

TOWN PLANNING BOARD

TPB Paper No. 10625

**For Consideration by
the Town Planning Board on 3.3.2020**

**Proposed Amendments to the Draft
So Lo Pun Outline Zoning Plan No. S/NE-SLP/1
Incorporating the Amendments as Shown on Plan No. R/S/NE-SLP/1-A2**

**Proposed Amendments to the Draft
So Lo Pun Outline Zoning Plan No. S/NE-SLP/1
Incorporating the Amendments as Shown on Plan No. R/S/NE-SLP/1-A2**

1. Introduction

This paper is to brief Members on the review of the issues related to the draft So Lo Pun Outline Zoning Plan (OZP) No. S/NE-SLP/1 arising from the Court of First Instance (CFI)'s judgment on the judicial review (JR) lodged by Chan Ka Lam (the Applicant) in respect of the So Lo Pun OZP and two others¹, and to seek Members' agreement that:

- (a) the proposed amendments to the draft So Lo Pun OZP as shown on the draft OZP No. S/NE-SLP/2A at **Annex B1** (to be renumbered as S/NE-SLP/3 upon exhibition) and its Notes at **Annex B2** are suitable for exhibition under section 7 of the Town Planning Ordinance (the Ordinance); and
- (b) the revised Explanatory Statement (ES) of the OZP at **Annex B3** is an expression of the planning intentions and objectives of the Town Planning Board (the Board) for the various land use zonings of the draft So Lo Pun OZP No. S/NE-SLP/2A (to be renumbered as S/NE-SLP/3 upon exhibition) and is suitable for exhibition together with the draft OZP.

2. The Preparation of OZP

- 2.1 So Lo Pun is one of the country park enclaves (CPEs) for which statutory plans were prepared under the Ordinance. The draft development permission area plan (DPA Plan) covering So Lo Pun was published on 30.9.2010, which was interim in nature and subsequently replaced by OZP.
- 2.2 On 27.9.2013, the draft So Lo Pun OZP No. S/NE-SLP/1 (**Annex A1**) was exhibited for public inspection under section 5 of the Ordinance. During the statutory exhibition periods, a total of 10,748 valid representations and 3,673 valid comments, of which all were related to the designation of "Village Type Development" ("V") zone, including the comment submitted by the Applicant (C3652), were received. After giving consideration to the representations and comments from April to June 2014, the Board, on 4.6.2014, decided to partially uphold 9,863 representations by rezoning two pieces of land at the north-eastern end and south-western end of the "V" zone to "Green Belt" ("GB"). On 25.7.2014, the proposed amendments to the draft OZP were published under section 6C(2) of the Ordinance. Upon expiry of the three-week publication period, a total of 21 valid further representations were received.

¹ The other two OZPs are those for Hoi Ha and Pak Lap, which will be covered in separate papers and considered by Members at the same meeting.

- 2.3 After giving consideration to the further representations and the related representations and comments under section 6F(1) of the Ordinance on 21.11.2014, the Board decided to partially uphold 11 further representations and to vary the proposed amendments by rezoning the land at the north-eastern end of the “V” zone to “Agriculture” (“AGR”) and to confirm the remaining part of the proposed amendments by rezoning the land at the south-western end of the “V” zone to “GB” (**Annex A2**).
- 2.4 On 19.12.2014, the Board agreed to submit, under section 8 of the Ordinance, the draft So Lo Pun OZP, together with the draft OZPs for Hoi Ha and Pak Lap, to the Chief Executive in Council (CE in C) for approval. On 3.2.2015, the CE in C under section 9(1)(a) of the Ordinance, approved all three draft OZPs. On 13.2.2015, the approved OZPs were exhibited for public inspection under section 9(5) of the Ordinance.

3. The JR Application

- 3.1 On 18.2.2015, a JR application was lodged by the Applicant against (i) the decision of the CE in C made on 3.2.2015 to approve the three draft OZPs for Pak Lap, Hoi Ha and So Lo Pun; and (ii) the decision of the Board made on 19.12.2014 to submit the three draft OZPs to the CE in C for approval. The CFI allowed the JR on 24.11.2017 quashing the said decisions of the CE in C and the Board with a direction that all three draft OZPs be remitted to the Board for reconsideration.
- 3.2 According to the CFI’s judgment, the JR was allowed on the grounds that the Board failed to carry out its duty to inquire, specifically on two issues, namely, the genuine need for Small House development (the genuine need issue) (for all three OZPs) and the accuracy of the base map (the maps issue) (for Hoi Ha OZP only), and such failure had tainted the CE in C’s decision. On both issues, the Court holds the view that the deliberation and reasons given by the Board did not demonstrate it had properly inquired into the representations in respect of the three OZPs and made its decisions on the representations. For the genuine need issue in particular, the Board had not explained on what basis it had treated the forecast figures of the Small House demand to provide support for showing the needs of “V” zoning, whether and why it had accepted or rejected the validity of those extensive representations made under the question on the genuine need issue, and how the representations had affected its view on planning the size of the “V” zones.

4. Review of the Genuine Need Issue

- 4.1 To comply with the CFI’s judgment, a review has been undertaken on the issue on the genuine need for Small House development in So Lo Pun, taking into account the following aspects relating to the designation of “V” zone:
- (a) the principles for designating the “V” zone; and
 - (b) information for assessing the Small House need of indigenous villagers.

- 4.2 Additional/updated information, where necessary, on the above aspects is obtained/collated to facilitate Members' deliberation on the issue and making further inquiries as necessary.

Principles for Designating the "V" Zone

- 4.3 So Lo Pun is one of the CPEs protected by statutory planning, for which sites of high conservation value are suitably protected. The plan-making process was an iterative process with proposals carefully drawn up to strike a balance between conservation and development. In drawing up the land use proposals, a conservation-oriented approach was adopted as a starting point. All the important habitats, with information obtained from Agriculture, Fisheries and Conservation Department (AFCD), were protected by conservation zonings, e.g. "Conservation Area" ("CA") and "GB" as a start. Since CPEs mostly cover existing indigenous villages, consideration would also be given to designating "V" zone on the OZP to reflect the existing village clusters and identify suitable land for village expansion if necessary. In this regard, the areas within and outside the village 'environs' were carefully analysed in terms of suitability for Small House development taking account of a host of planning factors including but not limited to local topography, settlement pattern, outstanding Small House applications, Small House demand forecast, availability of road access and infrastructure, areas of ecological and landscape importance as well as site specific characteristics.
- 4.4 When planning for "V" zone, the demand for Small House developments would only be one of the various factors to be considered. There was no obligation to cater for the full Small House demand at the outset. In order to minimise the adverse impacts on the natural environment, an incremental approach should be adopted by first confining the "V" zone to the existing village settlements and the adjoining suitable land and then expanding outwards upon due consideration of all relevant planning considerations.

Information for Assessing the Small House Need of Indigenous Villagers

- 4.5 During the hearing of the representations/comments/further representations, the following information has been presented to the Board as reference on the estimated Small House demand:
- (a) there was no outstanding Small House applications being processed by Lands Department (LandsD) at the time of the hearing of representations/comments in April – June 2014, which remained the same when the further representations were heard in November 2014; and
 - (b) the figure of 10-year forecast of Small House demand provided by the Indigenous Inhabitant Representatives (IIRs) was 270 when the draft So Lo Pun OZP was gazetted. This figure was presented to the Board at the hearing of representations/comments in April – June 2014, which was updated to 269 at the hearing of the further representations in November 2014.

Additional/Updated Information

- 4.6 For this review, additional/updated information has been obtained for assessing the Small House demand of villagers, including (i) the actual number of Small House applications received/approved/rejected by LandsD since 2010, and the latest number of outstanding Small House applications being considered by LandsD and (ii) the 10-year Small House demand forecasts starting from 2010 provided by the IIRs, and breakdown of 10-year Small House demand forecasts provided by IIRs. Consideration has also been given to other relevant factors such as the latest population and other local circumstances.
- 4.7 The actual number of Small House applications received/approved/rejected by the LandsD since 2010 are summarized as follows:

Year	The number of Small House applications received	The number of approved Small House applications	The number of rejected Small House applications
2010	0	0	0
2011	0	0	0
2012	0	0	0
2013	0	0	0
2014	0	0	0
2015	0	0	0
2016	0	0	0
2017	0	0	0
2018	0	0	0
2019	0	0	0

- 4.8 The figures of 10-year Small House demand forecasts provided by the IIRs of So Lo Pun (based on the replies from the IIRs on a standard proforma issued by LandsD on a yearly-basis (**Annex C**)²) are summarised in the following table:

Year*	Figure of “10-year forecast” demand
2010	230
2011	270
2012	Not submitted [@]
2013	270 [#]
2014	269 [^]
2015	218
2016	Not submitted [@]
2017	212
2018	Not submitted [@]
2019	228
2020	229

* The starting year of the 10-year period covered by the forecast demand

@No proforma was submitted by the IIRs for that period

At the time of gazettal of the draft OZP, and presented to the Board at the hearing of the representations/comments

^ Presented to the Board at the hearing of the further representations

² According to District Lands Officer/North (DLO/N), LandsD, the format of the proforma and the breakdown of forecast being sought have changed over the years. The current standard proforma has been used since 2015.

4.9 The major observations/findings on the above figures and other relevant information are as follows:

4.9.1 Actual number of Small House applications

- (a) since 2010, there has been no Small House application for So Lo Pun submitted to or processed by LandsD; and
- (b) as advised by DLO/N, LandsD, there is also no outstanding Small House application under processing.

4.9.2 The 10-year Small House demand forecast

- (a) the 10-year Small House demand forecast is subject to changes over time. As shown in the above table, it rose from 230 in 2010 to 270 in 2011 and then dropped to 212 in 2017. In 2020, it rose slightly to 229;
- (b) as shown in the IIR's reply on the standard proforma, the forecast demand of 229 Small Houses in 2020 was made on a prediction that 215 male indigenous villagers aged 18 or above (50 residing in Hong Kong and 165 overseas) and 14 male indigenous villagers to be aged 18 or above in coming 10 years (1 residing in Hong Kong and 13 overseas) will apply for Small House grants;
- (c) DLO/N, LandsD advises that the forecast was provided solely by the IIRs and could not be easily verified based on the information currently available. DLO/N, LandsD would verify the status of an applicant for Small House development at the stage of Small House grant application; and
- (d) based on the above, while the 10-year Small House demand forecasts provided by the IIRs in the past 10 years as set out in paragraph 4.8 above provide a useful reference for considering the reasonableness of the Small House demand forecast figures, there is no practical means available for determining the genuine need for Small House development at the planning stage.

