Installation 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.

(Please see next page)

RECREATION (Cont'd)Remarks

- (a) No residential development (except 'New Territories Exempted House') shall result in a total development in excess of a maximum plot ratio of 0.2, a maximum site coverage of 20% and a maximum building height of 2 storeys (6m).
- (b) 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 (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (c) In determining the maximum plot ratio and site coverage for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building shall be included for calculation, while plant room and caretaker's office and caretaker's quarters ancillary and directly related to the development or redevelopment may be disregarded.
- (d) Any filling of pond, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except 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 Mui Wo Fringe Outline Zoning Plan No. S/I-MWF/1 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.
- (e) Any filling 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 Mui Wo Fringe Outline Zoning Plan No. S/I-MWF/4 without the permission from the Town Planning Board 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 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 ponds 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

- (a) Any filling of pond, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except 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 Mui Wo Fringe Outline Zoning Plan No. S/I-MWF/1 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.
- (b) Any filling 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 Mui Wo Fringe Outline Zoning Plan No. S/I-MWF/4 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 Government Use (Police Reporting Centre only) Nature Reserve Nature Trail On-Farm Domestic Structure Picnic Area Public Convenience Public Vehicle Park (for cycles only) Tent Camping Ground Wild Animals Protection Area	Animal Boarding Establishment Broadcasting, Television and/or Film Studio Burial Ground 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 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) Petrol Filling Station Place of Recreation, Sports or Culture Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (not elsewhere specified, excluding container vehicle) Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Religious Institution Residential Institution Rural Committee/Village Office School Service Reservoir Social Welfare Facility Utility Installation for Private Project

(Please see next page)

GREEN BELT (Cont'd)Planning Intention

This zone is intended primarily to define the limits of urban and sub-urban development areas by natural features and to protect natural landscape as well as to provide passive recreational outlets for local population and visitors. There is a general presumption against development within this zone.

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

~~APPROVED~~ DRAFT MUI WO FRINGE OUTLINE ZONING PLAN

NO. S/I-MWF/8C

EXPLANATORY STATEMENT

Explanatory Statement

Approved-Draft Mui Wo Fringe Outline Zoning Plan No. S/I-MWF/8C

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APPROVED DRAFT MUI WO FRINGE OUTLINE ZONING PLAN NO. S/I-MWF/8C

(Being an ~~Approved~~ **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 ~~approved~~ **draft** Mui Wo Fringe Outline Zoning Plan (OZP) No. S/I-MWF/8A-C. It reflects the planning intentions and objectives of the Town Planning Board (the Board) for various land use zonings of the Plan.

2. AUTHORITY FOR THE PLAN AND PROCEDURE

- 2.1 The land within the approved Mui Wo Fringe OZP was previously included in the draft Mui Wo Fringe Development Permission Area (DPA) Plan No. DPA/LI-MWF/1 which was prepared by the Board and published in the Gazette on 12 June 1992.
- 2.2 On 13 December 1994, the then Governor in Council approved the draft DPA Plan under section 9(1)(a) of Town Planning Ordinance (the Ordinance). The approval of the DPA Plan was notified in the Gazette on 23 December 1994. The approved Mui Wo Fringe DPA Plan was re-numbered to DPA/LI-MWF/2 upon approval.
- 2.3 On 13 March 1995, under the power delegated by the then Governor, the then Secretary for Planning, Environment and Lands directed the Board under section 3(1)(a) of the Ordinance to prepare an OZP for the Mui Wo fringe area.
- 2.4 On 1 June 1995, the draft Mui Wo Fringe OZP No. S/I-MWF/1 was exhibited for public inspection under section 5 of the Ordinance. Since then, the OZP has been amended once to reflect the changing circumstances.
- 2.5 On 22 February 2000, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Mui Wo Fringe OZP, which was subsequently renumbered as S/I-MWF/3. On 8 July 2003, the CE in C referred the approved OZP No. S/I-MWF/3 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance.
- 2.6 On 24 December 2003, the draft OZP No. S/I-MWF/4, incorporating amendments to the Notes to reflect the revised Master Schedule of Notes to Statutory Plans endorsed by the Board, was exhibited under section 5 of the Ordinance. During the exhibition period, no objection was received.
- 2.7 On 2 November 2004, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft OZP, which was subsequently renumbered as S/I-MWF/5. On 12 November 2004, the approved Mui Wo Fringe OZP No. S/I-MWF/5 was

exhibited for public inspection under section 9(5) of the Ordinance. On 12 April 2005, the CE in C referred the approved OZP to the Board for amendment under section 12(1)(b)(ii) of the Ordinance.

- 2.8 On 29 April 2005, the draft Mui Wo Fringe OZP No. S/I-MWF/6, incorporating mainly amendment to the Notes for the “Agriculture” zone to include control on filling of land, was exhibited for public inspection under section 5 of the Ordinance. During the exhibition period, two objections were received. On 21 April 2006, the Board gave further consideration to the objections and decided to propose an amendment to partially meet the objections by amending the Remarks in the Notes for the “Agriculture” zone to exempt filling of land specifically required under the written instructions of Government departments from the planning control. On 19 May 2006, the proposed amendment to the OZP was notified in the Gazette under section 6(7) of the Ordinance. No valid further objection was received during the notification period. On 14 July 2006, the Board agreed that the proposed amendment was a decision under section 6(9) of the Ordinance and the amendment should form part of the OZP.
- 2.9 On 24 February 2006, the draft Mui Wo Fringe OZP No. S/I-MWF/7, incorporating amendment to the definition of “existing building” in the covering Notes, was exhibited for public inspection under section 7 of the Ordinance. No objection was received during the plan exhibition period.
- 2.10 On 17 October 2006, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Mui Wo Fringe OZP, which was subsequently renumbered as S/I-MWF/8 (~~the Plan~~). On 27 October 2006, the approved Mui Wo Fringe OZP No. S/I-MWF/8 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.11 On 3 September 2013, the CE in C referred the approved OZP to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference of the OZP was notified in the Gazette on 13 September 2013.***
- 2.12 On XX XXXXXX 2013, the draft Mui Wo Fringe OZP No. S/I-MWF/9 (the Plan), incorporating amendments to rezone a site at the western end of Ngan Kwong Wan Road from “Government, Institution or Community” to “Residential (Group A)” and “Undetermined” to facilitate a proposed Home Ownership Scheme (HOS) development 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 and major transport network for the Mui Wo fringe 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 allocation of sites for various uses.
- 3.2 The Plan is to illustrate the broad principles of development and control only. It is a small-scale plan and the road alignments and boundaries between the land use zones may be subject to minor adjustments as detailed planning proceeds.

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

5. THE PLANNING SCHEME AREA

- 5.1 The Planning Scheme Area (the Area) is about 241 ha in size. It is bounded by Butterfly Hill and Mui Wo proper in the east, foothills of Wo Sheung Au in the north, Lantau North Country Park in the west, and South Lantau Road and Lantau South Country Park in the south.
- 5.2 The central and eastern parts of the Area, in close proximity to Mui Wo proper, are relatively flat. The Area is rural in character and largely comprises agricultural land which is classified by the Agriculture, Fisheries and Conservation Department (AFCD) as agricultural land in good condition and should be preserved for agricultural purposes. A few fish ponds exist in the eastern part near Luk Tei Tong Village. Some areas of disused fish ponds and agricultural land, particularly those located near Ngan Kwong Wan Road, have been filled by dumping and used for open storage and temporary workshops.
- 5.3 There are a number of village settlements in the Area, namely Pak Ngan Heung, Tai Tei Tong, Luk Tei Tong, Mui Wo Kau Tsuen, Tseng Tau San Tsuen, Wo Tin, Lung Mei Hang, Lung Mei Tsuen, Lai Chi Yuen Tsuen and Wan Tsai. Of these, Pak Ngan Heung, Tai Tei Tong, Luk Tei Tong and Mui Wo Kau Tsuen are recognised villages.
- 5.4 The Area is endowed with rich landscape and ecological resources as well as cultural heritage. The extensive agricultural land, fish ponds, village clusters and natural streamcourses in the low-lying valley with green backdrop of the surrounding densely wooded slopes contribute to the tranquil scenic setting of the Area. The low-lying valley comprises extensive wetland which is of ecological significance. In order to conserve the rural character and to preserve the natural landscape and habitats of the Area, filling of land/pond, diversion of stream, open storage, informal workshops and large-scale residential developments should be discouraged.

