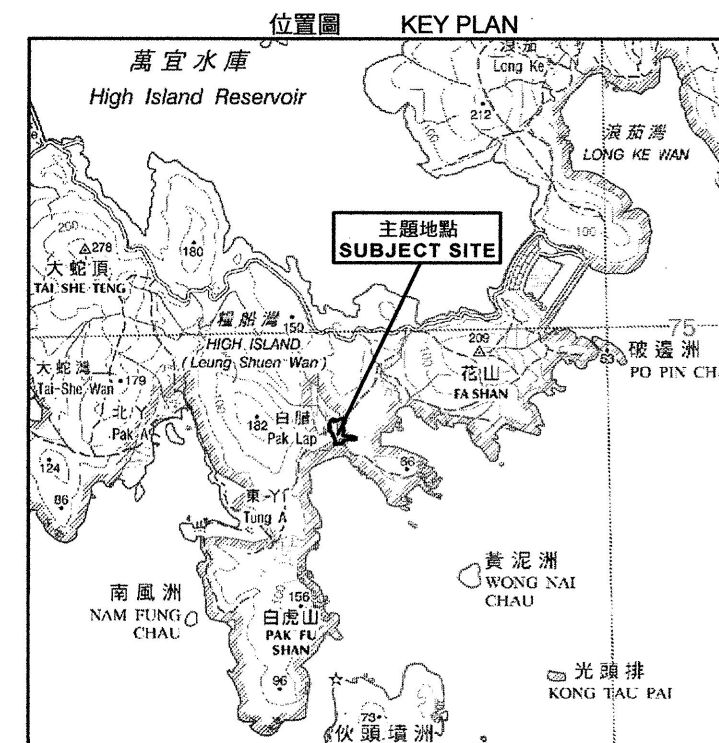
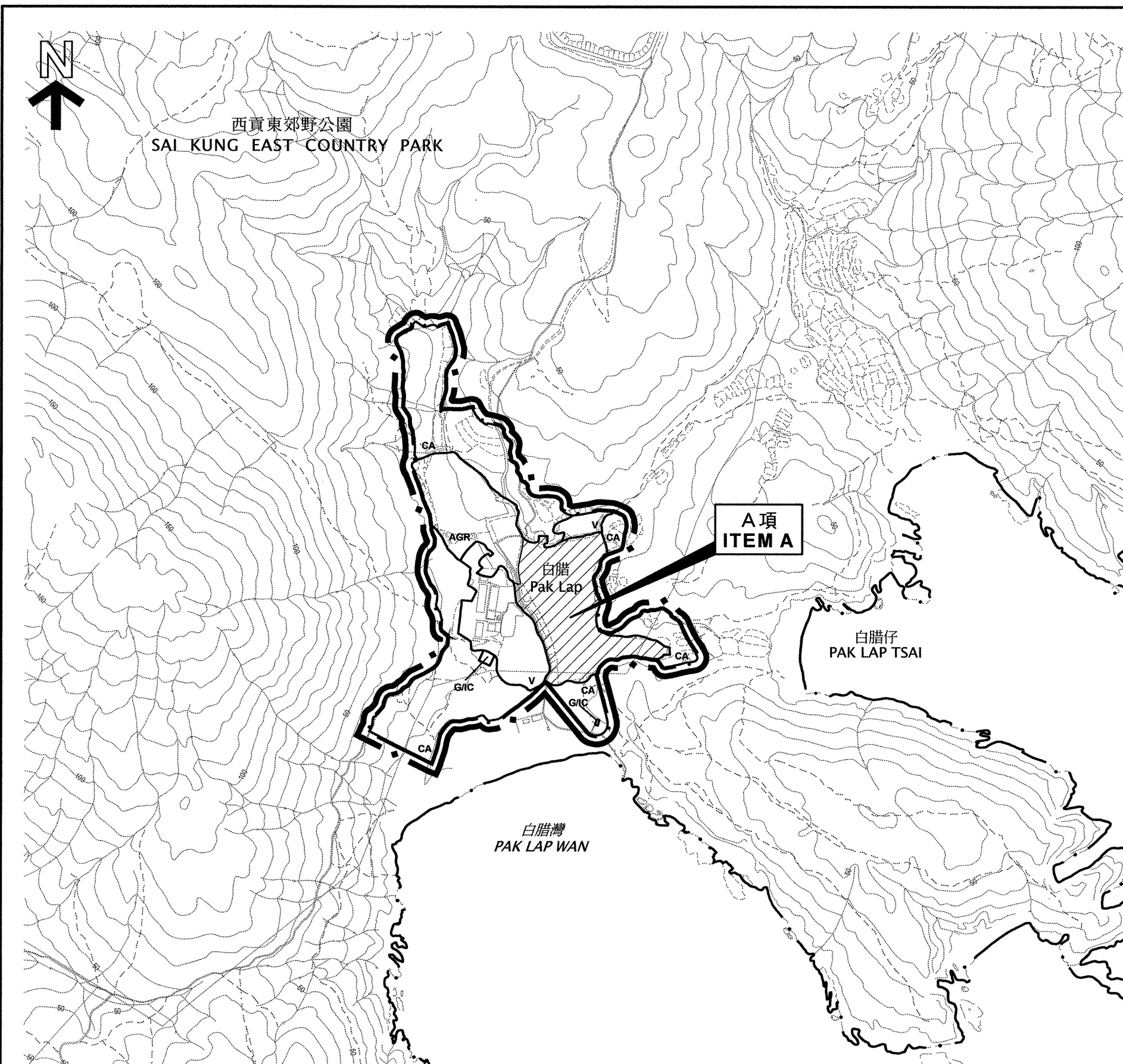