4.9.3 Land available for Small House development

According to the Planning Department (PlanD)'s latest estimation, about 1.83 ha of land (73 Small Houses) within the current "V" zone is available for Small House development. A summary table of Small House demand and land available for Small House development in So Lo Pun Village is as follows:

Latest Small House Demand Figure (as at December 2019) (A)+(B)=229		“V” zone Area	Available land to meet Small House demand	Land required to meet the outstanding applications (A) (ha)	Land required to meet Small House Demand ((A) + (B)) (ha)	% of the outstanding applications (A) met by available land	% of the Small House Demand ((A) + (B)) met by available land
Outstanding Small House Applications (A)	10-Year Small House Demand Forecast (B)						
0	229	2.48 ha	1.83 ha (73 houses)	0	5.73	N/A*	32%

*There is no outstanding Small House application in So Lo Pun

4.9.4 Other relevant information

- (a) So Lo Pun has been largely un-inhabited and its population has remained nil for years. Most of the village houses have become ruins; and
- (b) So Lo Pun is not accessible by vehicular access and not supplied with sewerage and drainage systems. It is served by an existing water mains along the north-eastern boundary of the Area but there is no plan for upgrading the water supply system. There is no strong infrastructural basis to support significant development in the Area.

5. Recommendation

- 5.1 As shown in the above review, there has been no application for Small House development submitted by the villagers of So Lo Pun in the past years since 2010 and there is currently no outstanding Small House application being processed by LandsD. Furthermore, the Small House demand forecast provided by the IIRs is subject to changes over time and could not be easily verified to establish the genuine need for Small House development. There is also no strong infrastructural basis to support significant development in the Area. To further enhance the balance between conservation and development needs in the Area, it is considered that the extent of “V” zone could be suitably adjusted.

Areas (with a total area of about 1.11 ha) Proposed to be Retained as “V” (Plan 1)

- 5.2 The area proposed to be retained as “V” is drawn up having regard to the principles for designating “V” zone as generally set out in paragraphs 4.3 and 4.4 above, notably:
- (a) the conservation-oriented approach in drawing up land use proposals;
 - (b) determining suitable areas for Small House development taking account of a host of planning factors including but not limited to local topography, settlement pattern, outstanding Small House applications, Small House

demand forecast, availability of road access and infrastructure, areas of ecological and landscape importance as well as site specific characteristics; and

- (c) the incremental approach to confine the “V” zone to the existing village settlements and the adjoining suitable land.

- 5.3 Based on the above principles and taking account of the updated/additional information set out in paragraphs 4.6 - 4.9 above, it is proposed that the “V” zone should be confined to the areas covered by the existing village clusters as generally delineated by the built village houses, ruins of previous houses, lots with building entitlement, and adjoining topographic features such as footpaths, building footprints, paddy field boundaries and contour lines. Areas with potential for community use by villagers should also be included.
- 5.4 As shown on **Plan 1**, the retained “V” zone will comprise three parcels of land with a total area of 1.11 ha. It covers mainly the existing village clusters (about 0.98 ha) as delineated above and also a small piece of flat land (about 0.13 ha) with a shrine and tree groups, which has a potential for community use by villagers. There will be about 0.75 ha of land available for Small House development, which could meet about 13% of the latest forecast of 10-year Small House demand (i.e. 229 in 2020). A comparison between the current “V” zone and the proposed amendment is as follows.

	“V” zone (ha)	Land available for Small House development within “V” zone	Percentage of the outstanding applications met by available land	Percentage of the forecast demand (229 houses) met by available land
Current	2.48 ha	1.83 ha (73 houses)	N/A*	32%
Proposed	1.11 ha	0.75 ha (29 houses)	N/A*	13%

*There is no outstanding Small House application in So Lo Pun

Two Areas (with a total area of about 1.37 ha) Proposed to be Rezoned to “AGR” (Plans 2 and 4)

- 5.5 Two areas, one at the north-eastern (with an area of 0.22 ha) and the other along the southern part (with an area of 1.15 ha) of the current “V” zone are proposed to be rezoned. As advised by Director of Agriculture, Fisheries and Conservation (DAFC), these areas comprise mainly abandoned agricultural fields currently dominated with herbaceous plants, shrubs and young trees. They are relatively less well-wooded comparing to the “GB” zone to the north and are also relatively less ecologically sensitive comparing to the “CA” zone to the south, in which there are freshwater marsh and an Ecologically Important Stream. Furthermore, the areas are available with agricultural infrastructures such as footpath and water source, and possess a potential for agricultural rehabilitation.
- 5.6 Having regard to their ecological value, which is not so high as the “GB” and “CA” zone, and their potential for agricultural rehabilitation, these two areas are considered appropriate to be rezoned as “AGR”. Under this proposal, the two areas will be merged with the existing “AGR” zone, which was designated by the

Board after hearing the further representations on the draft So Lo Pun OZP on 21.11.2014 with a view to addressing the villagers' aspiration to resume agricultural activities in So Lo Pun, to further encourage agricultural rehabilitation in the Area. Moreover, it will lead to the formation of a continuous agricultural belt between the retained "V" zone to the north and the existing "CA" zone to the south, serving the function as a buffer between village development and areas of high conservation value in So Lo Pun.

- 5.7 The proposed rezoning of the two areas to "AGR" will not necessitate any amendments to the Notes for the "AGR" zone. Under the current Notes for the "AGR" zone, agricultural use is always permitted but development of Small Houses will require planning permission from the Board, which would be considered by the Board on individual merits. Furthermore, diversion of streams or filling of land/pond within the "AGR" zone will require planning permission to avoid adverse impacts on the natural environment and the ecological value of the adjacent area.
- 5.8 The proposal is supported by DAFC as it will benefit the conservation of natural and traditional value, and is in line with their guiding principles to adopt a flexible approach in supporting and promoting sustainable development through improving the livelihood of the rural community.
- 5.9 The Chief Town Planner/Urban Design and Landscape (CTP/UD&L), PlanD advises that the proposal to rezone part of the "V" zone to "AGR" could encourage retention of existing farmland as buffer between the "V" zone and the "CA" zone. In view of this, she has no objection to the proposal from landscape planning perspective.
- 5.10 A comparison of the existing and proposed "V" zone is shown on **Plan 3**.
- 5.11 A table comparing the concerned zones between the current So Lo Pun OZP and the proposed amendments is shown below:

Zoning	Current (Draft OZP No. S/NE-SLP/1 incorporating amendments shown on Plan No. R/S/NE-SLP/1-A2) (ha)	Proposed (Draft OZP No. S/NE-SLP/2A) (ha)	Changes (ha)
"V"	2.48	1.11	-1.37
"AGR"	0.65	2.02	+1.37

6. Proposed Amendments to OZP

6.1 *Amendment to Matters Shown on the Plan*

Amendment Item A (about 1.37 ha) (Plan 3)

Rezoning two pieces of land at the north-eastern and southern parts of "V" zone to "AGR"

6.2 *Amendment to the Notes of the OZP*

- 6.2.1 No amendments to the Notes of the OZP are necessary for the Amendment Item A above.

Technical Amendments

- 6.2.2 Opportunity will be taken to delete 'Market' from Column 2 use in the "V" zone, which is in accordance with the amendments to the Master Schedule of Notes endorsed by the Board on 28.12.2018 to subsume 'Market' use under 'Shop and Services' use.
- 6.2.3 The proposed amendment to the Notes of the OZP is at **Annex B2** (with additions in ***bold and italic*** and deletions in 'cross-out') for Members' consideration.

7. **Revisions to the Explanatory Statement of the OZP**

The ES of the OZP is proposed to be revised to take into account the proposed amendments as mentioned in the above paragraphs. Opportunity has been taken to update the general information for various land use zones to reflect the latest status and planning circumstances. The proposed amendments to the ES of the OZP (with additions in ***bold and italic*** and deletions in 'cross-out') are at **Annex B3** for Members' consideration.

8. **Plan Number**

Upon exhibition for public inspection, the Plan will be renumbered as S/NE-SLP/3.

9. **Consultation**

Departmental Consultation

- 9.1 The findings of the review and the proposed amendments to the draft So Lo Pun OZP have been circulated to relevant government bureaux and departments for comment.
- 9.2 District Officer (North), Home Affairs Department (DO(N), HAD) anticipates that the rural community is likely to have concerns of the proposal to amend the "V" zone.
- 9.3 The comments of DAFC and CTP/UD&L of PlanD have been incorporated in paragraphs 5.5 to 5.9 above. The following bureaux/departments have no objection or adverse comments:
- (a) District Lands Officer/North, Lands Department;
 - (b) Director of Environmental Protection;
 - (c) Commissioner for Transport;

- (d) Chief Engineer/Mainland North, Drainage Services Department;
- (e) Chief Engineer/Sewerage Projects, Drainage Services Department;
- (f) Chief Engineer/Construction, Water Supplies Department;
- (g) Director of Fire Services;
- (h) Project Manager (North), North Development Office, Civil Engineering and Development Department;
- (i) Chief Highway Engineer/New Territories East, Highways Department;
- (j) Head of Geotechnical Engineering Office, Civil Engineering and Development Department;
- (k) Director of Electrical and Mechanical Services;
- (l) Director of Marine;
- (m) Director of Leisure and Cultural Services;
- (n) Director of Housing;
- (o) Chief Building Surveyor/New Territories West, Buildings Department;
- (p) Commissioner of Police;
- (q) Director of Food and Environmental Hygiene;
- (r) Executive Secretary (Antiquities and Monuments), Antiquities and Monuments Office, Development Bureau;
- (s) Government Property Administrator, Government Property Agency;
- (t) Secretary for Education;
- (u) Commissioner for Tourism;
- (v) Director-General of Communications; and
- (w) Chief Town Planner/Studies and Research, PlanD.

Consultation with North District Council, Sha Tau Kok District Rural Committee and Public Consultation

- 9.4 The proposed amendments to the OZP are mainly a follow-up consequential to the CFI's rulings on the subject JR in respect of the draft So Lo Pun OZP. Subject to agreement of the proposed amendments by the Board for gazetting under section 7 of the Ordinance, the North District Council and Sha Tau Kok District Rural Committee will be consulted during the 2-month statutory plan exhibition period. Members of the public can submit representations on the OZP to the Board during the same statutory plan exhibition period.

10. Responses to Previous Representations, Comments and Further Representations Relating to the Genuine Need Issue

All the previous representations, comments and further representations submitted to the Board in respect of the draft So Lo Pun OZP No. S/NE-SLP/1 raised views and queries related to the designation of "V" zone. Should the Board agree to the recommendations of the review as set out in paragraph 5 above and the proposed amendments to the OZP as detailed in paragraph 6 above, all the representers, commenters and further representers will be informed accordingly. They may submit representations on the amendments to the OZP or comments on representations for the Board's consideration under sections 6 and 6A of the Ordinance respectively.

