

LEGISLATIVE COUNCIL BRIEF

Town Planning Ordinance
(Chapter 131)

APPROVED PUI O AU OUTLINE ZONING PLAN NO. S/I-POA/2

INTRODUCTION

At the meeting of the Executive Council on 13 September 2022, the Council **ADVISED** and the Chief Executive **ORDERED** that the draft Pui O Au Outline Zoning Plan (OZP) No. S/I-POA/1A should be approved under section 9(1)(a) of the Town Planning Ordinance (the Ordinance). The plan is now A renumbered as No. S/I-POA/2 at **Annex A**.

THE DRAFT OZP

2. On 27 August 2021, the draft Pui O Au OZP No. S/I-POA/1 (the draft OZP) was exhibited for public inspection under section 5 of the Ordinance. On the same day, the draft Pui O Au Development Permission Area Plan No. DPA/I-POA/1 (the DPA Plan) covering the same area on the draft OZP ceased to be effective in accordance with section 20(6) of the Ordinance as the land in respect of the DPA Plan was included in the draft OZP gazetted on that day. The plan-making process for the DPA Plan did not proceed further.

REPRESENTATIONS AND COMMENTS ON REPRESENTATIONS

3. During the exhibition of the draft OZP, a total of **twelve** valid representations were received. On 3 December 2021, the representations were published for comment, and **four** valid comments on representations (comments) were received. The representations and comments were considered by the Board at its meeting held on 29 April 2022.

Supportive Representations and Representations Providing Views (9 nos.)

4. The major grounds of the supportive representations and representations providing views are summarised below –

Planning Intention

- (a) the general planning intention of the draft OZP to conserve the landscape and ecological values in safeguarding the natural habitat in the Pui O Au area (the Area) was supported. The draft OZP could ensure proper planning and development control and

protect the rural and natural character with conservation value of the Area;

Conservation of Natural Environment and Habitats

- (b) various important habitats for species of high conservation value were found in the Area. They should be adequately protected from any development and potential pollution. Better protection of the upper stream sections of Pui O Ecologically Important Stream (EIS) and their riparian zone was needed. Woodlands, streams and 30m-wide buffer areas along both sides of the river banks, watercourse and waterbodies should be protected by more stringent zonings (such as “Conservation Area” (“CA”));
- (c) “Green Belt” (“GB”) zone was considered inadequate to protect the natural habitats against undesirable development as the Board approved the rezoning of “GB” for other purposes on a regular basis. Shrubland and grassland should be zoned as “CA” or “GB(1)”, in which redevelopment of an existing house should be restricted to its existing bulk;
- (d) Septic Tank and Soakaway (STS) systems commonly used by villages would adversely affect and pollute the streams and downstream EIS;
- (e) no further changes to the draft OZP that would potentially cause adverse environmental impacts should be made;

Rural Development and “Village Type Development” (“V”) Zone

- (f) an incremental approach should be adopted in designating the “V” zone. Given that there was no recognised village or ‘village environs’ within the Area, there was no urgent need to reserve land for potential village expansion and small houses (SHs). The delineation of “V” zone should be confined to the existing village cluster;
- (g) the inclusion of ‘Field Study/Education/Visitor Centre’ under Column 2 in the “V” zone without justification, detailed studies and due consideration was opposed;
- (h) the existing agriculture land and house lots should be retained;
- (i) more land should be reserved for recreational and other community facilities; and
- (j) the designation of “Government, Institution or Community” (“G/IC”) zone with no concrete proposals from the Government for

provision of community, leisure and recreational facilities should be avoided as it would provide a chance to exploit such land for other uses, such as car parking and brownfield operations.

Adverse Representations (3 nos.)

5. The major grounds and views of the adverse representations are summarised below –

Rural Development and “V” Zone

- (a) given that Pui O Au had no recognised village, land owned by non-indigenous persons should not be designated as “V” zone with planning intention primarily for development of SHs by indigenous villagers;
- (b) the extent of the “V” zone was insufficient and the “V” zone should be extended to cover the nearby “GB” zone to meet village house development in the long term. Some natural slopes should not be excluded from the “V” zone as there might be scope for SH development in future;
- (c) the extent of “GB” zone was excessive. “GB” zone also covered a large amount of private land;
- (d) some areas should be zoned “Agriculture” (“AGR”) to facilitate agricultural rehabilitation;

Pui O Au Stream

- (e) it was not practical to designate more stringent zonings to protect the areas of 30m-wide from both sides of the stream banks, where locals resided, and effluent from the STS systems was being discharged therein;

Provision of Recreational and Community Facilities

- (f) social welfare and recreational facilities were inadequate in the Area. More land should be reserved for recreational and other community facilities. “GB” sites located adjacent to the main road should be rezoned for recreational use; and
- (g) the smaller “G/IC” site to the southeast of the burial ground abutting South Lantau Road (the smaller “G/IC” site) should be enlarged to 800m² or above.