USES	大約面積及百分率 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分率	
VILLAGE TYPE DEVELOPMENT	2.37	34.85	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	0.02	0.29	政府、機構或社區
AGRICULTURE	1.00	14.71	農業
CONSERVATION AREA	3.41	50.15	自然保育區
TOTAL PLANNING SCHEME AREA	6.80	100.00	規劃範圍總面積

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

圖則編號  
PLAN No. **S/SK-PL/1**

米 METRES 100 0 200 400 600 800 METRES 米



SCALE 1 : 50 000 比例尺

草圖編號 S/SK-PL/1 的修訂  
AMENDMENT TO DRAFT PLAN No. S/SK-PL/1

根據城市規劃條例第6F(8)條作出的修訂  
AMENDMENT MADE UNDER SECTION 6F(8) OF THE TOWN PLANNING ORDINANCE

A項 ITEM A  
由「鄉村式發展」地帶改劃為「農業」地帶  
REZONING FROM "VILLAGE TYPE DEVELOPMENT" TO "AGRICULTURE"

夾附的《註釋》屬這份圖則的一部分，並根據城市規劃條例第6F(8)條作出修訂。  
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN  
AND HAVE BEEN AMENDED UNDER SECTION 6F(8) OF THE TOWN PLANNING ORDINANCE

(參看附表)  
(SEE ATTACHED SCHEDULE)

2014年11月21日根據城市規劃條例第6F(8)條對  
草圖編號 S/SK-PL/1 作出的修訂  
AMENDMENT TO DRAFT PLAN No. S/SK-PL/1 MADE UNDER  
SECTION 6F(8) OF THE TOWN PLANNING ORDINANCE ON  
21 NOVEMBER 2014

Raymond LEE 李啟榮  
SECRETARY, TOWN PLANNING BOARD 城市規劃委員會秘書

白腊分區計劃大綱草圖編號 S/SK-PL/1 的修訂  
AMENDMENT TO DRAFT PAK LAP  
OUTLINE ZONING PLAN No. S/SK-PL/1

SCALE 1 : 5 000 比例尺

米 METRES 100 0 100 200 300 400 METRES 米

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 R/S/SK-PL/1 - A2  
PLAN No.





圖例  
NOTATION

ZONES		地帶
VILLAGE TYPE DEVELOPMENT	V	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	G/C	政府、機構或社區
AGRICULTURE	AGR	農業
CONSERVATION AREA	CA	自然保育區
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

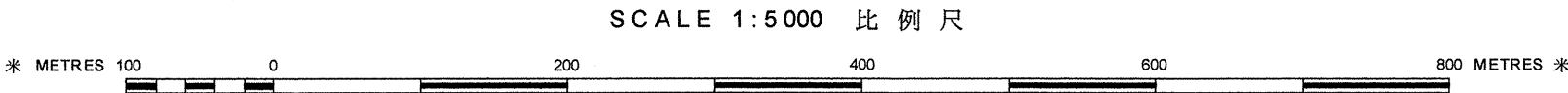
USES	大約面積及百分率 APPROXIMATE AREA & %			用途
	公頃 HECTARES	%	百分率	
VILLAGE TYPE DEVELOPMENT	0.95	13.97		鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	0.03	0.44		政府、機構或社區
AGRICULTURE	2.39	35.15		農業
CONSERVATION AREA	3.43	50.44		自然保育區
TOTAL PLANNING SCHEME AREA	6.80	100.00		規劃範圍總面積

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 7 條展示。  
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN  
AND HAVE BEEN AMENDED FOR EXHIBITION UNDER  
SECTION 7 OF THE TOWN PLANNING ORDINANCE

草圖編號 S / S K - P L / 1 的修訂  
AMENDMENTS TO DRAFT PLAN No. S/SK-PL/1

AMENDMENTS EXHIBITED UNDER SECTION 7 OF THE TOWN PLANNING ORDINANCE	按照城市規劃條例第 7 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)	

香港城市規劃委員會依據城市規劃條例擬備的白腊分區計劃大綱圖  
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD  
PAK LAP - 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/SK-PL/2A

**APPROVED DRAFT PAK LAP OUTLINE ZONING PLAN NO. S/SK-PL/24**

(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) 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 (a) where the uses or developments are specified in Column 2 of the Notes of individual zones or (b) as provided in paragraph (9) in relation to areas zoned "Conservation Area":
- (a) maintenance, repair or demolition of a building;
  - (b) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, footpath, bus/public light bus stop or lay-by, cycle track, taxi rank, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;
  - (c) maintenance or repair of road, watercourse, nullah, sewer and drain;
  - (d) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities and waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government;
  - (e) rebuilding of New Territories Exempted House;
  - (f) replacement of an existing domestic building, i.e. a domestic building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, by a New Territories Exempted House; and
  - (g) provision, maintenance or repair of a grave of an indigenous New Territories villager or a locally based fisherman and his family members for which permission has been obtained from Government.
- (9) In areas zoned "Conservation Area",
- (a) the following uses or developments are always permitted:
    - (i) maintenance or repair of plant nursery, amenity planting, sitting out area, rain shelter, refreshment kiosk, road, watercourse, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, shrine and grave;
    - (ii) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and
    - (iii) provision of amenity planting by Government; and