11. **Decision Sought**

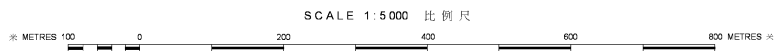
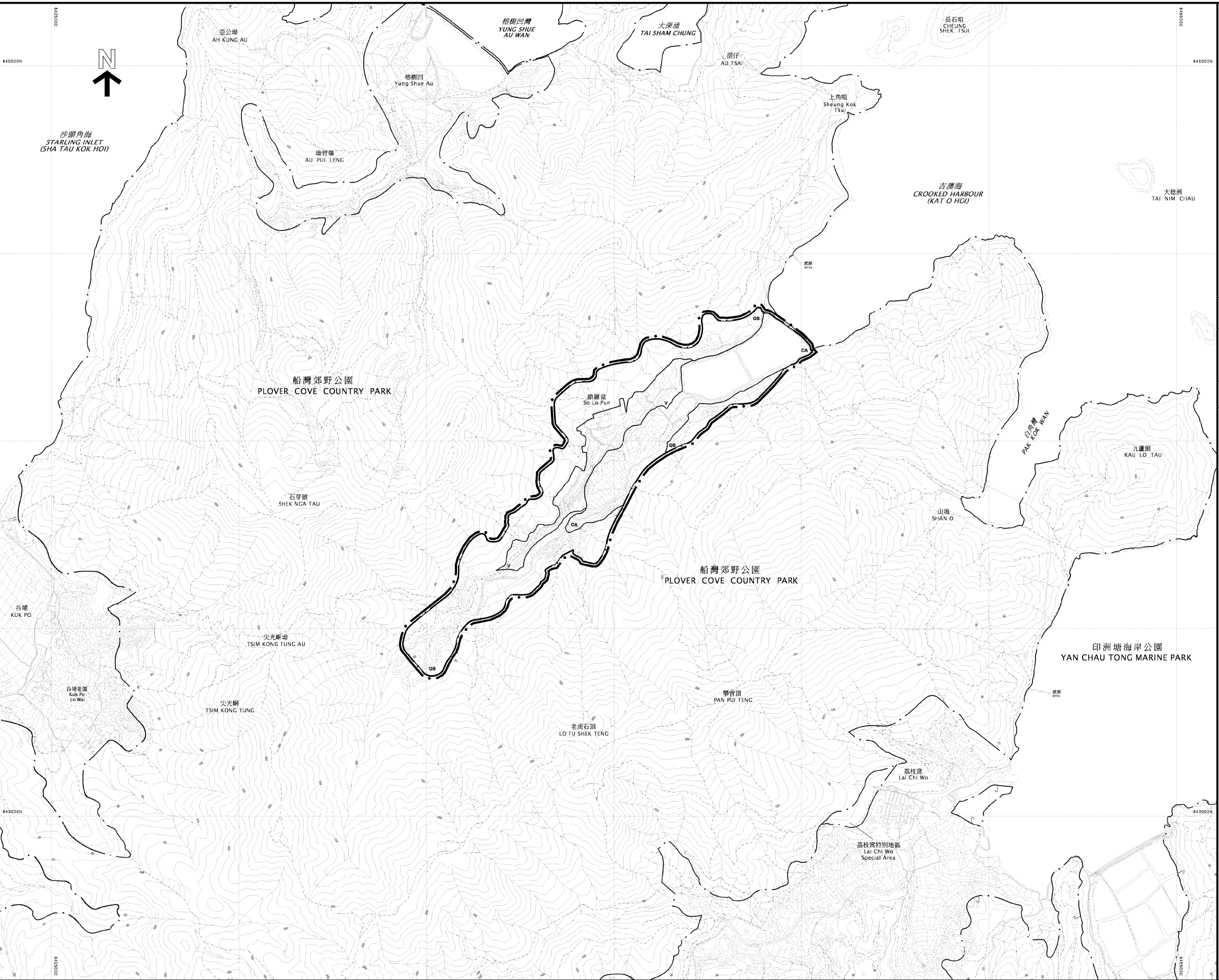
Members are invited to:

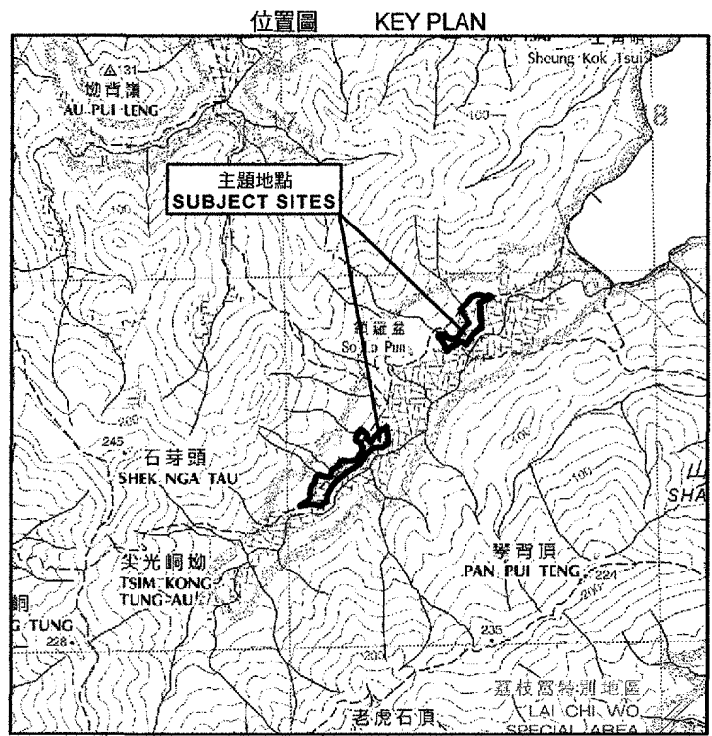
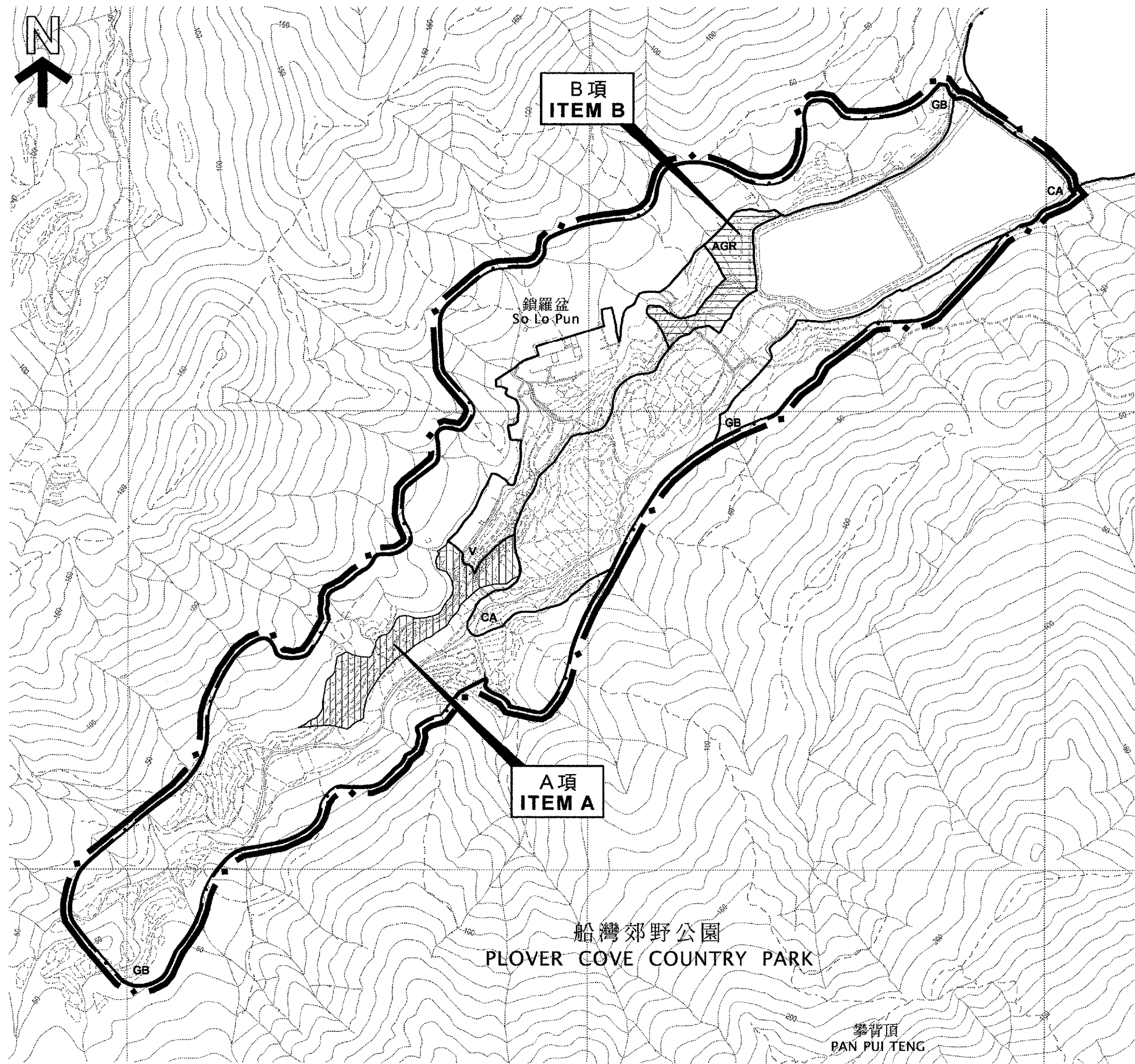
- (a) consider the findings and recommendations of the review as detailed in paragraphs 4 and 5 above;
- (b) agree to the proposed amendments to the draft So Lo Pun OZP as detailed in paragraph 6 above and that the draft So Lo Pun OZP No. S/NE-SLP/2A at **Annex B1** (to be renumbered as S/NE-SLP/3 upon exhibition) and its Notes at **Annex B2** are suitable for exhibition under section 7 of the Ordinance;
- (c) adopt the revised ES at **Annex B3** for the draft So Lo Pun OZP No. S/NE-SLP/2A as an expression of the planning intentions and objectives of the Board for the various land use zonings of the OZP, and agree that the revised ES should be published together with the draft OZP; and
- (d) agree to inform all the representers, commenters and further representers in respect of the draft So Lo Pun OZP No. S/NE-SLP/1 on the amendments to the draft OZP, and that they may submit representations on the amendments to the OZP or comments on representations for the Board's consideration under sections 6 and 6A of the Ordinance respectively.