Comments on Representations (4 nos.)

6. The grounds of the comments were similar to those raised in the representations. The major grounds and views of the comments, which were not covered by the representations, are summarised below –

- (a) there was inadequate enforcement or protection to the ecological sensitive areas covered by “AGR”, “GB” and “G/IC” zonings;
- (b) the designation of “GB” zone on the draft OZP for the stream would impose further restrictions on the villagers who would be prohibited from carrying out dredging of the sediments in the stream bed or carrying out maintenance works essential for flood control; and
- (c) the smaller “G/IC” site should be expanded towards the southwest to a total area of 1,200m² or above to serve the community. That site was currently used by villagers for memorial and pre-burial ceremonies before going up to the hill for burials and locals should be allowed to continue to use that site for such purpose. Another additional “G/IC” zone should be designated at the east (between the existing burial ground and Pui O Stream) with a minimum area of 2,000m² for provision of a GIC complex.

The Board’s Decision

7. After giving consideration to the representations and comments, the Board decided to note **the supportive views of R1 (part) to R4 (part)** and not to uphold **the remaining views of R1 (part) to R4 (part)** and **R5 to R12**, and considered that the draft OZP should not be amended to meet the representations for the following reasons:

Conservation of Natural Environment and Habitats

- (a) the designation of “GB” zone on the draft OZP for protecting the natural habitats such as streams and woodlands while at the same time reflecting the existing site conditions with human settlements and activities in the Area was considered appropriate. The designation of “GB” zone to cover the upstream of Pui O EIS and its riparian area was considered adequate from nature conservation perspective (**R1 to R6, R8, R10 and R11**);
- (b) on-site STS systems for village houses were required to comply with relevant standards and regulations to ensure no adverse impact on the environment (**R1, R4 and R6**);

Agricultural Land and Designation of “GB” Zone

- (c) there was no active agricultural land found and no “AGR” zone designated in the Area. Notwithstanding this, ‘Agricultural Use’ was always permitted within “V” and “GB” zones, and genuine agricultural activities would not be hindered (**R10 to R12**);
- (d) in general, the existing house lots in the Area would not be affected by the statutory planning control imposed on the OZP. No action was required to make the existing use of any land or building conform to the OZP (**R10 to R12**);

Designation of “V” Zone

- (e) the planning intention of the “V” zone was to reflect the existing village cluster within the Area. The boundary of the “V” zone was drawn up having regard to planning considerations including the building entitlement, the local topography and the existing village settlement. Areas of difficult terrain, potential natural terrain hazards, dense vegetation, conservation and ecological value were excluded from the “V” zone. No additional land was zoned “V” for village expansion (**R1 to R5, R7, R8, R10 and R11**);
- (f) the inclusion of ‘Field Study/Education/Visitor Centre’ use in Column 2 of the Notes for the “V” zone could allow flexibility to cater for any such need in future, and thus this provision should be retained (**R9**); and

Provision of Recreational and Community Facilities

- (g) suitable sites were zoned “G/IC” for provision of Government, Institution and Community and/or recreational facilities serving the needs of the local residents in the Area. The provision of such facilities would be subject to review by relevant bureaux/government departments as and when necessary (**R10 to R12**).

IMPLICATIONS OF THE PROPOSALS

8. Approval of the draft Pui O Au OZP No. S/I-POA/1A has no economic, gender, civil service and family implications. It also has no financial implication as the draft OZP aims to replace the DPA Plan and reflect the as-built conditions in the Area. The environmental and sustainability implications in respect of approval of the draft Pui O Au OZP No. S/I-POA/1A are set out below.

9. Regarding the environmental implications, future developments within the Area should be planned, designed, constructed and implemented in accordance with relevant environmental guidelines and criteria laid down in the chapter on “Environment” of the Hong Kong Planning Standards and Guidelines.

10. As far as sustainability implications are concerned, the draft OZP provides a planning framework with detailed land use zonings to guide and control future development in the Area. The concerns and views from various stakeholders should be handled with care.

PUBLIC CONSULTATION

11. The Board gave preliminary consideration to the draft Pui O Au OZP No. S/I-POA/C on 15 January 2021 and agreed that the draft Pui O Au OZP No. S/I-POA/C was suitable for consultation with the South Lantau Rural Committee (SLRC) and Islands District Council (IsDC). The SLRC and IsDC were consulted at its meeting on 25 March 2021 and by circulation of paper on 30 June 2021 respectively. In response to the requests from the Indigenous Inhabitant Representatives of Pui O Lo Wai, a separate meeting was held on 10 May 2021 to solicit their views and concerns on the draft OZP. On 17 March 2021 and 12 April 2021, two meetings were held with green/concern groups on the preliminary draft of the draft OZP. The draft Pui O Au OZP No. S/I-POA/C was re-numbered as S/I-POA/E for submission to the Board on 6 August 2021. Views collected during the consultations and the representations received during the exhibition of the DPA Plan for two months from 8 January 2021 under section 5 of the Ordinance were reflected to the Board for consideration of the draft Pui O Au OZP No. S/I-POA/E and its Notes on 6 August 2021. The draft Pui O Au OZP No. S/I-POA/E was re-numbered as S/I-POA/1 for gazettal on 27 August 2021.