- (b) the following uses or developments require permission from the Town Planning Board:
- provision of plant nursery, amenity planting (other than by Government), sitting out area, rain shelter, refreshment kiosk, footpath, public utility pipeline, electricity mast, lamp pole, telephone booth and shrine.
- (10) (a) Except in areas zoned "Conservation Area", 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), and subject to temporary uses for open storage and port back-up purposes which are prohibited in areas zoned "Conservation Area", temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years, or refuse to grant permission.
- (c) Temporary use or development of land or building exceeding three years requires permission from the Town Planning Board in accordance with the terms of the Plan.
- (11) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.
- (12) In these Notes, unless the context otherwise requires or unless as expressly provided below, terms used in the Notes shall have the meanings as assigned under section 1A of the Town Planning Ordinance.

"Existing building" means a building, including a structure, which is physically existing and is in compliance with any relevant legislation and the conditions of the Government lease concerned.

"New Territories Exempted House" means a domestic building other than a guesthouse or a hotel; or a building primarily used for habitation, other than a guesthouse or a hotel, the ground floor of which may be used as 'Shop and Services' or 'Eating Place', the building works in respect of which are exempted by a certificate of exemption under Part III of the Buildings Ordinance (Application to the New Territories) Ordinance (Cap. 121).



**APPROVED DRAFT PAK LAP OUTLINE ZONING PLAN NO.**  
**S/SK-PL/2A**

**Schedule of Uses**

	<u>Page</u>
VILLAGE TYPE DEVELOPMENT	1
GOVERNMENT, INSTITUTION OR COMMUNITY	3
AGRICULTURE	4
CONSERVATION AREA	6

VILLAGE TYPE DEVELOPMENT

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

(Please see next page)



VILLAGE TYPE DEVELOPMENT (Cont'd)Planning Intention

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

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.
- (c) Any diversion of streams or 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 development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

GOVERNMENT, INSTITUTION OR COMMUNITY

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Government Refuse Collection Point Public Convenience Public Utility Installation Religious Institution Rural Committee/Village Office	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation 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.

Remarks

- (a) *On land designated "Government, Institution or Community", 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 one storey, 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) *On land designated "Government, Institution or Community(1)", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of two 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.*
- (c) 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.



AGRICULTURE

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

Planning Intention

This zone is intended primarily to retain and safeguard good quality agricultural land/farm/fish 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

Any diversion of streams or 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. 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.

CONSERVATION AREA

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 (other than Plant Nursery) Nature Reserve Nature Trail On-Farm Domestic Structure Wild Animals Protection Area	Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) House (Redevelopment only) Public Convenience Public Utility Installation Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation

Planning Intention

This zoning is intended to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment such as Country Park from the adverse effects of development.

There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.

(Please see next page)

CONSERVATION AREA (Cont'd)Remarks

- (a) No redevelopment, including alteration and/or modification, of an existing house shall result in a total redevelopment in excess of the plot ratio, site coverage and height of the house which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan.
- (b) 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, 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 PAK LAP  
OUTLINE ZONING PLAN NO. S/SK-PL/2A**

**EXPLANATORY STATEMENT**



**APPROVED DRAFT PAK LAP OUTLINE ZONING PLAN NO. S/SK-PL/2A**

**EXPLANATORY STATEMENT**

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## **APPROVED DRAFT PAK LAP OUTLINE ZONING PLAN NO. S/SK-PL/2A**

(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 ~~draft~~ Pak Lap Outline Zoning Plan (OZP) No. S/SK-PL/2A. It reflects the planning intention and objectives of the Town Planning Board (the Board) for various land use zonings of the plan.

#### **2. AUTHORITY FOR THE PLAN AND PROCEDURE**

- 2.1 On 1 September 2010, under the power delegated by the Chief Executive, the Secretary for Development directed the Board, under section 3(1)(b) of the Town Planning Ordinance (the Ordinance), to prepare a draft plan designating the Pak Lap area as a development permission area (DPA).
- 2.2 On 30 September 2010, the draft Pak Lap DPA Plan No. DPA/SK-PL/1 was exhibited for public inspection under section 5 of the Ordinance. During the plan exhibition period, 14 representations were received. When the representations were published, no comment was received. After giving consideration to the representations on 11 March 2011, the Board noted the supportive view of representations and decided not to uphold the adverse representations.
- 2.3 On 4 October 2011, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Pak Lap DPA Plan, which was subsequently renumbered as DPA/SK-PL/2. On 14 October 2011, the approved Pak Lap DPA Plan No. DPA/SK-PL/2 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.4 On 11 January 2013, under the power delegated by the ~~Chief Executive~~ CE, the Secretary for Development directed the Board, under section 3(1)(a) of the Ordinance, to prepare an OZP to cover the Pak Lap area.
- 2.5 On 27 September 2013, the draft Pak Lap OZP No. S/SK-PL/1 was exhibited for public inspection under section 5 of the Ordinance. During the two-month exhibition period, a total of 10,665 valid representations were received. On 24 January 2014, the representations were published for three weeks for public comment. Upon expiry of the publication period on 14 February 2014, a total of 3,665 valid comments were received. After considering the representations and the comments under section 6B(1) of the Ordinance from April to June 2014, the Board, on 4 June 2014, decided to partially uphold 9,962 representations by rezoning a section of the existing stream in Pak Lap and the area to its east from

“Village Type Development” (“V”) zone to “Agriculture” (the proposed amendment).

- 2.6 On 4 July 2014, the proposed amendment to the draft Pak Lap OZP No. S/SK-PL/1 was considered and agreed by the Board. On 25 July 2014, the proposed amendment was exhibited for public inspection under section 6C(2) of the Ordinance for further consideration. On 29 July 2014, the CE, under section 8(2) of the Ordinance, agreed to extend the statutory time limit for the Board to submit the draft OZP to the CE in C for approval for a period of six months from 27 August 2014 to 27 February 2015. Upon the expiry of the three-week publication period of the proposed amendments to the draft OZP on 15 August 2014, a total of 11 valid further representations were received. After giving consideration to the further representations and the related representations and comments under section 6F(1) of the Ordinance on 21 November 2014, the Board decided not to uphold the further representations, and to amend the draft OZP by the proposed amendment *as shown on Plan No. R/S/SK-PL/1-A2*. In accordance with section 6H of the Ordinance, the draft OZP should hereafter be read as including the above amendments. *On 19 December 2014, the Board decided to submit, under section 8 of the Ordinance, the draft Pak Lap OZP to the CE in C for approval.*
- 2.6 On 3 February 2015, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Pak Lap OZP, which was subsequently renumbered as S/SK-PL/2. On 13 February 2015, the approved Pak Lap OZP No. S/SK-PL/2 (the Plan) was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.7 *On 18 February 2015, a Judicial Review (JR) application was filed against the CE in C’s decision made on 3 February 2015 to approve the draft Pak Lap OZP and the Board’s decision made on 19 December 2014 to submit the OZP to the CE in C for approval. Pursuant to the Court of First Instance’s judgment on the JR (Constitutional and Administrative Law List no. 28/2015) handed down on 24 November 2017, the said decisions of the CE in C and the Board were quashed. The draft Pak Lap OZP No. S/SK-PL/1, incorporating the amendments as shown on Plan No. R/S/SK-PL/1-A2, was then the statutory plan covering the Pak Lap area.*
- 2.8 *On XX.XX.2020, the draft Pak Lap OZP No. S/SK-PL/3 (the Plan) incorporating the amendments mainly to rezone an area at the south of the village cluster from “V” to “Government, Institution or Community(1)” (“G/IC(1)”) and an area to the further south of the village cluster from “G/IC” to “Conservation Area” (“CA”) was exhibited for public inspection under section 7 of the Ordinance.*

### 3. OBJECT OF THE PLAN

- 3.1 The object of the Plan is to indicate the broad land use zonings for the area of Pak Lap so that development and redevelopment within the area of Pak Lap 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 boundaries between 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 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 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 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), covering a total area of about 6.8 ha, is located at the southern coast of Sai Kung peninsula, and accessible by a footpath leading from Sai Kung Man Yee Road which is a service road being maintained and managed by the Water Supplies Department. There is no vehicular or marine access to the Area. The Area is enclosed by the Sai Kung East Country Park, with its south side opening towards the scenic Pak Lap Wan.
- 5.2 The Area is characterised by a rural and countryside ambience, comprising mainly village houses, shrubland, woodland, grassland, fallow agricultural land and streamcourses. Pak Lap is the only recognized village in the Area. Village houses are mainly two to three-storey in height. The main cluster of village houses is in the middle of the Area. Most of them are left vacant while some of them are still being used for habitation.
- 5.3 The eastern and northern parts of the Area are fallow agricultural land with evidence of previous excavation works. However, with the subsequent cessation of the excavation works, these pieces of land are now overgrown with grass and shrubs.
- 5.4 According to the Director of Agriculture, Fisheries and Conservation (DAFC), most of the flora and fauna recorded in the Area and the adjacent Sai Kung East Country Park are common and widespread species. Though the Area is not considered exceptional in terms of biodiversity or ecological importance, the wooded areas at the periphery of the Area form a continuous stretch of well-established vegetation with those located in the adjoining Sai Kung East Country Park and are ecologically linked to the natural habitats therein. In particular, a protected plant species, *Pavetta Hongkongensis* (香港大沙葉) has been recorded in the woodland near the village. A small colony of *Ceratopteris*

*thalictroides* (水蕨) was recorded in the wet abandoned fields and its occasional occurrence is subject to site conditions. The Sai Kung East Country Park encircling the Area is a famous scenic spot and also a popular tourist and hiking attraction in the territory. Pak Lap Wan is a famous beach in Hong Kong. The Area has a high landscape value which complements the overall naturalness and the landscape beauty of the surrounding Sai Kung East Country Park.

5.5 A stream is found flowing across the Area from north to south leading to Pak Lap Wan. To the further north of the Area is the High Island Reservoir.

5.6 A temple constructed by the local residents is found at the southern part of the Area.

## 6. POPULATION

According to the ~~2011~~*Census2016 By-census*, the ~~total~~ population of the Area *estimated by Planning Department* was less than 50 persons. It is expected that the total planned population of the Area would be about ~~120~~*230* persons.

## 7. OPPORTUNITIES AND CONSTRAINTS

### 7.1 Opportunities

#### 7.1.1 Conservation and Natural Landscape

Amid the Sai Kung East Country Park, the Area has high scenic and landscape value which complements the natural landscape of the surrounding Sai Kung East Country Park. The natural landscape and the coastal environment of the Area are worthy of conservation while the scale of the village development should be compatible with the rural setting and surrounding landscape.

#### 7.1.2 Agriculture Potential

The northern parts of the Area which are once the subject of excavation works were previously used for agricultural use. With the cessation of excavation works, the fallow agricultural lands are now overgrown with grass and shrubs and are considered in good quality with good potential for agricultural use.

#### 7.1.3 Tourism Potential

The Area is one of the famous hiking trails, the MacLehose Trail, in Sai Kung. The route includes several coastal scenic attractions along the High Island Reservoir at the Sai Kung East Country Park such as Pak Lap Wan, Long Ke Wan, Tai Long Wan, Tai Long Sai Wan, etc. attracting some adventurous hikers.



## 7.2 Constraints

### 7.2.1 Ecological Significance

Most of the flora and fauna in the Area are common and widespread species. Many native species such as *Cinnamomum camphora* (樟) and *Ficus variegata* var. *chlorocarpa* (青果榕) are found in the wooded areas forming a continuous stretch of well-established vegetation with those located at the adjacent Sai Kung East Country Park and are ecologically linked to the natural habitats therein. One of the species of conservation interest found is *Pavetta hongkongensis* (香港大沙葉), which is recorded in the woodland near the village. It is a protected plant under the Forests and Countryside Ordinance (Cap. 96). A small colony of *Ceratopteris thalictroides* (水蕨) was recorded in the wet abandoned fields and its occasional occurrence is subject to site conditions. Developments that may adversely affect the general rural character and the adjacent ecologically sensitive areas should be avoided.

### 7.2.2 Landscape Character

The Area contains extensive areas of high quality natural and coastal landscape. Pak Lap is enclosed by the scenic and landscape sensitive Sai Kung East Country Park. Some disturbance was previously found in this area. The fallow land regenerates into a large piece of grassland. The landscape comprises a juxtaposition of distinct landscape character areas. Because of the topography and natural character of the area, development in the area will have impact on the present landscape character. In order to ensure minimal deterioration of the existing landscape quality, the existing ridgelines should be retained and development should not encroach upon slopes, surrounding woodland vegetation, coastal beach and steamcourses. Development should be confined to the existing village clusters and areas suitable for village type development where buildings are in human scale and in harmony with the existing character. Open vista from the coastal front to the mountain backdrop should be preserved.

### 7.2.3 Sewerage

There is no existing sewer or planned public sewer for the Area, and at present, each house is served by its own on-site septic tanks and soakaway (STS) system. Any increase in population, number of visitors to the Area or further recreational/residential developments would require additional facilities. The design and construction of the STS systems need to comply with relevant standards and regulations, such as the Environmental Protection Department (EPD)'s Practice Note for Professional Persons (ProPECC) 5/93, for the protection of the water quality and the stream flowing through the Area.

### 7.2.4 Geotechnical Constraint

The western part of the existing village cluster is located below steep

natural terrain and may be affected by potential natural terrain landslide hazards. For new development in this area, natural terrain hazard study would be required and suitable mitigation measures should be provided, if found necessary, as part of the development or redevelopment.

#### 7.2.5 Infrastructure and Utility Services

The Area is supplied with electricity and telephone services. In respect of other utility services, potable water supply to existing facilities and villagers of the Area is provided, but there are neither committed/planned sewerage and drainage systems nor gas supply projects for the Area.

### 8. GENERAL PLANNING INTENTION

- 8.1 The general planning intention for the Area is to protect its high natural landscape value, to protect its natural and rural character which complements the overall naturalness and the landscape beauty of the surrounding Sai Kung East Country Park and to make provision for future Small House development for the indigenous villagers of Pak Lap.
- 8.2 In the designation of various zones in the Area, consideration has been given to protect the natural habitats of high ecological significance in the Area such as the wooded areas at the periphery of the Area which form a continuous stretch of well-established vegetation with those located in the adjoining Sai Kung East Country Park. Fallow agricultural land is retained in view of the good potential for agricultural use.

### 9. LAND USE ZONINGS

#### 9.1 "Village Type Development" ("V") : Total Area 0.980.95 ha

- 9.1.1 The planning intention of this zone is to designate both existing recognized village and areas of land considered suitable for provision of 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 and community uses may be permitted on application to the Board.
- 9.1.2 Pak Lap is the only recognized village in the Area. The boundaries of the "V" zone are drawn up ~~having regard~~ *taking account of a host of planning factors including but not limited* to the village 'environs', the local topography, the existing settlement pattern, ~~site constraints~~, the approved applications for Small House development, the outstanding Small House applications, ~~as well as the estimated Small House demand~~

*forecast, availability of road access and infrastructure, areas of ecological and landscape importance as well as site specific characteristics.* Areas of difficult terrain, dense vegetation and streamcourses have been avoided as far as possible.

- 9.1.3 Some areas zoned "V" partly interface with the Sai Kung East Country Park. Should any works encroach onto Country Park area, prior written consent from the Country and Marine Parks Authority must be obtained before commencement of the works inside Country Park.
- 9.1.4 In order to ensure that any future development or redevelopment within the village would retain the village character, a maximum building height of 3 storeys (8.23 m) or the height of the existing building, whichever is the greater, is imposed under this zoning. To provide flexibility for characteristics of particular sites, minor relaxation of the building height restriction may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.
- 9.1.5 As diversion of streams or filling of 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. There is no existing sewer or planned public sewer for the Area, and at present, each house is typically served by its own on-site STS system. In accordance with the Environmental, Transport and Works Bureau's Technical Circular (Works) No. 5/2005, under the current administrative practice, for development proposals/submissions that may affect natural streams/rivers, the approving/processing authorities at various stages of the development should consult and collate comments from DAFC and relevant authorities and incorporate relevant comments/advice as conditions of approval wherever possible. Also, for the protection of the water quality of Pak Lap Wan, the design and construction of on-site STS system for any development proposals/submissions need to comply with relevant standards and regulations, such as EPD's ProPECC 5/93. Accordingly, the Lands Department when processing Small House grant and applications in close proximity to existing stream courses should consult concerned departments including EPD, the Agriculture, Fisheries and Conservation Department and the Planning Department to ensure that all relevant departments would have adequate opportunity to review and comment on the applications.

9.2 Government, Institution or Community ("G/IC") : Total Area 0.020.03 ha

- 9.2.1 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. *This zone is divided into 2 sub-areas subject to different building height restrictions as follows:*
- 9.2.2 (a) *"Government, Institution or Community" – The site is at the southern part of the Area, which is currently occupied by a temple*

*constructed by the local villagers.* Development within this zone is subject to a maximum building height of one storey, or the height of the existing building, whichever is the greater. ~~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.~~

- (b) *“Government, Institution or Community(1)” –The site is to the south of the existing village cluster, which covers an existing village office and a reserved site for provision of a Government refuse collection point and a public convenience to serve the needs of local residents and tourists. Development within this zone is subject to a maximum building height of two storeys, or the height of the existing building, whichever is the greater.*

9.2.2 *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.*

~~9.2.3 There are two sites under this zoning. A site at the southern part of the Area is currently occupied by a temple constructed by the local villagers. Another site to the south of the existing village cluster is reserved for provision of a Government refuse collection point and a public convenience to serve the needs of local residents and tourists.~~

### 9.3 Agriculture (“AGR”) : Total Area 2.39 ha

- 9.3.1 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.
- 9.3.2 Fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes is found in the north-western part of the Area. They are worthy of preservation from agricultural point of view.
- 9.3.3 As diversion of streams or filling of land/pond 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.

### 9.4 “Conservation Area” (“CA”) : Total Area 3.413.43 ha

- 9.4.1 This zoning is intended to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment such Country Park from the adverse effects of development. There is a general presumption against

development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.

9.4.2 The "CA" zoning covering the wooded areas at the periphery of the Area (i.e. the eastern, south-eastern, southern, south-western and northern parts of the Area) which form a continuous stretch of well-established vegetation with those located in the adjoining Sai Kung East Country Park and are ecologically linked to the natural habitats therein. According to DAFC, most of the flora and fauna in the Area are common and widespread species, including many native species such as *Cinnamomum camphora* (樟) and *Ficus variegata* var. *chlorocarpa* (青果榕). One of the species of conservation interest found is *Pavetta hongkongensis* (香港大沙葉), which is recorded in the woodland near the village. It is a protected plant under the Forests and Countryside Ordinance (Cap. 96). Developments that may adversely affect the general rural character and the adjacent ecologically sensitive areas will not be permitted in this zone.

9.4.3 Diversion of streams, filling of land/pond or excavation of land may cause adverse drainage impacts on adjacent areas and adverse impacts on the natural environment. In view of the conservation value of the area within this zone, permission from the Board is required for such activities.

## 10. COMMUNICATIONS

The Area is accessible via footpath leading to Sai Kung Man Yee Road. There is no vehicular or marine access to the Area.

## 11. UTILITY SERVICES

The Area is supplied with potable water, electricity and telephone services. There are neither committed/planned sewerage and drainage systems nor gas supply projects for 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 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 Rural Public Works 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 DPA Plan and which are not in compliance with the terms of the Plan may have adverse impacts on the environment, drainage and traffic of the Area. Although no action is required to make such use conform to this Plan, any material change of such use or any other development (except minor alteration and/or modification to the development of the land or building in respect of such use which is always permitted) must be always permitted in terms of the Plan or, if permission is required, in accordance with a permission granted by the Board. The Board will consider these applications on their individual merits. Those alteration and/or modification works which may lead to an environmental improvement or upgrading to the Area may be considered favourably by the Board.
- 13.3 Planning applications to the Board will be assessed on individual merits. In general, the Board, in considering the planning applications, will take into account all relevant planning considerations including guidelines published by the Board. Guidelines published by the Board are available from the Board's website, the Secretariat of the Board and the Technical Services Division of the Planning Department. 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, and the Technical Services Division and the relevant District Planning Office of the Planning Department. 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 30 September 2010 on land included in a plan of the Pak Lap DPA may be subject to enforcement proceedings under the Ordinance. Any diversion of streams, filling of land/pond or excavation of land 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.

**TOWN PLANNING BOARD**  
**~~FEBRUARY 2015~~ MARCH 2020**

檔號：(267) in DLO/SK 85/SPY/59 (II)

致：西貢地政專員

本人(姓名) [REDACTED] 是新界區西貢鄉白臘村的原居民代表。為使政府有關部門掌握在未來 10 年內合資格的男性原居村民申請興建小型屋宇的需求，現根據白臘村的情況向貴處提供下列數字：

甲部：白臘村現時男性原居村民的總人數

(a)	在香港的男性原居村民的人數	20
(b)	在海外的男性原居村民的人數	95
	總數 (即(a)+(b))	115

乙部：未來 10 年內白臘村的小型屋宇需求

(c)	現時 (即截至 2012 年 12 月 31 日) 18 歲或以上但未申請興建小型屋宇的合資格男性原村民的人數	60
(d)	在未來十年內，即由 2013 年 1 月 1 日至 2022 年 12 月 31 日將會年滿 18 歲 (即現時 8 至 17 歲) 的男性原村民的人數	12
	未來 10 年需求 (即(c)+(d))	72

(姓名 [REDACTED] 簽署： [REDACTED])

西貢鄉白臘村原居民代表

日期： 14-1-2012



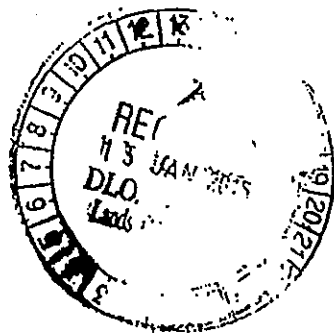
Received by  
Bldg. & Land  
Regy. on

15 JAN 2013



檔號：(46) in DLO/SK 85/SPY/59 (III)

致：西貢地政專員



未來十年內小型屋宇需求預算

本人／我們是新界區西貢鄉 白腊 村的原居民代表，現根據本村的情況向貴處提供在未來十年內合資格的男性原居村民<sup>1</sup>申請興建小型屋宇的需求預算，以便政府有關部門對此有較具體的了解<sup>2</sup>。有關的資料如下：

甲部. 現時（即截至 2014 年 12 月 31 日）年滿十八歲或以上的男性原居村民

	現居香港	僑居海外
(A) 總人數：	19	101
(B) 總人數當中已經行使其小型屋宇資格 <sup>3</sup> 的人數：	10	22
(C) 總人數當中未行使其小型屋宇資格的人數：	9	79
(D) 未行使其小型屋宇資格人數當中預算未來十年內會申請興建小型屋宇的人數：	未明 <sup>(i)</sup>	未明 <sup>(ii)</sup>

乙部. 未來十年內將會滿十八歲（即截至 2014 年 12 月 31 日 為八至十七歲）的男性原居村民

	現居香港	僑居海外
(E) 總人數：	2	未明
(F) 總人數當中預算未來十年內會申請興建小型屋宇的人數：	(iii)	(iv)

未來十年內小型屋宇需求預算[(i)+(ii)+(iii)+(iv)]：\_\_\_\_\_

姓名：\_\_\_\_\_

簽署：\_\_\_\_\_

Received by BLR on

<sup>1</sup> 男性原居村民指父系源自 1898 年時為香港新界認可鄉村居民的男子；

<sup>2</sup> 因應需要，有關政府部門可能會要求提供其他相關補充資料。

<sup>3</sup> 行使小型屋宇資格即為已獲批准興建小型屋宇，或獲轉讓未曾移除限制轉讓條款的小型屋宇。

13 JAN 2015



檔號：(188) in DLO/SK 85/SPY/59 (III)

致：西貢地政專員

未來十年內小型屋宇需求預算

本人／我們是新界區西貢鄉 白腊 村的原居民代表，現根據本村的情況向貴處提供在未來十年內合資格的男性原居村民<sup>1</sup>申請興建小型屋宇的需求預算，以便政府有關部門對此有較具體的了解<sup>2</sup>。有關的資料如下：

甲部. 現時（即截至 2015 年 12 月 31 日）年滿十八歲或以上的男性原居村民

	現居香港	僑居海外
(A) 總人數：	18	92
(B) 總人數當中已經行使其小型屋宇資格 <sup>3</sup> 的人數：	10	不詳
(C) 總人數當中未行使其小型屋宇資格的人數：	9	不詳
(D) 未行使其小型屋宇資格人數當中預算未來十年內會申請興建小型屋宇的人數：	未明 <sup>(i)</sup>	未明 <sup>(ii)</sup>

乙部. 未來十年內將會滿十八歲（即截至 2015 年 12 月 31 日 為八至十七歲）的男性原居村民

	現居香港	僑居海外
(E) 總人數：	2	不詳
(F) 總人數當中預算未來十年內會申請興建小型屋宇的人數：	不詳 <sup>(iii)</sup>	不詳 <sup>(iv)</sup>

未來十年內小型屋宇需求預算[(i)+(ii)+(iii)+(iv)]：

姓名：

[REDACTED]

簽署

[REDACTED]

Received by BLR(2) on  
1 FEB 2016

<sup>1</sup> 男性原居村民指父系源自 1898 年時為香港新界認可鄉村居民的男子。

<sup>2</sup> 因應需要，有關政府部門可能會要求提供其他相關補充資料。

<sup>3</sup> 行使小型屋宇資格即為已獲批准興建小型屋宇，或獲轉讓未曾移除限制轉讓條款的小型屋宇。

Received by fax on 1/2/2016

檔號：(22) in DLO/SK 85/SPY/59 Pt.5  
致：西貢地政專員

未來十年內小型屋宇需求預算

本人是新界區西貢鄉 白腊 村的原居民代表，現根據本村的情況向貴處提供在未來十年內合資格的男性原居村民<sup>1</sup>申請興建小型屋宇的需求預算，以便政府有關部門對此有較具體的了解<sup>2</sup>。有關的資料如下：



甲部. 現時（即截至 2018 年 12 月 31 日）年滿十八歲或以上的男性原居村民

	現居香港	僑居海外
(A) 總人數：	17	87
(B) 總人數當中已經行使其小型屋宇資格 <sup>3</sup> 的人數：	5	7
(C) 總人數當中未行使其小型屋宇資格的人數：	12	80
(D) 未行使其小型屋宇資格人數當中預算未來十年內會申請興建小型屋宇的人數：	未知 <sup>(i)</sup>	未知 <sup>(ii)</sup>

乙部. 未來十年內將會滿十八歲（即截至 2018 年 12 月 31 日 時為八至十七歲）的男性原居村民

	現居香港	僑居海外
(E) 總人數：		9
(F) 總人數當中預算未來十年內會申請興建小型屋宇的人數：	(iii)	未知 <sup>(iv)</sup>

未來十年內小型屋宇需求預算[(i)+(ii)+(iii)+(iv)]：\_\_\_\_\_

姓名：\_\_\_\_\_

簽署：\_\_\_\_\_

日期： 2-11-2018

Received by BLR(I) on

2 NOV 2018

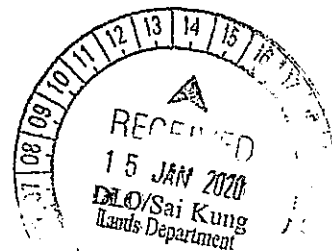
<sup>1</sup> 男性原居村民指父系源自 1898 年時為香港新界認可鄉村居民的男子。

<sup>2</sup> 因應需要，有關政府部門可能會要求提供其他相關補充資料。

<sup>3</sup> 行使小型屋宇資格即為已獲批准興建小型屋宇，或獲轉讓未曾移除限制轉讓條款的小型屋宇。

檔號：( 136 ) in DLO/SK 85/SPY/59 Pt.5

致：西貢地政專員



未來十年內小型屋宇需求預算

本人是新界區西貢鄉 白腊 村的原居民代表，現根據本村的情況向貴處提供在未來十年內合資格的男性原居村民<sup>1</sup>申請興建小型屋宇的需求預算，以便政府有關部門對此有較具體的了解<sup>2</sup>。有關的資料如下：

甲部. 現時（即截至 2019 年 12 月 31 日）年滿十八歲或以上的男性原居村民

	現居香港	僑居海外
(A) 總人數：	16	102
(B) 總人數當中已經行使其小型屋宇資格 <sup>3</sup> 的人數：	10	51
(C) 總人數當中未行使其小型屋宇資格的人數：		51
(D) 未行使其小型屋宇資格人數當中預算未來十年內會申請興建小型屋宇的人數：		(i) 不詳 (ii)

乙部. 未來十年內將會滿十八歲（即截至 2019 年 12 月 31 日時為八至十七歲）的男性原居村民

	現居香港	僑居海外
(E) 總人數：	2	2
(F) 總人數當中預算未來十年內會申請興建小型屋宇的人數：	(iii)	未明 (iv)

未來十年內小型屋宇需求預算[(i)+(ii)+(iii)+(iv)]：\_\_\_\_\_

姓名：\_\_\_\_\_

簽署：\_\_\_\_\_

日期： 15-01-2020

<sup>1</sup> 男性原居村民指父系源自 1898 年時為香港新界認可鄉村居民的男子。

<sup>2</sup> 因應需要，有關政府部門可能會要求提供其他相關補充資料。

<sup>3</sup> 行使小型屋宇資格即為已獲批准興建小型屋宇，或獲轉讓未曾移除限制轉讓條款的小型屋宇。