12. **Attachments**

Annex A1	Draft So Lo Pun OZP No. S/NE-SLP/1 (reduced to A3 size)
Annex A2	Amendment Plan No. R/S/NE-SLP/1-A2
Annex B1	Draft So Lo Pun OZP No. S/NE-SLP/2A
Annex B2	Revised Notes for the draft So Lo Pun OZP No. S/NE-SLP/2A
Annex B3	Revised Explanatory Statement for the draft So Lo Pun OZP No. S/NE-SLP/2A
Annex C	The proforma of 10-year Small House demand forecast for So Lo Pun submitted by the IIRs
Plan 1	The Land Proposed to be Retained as "Village Type Development" Zone
Plan 2	The Land Proposed to be Excised from "Village Type Development" Zone
Plan 3	Comparison of Existing and Proposed Zoning on the OZP
Plan 4	Aerial Photo

PLANNING DEPARTMENT
MARCH 2020





SCALE 1 : 20 000 比例尺

草圖編號 S/NE-SLP/1 的修訂
AMENDMENTS TO DRAFT PLAN No. S/NE-SLP/1

根據城市規劃條例第6F(8)條作出的修訂
AMENDMENTS 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「綠化地帶」
REZONING FROM "VILLAGE TYPE DEVELOPMENT" TO "GREEN BELT"
- B 項 ITEM B
- 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/NE-SLP/1 作出的修訂
AMENDMENTS TO DRAFT PLAN No. S/NE-SLP/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

鎖羅盆分區計劃大綱草圖編號 S/NE-SLP/1 的修訂
AMENDMENTS TO DRAFT SO LO PUN
OUTLINE ZONING PLAN No. S/NE-SLP/1

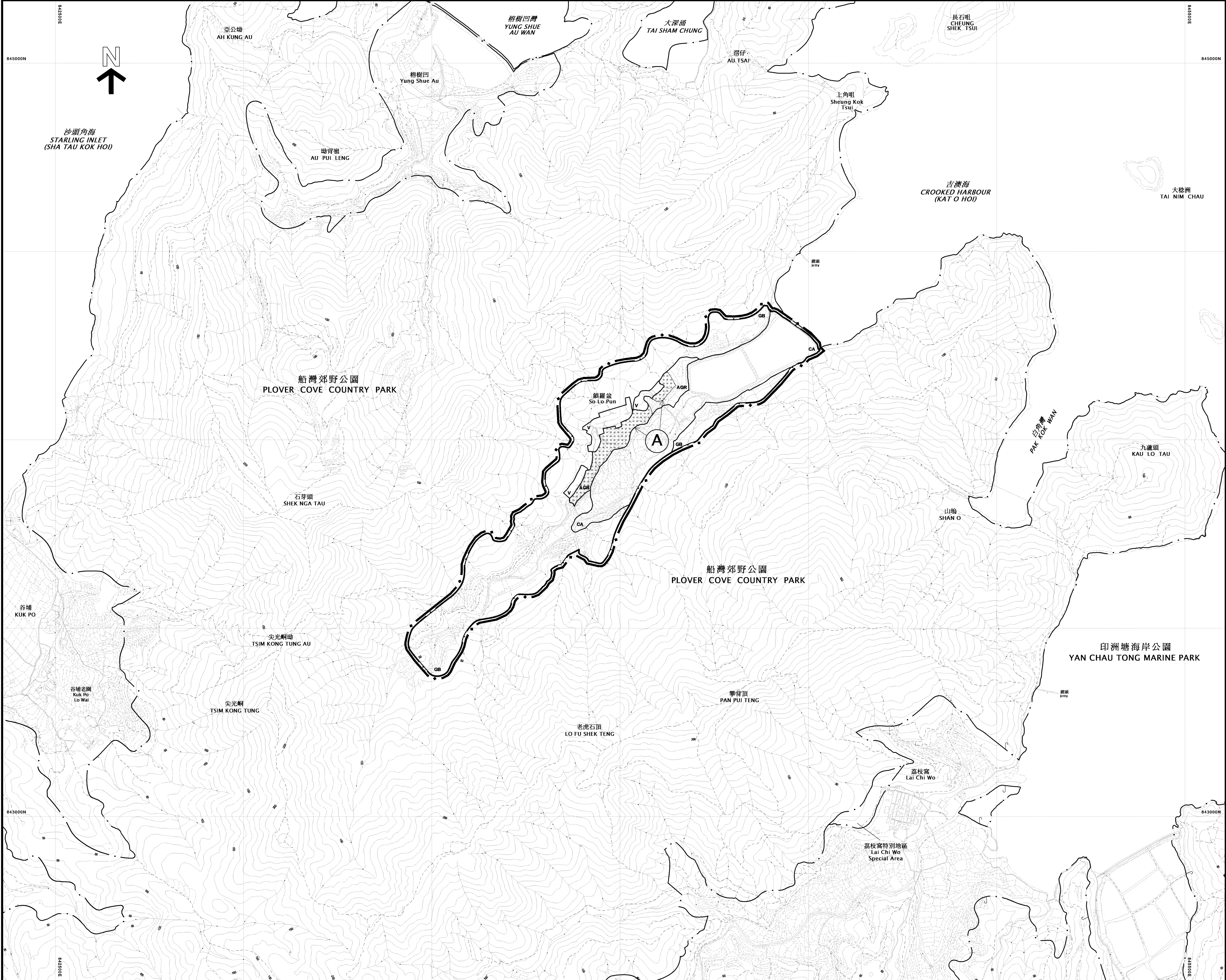
SCALE 1 : 5 000 比例尺

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
PLAN No. R/S/NE-SLP/1 - A2



圖例
NOTATION

ZONES		地帶
VILLAGE TYPE DEVELOPMENT	V	鄉村式發展
AGRICULTURE	AGR	農業
GREEN BELT	GB	綠化地帶
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	1.11	4.01	鄉村式發展
AGRICULTURE	2.02	7.30	農業
GREEN BELT	16.50	59.61	綠化地帶
CONSERVATION AREA	8.05	29.08	自然保育區
TOTAL PLANNING SCHEME AREA	27.68	100.00	規劃範圍總面積

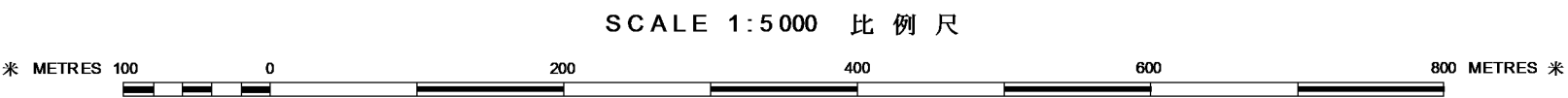
夾附的《註釋》屬這份圖則的一部分，
現經修訂並按照城市規劃條例第 7 條展示。
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN
AND HAVE BEEN AMENDED FOR EXHIBITION UNDER
SECTION 7 OF THE TOWN PLANNING ORDINANCE

草圖編號 S / N E - S L P / 1 的修訂
AMENDMENT TO DRAFT PLAN No. S/NE-SLP/1

AMENDMENT 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

(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鎖羅盆分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
SO LO PUN - OUTLINE ZONING PLAN



圖則編號
PLAN No. S/NE-SLP/2A

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



APPROVED DRAFT SO LO PUN OUTLINE ZONING PLAN NO. S/NE-SLP/2A

(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) Alignment of roads and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.
- (8) The following uses or developments are always permitted on land falling within the boundaries of the Plan except (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) In any area shown as 'Road', all uses or developments except those specified in paragraphs (8)(a) to (8)(d) and (8)(g) above and those specified below require permission from the Town Planning Board:

road and on-street vehicle park.

- (11) (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 (11)(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.

- (12) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.

- (13) 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 SO LO PUN OUTLINE ZONING PLAN NO.
S/NE-SLP/2A

Schedule of Uses

	<u>Page</u>
VILLAGE TYPE DEVELOPMENT	1
AGRICULTURE	3
GREEN BELT	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 Flat Government Refuse Collection Point Government Use (not elsewhere specified) # Hotel (Holiday House only) House (not elsewhere specified) Institutional Use (not elsewhere specified) # 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) 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, community and recreational 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.

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	Animal Boarding Establishment
Government Use (Police Reporting Centre only)	Barbecue Spot
On-Farm Domestic Structure	Field Study/Education/Visitor Centre
Public Convenience	Government Refuse Collection Point
Religious Institution (Ancestral Hall only)	Government Use (not elsewhere specified)
Rural Committee/Village Office	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.

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.

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

(Please see next page)

GREEN BELT (Cont'd)

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.

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.

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.

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* SO LO PUN OUTLINE ZONING PLAN NO. S/NE-SLP/2A

EXPLANATORY STATEMENT

APPROVED DRAFT SO LO PUN OUTLINE ZONING PLAN NO. S/NE-SLP/2A

EXPLANATORY STATEMENT

<u>CONTENTS</u>	<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	23
5. THE PLANNING SCHEME AREA	3
6. POPULATION	34
7. OPPORTUNITIES AND CONSTRAINTS	34
8. GENERAL PLANNING INTENTION	56
9. LAND-USE ZONINGS	
9.1 Village Type Development	6
9.2 Agriculture	7
9.3 Green Belt	78
9.4 Conservation Area	8
10. COMMUNICATIONS	9
11. UTILITY SERVICES	9
12. IMPLEMENTATION	910
13. PLANNING CONTROL	10

APPROVED DRAFT SO LO PUN OUTLINE ZONING PLAN NO. S/NE-SLP/2A

(Being an ~~Approved~~ **Draft** Plan for the Purposes of the Town Planning Ordinance)

EXPLANATORY STATEMENT

Note : For the purposes of the Town Planning Ordinance, this statement shall not be deemed to constitute a part of the Plan.