12. Upon the gazettal of the draft OZP, an information paper (IsDC Paper No. IDC 82/2021) was circulated to the members of IsDC on 23 September 2021. On 29 September 2021, the Chairman of the IsDC made a response to the above mentioned IsDC Paper and submitted a representation **(R10)**.

PUBLICITY

13. The approved Pui O Au OZP No. S/I-POA/2 will be printed and exhibited in accordance with section 9(5) of the Ordinance. A press release will be issued on the day of exhibition. A spokesman will be available for answering media enquiries.

A 14. The approved Pui O Au OZP No. S/I-POA/2 is at **Annex A** for

A-I
A-II Members' reference. A set of Notes listing out the uses which are always permitted and those which may be permitted on application to the Board is at **Enclosure I to Annex A**. An Explanatory Statement in respect of the approved OZP is at **Enclosure II to Annex A**.

ENQUIRY

15. Any enquiry on this brief can be addressed to Ms Lily YAM, Assistant Director of Planning/Board, Planning Department (Tel. No. 2231 4606).

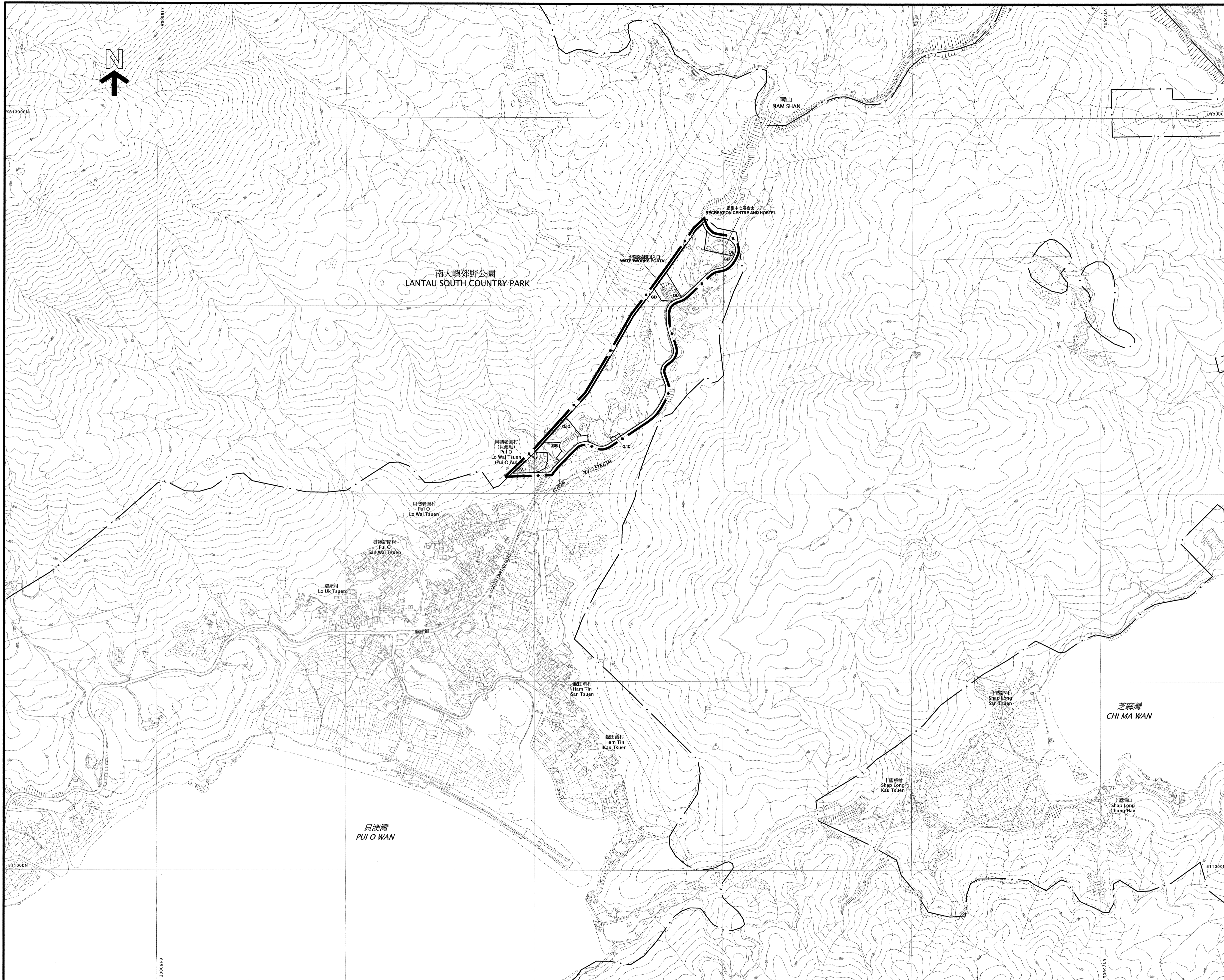
PLANNING DEPARTMENT
SEPTEMBER 2022

**APPROVED PUI O AU
OUTLINE ZONING PLAN
NO. S/I-POA/2**

Annex A Approved Pui O Au Outline Zoning Plan (OZP) No. S/I-POA/2

Enclosure I : Notes to the Approved Pui O Au Outline Zoning
Plan (OZP) No. S/I-POA/2

Enclosure II : Explanatory Statement of the Approved Pui O Au
Outline Zoning Plan (OZP) No. S/I-POA/2



圖例
NOTATION

- | | | |
|--------------------------------------|-------|----------|
| ZONES | | 地帶 |
| VILLAGE TYPE DEVELOPMENT | V | 鄉村式發展 |
| GOVERNMENT, INSTITUTION OR COMMUNITY | G/IC | 政府、機構或社區 |
| OTHER SPECIFIED USES | OU | 其他指定用途 |
| GREEN BELT | GB | 綠化地帶 |
| MISCELLANEOUS | | 其他 |
| BOUNDARY OF PLANNING SCHEME | — + — | 規劃範圍界線 |
| BOUNDARY OF COUNTRY PARK | — · — | 郊野公園界線 |

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分率 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分率	
VILLAGE TYPE DEVELOPMENT	0.29	3.26	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	0.54	6.07	政府、機構或社區
OTHER SPECIFIED USES	0.62	6.97	其他指定用途
GREEN BELT	7.44	83.70	綠化地帶
TOTAL PLANNING SCHEME AREA	8.89	100.00	規劃範圍總面積

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2022年9月13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
13 SEPTEMBER 2022

Carmen Kong
Ms Carmen KONG 江嘉敏女士
CLERK TO THE EXECUTIVE COUNCIL 行政會議秘書

香港城市規劃委員會依據城市規劃條例擬備的貝澳坳分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
PUI O AU - 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-POA/2

APPROVED PUI O AU OUTLINE ZONING PLAN NO. S/I-POA/2

(Being an Approved 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 paragraphs (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) 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) (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 (9)(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.
- (10) 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.
- (11) 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 PUI O AU OUTLINE ZONING PLAN NO. S/I-POA/2

Schedule of Uses

	<u>Page</u>
VILLAGE TYPE DEVELOPMENT	1
GOVERNMENT, INSTITUTION OR COMMUNITY	3
OTHER SPECIFIED USES	5
GREEN BELT	7

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	Eating Place Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified)# Hotel (Holiday House only) House (not elsewhere specified) Institutional Use (not elsewhere specified)# 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