- 5.5 Except South Lantau Road and a short section of Ngan Kwong Wan Road, no proper vehicular access is provided within the Area. A network of Emergency Vehicular Accesses (EVAs) connecting to major village settlements ***has been completed.*** ~~is being implemented by phases under the Rural Planning and Improvement Strategy (RPIS).~~ These EVAs are restricted to emergency vehicles only, but they are also used as footpaths and cycle tracks.
- 5.6 Septic tanks and soakaway pits are utilised in traditional village cores to treat sewage. Improvement of the sewerage provision in the Area is required to serve existing and future developments. Due to the low-lying nature of the Area, improvement to stormwater drainage system is also required to alleviate the flooding problem.
- 5.7 The south-eastern part of the Area falls within the Consultation Zone of the ~~Silvermine~~ **Silver Mine** Bay Water Treatment Works. The operation of the Water Treatment Works complies with the requirements of the Governments' risk guidelines for both the existing and planned population of the Area. Nevertheless, any development proposal which would result in a significant increase in population should be submitted to the Co-ordinating Committee on Land-use Planning and Development Control relating to Potentially Hazardous Installations for approval, subject to advice from the Environmental Protection Department.

6. POPULATION

According to the ~~2011~~ **2001** Census, the total population of the Area was about **2,000** ~~1,600~~ persons. It is estimated that the planned population in the Area will be about **3,300** ~~4,250~~ persons.

7. GENERAL PLANNING INTENTION

- 7.1 In accordance with the Recommended Development Strategy of the South West New Territories (SWNT) Development Strategy Review (DSR) completed in June 2001, South Lantau including the Area has been identified for conservation and sustainable recreation. Any future development should be in harmony with the natural landscape and village setting with due regard to the local planning context and in line with the conservation and landscape protection objectives.
- 7.2 In view of the high scenic value, the tranquil environment and ecological resources of the Area, the planning intention is to retain the rural character by limiting development and promoting agricultural activities, and to allow for village expansion in areas where development is considered appropriate. However, certain low-intensity recreational uses compatible with the rural setting will be encouraged. ***Moreover, a piece of vacant Government land at the western end of Ngan Kwong Wan Road is planned for Home Ownership Scheme (HOS) development in view of its proximity to the existing Ngan Wan Estate and the Mui Wo Town Centre.***
- 7.3 In the designation of various zones on the Plan, consideration has been given to factors such as the natural environment, physical landform, existing settlements, availability of infrastructure, local development requirements and relevant strategic planning studies.

8. LAND USE ZONINGS

8.1 Residential (Group A) (“R(A)”): Total Area 0.77 ha

- 8.1.1 *This zone is intended primarily for medium-density residential development. Commercial uses are always permitted on the ground floor of a building or in the purpose-designed non-residential portion of an existing building. However, commercial uses above the ground floor will require planning permission from the Board.*
- 8.1.2 *This zone covers a piece of vacant Government land at the western end of Ngan Kwong Wan Road for HOS development. The development of this zone is subject to a maximum plot ratio of 3.6 and a maximum building height of 55 metres above Principal Datum (mPD), or the plot ratio and height of the existing building, whichever is the greater.*
- 8.1.3 *The development restrictions are intended to ensure that the development or redevelopment would blend in with the surrounding character as well as to avoid overloading the planned infrastructure.*
- 8.1.4 *To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the plot ratio and building height restrictions may be considered by the Board through planning permission system. Each proposal will be considered on its individual merits.*

8.2~~4~~ Residential (Group D) (“R(D)”): Total Area 26.95 ha

- 8.2~~4~~.1 The intention of this zone is primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. Within the zoned area, replacement or new houses are encouraged to be constructed in permanent materials. However, replacement housing for temporary structures or existing buildings other than New Territories Exempted House (NTEH) shall not result in a total redevelopment in excess of a maximum building area of 37.2m² and a maximum building height of 2 storeys (6m).
- 8.2~~4~~.2 No development including redevelopment for ‘House’ (except NTEH) uses which may be permitted on application to the Board, shall result in a development and/or redevelopment in excess of a maximum plot ratio of 0.2, a maximum site coverage of 20% and a maximum building height of 2 storeys (6m). This is to tally with the redevelopment intensity of existing temporary structures and to ensure that the infrastructure would not be overtaxed. Recreational facilities ancillary to or directly related to the residential development shall be included for the plot ratio and site coverage calculation to prevent excessive development bulk and to maintain the rural character of the Area. Generally, the applicant has to prove to the Board that the proposed development would only have minimal adverse impacts on the environment and infrastructural facilities.
- 8.2~~4~~.3 There are four “R(D)” sites within the Area. They include the temporary domestic structures at Wo Tin, Pak Ngan Heung, Tsoi Yuen Tsuen, near Mui Wo Kau Tsuen, to the south of Tai Tei Tong and south-east of Luk Tei

Tong villages. These areas are rural in character.

8.24.4 The “R(D)” designation could provide opportunity to improve and upgrade the area. Besides, it provides planning control on redevelopment so that they would blend in with the rural character and ensure the provision of necessary facilities.

8.24.5 As filling of land/pond and diversion of stream 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.

8.32 Village Type Development (“V”) : Total Area 12.73 ha

8.32.1 The intention of this zone is to demarcate existing recognized villages and areas of land suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. Selected commercial and community uses serving the needs of the villages and in support of the village development are always permitted on the ground floor of a NTEH. Other commercial, community and recreational uses may be permitted on application to the Board on the basis that these uses would meet the needs of villagers and would not adversely affect the character of these villages.

8.32.2 The boundaries of the “V” zones are drawn up having regard to the existing village environs, demand for Small Houses, topography and site constraints. The planning intention is to concentrate village type development within the “V” zone for a more orderly development pattern, efficient use of land and more economic provision of infrastructures and services. Areas of difficult terrain, dense vegetation, streamcourses and burial grounds have been avoided. The village expansion areas and other infrastructural improvements will be guided by detailed village layout plans.

8.32.3 The four recognised villages in the Area, namely Pak Ngan Heung, Mui Wo Kau Tsuen, Tai Tei Tong and Luk Tei Tong, are zoned “V”. These villages are located on flat land and are surrounded by active/fallow agricultural land and hilly areas. The population of these four recognized villages was about ~~4,100~~ **1,300** in ~~2001~~ **2011** and the planned population in the “V” zones will be about ~~2,000~~ **2,100**.

8.43 Government, Institution or Community (“G/IC”) : Total Area ~~8.44~~ **5.67** ha

8.43.1 The intention of this zone is primarily for the provision of Government, institution or community (GIC) facilities serving the needs of the local residents and a wider district.

8.43.2 Mui Wo School, the ~~Silvermine~~ **Silver Mine** Bay Water Treatment Works are two existing GIC facilities in the Area. ~~Two A sites to the northeast of Luk Tei Tong Village are also within this zone, one for a possible sports ground and the other~~ **which is** reserved for a proposed lowland **sewage** ~~water~~-pumping station.

8.43.3 As filling of land/pond may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the

Board is required for such activities.

8.54 Open Space (“O”) : Total Area 1.22 ha

- 8.54.1 The intention of this zone is primarily for the provision of outdoor open-air space for active and passive recreational uses serving the needs of local population as well as the visitors.
- 8.54.2 One site to the further north-east of Luk Tei Tong near Ngan Kwong Wan Road is zoned for this purpose. It is intended for a sitting out area for the local villagers, the design theme of which will centre around the existing Watch Tower. Being in close proximity to the “Recreation” zone, the proposed open space would also serve holiday makers.
- 8.54.3 On the detailed layout plans for the village areas, additional local open space will be provided to serve the local people. These are however not shown on the Plan.
- 8.54.4 As filling of land/pond may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activities.

8.65 Recreation (“REC”) : Total Area 18.39 ha

- 8.65.1 The intention of this zone is primarily to designate areas for recreational developments for the use of the general public. It encourages the development of active and passive recreation and tourism/eco-tourism. Uses in support of the recreational developments may be permitted subject to planning permission from the Board.
- 8.65.2 There are two sites zoned “REC”. The “REC” site located at the south-eastern part of the Area could be used for relatively active recreational facilities, such as horse riding school, barbecue spots or holiday camps, to provide back up/alternative facilities for holiday makers to ~~Silvermine~~ **Silver Mine** Bay.
- 8.65.3 The other “REC” site is located to the north-east of Pak Ngan Heung. Its tranquil environment offers opportunities for development of recreational uses like camping sites and holiday resort with recreational facilities.
- 8.65.4 Both sites are accessible by existing footpaths from Mui Wo proper. The recreational uses should be of relatively low intensity, in particular for the site located at the north-eastern part of the Area.
- 8.65.5 Within this zone, residential development will generally not be allowed except where it can be established that, such use, in the form of holiday accommodation, is ancillary and in support of the recreational uses. The development intensity should be in line with the rural setting and is restricted to a maximum plot ratio of 0.2, a maximum site coverage of 20% and a maximum building height of 2 storeys (6m). Recreational facilities ancillary to or directly related to the residential development shall be included for the plot ratio and site coverage calculation to prevent excessive development bulk and to maintain the rural character of the Area.

Generally, the applicant has to prove to the Board that the proposed development would have no or minimal adverse impacts on the environment and infrastructural facilities.

- ~~8.65.6~~ As filling of land/pond and diversion of stream 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.

~~8.76~~ Agriculture (“AGR”) : Total Area 28.06 ha

- ~~8.76.1~~ The intention of this zone is primarily to retain and safeguard good quality agricultural land, farm and fish ponds for agricultural purposes. The zoned areas are well served by streamcourses providing water for irrigation. According to the AFCD, all the actively cultivated land in the Area are worthy of preservation, particularly that located at Wo Tin and the strips of land to the east of Tai Tei Tong and south of Pak Ngan Heung. There are also patches of actively cultivated land to the north of Luk Tei Tong.
- ~~8.76.2~~ This zone is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. Extensive fallow agricultural land is found in the vicinity of the actively cultivated land. The AFCD has advised that the land could be revitalised and utilised for agricultural uses, e.g. cash crop growing, orchards and nurseries, etc. The land within this zone is mainly concentrated in the northern and eastern parts of the Area.
- ~~8.76.3~~ As filling of land/pond and diversion of stream may cause adverse drainage and environmental impacts on the adjacent areas, permission from the Board is required for such activities. 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 Lands Department is exempted from the control.

~~8.87~~ Green Belt (“GB”) : Total Area 143.95 ha

- ~~8.87.1~~ The intention of this zone is primarily to define the limits of urban and sub-urban development areas, to preserve existing well-wooded hillslopes and natural features as well as to provide passive recreational outlets for local population and visitors. It mainly covers the foothills, lower hillslopes, spurs, isolated knolls, woodland, and vegetated land adjoining the western and southern boundaries of the Area near the Lantau North and Lantau South Country Parks. The hillslopes also embrace several natural streamcourses irrigating the agricultural land and wetland in the valley. The stream at Lung Mei Hang with rich freshwater species is in a natural state while the waterfall at Pak Ngan Heung River is a tourist and recreation attraction in the Area. These streams should be preserved and protected from filling and diversion.
- ~~8.87.2~~ There is a general presumption against development within this zone. Development within this zone will be strictly controlled. Any building development will require permission from the Board and development

proposals will be considered on their individual merits, taking into account the relevant Town Planning Board Guidelines.

- 8.87.3 As filling of land/pond and diversion of stream 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.

8.9 Undetermined (“U”) : Total Area 1.67 ha

8.9.1 *This zone covers an area to the west of Ngan Wan Estate comprising formed land and abandoned farmland/fishponds. Under the “U” zone, all uses or developments (except those permitted under the covering Notes of the OZP) require planning permission from the Board. Any filling of land/pond, including that to effect a change of use permitted under the OZP (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), also requires planning permission from the Board.*

8.9.2 *The development potential of this zone is constrained by the limited infrastructural capacities in Mui Wo, the potential hazard associated with the Silver Mine Bay Water Treatment Works which is a Potentially Hazardous Installation and the scattered land ownership of the site. In view of the infrastructural constraints and in the absence of supporting technical assessments at this stage, the area is zoned as “U”. The long-term use of the site will be subject to further study and resolution of the infrastructural constraints.*

9. COMMUNICATIONS

9.1 The Area is accessible via Mui Wo proper which is served by ferry and bus services.

9.2 The Area is presently not served by any proper vehicular access except South Lantau Road, which runs along the south-eastern part. In the past, it has been accessible by a network of footpaths/cycle tracks of about 1.2m wide linking various village settlements. A network of EVA connecting to major village settlement *has been completed.* ~~is being implemented by phases under the RPIS projects. The EVA to Pak Ngan Heung and Tai Tei Tong were completed while the construction of the EVA to Luk Tei Tong has completed in December 2004.~~

10. UTILITY SERVICES

10.1 Water Supply

10.1.1 Fresh water for the Area is supplied from ~~Shek Pik Reservoir in South Lantau and treated at the Silvermine~~*Silver Mine* Bay Water Treatment Works. *There is no salt water supply to the Area and temporary mains water for flushing is being used. Upgrading of water distribution network will be required for new developments.* ~~in the Area. There is adequate water supply to serve the existing and currently planned developments.~~

10.2 Sewerage System

10.2.1 At present, the Area is mainly served by septic tank system. ~~Improvement to village sewerage network is carried out under the RPIS projects.~~ The main branch sewers to Tai Tei Tong and Pak Ngan Heung have been constructed along with the EVAs ~~under the RPIS programme.~~ The main branch sewer to Luk Tei Tong, ~~also under RPIS,~~ is at the planning stage.

10.2.2 *A design review of the Mui Wo Sewage Treatment Works is being carried out with a view to increasing the sewage treatment capacity to accommodate the sewage arising from the proposed HOS development at the western end of Ngan Kwong Wan Road. Apart from the aforesaid, the Mui Wo Sewage Treatment Works will not have spare capacity to accommodate any further sewage arising from additional residential developments.* ~~The Environmental Protection Department completed a review of the sewerage infrastructure provision of the South Lantau, Outlying Islands and Mui Wo in 2002, with the aim of formulating a revised sewerage master plan for the region. The implementation of the sewerage provision as envisaged in Outlying Island Sewerage Master Plan Stage 2 will likely be available after 2011.~~

10.3 Stormwater Drainage System

The Drainage Services Department completed the Stormwater Drainage Master Plan for the Area in 2003, *and carried out drainage improvement works* in Wang Tong River, Tai Tei Tong River, Pak Ngan Heung River and Luk Tei Tong River to reduce the flooding risk *in the Area in 2010.* ~~Drainage improvement works are proposed to be implemented in Wang Tong River, Tai Tei Tong River, Pak Ngan Heung River and Luk Tei Tong River to reduce the flooding risk. The construction work is scheduled to commence tentatively in end 2006 for completion in end 2009 subject to the availability of Government funding. Further drainage improvements in the upper reaches of these rivers and other areas may still be required depending on the pace of development.~~

10.4 Other Services

No problem is envisaged regarding the provision of other services and utilities, including electricity and telephone.

11. CULTURAL HERITAGE

11.1 *Within the Area, there are several graded historic buildings/structures, i.e. Main House of Yuen's Mansion (Grade 2), East Watchtower of Yuen's Mansion (Grade 2), Small House attached to East Watchtower of Yuen's Mansion (Grade 2), West Watchtower of Yuen's Mansion (Grade 2), Front House of Yuen's Mansion (Grade 2), Barn of Yuen's Mansion (Grade 2) and Watchtower of Luk Tei Tong (Grade 3). A small part of the Chung Hau Site of Archaeological Interest also falls within the Area.* ~~Buildings of historical interest include a watch tower at Luk Tei Tong, a house complex including a watch tower at Chung Hau, traditional temples and ancestral halls within the traditional villages. The Silver Mine Cave and waterfall at Pak Ngan Heung are of historical and tourism interests.~~

~~These old watch towers, temples and old village houses however have not been declared monuments or graded historical buildings according to the Antiquities and Monuments Office (AMO) of the Leisure and Cultural Services Department.~~

11.2 *Prior consultation with the Antiquities and Monuments Office (AMO) of the Leisure and Cultural Services Department (LCSD) should be made if any developments, re-developments or rezoning proposals may affect the above graded historic buildings/structures, site of archaeological interest, and their immediate environs.* ~~A small part of the Chung Hau Site of Archaeological Interest falls within the Area. Prior consultation with AMO is required for any development, redevelopment or re-zoning proposals affecting this archaeological site.~~

11.3 *If disturbance of the site of archaeological interest and areas of archaeological potential is unavoidable, a detailed Archaeological Impact Assessment (AIA) conducted by a qualified archaeologist is required. The archaeologist shall apply for a licence to conduct the AIA under the Antiquities and Monuments Ordinance (Cap. 53). A proposal of the AIA shall be submitted to the AMO for agreement prior to applying for a licence.*

12. IMPLEMENTATION

12.1 The Plan provides a broad landuse framework for development control and implementation of planning proposals for the Area. More detailed plans will be prepared as the basis for public works planning and private development.

12.2 Improvement works such as ~~EVA~~, sewerage works, drainage works and laying of utility services have been and will be implemented through the Public Works Programme *and other suitable works programmes* ~~the RPIS Development Programme or the Local Public Works Improvement Programme~~ as and when resources are available. Private development will be effected principally through private sector initiatives to develop or redevelop their properties in accordance with the zones indicated on the plan, provided that their proposals meet Government requirements.

13. PLANNING CONTROL

13.1 The types of permitted developments and uses 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.

13.2 Uses of land or buildings which were in existence immediately before the first publication in the Gazette of the notice of the DPA Plan and which are not in compliance with the terms of the Plan may have adverse impacts on the environment, drainage and traffic conditions 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 environmental improvement or upgrading to the Area may be considered favourably by the Board.

13.3 Planning applications to the Board will be assessed on individual merits. In general, the Board, in considering planning applications, will take into account all relevant planning considerations which may include the departmental plans, and guidelines published by the Board. The outline development plans and layout plans are available for public inspection at the Planning Department. Guidelines published by the Board are available from the Board's website, the Secretariat of the Board and the Technical Services Division of the Planning Department. Application forms and guidance notes for planning application can be downloaded from the Board's website and are available from the Secretariat of the Board, and the Technical Services Division and the relevant District Planning Office of the Planning Department. Applications should be supported by such material as the Board thinks appropriate to enable it to consider the applications.

13.4 Any development, other than those referred to in paragraph 13.1 above or in conformity with this Plan or with the permission of the Board, undertaken or continued on or after 12 June 1992 on land covered by the draft Mui Wo Fringe DPA Plan, may be subject to enforcement proceedings under the Town Planning Ordinance. Any filling of land/pond and diversion of stream in the relevant zones on or after the exhibition of the specific plan referred to in the Notes of the relevant zones without the permission from the Board may also be subject to enforcement proceedings.