1. INTRODUCTION

This Explanatory Statement is intended to assist an understanding of the ~~approved~~ **draft** So Lo Pun Outline Zoning Plan (OZP) No. S/NE-SLP/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 (**CE**), the Secretary for Development directed the Board, under section 3(1)(b) of the Town Planning Ordinance (the Ordinance), to prepare a Development Permission Area (DPA) Plan for the So Lo Pun area.
- 2.2 On 30 September 2010, the draft So Lo Pun DPA Plan No. DPA/NE-SLP/1 was exhibited for public inspection under section 5 of the Ordinance. During the plan exhibition period, a total of 14 representations and 5 comments were received. After giving consideration to the representations and comments on 8 April 2011, the Board decided not to meet the representations and not to propose any amendment to the draft DPA Plan.
- 2.3 On 8 November 2011, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft So Lo Pun DPA Plan, which was subsequently renumbered as DPA/NE-SLP/2. On 18 November 2011, the approved So Lo Pun DPA Plan No. DPA/NE-SLP/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 So Lo Pun area.
- 2.5 On 27 September 2013, the draft So Lo Pun OZP No. S/NE-SLP/1 was exhibited for public inspection under section 5 of the Ordinance. During the two-month exhibition period, a total of 10,748 valid representations were received. On 24 January 2014, the representations were published for public comment and in the first three weeks of the publication period, 3,673 valid comments were received. After giving consideration to the representations and comments from April to June 2014, the Board, on 4 June 2014, decided

to partially uphold 9,863 representations by rezoning the two pieces of land at the north-eastern end and south-western end of the “Village Type Development” (“V”) zone to “Green Belt” (“GB”). On 25 July 2014, the proposed amendment to the draft OZP was published under section 6C(2) of the Ordinance. 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 amendment to the draft OZP, a total of 21 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 to partially uphold 11 further representations and to vary the proposed amendment by rezoning the land at the north-eastern end of the “V” zone to “Agriculture” (“AGR”) and to confirm the remaining part of the proposed amendment by rezoning the land at the south-western end of the “V” zone to “GB” *as shown on Plan No. R/S/NE-SLP/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 So Lo Pun 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 So Lo Pun OZP, which was subsequently renumbered as S/NE-SLP/2. On 13 February 2015, the approved So Lo Pun OZP No. S/NE-SLP/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 So Lo Pun 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 So Lo Pun OZP No. S/NE-SLP/1, incorporating the amendments as shown on Plan No. R/S/NE-SLP/1-A2, was then the statutory plan covering So Lo Pun area.***
- 2.8 ***On XX.XX.2020, the draft So Lo Pun OZP No. S/NE-SLP/3 (the Plan) incorporating the amendments mainly to rezone an area at the north-east and south of the “V” zone to “AGR”, 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 So Lo Pun so that development and redevelopment within the area of So Lo Pun 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 road alignments and 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) covers a total area of about 27.68 hectares. It is encircled by the Plover Cove Country Park on three sides and fronts the scenic coastline of ***Crooked Harbour*** (Kat O Hoi) to the north-east.
- 5.2 So Lo Pun Village is the only recognized village in the Area which is currently largely uninhabited. Village developments are mainly concentrated on the lower hillslopes in the northern part of the Area. Most of the village houses have become ruins, ~~except a few one to two storey houses which are in dilapidated condition and left vacant.~~
- 5.3 The southern, western and northern parts of the Area are mainly covered by woodland and shrubland. The wooded areas along the hillside form a continuous stretch of well-established vegetation with those located at the adjacent Plover Cove Country Park and complement the overall natural environment and landscape beauty of the surrounding Plover Cove Country Park. Fallow agricultural land in lower slopes and at lowland is mainly covered with grass and shrubs. Some freshwater marshes are evolved from abandoned wet agricultural fields at the flat land in the central part of the Area which are currently covered by wet vegetation and shrubs. Estuarine mangrove/mudflat habitat are found on the seaward side of the Area along the coastline of ***Crooked Harbour*** (Kat O Hoi). A pond fringed by reeds are found to the south-east of the estuarine mangrove. A natural stream flows across the Area in the south-west to north-east direction, the downstream part of which is identified by the Agriculture, Fisheries and Conservation Department (AFCD) as an Ecologically Important Stream (EIS).

6. POPULATION

According to ~~Based on~~ the 2014 ~~By-Census~~, there is no population in the Area ~~the population of the Area was estimated by the Planning Department as nil~~. It is expected that the total planned population of the Area would be about ~~460~~180 persons, ~~mainly attributed to the village expansion~~.

7. OPPORTUNITIES AND CONSTRAINTS

7.1 Opportunities

7.1.1 Conservation and Natural Landscape

The Area not only offers a unique geographical setting but also is an integral part of the landscaped terrain, and comprises a diversity of woodland, hillsides shrubland, abandoned agricultural land, stream, freshwater marsh, mangrove and an EIS which supports some rare and uncommon flora and fauna. With its high quality landscape and great variety of natural habitats, the Area is worthy of conservation.

7.1.2 Tourism Potential

The Area is not considered as a popular hiking trail as compared to the adjacent Lai Chi Wo and Sam A Tsuen. It could be either accessible by boats via ~~a jetty at Crooked Harbour (Kat O Hoi)~~ ~~Sha Tau Kok pier~~ or hiking trails from Kuk Po, Fung Hang or Wu Kau Tang connecting to Bride's Pool Road. Visitors' facilities ~~including one~~ (e.g. information board and ~~three~~ waymarkers) were installed in the Area.

7.2 Constraints

7.2.1 Transportation (Road Access)

No proper vehicular access is available except the footpaths and hiking trails mainly in lower slopes and flatlands connecting to Kuk Po, Fung Hang, Wu Kau Tang and Lai Chi Wo. The Area can be accessed by boat through a jetty at **Crooked Harbour** (Kat O Hoi).

7.2.2 Geotechnical Constraint

Land to the north, west and south of the Area are bounded by steep natural hillslopes, and may be affected by potential natural terrain landslide hazards. For new development in these areas, natural terrain hazard study would be required and suitable mitigation measures should be provided, if necessary, as part of the development or re-development.

7.2.3 Ecological Significance

The Area forms an integral part of the natural system of the natural woodlands in the adjoining Plover Cove Country Park with a wide spectrum of natural habitats including watercourses (i.e. the So Lo Pun

EIS and associated stream courses), estuarine mangrove/mudflat, seagrass bed, ~~reed pond~~ **reed bed**, woodland, hillside shrubland and fallow agricultural land. According to AFCD, the wetland system in So Lo Pun including the intertidal habitats with mangrove and seagrass bed, ~~reed pond~~ **reed bed**, a natural stream identified as EIS and the freshwater marsh are of ecological importance. A relatively high diversity of fish and a number of species of conservation interest including water fern *Ceratopteris thalictroides* (水蕨), seagrass *Zostera japonica* (矮大葉藻) ~~and a bat species *Tylonycteris robustula* (褐扁顛蝠)~~, as well as the uncommon dragonfly *Orthetrum poecilops poecilops* (班灰蜻) and a fish species *Oryzias curvinotus* (弓背青鱗) have been recorded in the wetland complex. According to the available information, the So Lo Pun EIS and its adjoining freshwater marsh is one of the remaining habitats in Hong Kong that support a healthy and natural population of *Oryzias curvinotus* (弓背青鱗). In addition, **a bat species *Tylonycteris robustula* (褐扁顛蝠) has been recorded near the wooded area along the hillside.** ~~the water fern *Ceratopteris thalictroides* (水蕨), which is a protected plant in China, has been recorded throughout the marsh.~~ Development that may adversely affect the rural character and the ecologically sensitive areas will not be recommended.

7.2.4 Landscape Character

The Area is situated in an enclosed, remote, tranquil, harmonious and pleasant rural landscape character area of rich landscape resources, including scrub and woodland, wide stream, pond, wetland, marshes, coastal features, abandoned field and abandoned village. The Area has high landscape value, and no large-scale development should be introduced in order to minimize encroachment onto the sensitive environment and to protect and enhance ecological conservation.

7.2.5 Burial Grounds

A large piece of burial grounds is found at the eastern part of the Area near ***Crooked Harbour*** (Kat O Hoi) and is not suitable for any development.

7.2.6 Sewerage

There is no existing public sewer nor any committed/planned sewerage project planned for the Area. At present, on-site discharge system such as septic tanks and soakaway pits are generally used in traditional villages. They would only satisfy the requirements of individual lots. Any increase in population or number of visitors to the Area or further recreation/residential developments will require additional facilities.

7.2.7 Infrastructure and Utility Services

There is an existing water mains along the north-eastern boundary of the Area and electricity supply is available in the Area. However, ~~There is~~ no electricity, drainage systems, and potable water supply

in the Area. *There is no* ~~not~~ committed/ ~~planned~~ *proposed projects for provision of drainage facilities or upgrading the* ~~and~~ *water supply project* ~~system~~ *planned* for the Area.

8. GENERAL PLANNING INTENTION

- 8.1 The Area forms an integral part of the natural system of the natural woodlands in the adjoining Plover Cove Country Park with a wide spectrum of natural habitats including, inter alia, woodland, hillside shrubland, mangrove, ~~reed pond~~ *reed bed*, freshwater marshes and an EIS, which support some rare/uncommon flora and fauna of the Area and should be preserved and protected. The general planning intention of the Area is to protect its high conservation and landscape value which complements the overall naturalness and the landscape beauty of the surrounding Plover Cove Country Park.
- 8.2 Apart from the environmental and ecological considerations, development in the Area is constrained by limited transport and infrastructural provisions. It is also intended to consolidate village so as to avoid undesirable disturbances to the natural environment and overtaxing the limited infrastructure in the Area.

9. LAND-USE ZONINGS

- 9.1 “Village Type Development” (“V”) : Total Area ~~2.48~~ *1.11* ha

- 9.1.1 The planning intention of this zone is to designate both existing recognized village and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board.
- 9.1.2 The boundaries of the “V” zones are drawn up ~~having regard to~~ *taking account a host of planning factors including but not limited to* the village ‘environs’, *local topography, settlement pattern*, the number of outstanding Small House applications, Small House demand forecast, ~~local topography and site constraints~~ *availability of road access and infrastructure, areas of ecological and landscape importance as well as site specific characteristics*. Areas of difficult terrain, dense vegetation, stream courses and burial grounds have been avoided as far as possible. So Lo Pun Village is a recognized village and the only village in the Area.

- 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 (8.23 m) 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. Application for minor relaxation of these restrictions would be considered by the Board based on individual merits, taking into account site constraints, innovative architectural design and planning merits that would enhance the amenity of the locality.
- 9.1.4 Some areas zoned “V” are adjacent to steep natural terrain and may be affected by natural terrain hazards. For future development in these areas, the developer(s) may be required to carry out natural terrain hazard study and provide suitable hazard mitigation measures, if found necessary, as part of the development.
- 9.1.5 In accordance with the Environmental, Transport and Works Bureau’s Technical Circular (Works) No. 5/2005, under the current administrative practice, 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 the AFCD and relevant authorities and incorporate relevant comments/advice as conditions of approval wherever possible. Accordingly, Lands Department, when processing Small House grant and applications in close proximity to existing stream courses, should consult concerned departments including AFCD and Planning Department to ensure that all relevant departments would have adequate opportunity to review and comment on the applications.
- 9.1.6 There is neither existing nor proposed public sewer in the Area. For Small House development, the design and construction of the septic tank and soakaway systems need to comply with relevant standards and regulations, such as *Environmental Protection Department’s* Practice Note for Professional Persons (ProPECC PN) 5/93 – “Drainage Plans subject to Comment by the Environmental Protection Department”, for the protection of the water quality of the Area.
- 9.1.7 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.