Planning Intention

The planning intention of this zone is primarily for the provision of land for the retention of existing village. 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 Animal Quarantine Centre (in Government building only) 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) 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) 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 Petrol Filling Station 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 (not elsewhere specified) 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.

(Please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (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 building height of 2 storeys, 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.

OTHER SPECIFIED USES

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

For “Recreation Centre and Hostel” only

Recreation Centre Training Centre	Eating Place Government Refuse Collection Point Government Use (not elsewhere specified) Religious Institution Residential Institution Shop and Services Social Welfare Facility Utility Installation not ancillary to the Specified Use
--------------------------------------	--

Planning Intention

This zone is intended to designate land for recreation centre with ancillary hostel development.

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 gross floor area of 879m² and a maximum building height of 2 storeys (7.62m) or the gross floor area and height of the building which was in existence on the date of 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 gross floor area 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.

(Please see next page)

OTHER SPECIFIED USES (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
-----------------------------------	---

For "Waterworks Portal" only

Waterworks Portal	Government Use (not elsewhere specified) Public Utility Installation
-------------------	---

Planning Intention

This zone is intended to designate land for waterworks portal by the Water Supplies 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 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 (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

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.

(Please see next page)

GREEN BELT (cont'd)

Remarks

Any diversion of streams, filling of land/pond or excavation of land, 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 PUI O AU OUTLINE ZONING PLAN NO. S/I-POA/2

EXPLANATORY STATEMENT

APPROVED PUI O AU OUTLINE ZONING PLAN NO. S/I-POA/2

EXPLANATORY STATEMENT

CONTENTS

	<u>Page</u>
1. INTRODUCTION	1
2. AUTHORITY FOR THE PLAN AND PROCEDURE	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	3
8. GENERAL PLANNING INTENTION	6
9. LAND USE ZONINGS	6
9.1 “Village Type Development” (“V”)	6
9.2 “Government, Institution or Community” (“G/IC”)	7
9.3 “Other Specified Use” (“OU”)	7
9.4 “Green Belt” (“GB”)	8
10. COMMUNICATIONS	8
11. UTILITY SERVICES	9
12. IMPLEMENTATION	10
13. PLANNING CONTROL	10

APPROVED PUI O AU OUTLINE ZONING PLAN NO. S/I-POA/2

(Being an Approved 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 Pui O Au Outline Zoning Plan (OZP) No. S/I-POA/2. It reflects the planning intention and objectives of the Town Planning Board (the Board) for the Plan.

