

Islands District Council Paper No. IDC 101/2015

Draft Tung Chung Valley Development Permission Area Plan No. DPA/I-TCV/1

1 Objective

This paper aims to brief members on the draft Tung Chung Valley Development Permission Area (DPA) Plan No. DPA/I-TCV/1 (Appendix I), its planning intention, the Notes and Explanatory Statement of the DPA Plan.

2 Background

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

2.2 On 21.8.2015, the draft Tung Chung Valley DPA Plan No. DPA/I-TCV/1 (the Plan) was exhibited for public inspection under section 5 of the Ordinance.

3 Object of the Plan

3.1 The object of the Plan is to delineate the extent of the Tung Chung Valley DPA (the Area) and to set out the types of developments and uses which are permitted at all times and such types of developments and uses that may be permitted with or without conditions on application to the Board within the boundary of the Area.

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

4 Development Permission Area

4.1 Plan Area

The Area, covering a total area of about 168.27 ha, is located in the northern part of Lantau Island to the southwest of Tung Chung Town Centre Area. It is accessible by vehicles via Tung Chung Road, Yu Tung Road and Shek Mun Kap Road. It is encircled by the Lantau North (Extension) Country Park to the west, south and southeast, Tung Chung Bay to the north and Tung Chung Town Centre Area to the northeast. The boundary of the Area is shown by a heavy broken line on the DPA Plan.

4.2 General Planning Intention

The general planning intention for the Area is to protect the ecologically

sensitive areas and the rural and natural character, to maintain the unique landscape character and cultural heritage of the Area, and to prevent it from encroachment by unauthorized development and from undesirable change of use.

5 Land Use

The land use and intended use of the Area are specified in the Notes and Explanatory Statement of the Plan and are outlined below:

The Area of about 168.27 ha has been designated as “Unspecified Use”. The Area consists mainly of woodland, shrubland, grassland, wetland, mangroves, fallow and cultivated agricultural land, natural streams and scenic coastline with village settlements, historic buildings and temples. Dumping, land filling and open storage activities, and conversion of New Territories Exempted Houses into columbarium are found in the Area resulting in adverse impact on the ecology, natural environment and rural character of the Area. To prevent such activities from further affecting the Area, planning guidance and development control are considered necessary. Owing to the urgency of preparing the DPA plan, the whole Area has been designated as “Unspecified Use” pending finalization of the RODP under the Tung Chung Study and preparation of an OZP with detailed land use proposals to guide future development in the Area. Any use and development other than ‘Agricultural Use’ and some uses which are permitted under the covering Notes of the Plan will require planning permission from the Board.

6 Notes of the Plan

- 6.1 Attached to the draft DPA plan is a set of Notes that shows the types of uses or developments which are always permitted within the Area and other uses for which planning permission from the Board should be sought. The provision for applying planning permission under section 16 of the Ordinance allows flexibility in land-use planning and control of development to meet the changing needs.
- 6.2 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 Planning Department and can be downloaded from the Board’s website at <http://www.info.gov.hk/tpb>.

7 Exhibition of the Draft DPA Plan

On 21.8.2015, the draft Tung Chung Valley Development Permission Area Plan No. DPA/I-TCV/1 was exhibited under s.5 of the Ordinance for public inspection for 2 months until 22.10.2015. In accordance with section 6(1) of the Ordinance, any person may, during the public exhibition period of the draft Plan, make representations to the Board. Any Representations should be made in writing no later than 22.10.2015 to the following address:

Address: Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point, HONG KONG

Website: <http://www.tpb.gov.hk>

8 Consultation

Consultation with Tung Chung Rural Committee (TCRC) will be conducted during the public exhibition period.

9 Attachments

Attachment I Draft Tung Chung Valley Development Permission Area Plan No. DPA/I-TCV/1

Attachment II Notes of the draft Tung Chung Valley Development Permission Area Plan No. DPA/I-TCV/1

Attachment III Explanatory Statement of the draft Tung Chung Valley Development Permission Area Plan No. DPA/I-TCV/1

SAI KUNG AND ISLANDS DISTRICT PLANNING OFFICE
PLANNING DEPARTMENT
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