9.2 “Agriculture” (“AGR”) : Total Area 0.65 2.02ha

- 9.2.1 The planning intention of this zone is primarily to retain and safeguard good quality agricultural land, farm and 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.

9.2.2 Fallow agricultural land to the north-east ***and south*** of the existing village clusters is designated as “AGR” to allow for cultivation and other agricultural uses.

9.2.3 As diversion of streams or filling of land/pond may cause adverse impacts on the natural environment and the ecological value of the adjacent area, 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.

9.3 “Green Belt” (“GB”) : Total Area 16.50 ha

9.3.1 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.

9.3.2 The sites zoned “GB” include the vegetated hillslopes which form a continuous stretch of well-established vegetation of the natural woodlands in the adjoining Plover Cove Country Park. These “GB” zones are generally covered by natural vegetation, woodland, hillside shrubland and grassland, fallow agricultural land and small natural streams and provide a buffer between the development and conservation areas or Country Park area.

9.3.3 There is a traditional burial ground at the eastern part of the hillslopes within this zone. It has been in existence for many years, which are considered as an existing use and intended for burial places of deceased indigenous villagers in the Area. To respect the local ritual and tradition, burial activities within this zone are generally tolerated.

9.3.4 There is a general presumption against development within this zone. Development in this zone will be strictly controlled. Development proposals will be considered by the Board on individual merits taking into account the relevant Town Planning Board Guidelines.

9.3.5 As diversion of streams, filling of land/pond or excavation of land 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.

9.4 “Conservation Area” (“CA”) : Total Area 8.05 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 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.

- 9.4.2 The “CA” zoning covers the wetland system in So Lo Pun including the intertidal habitats with mangrove and seagrass bed, ~~reed pond~~ **reed bed**, a natural stream identified as EIS and the freshwater marsh which are of ecological importance. A relatively high diversity of fish and a number of species of conservation interest including water fern *Ceratopteris thalictroides* (水蕨), seagrass *Zostera japonica* (矮大葉藻) ~~and a bat species *Tylonycteris robustula* (褐扁顛蝠)~~, as well as the uncommon dragonfly *Orthetrum poecilops poecilops* (班灰蜻) and a fish species *Oryzias curvinotus* (弓背青鱗) have been recorded in the wetland complex. According to the available information, the So Lo Pun EIS and its adjoining freshwater marsh is one of the remaining habitats in Hong Kong that support a healthy and natural population of *Oryzias curvinotus* (弓背青鱗). ~~In addition, the water fern *Ceratopteris thalictroides* (水蕨), which is a protected plant in China, has been recorded throughout the marsh.~~ It is intended that with stringent planning control imposed under this zoning, the rich ecological ~~and biological~~ features in the area can be protected and preserved.
- 9.4.3 New residential development is not permitted under this zone. Redevelopment of existing houses may be permitted on application to the Board. The redevelopment of existing houses shall not 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 of the DPA Plan.
- 9.4.4 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

Road/Transport Network

There is no existing road network serving the Area. It is accessible by walking trails leading to Lai Chi Wo and Yung Shue Au. An existing ~~jetty~~**pier** is also found at the north of the site. There is no planned road network in the Area.

11. UTILITY SERVICES

- 11.1 There ~~is an existing water mains along the north-eastern boundary of the Area.~~ **However there** are currently no ~~electricity~~, sewerage and drainage systems, ~~and potable water supply~~ in the Area. There is no committed/proposed

projects for provision of sewerage or drainage projects facilities or upgrading the water supply system planned for the Area.

- 11.2 According to China Light Power (CLP), ~~CLP would install~~ electricity supply facilities at the Area by means of overhead lines, underground cables and pole mount transformers *have been installed*.
- 11.3 According to the Study on the Enhancement of the Sha Tau Kok Rural Township and Surrounding Areas – Feasibility Study, a mobile toilet is proposed to be built at the north-east part of the Area which would be replaced by permanent one in the long term ~~if water supply will be available and also~~ subject to resource availability. Information boards would also be installed near the pier in close proximity 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 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 the public and private sectors.
- 12.3 Notwithstanding the above, minor improvement works, e.g. access improvement and laying of utility services will be implemented through the Public Works Programme and the Rural Public Works 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 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

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 land included in this Plan on or after the date of the first publication in the Gazette of the Notice of the draft DPA Plan may be subject to enforcement proceedings under the Ordinance. Any diversion of streams, filling of land/pond and excavation of land in the relevant zones on or after the date of the first publication in the Gazette of the Notice of the draft DPA Plan without permission from the Board may also be subject to enforcement proceedings. Moreover, there is a presumption against filling of ponds for temporary land uses/developments in conservation-related zonings, such as "CA".

TOWN PLANNING BOARD
MARCH 2020

The proforma of 10-year Small House demand forecast for So Lo Pun submitted by
the IIR in 2010, 2011, 2013 to 2015, 2017, 2019 and 2020

2010-2019 Small House Demand Forecast

本人/我們是北區 沙頭角 鄉 銀髮區 村/圍
的原居民代表，為使政府有關部門掌握在未來十年內合資格的男
性原居村民申請興建小型屋宇的需求，現根據本村的情況向貴處
提供下列數字：

33
(13)

甲部 - 本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	80
(b)	在海外的男性原居村民的人數	150
	總數(即(a) + (b))	230

乙部 - 未來十年內本村的小型屋宇需求

(c)	現時(即截至 2009 年 12 月 31 日)十八歲或以上但未申請興建小型屋宇的合資格男性原居村民的人數	180
(d)	在未來十年內，即由 2010 年 1 月 1 日至 2019 年 12 月 31 日將會年滿十八歲(即現時八至十七歲)的男性原居村民的人數	50
	未來十年需求(即(c)+(d))	230

姓名

簽署

姓名

簽署

姓名

簽署

姓名

簽署

日期

Received by LSC
on 1 FEB 2010

檔案：L/M (3) inDLONR176/NLP/79

15

致：北區地政專員

未來十年內的小型屋宇需求預算

本人/我們是北區 沙頭角 鄉 鎮羅盤村 村/圍的原居民代表，為使政府有關部門掌握在未來十年內合資格的男性原居民申請興建小型屋宇的需求，現根據本村的情況向貴處提供下列數字：

甲部 - 本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	90
(b)	在海外的男性原居村民的人數	180
	總數(即(a) + (b))	270

乙部 - 未來十年內本村的小型屋宇需求

(c)	現時(即截至 2010 年 12 月 31 日)十八歲或以上但未申請興建小型屋宇的合資格男性原居村民的人數	200
(d)	在未來十年內，即由 2011 年 1 月 1 日至 2020 年 12 月 31 日將會年滿十八歲(即現時八至十七歲)的男性原居村民的人數	70
	未來十年需求(即(c)+(d))	270

姓名

簽署

姓名

簽署

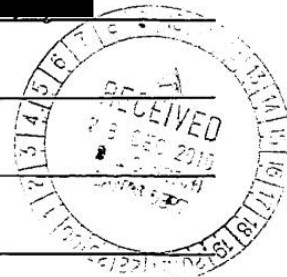
姓名

簽署

姓名

簽署

日期



檔案：L/M(3) in DLONR 176/NLP/79

致：北區地政專員

未來十年內的小型屋宇需求預算

本人/我們是北區 沙頭角 鄉 鎖羅盆 村/圍的原居民代表，為使政府有關部門掌握在未來十年內合資格的男性原居村民申請興建小型屋宇的需求，現根據本村的情況向貴處提供下列數字：

甲部 - 本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	69
(b)	在海外的男性原居村民的人數	201
	總數(即(a) + (b))	270

乙部 - 未來十年內本村的小型屋宇需求

(c)	現時(即截至 2012 年 12 月 31 日)十八歲或以上但未申請興建小型屋宇的合資格男性原居村民的人數	233
(d)	在未來十年內，即由 2013 年 1 月 1 日至 2022 年 12 月 31 日將會年滿十八歲(即現時八至十七歲)的男性原居村民的人數	37
	未來十年需求(即(c)+(d))	270



姓名

簽署

姓名

簽署

姓名

簽署

姓名

簽署

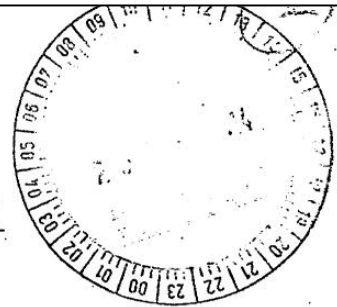
日期 2013 年 5 月 25 日

2014-2023 Small House Demand Forecast

檔案：L/M(3) in DLONR 176/NLP/79

致：北區地政專員

未來十年內的小型屋宇需求預算



本人/我們是北區 沙頭角 鄉 鎖鑼盆 村/圍的原居民代表，為使政府有關部門掌握在未來十年內合資格的男性原居村民申請興建小型屋宇的需求，現根據本村的情況向貴處提供下列數字：

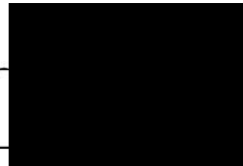
甲部 - 本村現時男性原居村民的總人數

(a)	在香港的男性原居村民的人數	68
(b)	在海外的男性原居村民的人數	202
	總數(即(a) + (b))	270

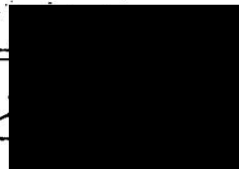
乙部 - 未來十年內本村的小型屋宇需求

(c)	現時(即截至 2013 年 12 月 31 日)十八歲或以上但未申請興建小型屋宇的合資格男性原居村民的人數	232
(d)	在未來十年內，即由 2014 年 1 月 1 日至 2023 年 12 月 31 日將會年滿十八歲(即現時八至十七歲)的男性原居村民的人數	37
	未來十年需求(即(c)+(d))	269

姓名



簽署



姓名

簽署

姓名

簽署

姓名

簽署

日期 26/2/2014

Received by LSC on 26 FEB 2014

致：北區地政專員

2015-2024 Small House Demand Forecast

未來十年內小型屋宇需求預算

本人/我們是北區 沙頭角 鄉 鎮屋盆 村/圍的原居民代表，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¹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²。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：	55	145
(B) 總人數當中已經行使其小型屋宇資格 ³ 的人數：	0	0
(C) 總人數當中未行使其小型屋宇資格的人數：	55	145
(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：	55 (i)	145 (ii)