2. AUTHORITY FOR THE PLAN AND PROCEDURE

- 2.1 On 9 November 2020, 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 Pui O Au as a development permission area (DPA).
- 2.2 On 5 January 2021, 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 Pui O Au area.
- 2.3 On 8 January 2021, the draft Pui O Au DPA Plan No. DPA/I-POA/1 was exhibited for public inspection under section 5 of the Ordinance. During the exhibition period, a total of 14 representations were received.
- 2.4 On 27.8.2021, the draft Pui O Au OZP No. S/I-POA/1 was exhibited for public inspection under section 5 of the Ordinance.
- 2.5 Pursuant to section 20(6) of the Ordinance, the draft Pui O Au DPA Plan No. DPA/I-POA/1 ceased to be effective on 27.8.2021 (except for the provisions related to the existing use and unauthorized development), as the land in respect of the DPA Plan was included in the draft Pui O Au OZP No. S/I-POA/1 on the date. The plan-making process for the draft Pui O Au DPA Plan No. DPA/I-POA/1 did not proceed further.
- 2.6 During the two-month exhibition period of the draft Pui O Au OZP No. S/I-POA/1, a total of 12 representations were received. On 3 December 2021, the representations were published for three weeks for public comments. Upon expiry of the publication period on 24 December 2021, a total of four comments were received. After giving consideration to the representations and comments on 29 April 2022, the Board decided not to propose any amendments to the draft OZP to meet the representations under section 6B(8) of the Ordinance.
- 2.7 On 13 September 2022, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Pui O Au OZP, which was subsequently renumbered as S/I-POA/2. On 23 September 2022, the approved Pui O Au OZP No. S/I-POA/2 (the Plan) was exhibited

for public inspection under section 9(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 Pui O Au area so that development and redevelopment within the Planning Scheme Area (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.
- 3.2 The Plan is to illustrate the broad principles of development and planning control only. It is a small-scale plan and the boundary of the land use zones may be subject to minor alterations 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 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 a total area of about 8.89 ha, is located on the southern part of Lantau Island and sandwiched between Lantau South Country Park and South Lantau Road. The Area is in close proximity to rural village clusters in Pui O to its southwest and Ham Tin to its further south across South Lantau Road. It is accessible by South Lantau Road and is well connected to Mui Wo, Tung Chung via Tung Chung Road and Tai O via Keung Shan Road and Tai O Road.
- 5.2 The Area is characterised by a rural and countryside ambience, consists of natural landscape in the central part with village settlements mainly in the south-western part. The natural landscape of the Area mainly consists of woodlands, shrublands, grasslands and streams (including the natural upstream section of Pui O Ecologically Important Stream (EIS)). The woodlands are dominated by native tree species such as *Sterculia lanceolata* 假蘋婆, *Aporosa dioica* 銀柴, *Schefflera heptaphylla* 鴨腳木, *Celtis sinensis* 朴樹, *Alangium chinense* 八角楓 and *Cratoxylum cochinchinense* 黃牛木. Fruit trees like *Dimocarpus longan* 龍眼 are observed around the village settlements. A mixture of exotic plantation tree species *Acacia confusa* 台灣相思 and common native species including *Microcos nervosa* 破布葉 and *Mallotus*

paniculatus 白楸 are found in the roadside wooded areas. *Aquilaria sinensis* 土沉香, a floral species of conservation importance, was recorded in the Area. Natural streams could be found within the Area. A major natural stream flows from the uphill area within the Lantau South Country Park, across the central part of the Area, to its lower course outside the Area which is the Pui O EIS, and discharges to Pui O Wan. Species of conservation interest in the stream include *Parazacco spilurus* (Predaceous Chub, 異鱸) and *Zygonyx iris insignis* (Emerald Cascader, 彩虹蜻). Other species such as *Fejervarya limnocharis* (Paddy Frog, 澤蛙), *Euphaea decorata* (Black-banded Gossamerwing, 方帶溪蟬) could also be found within the Area.

- 5.3 There is no recognised village within the Area. The main cluster of village houses is in Pui O Lo Wai Tsuen (Pui O Au) at the south-western part of the Area. A few village houses are located at the central and north-eastern parts of the Area. They are mainly two to three-storey high. A private recreation centre with ancillary hostel development namely the Swire Leadership Centre, the Pui O Au Portal (waterworks facility of the Water Supplies Department (WSD)) and an electricity substation are located in the Area. A public vehicle park and a piece of vacant land to its west for possible extension, a refuse collection point, a vehicle repair workshop and storage under temporary structures and graves / a permitted burial ground (for villagers of Pui O Lo Wai) are located at the south-western part of the Area.

