

**CONFIDENTIAL**

[downgraded on 28.8.2015]

**Minutes of 1091<sup>st</sup> Meeting of the  
Town Planning Board held on 14.8.2015**

**Sai Kung and Islands District**

**Agenda Item 6**

[Closed Meeting]

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

(TPB Paper No. 9981)

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[The item was conducted in Cantonese.]

1. Mr Ivan M.K. Chung, District Planning Officer/Sai Kung & Islands, Planning Department (DPO/SKIs, PlanD) was invited to the meeting.
  
2. With the aid of a Powerpoint presentation, Mr Ivan M.K. Chung, DPO/SKIs, made the following main points as detailed in the Paper :

*Planning Context*

- (a) the planning scheme area (the Area) was located in the northern part of Lantau Island to the west of Tung Chung Town Centre Area. It covered the Tung Chung Valley, the coastal area of Tung Chung Bay and some foothills area;
  
- (b) the Area was characterised by a rural ambience adjoining the Town Centre area of Tung Chung New Town. The landscape setting was very distinct. The coastal area of Tung Chung Bay to its north were occupied by wetland and mangroves. The Tung Chung Stream (Tung Chung River) was an Ecologically Important Stream (EIS) in the Area flowing from the uphill area within the Country Park along Tung Chung Valley to Tung Chung Bay. The Tung Chung EIS was characterised by its high diversity of

freshwater fish species, with records of species of conservation importance such as Beijiang Thick-lipped Barb (*Acrossocheilus beijiangensis*). The Area also consisted of abandoned and active farmland;

- (c) Hau Wong Temple and Lo Hon Monastery were well-known temples in the Area. Hau Wong Temple and the Entrance Gate at Shek Mun Kap were graded historic buildings;
- (d) there were six recognized villages in the Area, namely Ngau Au, Lam Che, Nim Yuen, Shek Lau Po, Mok Ka and Shek Mun Kap, with existing village clusters. Small houses applications were received from the indigenous inhabitant of these villages from time to time;

*Need for Development Permission Area Plan*

- (e) in 2012, the Civil Engineering and Development Department (CEDD) and PlanD jointly commissioned the Tung Chung New Town Extension Study (the Study) to extend the Tung Chung New Town. During the three stages of public engagement exercise of the Study, there were grave concerns on the need to protect the high ecological value of Tung Chung Valley and Tung Chung River;
- (f) it was noted that temporary warehouse, dumping, land filling and open storage activities were found in the Area, and in mid 2015, conversion of New Territories Exempted Houses into columbarium was also found in Nim Yuen resulting in adverse impact on the ecology, natural environment and rural character of the Area. There was an urgent need to prepare a Development Permission Area (DPA) Plan to provide an interim planning control with a view to avoiding further proliferation of undesirable uses and degradation of the natural environment and rural character;
- (g) the Area was covered by the draft Recommended Outline Development Plan (RODP) formulated under the study. The RODP was being finalized and would form a basis for the preparation of an Outline Zoning Plan (OZP) with detailed land use proposals for the Area to provide guidance for future development;

- (h) on 25.4.2015, under the delegated power of the Chief Executive, the Secretary for Development had directed the Town Planning Board (the Board) to prepare a draft plan designating the Tung Chung Valley as a DPA;

*Land Use Proposals*

- (i) the general planning intention for the Area was 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 the Area from encroachment by unauthorized development and from undesirable change of use;
- (j) given the imminent threat to the natural landscape and existing character of the Area, all land covered by the Area (about 168 ha) would be designated as “Unspecified Use” in the interim period. The land use designation was primarily intended for giving immediate statutory planning control against unauthorised development, which might cause negative impact on the natural and rural environment of the Area, as well as other land uses, which might be incompatible with the existing character and the planned future land uses in the Area;

*Consultation*

- (k) the draft DPA Plan had been circulated to the relevant government bureaux and departments for comments. Comments received had been incorporated into the draft DPA Plan, its Notes and Explanatory Statement (ES) as appropriate; and
- (l) The Islands District Council (IsDC) and the Tung Chung Rural Committee (TCRC) had not been consulted given the confidential nature of the draft DPA Plan.

3. After deliberation, the Board agreed that :

- (a) the draft Tung Chung Valley DPA Plan No. DPA/I-TCV/C (to be

renumbered as DPA/I-TCV/1) and its Notes were suitable for exhibition for public inspection under section 5 of the Ordinance;

- (b) the ES was suitable to serve as an expression of the planning intention and objectives of the Board for the draft Tung Chung Valley DPA Plan and that the ES should be issued under the name of the Board; and
- (c) briefings on the draft DPA Plan would be conducted for the IsDC and TCRC after its publication under section 5 of the Ordinance.