乙部。未來十年內將會滿十八歲(即截至 2014 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	16
(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：	2 (iii)	16 (iv)

未來十年內小型屋宇需求預算 [(i)+(ii)+(iii)+(iv)]：218

姓名：

簽署：

姓名：

簽署：

姓名：

簽署：

姓名：

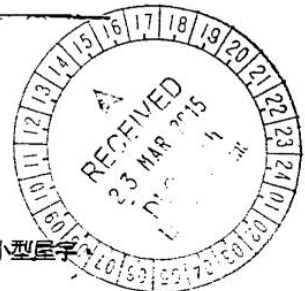
簽署：

日期：22-3-2015

¹ 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。

² 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。

³ 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 LSC on 24 MAR 2015

TOTAL P.02

致：北區地政專員

本人/我們是北區沙頭角鄉鎖羅盆村/圍的原居民代表，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¹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²。有關的資料如下：

	現居香港	僑居海外
(A) 總人數：	58	151
(B) 總人數當中已經行使其小型屋宇資格 ³ 的人數：	0	8
(C) 總人數當中未行使其小型屋宇資格的人數：	58	143
(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：	58 (i)	143 (ii)

	現居香港	僑居海外
(E) 總人數：	3	8
(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：	3 (iii)	8 (iv)

姓名：_____ 簽署：_____

姓名：_____ 簽署：_____

姓名：_____ 簽署：_____

姓名：_____ 簽署：_____

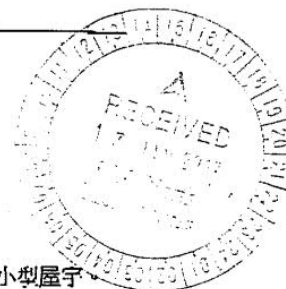
日期: 13/1/2017

Received by LSC
on 13 JAN 2017

¹ 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。

² 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。

³ 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。



2019-2028 Small House Demand Forecast

檔案：I/M(3) in DLON 176/NLP/79

致：北區地政專員

未來十年內小型屋宇需求預算

本人/我們是北區 沙頭角 鄉 鎖鑼盆 村/圍的原居民代表，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¹中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²。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：	50	171
(B) 總人數當中已經行使其小型屋宇資格 ³ 的人數：	0	6
(C) 總人數當中未行使其小型屋宇資格的人數：	50	165
(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：	50 (i)	165 (ii)

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：	1	12
(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：	1 (iii)	12 (iv)

未來十年內小型屋宇需求預算 [(i)+(ii)+(iii)+(iv)]：228

姓名： 簽署：

姓名： 簽署：

姓名： 簽署：

姓名： 簽署：

日期：2/7/2019



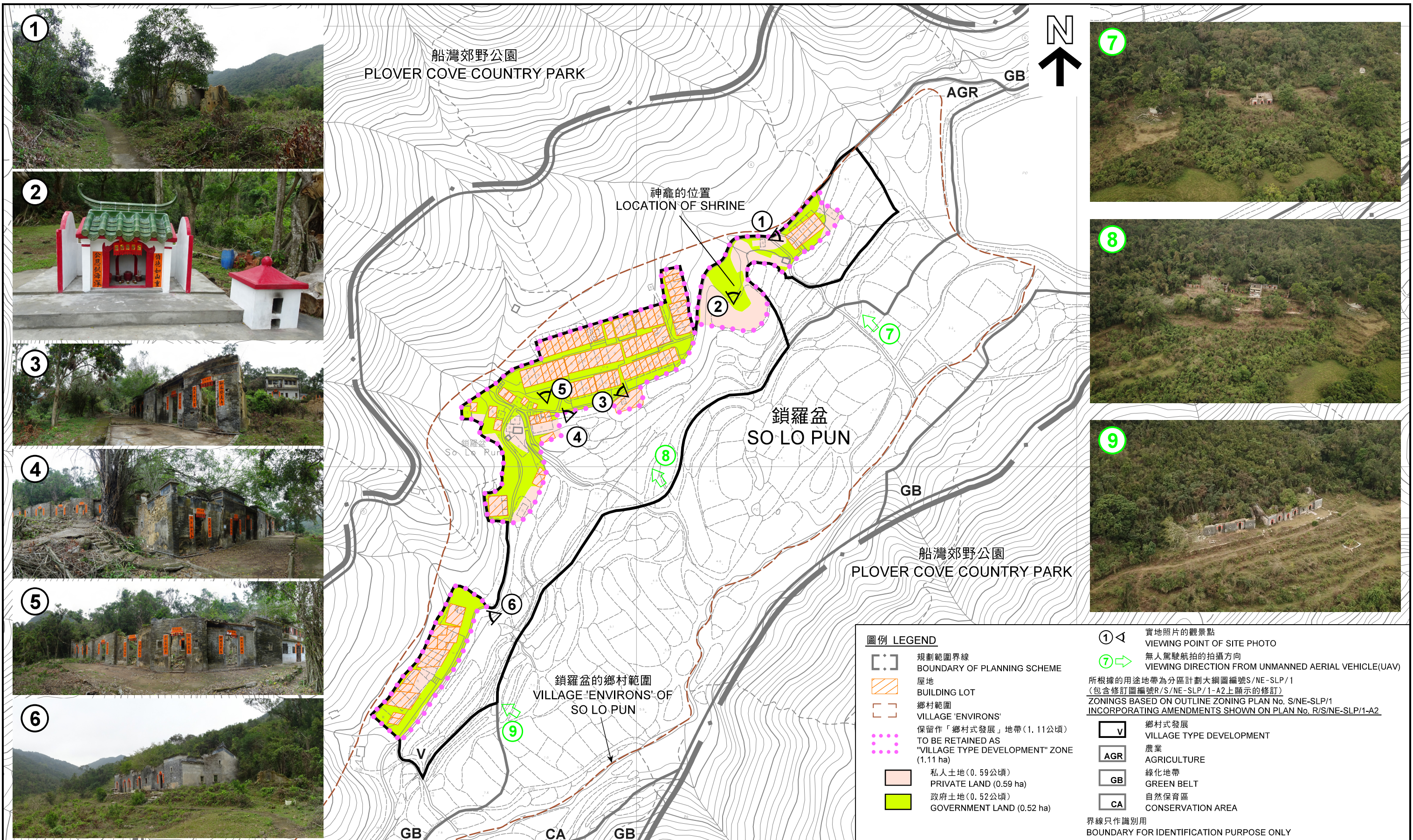
¹ 男性原居村民指父系源自 1898 年時為香港新界認可鄉村居民的男子。

² 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。

³ 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。

- 4 JUL 2019

Received by LSC on



本摘要圖於2020年1月17日擬備，
所根據的資料為於2020年1月所得的
測量圖編號3-NE-20A、B及C
EXTRACT PLAN PREPARED ON 17.1.2020
BASED ON SURVEY SHEETS No. 3-NE-20A, B AND C
OBTAINED IN JANUARY 2020

擬保留作「鄉村式發展」地帶的土地
THE LAND PROPOSED TO BE RETAINED AS "VILLAGE TYPE DEVELOPMENT" ZONE

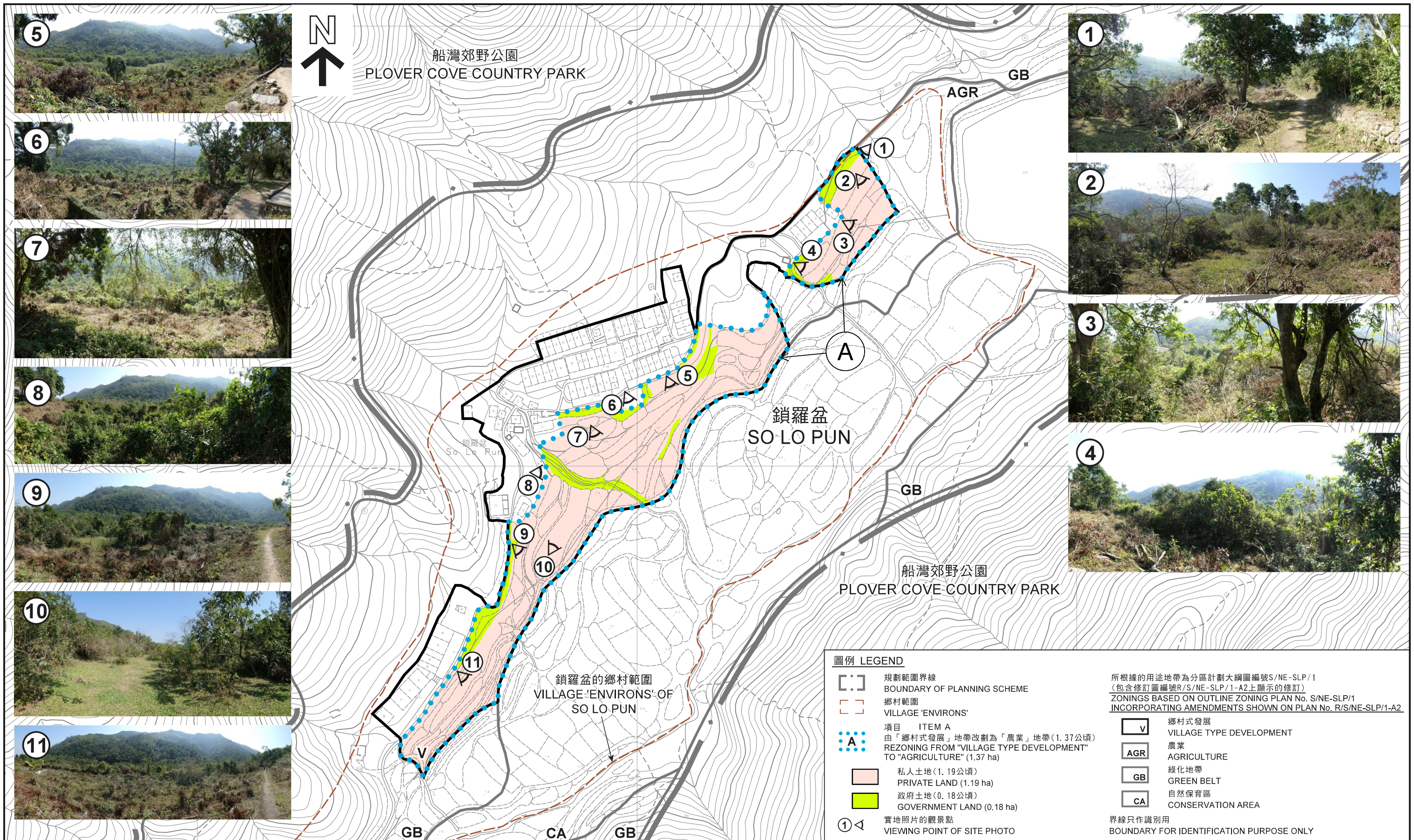
SCALE 1 : 2 000 比例尺
米 METRES 40 0 40 80 120 160 米 METRES