6. POPULATION

Based on 2016 Population By-census, the population of the Area as estimated by PlanD was about 50 persons. It is estimated that the planned population in the Area will be about 60 persons.

7. OPPORTUNITIES AND CONSTRAINTS

7.1 Opportunities

7.1.1 Sustainable Lantau Blueprint

An overarching principle of “Development in the North; Conservation for the South” embraced by the Sustainable Lantau Blueprint (the Blueprint) was promulgated in June 2017. The predominant part of Lantau would be conserved for its natural and cultural resources, while unique rural settlements would also be preserved and enhanced. Where appropriate, low-impact leisure and recreational uses would be developed for public enjoyment.

7.1.2 Nature Conservation

The natural landscape of the Area mainly consists of woodlands, shrublands, grasslands and natural streams, which are connected with the habitats in Lantau South Country Park adjoining the Area to its north. Continuous stretches of secondary woodlands are found throughout the Area, in

particular in its central part. The woodlands are dominated by native tree species. Natural streams could be found within the Area. A major natural stream flows from the uphill area within the Lantau South Country Park across the central part of the Area. The lower course of this stream is the Pui O EIS with records of species of conservation interest, which falls outside the Area and discharges to Pui O Wan. The natural landscape and environmental is worth for preservation.

7.1.3 Accessibility

The Area is served by South Lantau Road and connected to Mui Wo, Tung Chung via Tung Chung Road and Tai O via Keung Shan Road and Tai O Road. Residential developments are accessible by local tracks branching off from South Lantau Road. Most parts of the Area is accessible by footpaths.

7.2 Constraints

7.2.1 Limited Infrastructure

- (a) At present, the Area has no public drainage system. Any development planned in the Area shall reserve sufficient land for the necessary drainage improvement in future. In particular, a buffer area of sufficient width from both edges of existing watercourses/streams should be reserved to allow the development of future drainage systems with more ecological features, installation of green channels/drainage improvements and implementation of associated drainage maintenance and river training works. If any development or redevelopment within the Area which may affect the drainage system or change the drainage characteristic, drainage studies including the details of the affected drainage system and any mitigation measures should be submitted to the Drainage Services Department (DSD) for checking in accordance with the principle laid down in the Environment, Transport and Works Bureau Technical Circulars (Works) No. 14/2004, 5/2005, 2/2006, Development Bureau Technical Circular (Works) No. 9/2020 and DSD Advice Note No. 1.
- (b) Currently, there is no sewage treatment facility in the Area except soakaway pits and septic tanks for most of the village houses. The Government has planned to implement a sewerage network to cover the villages in South Lantau Coast Area including the Area. The works proposed comprise village and trunk sewerage system, which includes sewage pumping stations, gravity sewers and rising mains, conveying sewage to a new Sewage Treatment Works at Pui O San Shek Wan (located outside the Area). For any development or redevelopment within the Area connecting to the future public sewerage system, detailed sewerage impact assessment would be required and suitable mitigation measures should be provided, if necessary, as part of the development or redevelopment.

- (c) Raw water for the Area is collected at Shek Pik Reservoir. It is then delivered to and treated at Cheung Sha Water Treatment Works (located outside the Area) for supply to the Area. The existing water supply system in South Lantau is a small system with limited capacity which may not be able to accommodate any additional water demand. As there is no salt water supply to the Area, temporarily mains water is used for flushing purpose.

7.2.2 Geotechnical Constraints

The Area and its vicinity comprise hilly natural terrain with past natural terrain landslide records. There are about 19 registered man-made slopes and retaining walls located within the Area and the stability of these slope features is mostly unknown. If these slope features would affect or be affected by any development and redevelopment, geotechnical investigations and studies including the details of any permanent geotechnical works should be submitted to the Geotechnical Engineering Office of the Civil Engineering and Development Department for checking in accordance with the principle laid down in the Environment, Transport and Works Bureau Technical Circular (Works) No. 29/2002 or to the Buildings Department in accordance with the Buildings Ordinance (Cap. 123) as appropriate. For any future development or redevelopment in the Area, a natural terrain hazard study (NTHS) would be required and suitable mitigation measures, if found necessary, should be provided as part of the development or redevelopment.

7.2.3 Airport Height Restrictions

The building height for the developments within the Area is subject to the gazetted Airport Height Restriction Plan (AHRP) and any potential amendments to the gazetted AHRP related to the Expansion of the Hong Kong International Airport (HKIA) into a Three Runway System Project (3RS). No part of building(s) or other structure(s) or equipment erected or to be erected within the Area (or any addition or fitting to such building(s), structure(s) or equipment) shall exceed the prevailing 'restricted height' (more commonly known as Airport Height Restriction (AHR)) prescribed under the Hong Kong Airport (Control of Obstructions) Ordinance (Cap. 301) or its amendment associated with 3RS.

7.2.4 Aircraft Noise

Although the Area falls outside the coverage of Noise Exposure Forecast (NEF) 25 contour under the HKIA 3RS, the Area will be subject to potential helicopter noise impacts as it is located in close proximity to the helicopter entry exit routes of 'Silvermine' and 'Tung Chung Pass'. Any project proponent(s) / developer(s) of infrastructures or facilities within the Area should review the building design features and consider the use of acoustic insulation to enhance the indoor noise environment.

7.2.5 Urban Design

The Area is characterised by a rural countryside ambience. Any proposed developments should be of a scale compatible with the natural and rural character of the Area.

7.2.6 Burial Ground

There is a permitted burial ground in the Area for qualified villagers in Pui O Lo Wai Tsuen. It is located to the northeast of the Pui O Substation.

7.2.7 Heritage Consideration

If there are any buildings / structures both at grade level and underground which were built on or before 1969, the Antiquities and Monuments Office (AMO) should be alerted. Prior consultation with the AMO of the Development Bureau should be made if any historic structures identified would be affected by any development / redevelopment.

8. GENERAL PLANNING INTENTION

- 8.1 The general planning intention of the Area is to conserve its landscape and ecological values in safeguarding the natural habitats, to maintain the unique natural and rural character of the Area. Land is also designated for village development.
- 8.2 In the designation of various zones in the Area, consideration has been given to protecting the natural habitats of ecological significance in the Area such as woodlands, shrublands, grasslands and natural streams which are connected with the habitats in Lantau South Country Park adjoining the Area to its north. Considerations have also been given for future rebuilding/redevelopment of the existing village houses.

9. LAND USE ZONINGS

- 9.1 “Village Type Development” (“V”): Total Area 0.29 ha
- 9.1.1 The planning intention of this zone is primarily for the provision of land for the retention of existing village. 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.
- 9.1.2 There is no recognised village within the Area. The “V” zone reflects the existing village cluster in Pui O Lo Wai Tsuen (Pui O Au) at the south-western part of the Area. Demarcation of the “V” zone has taken into account the building entitlement, topography and the existing settlement. Areas with steep terrain, potential natural terrain hazards, dense vegetation, conservation and ecological value are excluded.

- 9.1.3 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 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.
- 9.1.4 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 proposal will be considered on its individual planning merits.

9.2 “Government, Institution or Community” (“G/IC”): Total Area 0.54 ha

- 9.2.1 The planning intention of this zone is primarily for the provision of Government, institution or 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, organisations providing social services to meet community needs, and other institutional establishments.
- 9.2.2 The “G/IC” zones mainly cover the electricity substation, the public vehicle park and a vacant land to its west for possible extension, a refuse collection point (RCP) to the east of Pui O Lo Wai Tsuen (Pui O Au). This zone also covers a piece of land adjoining the RCP and a piece of vacant land abutting South Lantau Road reserved for suitable GIC facilities in the future.
- 9.2.3 To preserve the rural and low-rise character of the Area, development/redevelopment within this zone should be restricted to the maximum building height of 2 storeys or the height of 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.
- 9.2.4 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 proposal will be considered on its individual planning merits.

9.3 “Other Specified Uses” (“OU”): Total Area 0.62 ha

- 9.3.1 A site at the north-eastern part of the Area is zoned “OU” annotated ‘Recreation Centre and Hostel’. This zone is intended to designate land for recreation centre with ancillary hostel development. It covers the existing private recreation centre with ancillary hostel development namely the Swire Leadership Centre. 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 879m² and a maximum building height of 2 storeys (7.62m) or the gross floor area 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. However, to provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the gross floor area and building height restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

- 9.3.2 The “OU” annotated ‘Waterworks Portal’ is located at the north-eastern part of the Area covering the existing Pui O Au Portal sited along South Lantau Road. This zone is intended to designate land for waterworks portal by WSD.

9.4 “Green Belt” (“GB”): Total Area 7.44 ha

- 9.4.1 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.

- 9.4.2 The “GB” zone mainly covers the woodlands, shrublands, grasslands, streams, some existing houses, graves and temporary structures in the Area. There is a permitted burial ground, which is intended for burial places of deceased villagers of Pui O Lo Wai in the Area. To respect the local ritual and tradition, burial activities in the permitted burial ground within this zone are generally tolerated. The District Office is delegated with authority under the Public Health and Municipal Services Ordinance (Cap. 132) to issue the burial certificates within the boundaries of permitted burial ground. Burial activities within permitted burial ground are also governed by separate conditions stipulated by the Lands Department, the Food and Environmental Hygiene Department, the Agriculture, Fisheries and Conservation Department and WSD. Any burial activities should be confined within the designated grounds as far as practicable.

- 9.4.3 There is a general presumption against development within this zone. Development within this zone will be strictly controlled. Development proposals will be considered by the Board on individual merits taking into account the relevant Board’s Guidelines. As diversion of streams, filling of land/pond or excavation of land may cause adverse drainage and environmental impacts on the adjacent areas and the natural environment, permission from the Board is required for such works and related activities except public works co-ordinated or implemented by the Government, and maintenance, repair or rebuilding works.

10 COMMUNICATIONS

10.1 Road Network and Footpath

The Area is served by South Lantau Road, which extends from Mui Wo Ferry Pier to Shek Pik Reservoir. Residential developments are accessible by local tracks branching off from South Lantau Road. Most parts of the Area are accessible by footpaths. South Lantau Road is the main access road to the Area, which is closed to all motor

vehicles, except those with Lantau Closed Road Permits.

10.2 Public Transport

The Area is served by franchised buses running along South Lantau Road, with various destinations in South Lantau (i.e. Mui Wo, Tong Fuk, Ngong Ping and Tai O) and Tung Chung (including the Hong Kong Port of the Hong Kong-Zhuhai-Macao Bridge). The Area is also accessible by Lantau taxis.

11. UTILITY SERVICES

11.1 Drainage

At present, the Area has no public drainage system. Any development planned in this Area shall reserve sufficient land for the necessary drainage improvement in future. In particular, a buffer area of sufficient width from both edges of existing watercourses/streams should be reserved to allow the development of future drainage systems with more ecological features, installation of green channels/drainage improvements and implementation of associated drainage maintenance and river training works in future. If any development or redevelopment within the Area would affect the drainage system or change the drainage characteristic, detailed drainage study would be required and suitable mitigation measures should be provided, if necessary, as part of the development or redevelopment.

11.2 Sewerage

- (a) There is no existing public sewer for the Area and at present, the Area is mainly served by on-site septic tank and soakaway (STS) system. Any increase in population, number of visitors to the Area or further residential/recreational developments would require additional facilities. The design and construction of the STS system need to comply with relevant standards and regulations, such as the Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 5/93 issued by the Environmental Protection Department for the protection of the water quality and the stream flowing through the Area.
- (b) The Government has planned to implement a sewerage network to cover the villages in South Lantau Coast Area including the Area. The works proposed comprise village and trunk sewerage system, which includes sewage pumping stations, gravity sewers and rising mains, conveying sewage to a new Sewage Treatment Works at Pui O San Shek Wan in South Lantau (located outside the Area). If any development or redevelopment within the Area would connect to the future public sewerage system, detailed sewerage impact assessment would be required and suitable mitigation measures should be provided, if necessary, as part of the development or redevelopment.

11.3 Water Supply

Raw water for the Area is collected at Shek Pik Reservoir. It is then delivered to and treated at Cheung Sha Water Treatment Works (located outside the Area) for

supply to the Area. The existing water supply system in South Lantau is small with limited capacity which may not be able to accommodate any additional water demand. As there is no salt water supply to the Area, temporarily mains water is used for flushing purpose.

11.4 Others

Telephone network and electricity supply are available in the Area. Pui O substation is located in the Area. There is no gas supply to the Area.

12 IMPLEMENTATION

12.1 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.

12.2 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.

12.3 Notwithstanding the above, minor improvement works, e.g. access improvements, utility services installation and public works projects will be implemented through the Public Works Programme and the Local Public Works Improvement Programme subject to priority and resource availability. Private developments will be effected principally through private sector initiatives in accordance with the zoned uses indicated on the Plan, provided that their proposals meet Government requirements.

13 PLANNING CONTROL

13.1 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.

13.2 Uses of land or building which were in existence immediately before the first publication in the Gazette of the notice of the draft DPA Plan and which are not in compliance with the terms of the Plan may have adverse impact on the environment, drainage and traffic of the Area. Although no action is required to make such use conform to this Plan, any material change of such use or any other development (except minor alteration and/or modification to the development of the land or building in respect of such use which is always permitted) must be always permitted in terms of the Plan or, if permission is required, in accordance with a permission granted by the Board. The Board will consider these applications on their individual merits. Those alteration and/or modification works which may lead to an environmental improvement or upgrading to the Area may be considered favourably by the Board.

13.3 Planning applications to the Board will be assessed on individual merits. In general,

S/I-POA/2

the Board, in considering the planning applications, will take into account all relevant planning considerations which may include the 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 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 PlanD. Applications should be supported by such materials 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 8 January 2021 on land included in a plan of the Pui O Au DPA Plan, may be subject to enforcement proceedings under the Ordinance. Any diversion of streams, filling of land/pond or excavation of land in relevant zones on or after the exhibition of the specific plan referred to in the Notes of the relevant zones without permission from the Board may also be subject to enforcement proceedings.

**TOWN PLANNING BOARD
SEPTEMBER 2022**