規劃署
PLANNING DEPARTMENT



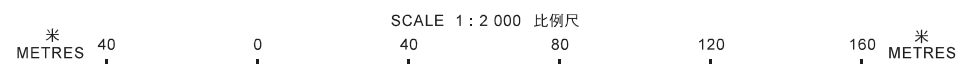
參考編號
REFERENCE No.
M/CPE/SLP/19/13

圖 PLAN
1



本摘要圖於2020年1月17日擬備，
所根據的資料為於2020年1月所得的
測量圖編號3-NE-20A、B及C
EXTRACT PLAN PREPARED ON 17.1.2020
BASED ON SURVEY SHEETS No. 3-NE-20A, B AND C
OBTAINED IN JANUARY 2020

從「鄉村式發展」地帶中剔除的土地
THE LAND PROPOSED TO BE EXCISED FROM "VILLAGE TYPE DEVELOPMENT" ZONE

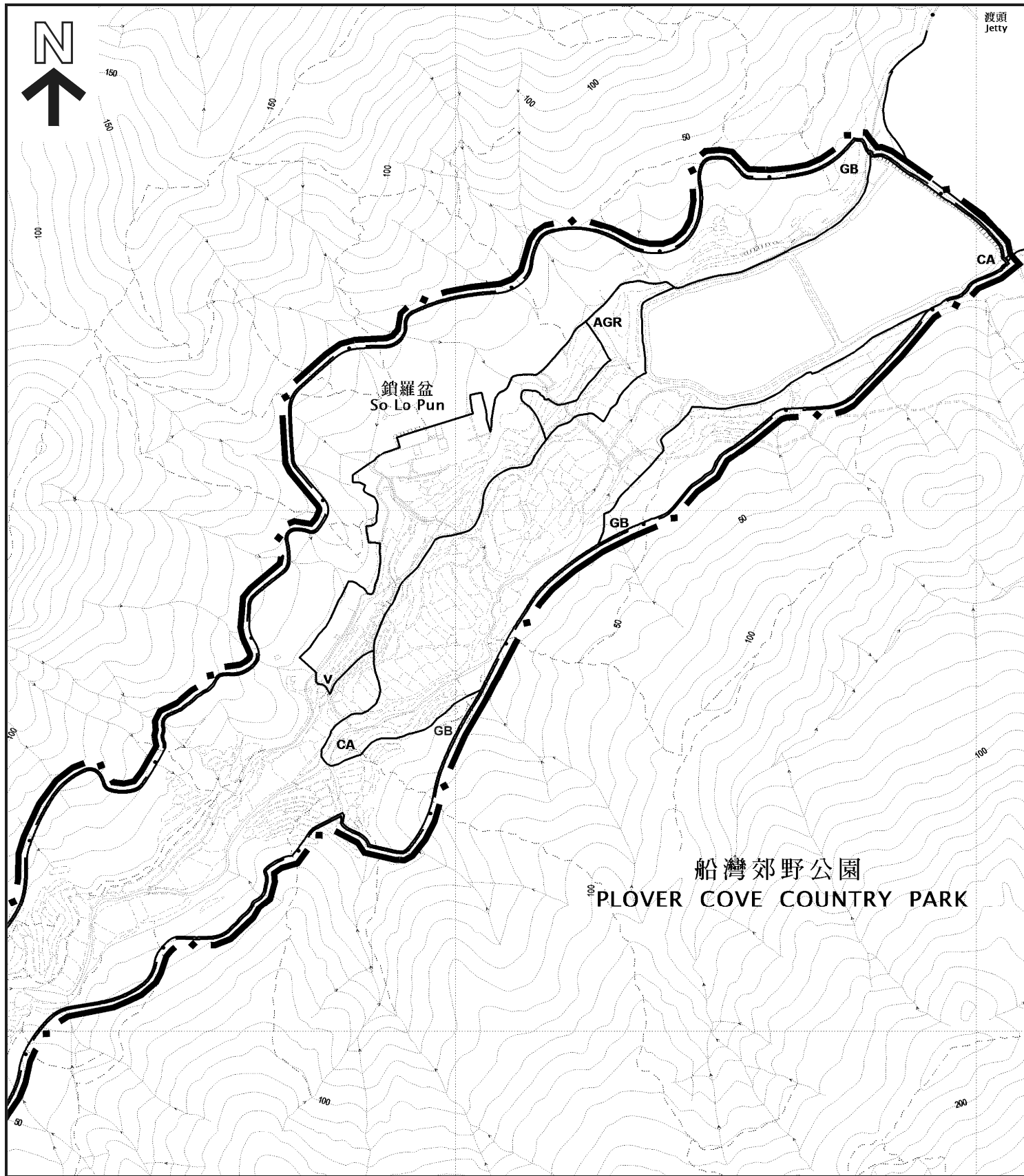


規劃署
PLANNING DEPARTMENT

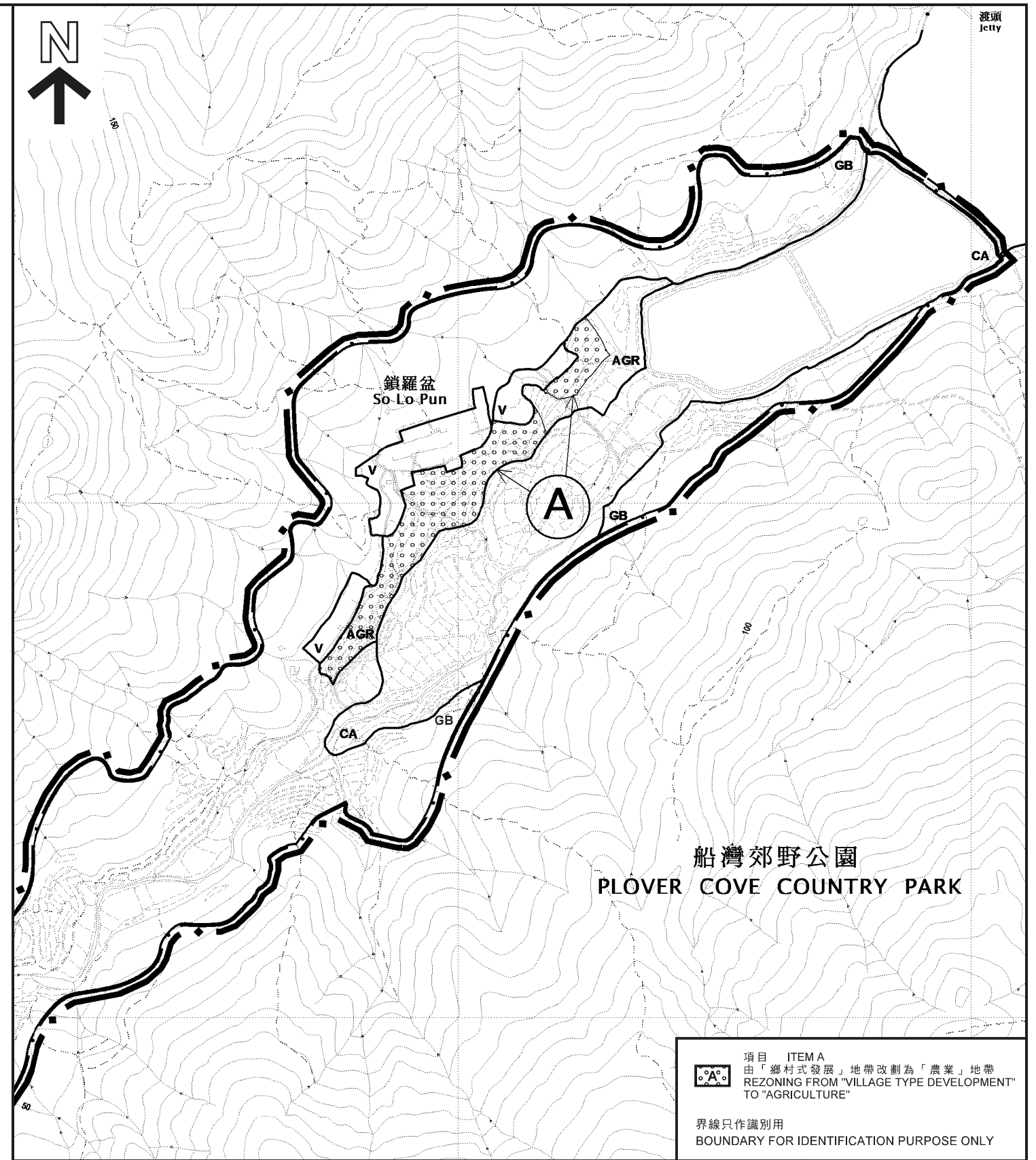


參考編號
REFERENCE No.
M/CPE/SLP/19/13

圖 PLAN
2



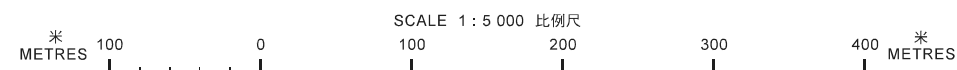
S/NE-SLP/1 的摘要圖（包含 R/S/NE-SLP/1-A2 上顯示的修訂）
EXTRACT PLAN OF S/NE-SLP/1 INCORPORATING AMENDMENTS SHOWN ON R/S/NE-SLP/1-A2



S/NE-SLP/2A 的摘要圖
EXTRACT PLAN OF S/NE-SLP/2A

本摘要圖於2020年2月5日擬備
EXTRACT PLAN PREPARED ON 5.2.2020

現有與擬議用途地帶的比較
COMPARISON OF EXISTING AND PROPOSED ZONING ON THE OZP



規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/CPE/SLP/19/13

圖 PLAN
3



圖例 LEGEND

規劃範圍界線
BOUNDARY OF PLANNING SCHEME

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

所根據的用途地帶為分區計劃大綱圖編號S/NE-SLP/1
(包含修訂圖編號R/S/NE-SLP/1-A2上顯示的修訂)
ZONINGS BASED ON OUTLINE ZONING PLAN No. S/NE-SLP/1
INCORPORATING AMENDMENTS SHOWN ON PLAN No. R/S/NE-SLP/1-A2

鄉村式發展
VILLAGE TYPE DEVELOPMENT

農業
AGRICULTURE

綠化地帶
GREEN BELT

自然保育區
CONSERVATION AREA

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY