

~~[CONFIDENTIAL]~~

Downgraded on
26 Aug 2011

TOWN PLANNING BOARD

TPB Paper No. 8886

**For Consideration by
The Town Planning Board on 12.8.2011**

**CONSIDERATION OF THE
DRAFT KO LAU WAN DEVELOPMENT PERMISSION AREA PLAN
NO. DPA/NE-KLW/C**

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**CONSIDERATION OF THE
DRAFT KO LAU WAN
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NO. DPA/NE-KLW/C**

1. Introduction

The purpose of this paper is to seek Members' agreement that:

- (a) the draft Ko Lau Wan Development Permission Area (DPA) Plan No. DPA/NE-KLW/C (to be renumbered as DPA/NE-KLW/1) (**Appendix I**) and its Notes (**Appendix II**) are suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) the Explanatory Statement (ES) (**Appendix III**) is suitable to serve as an expression of the planning intention and objectives of the Town Planning Board (the Board) for the draft Ko Lau Wan DPA Plan and that the ES should be issued under the name of the Board.

2. Background

Location and Physical Characteristics (Plans 1, 2b and 3)

- 2.1 The Ko Lau Wan Area (the Area), covering an area of 36 ha, is located at the northeastern end of the Sai Kung Peninsula, with the Sai Kung East Country Park surrounding it on the east and south, and the Long Harbour and Mirs Bay lying to its west and north. It is not served by any vehicular access but is only accessible by boats from Wong Shek Pier and Ma Liu Shui and by hiking trails leading from Chek Keng. The northern part of the Area, which is a long narrow strip of land between the hill slopes and the sea, is mostly occupied by the Ko Lau Wan Village, which is still well populated. The southern part of the Area comprises abandoned houses on coastal lands, estuarines, mangrove, wetlands, beaches, and a hill top, where the Ling Oi Tan Ka Wan Centre maintained by the Finnish Evangelical Lutheran Mission, is located. The woodlands of the Area are ecologically-linked to the natural habitats in the Sai Kung East Country Park.

Need for Statutory Plan

- 2.2 The Chief Executive in the 2010-2011 Policy Address has acknowledged the need to regulate land use of the Country Park enclaves to forestall human damage. To meet conservation and social development needs, these Country Park enclaves will be either included into Country Parks, or covered by statutory plans.

- 2.3 The Area is one of the Country Park enclaves that needs to be covered by statutory plan. Situated at the coastline of the northeastern end of the Sai Kung Peninsula, the Area is considered of high scenic value, with easy marine access. There is an urgent need to better protect the natural and landscape character of the Area from uncontrolled development. The DPA plan is to provide planning guidance and development control pending preparation of an Outline Zoning Plan (OZP) and to enable enforcement actions to be taken against any unauthorized development. Having regard to the above, preparation of a DPA plan will provide interim planning guidance as well as enforcement action to be taken against any unauthorized developments.
- 2.4 On 14.7.2011, under the power delegated by the Chief Executive, the Secretary for Development directed the Board, under section 3(1)(b) of the Ordinance, to prepare a draft plan designating Ko Lau Wan as a DPA.

3. Object of the Plan

- 3.1 The object of the draft DPA plan is to delineate the extent of the Area and to set out the types of developments and uses which are permitted at all times and such types of development and uses that may be permitted with or without conditions on application to the Board within the boundaries of the Area.
- 3.2 The draft DPA plan is to provide planning guidance and to facilitate development control within the Area during the period required for detailed analysis of the land use pattern, study of infrastructural provisions and examination of development options for the formulation of an OZP. The draft DPA plan will be replaced by an OZP within three years.

4. The Plan Area (Appendix I)

Existing land uses

- 4.1 The Area covers an area of about 36 ha. It is surrounded by the Sai Kung East Country Park, and the Long Harbour. The Area is not served by any vehicular access but is only accessible by boats from Wong Shek Pier and Ma Liu Shui and by hiking trails leading from Chek Keng.
- 4.2 The existing land uses mainly include the following:

Recognized Village

- (a) The recognized villages within the Area are Ko Lau Wan and Tan Ka Wan. While Ko Lau Wan located at coastline of the northeastern end of the Sai Kung Peninsula is well occupied by local fishermen (**Site Photos 1 to 4**), Tan Ka Wan (consisting of Tse Uk, Lau Uk, Lam Uk and Mo Uk), located at the southern part, comprises mostly abandoned houses on coastal lands (**Site Photos 5 to 10**).
- (b) The village 'environs' ("VE") of Ko Lau Wan and Tan Ka Wan are shown on **Plan 2b**. According to the District Lands Office/Tai Po of the Lands Department, there is no outstanding Small House application for these

villages. However, the 10-year forecast of demand for Small House at Ko Lau Wan and Tan Ka Wan, as provided by respective indigenous inhabitants representatives, are 20 and 80 respectively.

Agricultural land

- (c) Fallow agricultural land mainly concentrates around the estuarines at the southern part of Tan Ka Wan which are generally covered with grass and shrubs due to the lack of maintenance.

Woodland/shrubland (Site Photos 1, 11 and 12)

- (d) Woodland and shrubland spread mainly from the Sai Kung East Country Park to the coastal area, except the village settlements at Ko Lau Wan and some abandoned houses at Tan Ka Wan. The woodland is ecologically-linked to the natural habitats in the Sai Kung East Country Park.

Mangrove/Marsh/Stream courses (Site Photos 13 and 14)

- (e) Some mangroves stand along the coast and estuarines at Tan Ka Wan. There is a stream flowing from Sai Kung East Country Park through Tan Ka Wan to Long Harbour. The habitat diversity, including woodland, abandoned agricultural and natural stream course supports different types of flora and fauna.

Others (Site Photos 11, 15 and 16)

- (f) Locating at a hill top of the southern part of the Area, with a panoramic view of the coastal scenery of Ko Lau Wan, is the Ling Oi Tan Ka Wan Centre, which is maintained by the Finnish Evangelical Lutheran Mission.

Land ownership

- 4.3 The majority of land in the Area (about 85%) is Government land, and the remaining 15% are private land comprising mainly agricultural land and some building lots.

Transport and accessibility

- 4.4 At present, the Area is not served by any vehicular access but is only accessible by boats from Wong Shek Pier and Ma Liu Shui and by hiking trails leading from Chek Keng.

5. Land Use Proposals

General Planning Intention

- 5.1 The general planning intention of the Area is to protect its high landscape value and rural settings which complements the overall naturalness and the landscape beauty of the surrounding country park. The planning intention is also to reflect the existing recognized villages of Ko Lau Wan and Tan Ka Wan.

“Village Type Development” (“V”) : Total Area 2.61 ha (Plans 2c, 2d and 2e)

- 5.2 The planning intention of this zone is for development of Small House by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern and efficient use of land.
- 5.3 The recognized villages within the Area are Ko Lau Wan and Tan Ka Wan. The boundaries of “V” zones are drawn up provisionally having regard to the existing clusters and building structures, outstanding Small House demand, and existing site conditions. Areas of difficult terrain, dense and mature vegetation, and ecologically sensitive areas are not included. The boundaries of the “V” zones will be further reviewed and defined during the preparation of OZP stage to take account of the results of relevant assessments/studies on various aspects including Small House demand and developments, conservation value, the environment, infrastructure, landscape character, etc.
- 5.4 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 activity.

“Unspecified Use” : Total Area 33.29 ha

- 5.5 To protect the natural and landscape character of the Area, planning guidance and development control are considered necessary. The Area, except the land within “V” zone, has been designated as “Unspecified Use” pending detailed analysis and studies to establish the appropriate land uses in the course of the preparation of OZP. Under this land use designation, apart from the ‘Agricultural Use’ and some uses which are permitted in the covering Notes of the Plan, all uses and developments will require planning permission from the Board. Besides, if diversion of stream, land filling/excavation and pond filling is required for the always permitted uses (except the public works implemented and coordinated by the Government), permission from the Board will be required. This control will help properly regulate and control development and conserve the existing topography and natural vegetation.
- 5.6 Detailed proposals for the Area are set out in the ES (Appendix III).

6. Notes of the Plan (Appendix II)

- 6.1 Attached to the draft DPA plan is a set of Notes that shows the types of uses or developments which are always permitted within the Area and other uses for which planning permission from the Board should be sought. The provision for application for planning permission under section 16 of the Ordinance allows flexibility in land-use planning and control of development to meet the changing needs.
- 6.2 The draft Notes are formulated on the basis of the latest set of Master Schedule of Notes (MSN) endorsed by the Board whilst having regard to the peculiar characteristics of the Area.

7. **Plan Number**

Upon gazetting, the draft Ko Lau Wan DPA Plan will be renumbered to DPA/NE-KLW/1.

8. **Consultation**

- 8.1 The draft DPA Plan together with the Notes and ES have been circulated to the relevant Government bureaux and departments for comments.
- 8.2 Comments received have been incorporated into the draft DPA plan, its Notes or ES as appropriate. On 8.8.2011, the draft DPA Plan was also endorsed by circulation by New Territories District Planning Conference (NTDipCon) for submission to the Board.
- 8.3 The Tai Po District Council (TPDC) and the Sai Kung North Rural Committee (SKNRC) have not been consulted due to the confidential nature of the plan. However, the TPDC and SKNRC will be consulted on the draft DPA Plan after its publication under section 5 of the Ordinance.

9. **Decision Sought**

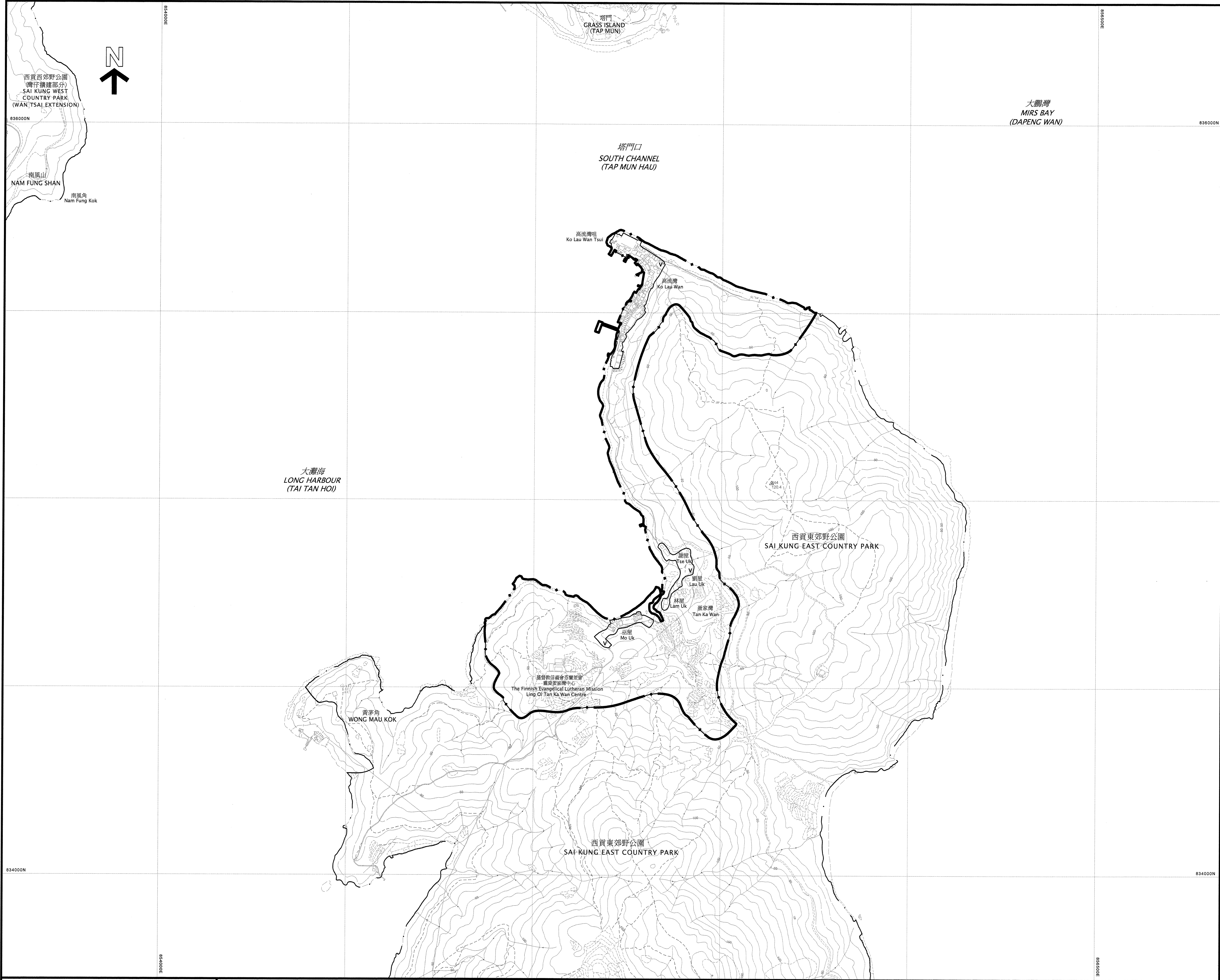
Members are invited to :

- (a) agree that the draft Ko Lau Wan DPA Plan No. DPA/NE-KLW/C (to be renumbered to DPA/NE-KLW/1) (**Appendix I**) and its Notes (**Appendix II**) are suitable for exhibition for public inspection under section 5 of the Ordinance;
- (b) agree that the ES (**Appendix III**) is suitable to serve as an expression of the planning intention and objectives of the Board for the draft Ko Lau Wan DPA Plan and that the ES should be issued under the name of the Board ; and
- (c) agree that a briefing on the draft DPA Plan will be conducted for the TPDC and SKNRC after its publication under section 5 of the Ordinance.

Attachments

Appendix I	Draft Ko Lau Wan Development Permission Area Plan No. DPA/NE-KLW/C
Appendix II	Notes of the Draft Ko Lau Wan Development Permission Area Plan No. DPA/NE-KLW/C
Appendix III	Explanatory Statement of the Draft Ko Lau Wan Development Permission Area Plan No. DPA/NE-KLW/C
Plan 1	Location Plan of Ko Lau Wan
Plan 2a	Planning Scheme Boundary of Ko Lau Wan Development Permission Area
Plan 2b	Village Environs and Land Ownership of Ko Lau Wan
Plans 2c and 2d	Proposed "Village Type Development" of Ko Lau Wan
Plan 2e	Existing Village Houses and Ruined Structures within the Proposed "V" Zone in Ko Lau Wan
Plan 3	Aerial photo
Plans 4a to 4h	Site Photos

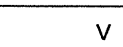
**PLANNING DEPARTMENT
AUGUST 2011**



圖例
NOTATION

ZONES

VILLAGE TYPE DEVELOPMENT



MISCELLANEOUS

BOUNDARY OF DEVELOPMENT
PERMISSION AREA



BOUNDARY OF COUNTRY PARK /
SPECIAL AREA



地帶

鄉村式發展

其他

發展審批地區界線

郊野公園/
特別地區界線

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	2.61	7.27		鄉村式發展
UNSPECIFIED USE	33.29	92.73		非指定用途
TOTAL AREA OF DEVELOPMENT PERMISSION AREA	35.90	100.00		發展審批地區總面積

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

按照城市規劃條例第 5 條展示的
發展審批地區草圖
DRAFT DEVELOPMENT PERMISSION AREA PLAN EXHIBITED
UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON

SECRETARY
TOWN PLANNING BOARD
城市規劃委員會秘書

高流灣發展審批地區圖
KO LAU WAN DEVELOPMENT PERMISSION AREA PLAN

SCALE 1:5000 比例尺
米 METRES 100 0 200 400 600 800 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. DPA/NE-KLW/C

DRAFT KO LAU WAN
DEVELOPMENT PERMISSION AREA PLAN NO. DPA/NE-KLW/C

(Being a 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) Except to the extent that paragraph (3) applies, any use or development falling within the boundaries of the 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.
- (5) 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.
- (6) Boundaries of the Plan and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.

- (7) The following uses or developments are always permitted on land falling within the boundaries of the Plan except where the uses or developments are specified in Column 2 of the Notes of the zone :
- (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, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station 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, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government;
 - (e) rebuilding of New Territories Exempted Houses;
 - (f) replacement of an existing domestic building, i.e., a domestic building which was in existence on the date of the publication in the Gazette of the notice of this draft development permission area plan, by a New Territories Exempted House;
 - (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;
 - (h) in areas not zoned or set apart under section 4(1) of the Town Planning Ordinance in the development permission area, the uses stipulated in the schedule forming Annex A of these Notes; and
 - (i) in areas zoned or set apart under section 4(1) of the Town Planning Ordinance in the development permission area, the uses stipulated in column 1 of the relevant zoning schedule forming part of Annex B of these Notes.
- (8) 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.
- (9) 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.

DPA/NE-KLW/C

“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).

DRAFT KO LAU WAN
DEVELOPMENT PERMISSION AREA PLAN NO. DPA/NE-KLW/C

Schedule of Uses

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I VILLAGE TYPE DEVELOPMENT	2

Annex A

Use Always Permitted in an "Unspecified Use" area
(Being an area not zoned or set apart under
Section 4(1) of the Town Planning Ordinance)

Agricultural Use

Remarks

- (a) Any use or development, other than the always permitted use as specified above or the uses or developments always permitted under the covering Notes, requires planning permission from the Town Planning Board under section 16 of the Town Planning Ordinance.
- (b) Any diversion of streams, filling of land/pond or excavation of land, including that to effect a change of use to the always permitted use as specified above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by the Government), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of this draft development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

Annex B

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	Burial Ground
Government Use (Police Reporting Centre, Post Office only)	Eating Place
House (New Territories Exempted House only)	Government Refuse Collection Point
On-Farm Domestic Structure	Government Use (not elsewhere specified)#
Religious Institution (Ancestral Hall only)	House (not elsewhere specified)
Rural Committee/Village Office	Hotel (Holiday House Only)
	Institutional Use (not elsewhere specified)#
	Market
	Place of Recreation, Sports or Culture
	Public Clinic
	Public Convenience
	Public Transport Terminus or Station
	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 reflect existing recognized villages. 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 the always permitted use as specified above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by the Government), shall not be undertaken or continued on or after the date of publication in the Gazette of the notice of this draft development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

DRAFT KO LAU WAN DEVELOPMENT PERMISSION AREA PLAN
NO. DPA/NE-KLW/C

EXPLANATORY STATEMENT

DRAFT KO LAU WAN DEVELOPMENT PERMISSION AREA PLAN
NO. DPA/NE-KLW/C

EXPLANATORY STATEMENT

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DRAFT KO LAU WAN DEVELOPMENT PERMISSION AREA PLAN
NO. DPA/NE-KLW/C

(Being a 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 draft Ko Lau Wan Development Permission Area Plan No. DPA/NE-KLW/C. It reflects the planning intention and objectives of the Town Planning Board (the Board) for the Plan.

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

2.1 On 14 July 2011, 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 Ko Lau Wan area as a development permission area (DPA).

2.2 On X XXX, 2011, the draft Ko Lau Wan DPA Plan No. DPA/NE-KLW/C (the Plan) was exhibited for public inspection under section 5 of the Ordinance.

3. **OBJECT OF THE PLAN**

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

3.2 The Plan is a small-scale plan and the planning scheme boundary may be subject to minor adjustments as detailed planning and development proceed.

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

4. **NOTES OF THE PLAN**

4.1 Attached to the Plan is a set of Notes which shows the types of uses or developments which are always permitted within the Area and 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 EXISTING SITUATION

- 5.1 The Area, covering an area of 36 ha, is located at the northeastern end of the Sai Kung Peninsula, with the Sai Kung East Country Park surrounding it on the east and south, and the Long Harbour and Mirs Bay lying to its west and north. It includes two recognized villages, namely the Ko Lau Wan Village and the Tan Ka Wan Village (consisting of Tse Uk, Lau Uk, Lam Uk and Mo Uk), and is accessible mainly by boats from Wong Shek Pier and Ma Liu Shui and by hiking trails leading from Chek Keng. The northern part of the Area, which is a long narrow strip of land between the hill slopes and the sea, is mostly occupied by the Ko Lau Wan Village, which is well populated. The southern part of the Area comprises abandoned houses on coastal lands, estuarines, mangroves, wetlands, beaches, and a hill top, where the Ling Oi Tan Ka Wan Centre, which is maintained by the Finnish Evangelical Lutheran Mission, is located.
- 5.2 Protected species including *Pavetta hongkongensis* and *Diospyros vaccinioides* have been recorded in the woodlands of the Area which are ecologically-linked to the natural habitats in the Sai Kung East Country Park.

6. NEED FOR PLANNING GUIDANCE AND CONTROL

The Area is rural and natural in character comprising mainly woodlands, shrublands, grasslands, wetlands, mangroves, streams, fallow agricultural lands, inhabited village as well as abandoned houses. The Area is of high scenic value, with easy marine access. There is an urgent need to better protect the natural and landscape character of the Area so as to avoid disturbance to the natural environment. In the circumstances, it is necessary to prepare a DPA plan to cover the Area to provide planning guidance and development control pending preparation of an OZP and to enable enforcement actions to be taken against any unauthorized development.

7. THE DEVELOPMENT PERMISSION AREA

7.1 Plan Area

The Area covers an area of about 36 ha. It is surrounded by the Sai Kung East Country Park, and is opposite Tap Mun and the Long Harbour. The boundary of the Area is shown by a heavy broken line on the Plan.

7.2 General Planning Intention

Amid the Sai Kung East Country Park, the Area is part of the wider natural environment of Sai Kung countryside. The general planning intention of the Area

is to protect its high landscape value and rural settings which complements the overall naturalness and the landscape beauty of the surrounding country park. The planning intention is also to reflect the existing recognized villages of Ko Lau Wan and Tan Ka Wan.

7.3 Population

Based on the population data from the 2006 By-census, the populations of the Ko Lau Wan Area was estimated to be about 180.

7.4 Land Use Zonings and Intended Uses within “Unspecified Use” Area

7.4.1 “Village Type Development” (“V”): Total Area 2.61 ha

- (a) The planning intention of this zone is to reflect existing recognized villages. 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 infrastructure 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 Board.
- (b) The recognized villages within the Area are Ko Lau Wan and Tan Ka Wan. The boundaries of “V” zones are drawn up provisionally around existing clusters having regard to existing village clusters and building structures, outstanding Small House demand and existing site conditions. Areas of difficult terrain, dense and mature vegetation, and ecologically sensitive areas are not included. The boundaries of the “V” zones will be further reviewed and defined during the preparation of OZP stage to take account of the results of relevant assessments/studies on various aspects including Small House demand and developments, conservation value, the environment, infrastructure, landscape character, etc.
- (c) Except for those specified, 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-storey (8.23 m) or the height of the building which was in existence on the date of publication in the Gazette of the notice of this draft DPA plan, whichever is the greater.
- (d) To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height restriction may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

- (e) 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 activity.

7.4.2 “Unspecified Use” : Total Area 33.29 ha

Amid the Sai Kung East Country Parks, the Area has high scenic value forming part of the wider natural environment of Sai Kung countryside. Besides the inhabited houses of the Ko Lau Wan Village, the Area comprises mainly woodlands, shrublands, grasslands, wetlands, mangroves, streams, fallow agricultural lands and abandoned houses. To protect the natural and landscape character of the Area, planning guidance and development control are considered necessary. Owing to the urgency of to establish planning control under the DPA plan, the Area, except land within the “V” zone, has been designated as “Unspecified Use” pending detailed analysis and studies to establish the appropriate land uses in the course of the preparation of OZP.

7.5 Transport and Utility Services

7.5.1 Road Network and Footpath

At present, the Area is accessible mainly by boats from Wong Shek Pier and Ma Liu Shui.

7.5.2 Utility Services

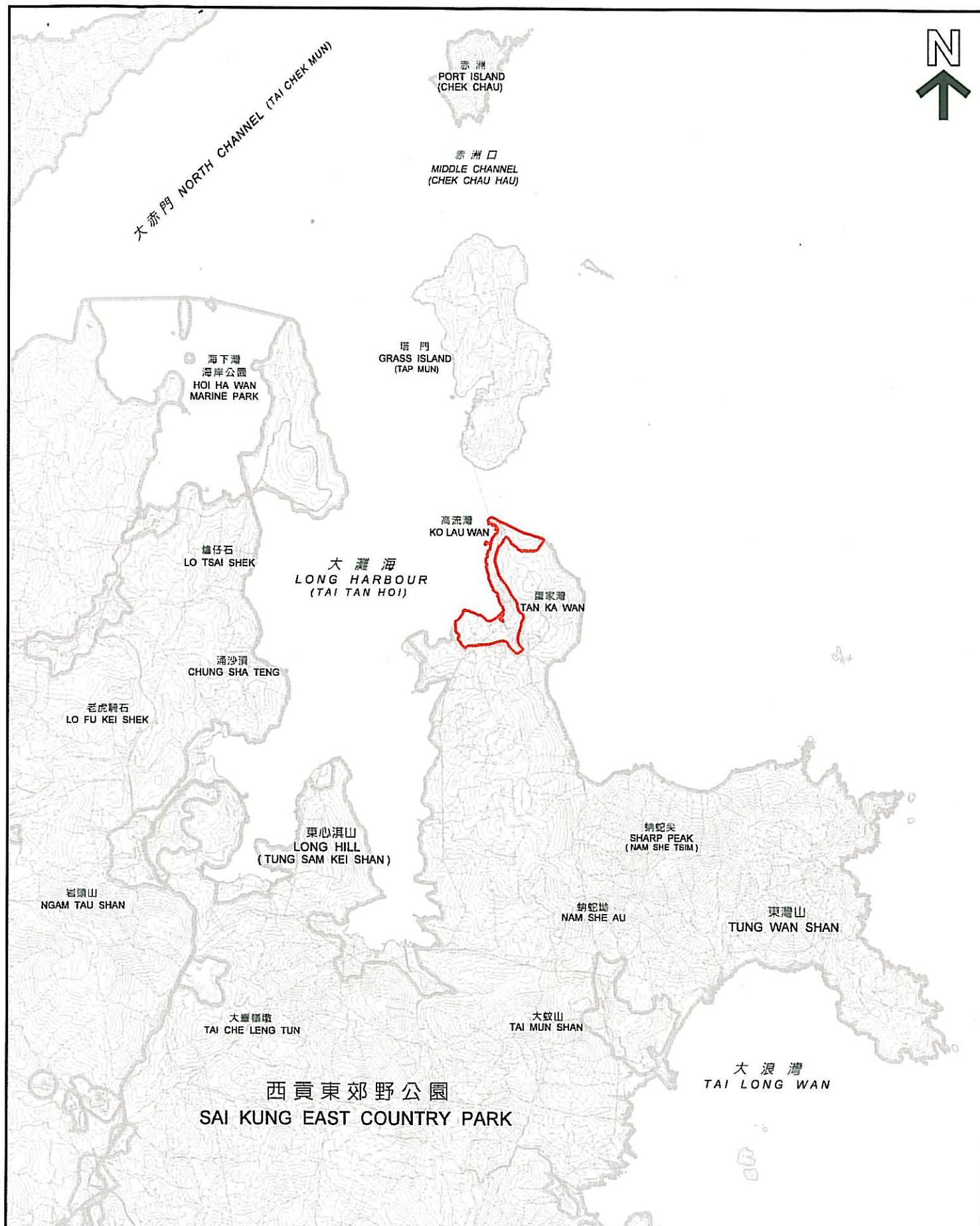
The Area is provided with electricity and telephone services. Potable water supply has been provided to the existing facilities and villagers of the areas. There are no sewerage and drainage systems. Any new development proposal should be required to demonstrate that no adverse drainage and sewage impact would be caused on the Area.

8. PLANNING CONTROL WITHIN THE DEVELOPMENT PERMISSION AREA

- 8.1 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 are always permitted and no separate permission is required.
- 8.2 Uses of land or building which were in existence immediately before the first publication in the Gazette of the notice of the draft DPA plan and which are not in compliance with the terms of the Plan may have adverse impact on the environment, drainage and traffic of the Area. Although no action is required to make such use conform to this Plan, any material change of such use or any other development (except minor alteration and/or modification to the development of the land or building in respect of such use which is always permitted) must be always permitted in terms of the Plan or, if permission is required, in accordance with a permission granted by the Board. The Board will consider these

applications on their individual merits. Those alteration and/or modification works which may lead to an environmental improvement or upgrading to the Area may be considered favourably by the Board.

- 8.3 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 which may include the departmental outline development plans/layout plans, and the guidelines published by the Board. The outline development plans/layout plans are available for public inspection at the Planning Department. 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, the Technical Services Division and 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.
- 8.4 Any development, other than those referred to in paragraph 8.1 above or in conformity with this draft DPA plan or with the permission of the Board, undertaken or continued on or after the date of the first publication in the Gazette of the notice on land included in the DPA plan may be subject to enforcement proceedings under the Ordinance. Any diversion of streams, filling of land/pond or excavation of land within land designated as "Unspecified Use" or any diversion of stream or filling of pond within "V" zone on or after 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.
- 8.5 It is intended that the DPA plan published by the Board will be replaced, within three years, by an OZP. Under the provisions of section 20(5) of the Ordinance, a draft DPA plan is effective for a period of three years after the notification in the Gazette. Extension of one additional year may be given by the Chief Executive in Council. The provision of enforcement will continue to be applicable to the Area after the DPA plan is replaced by an OZP.



擬議發展審批地區界線
PROPOSED DEVELOPMENT
PERMISSION AREA BOUNDARY

本摘要圖於2011年5月23日擬備，
所根據的資料為地圖組別HM20C
編號4和8
EXTRACT PLAN PREPARED ON 23.5.2011
BASED ON MAP SERIES HM20C
SHEETS 4 & 8

高流灣的位置圖 LOCATION PLAN OF KO LAU WAN

米 1000 0 1000 2000 米
METRES SCALE 1 : 50 000 比例尺 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NP_KLW/11/1

圖 PLAN
1



塔門口
SOUTH CHANNEL
(TAP MUN HAU)

高流灣咀
Ko Lau Wan Tsui

高流灣
Ko Lau Wan

大瀝海
LONG HARBOUR
(TAI TAN HOI)

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塔門口
SOUTH CHANNEL
(TAP MUN HAU)

高流灣鄉村範圍界線
VILLAGE ENVIRONS
BOUNDARY OF KO LAU WAN

高流灣咀
Ko Lau Wan Tsui

高流灣
Ko Lau Wan

大灘海
LONG HARBOUR
(TAI TAN HOI)

蛋家灣鄉村範圍界線
VILLAGE ENVIRONS
BOUNDARY OF TAN KA WAN

謝屋
Tse Uk

劉屋
Lau Uk

林屋
Lam Uk

蛋家灣
Tan Ka Wan

巫屋
Mo Uk

基督教福音會基理中心
The Finnish Evangelical
Lutheran Mission
Ling Oi Tan Ka Wan Centre

黃茅角
WONG MAU KOK

西貢東郊野公園
SAI KUNG EAST COUNTRY PARK

圖例 LEGEND



擬議發展審批地區界線
PROPOSED DEVELOPMENT
PERMISSION AREA BOUNDARY



郊野公園界線
COUNTRY PARK BOUNDARY



墓地
BURIAL GROUND



私人土地面積約：5.45公頃
PRIVATE LAND AREA : 5.45 ha (about)

本摘要圖於2011年7月13日擬備
所根據的資料為HP5BW編號
4-SE-C 及 8-NE-A
EXTRACT PLAN PREPARED ON 13.7.2011
BASED ON HP5BW SHEETS No.
4-SE-C & 8-NE-A

高流灣的鄉村範圍及土地業權
VILLAGE 'ENVIRONS' AND
LAND OWNERSHIP OF KO LAU WAN

SCALE 1 : 10 000 比例尺
米 200 0 200 400 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NP_KLW/11/1

圖 PLAN
2b



高流灣咀
Ko Lau Wan Tsui

高流灣
Ko Lau Wan

圖例 LEGEND

-  擬議發展審批地區界線
PROPOSED DEVELOPMENT
PERMISSION AREA BOUNDARY
-  擬議鄉村式發展
PROPOSED
VILLAGE TYPE DEVELOPMENT
-  私人土地
PRIVATE LAND

本摘要圖於2011年7月27日擬備
所根據的資料為測量圖編號 8-NE-2B, 2D, 3A 及 3C
EXTRACT PLAN PREPARED ON 27.7.2011
BASED ON SURVEY SHEETS No. 8-NE-2B, 2D, 3A & 3C

高流灣的擬議鄉村式發展
PROPOSED VILLAGE TYPE DEVELOPMENT OF KO LAU WAN

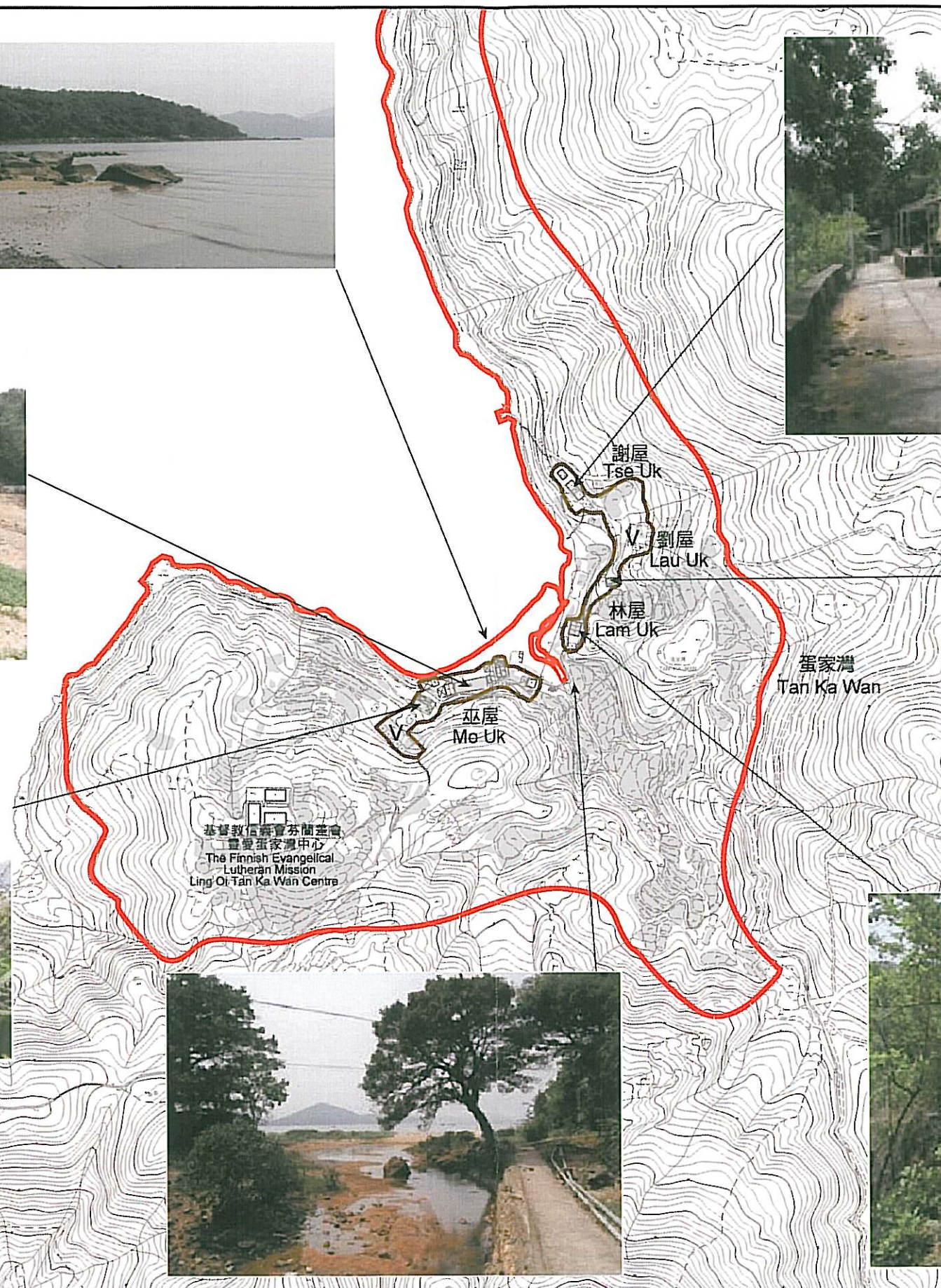
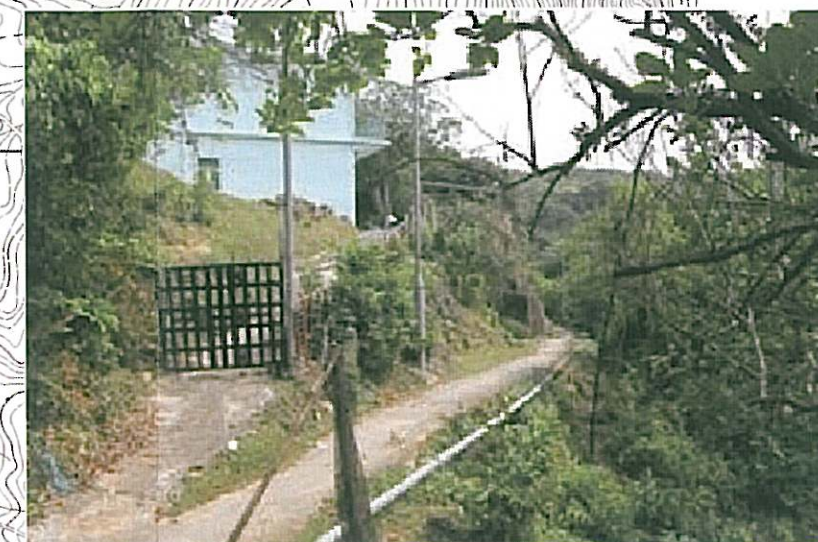
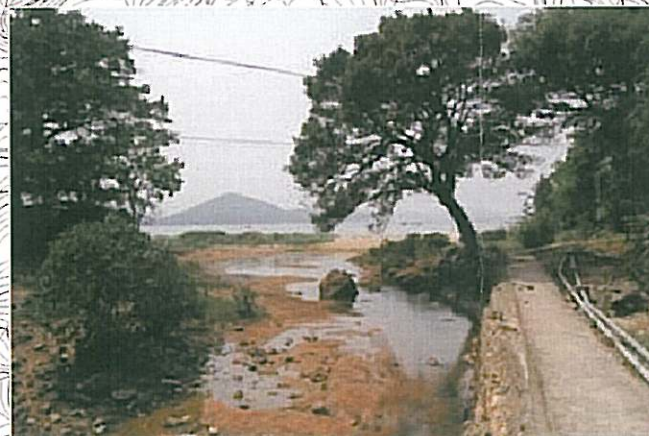


規劃署
PLANNING DEPARTMENT



參考編號 REFERENCE No.
M/NP_KLW/11/1

圖 PLAN
2c



- 圖例 LEGEND**
- 擬議發展審批地區界線
PROPOSED DEVELOPMENT
PERMISSION AREA BOUNDARY
 - V 擬議鄉村式發展
PROPOSED
VILLAGE TYPE DEVELOPMENT
 - 私人土地
PRIVATE LAND

本摘要圖於2011年7月27日擬備
所根據的資料為測量圖編號 8-NE-2D, 3C, 7A, 7B, 7C, 7D, 8A 及 8C
EXTRACT PLAN PREPARED ON 27.7.2011
BASED ON SURVEY SHEETS No. 8-NE-2D, 3C, 7A, 7B, 7C, 7D, 8A & 8C

高流灣的擬議鄉村式發展 PROPOSED VILLAGE TYPE DEVELOPMENT OF KO LAU WAN

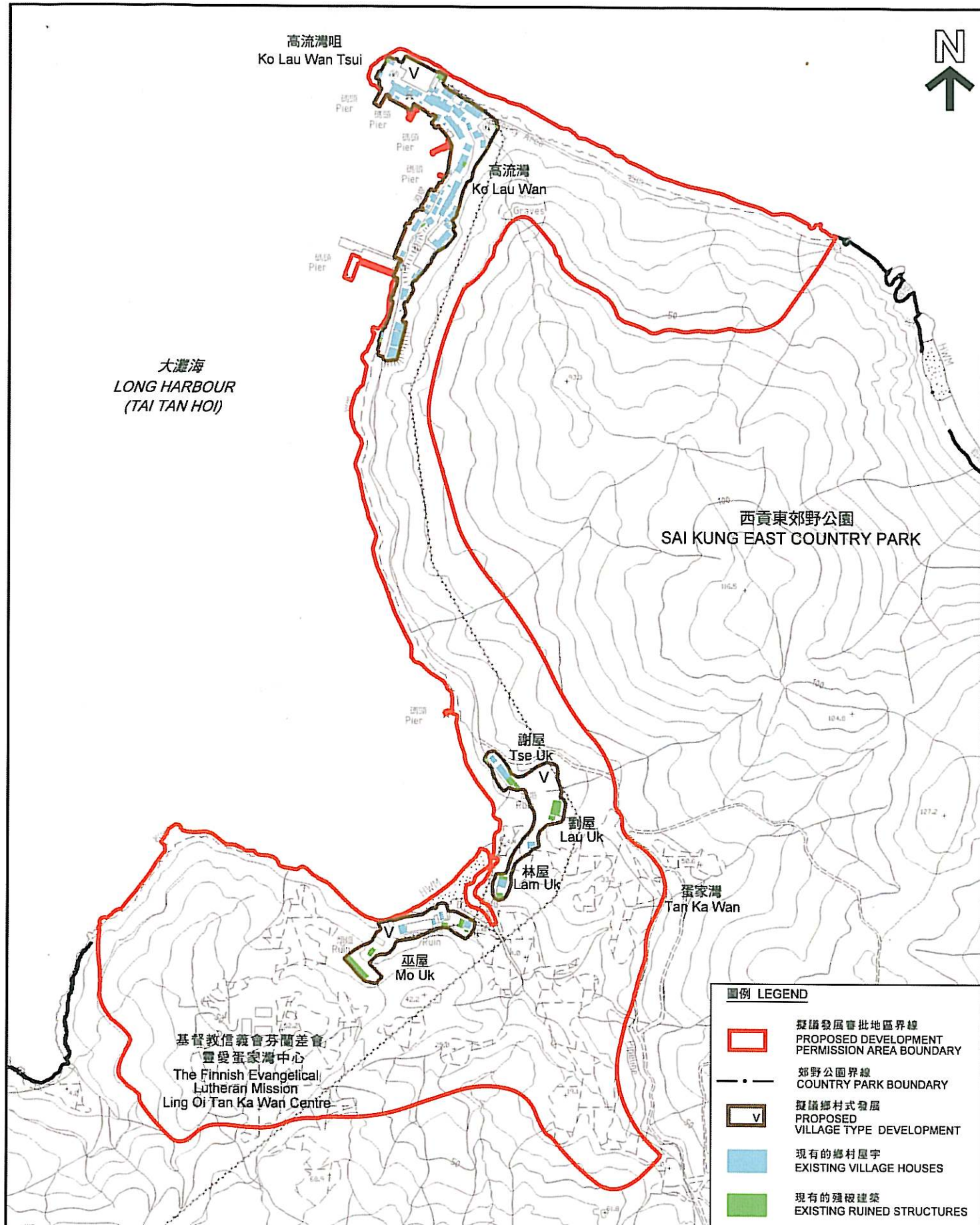
SCALE 1 : 5 000 比例尺
米 100 0 100 200 米
METRES

規劃署
PLANNING DEPARTMENT



參考編號 REFERENCE No.
M/NP_KLW/11/1

圖 PLAN
2d



本摘要圖於2011年7月29日擬備
所根據的資料為HP5BW編號8-NE-A
EXTRACT PLAN PREPARED ON 29.7.2011
BASED ON HP5BW SHEET No. 8-NE-A

在高流灣的擬議鄉村式發展地帶內
現有的鄉村屋宇及殘破建築
EXISTING VILLAGE HOUSES AND
RUINED STRUCTURES WITHIN
THE PROPOSED "V" ZONE
IN KO LAU WAN

SCALE 1 : 6 000 比例尺
米 100 0 100 200 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NP_KLW/11/1

圖 PLAN
2e



 擬議發展審批地區界線
PROPOSED DEVELOPMENT
PERMISSION AREA BOUNDARY

本摘要圖於2011年5月23日擬備，
所根據的資料為地政總署
於2010年12月17日拍得的航攝照片
編號CW88865

EXTRACT PLAN PREPARED ON 23.5.2011
BASED ON AERIAL PHOTO No. CW88865
TAKEN ON 17.12.2010 BY
LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

高流灣發展審批地區的規劃範圍界線
PLANNING SCHEME BOUNDARY
OF KO LAU WAN
DEVELOPMENT PERMISSION AREA

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NP_KLW/11/1

圖 PLAN
3



本圖於2011年7月19日攝備，所根據的
資料為攝於2011年6月1日的實地照片
PLAN PREPARED ON 19.7.2011 BASED ON
SITE PHOTOS TAKEN ON 1.6.2011

實地照片 SITE PHOTO

高流灣
KO LAU WAN

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NP_KLW/11/1

圖 PLAN
4a



高流灣的村屋及當地漁民
VILLAGE HOUSES AND LOCAL FISHERMEN AT KO LAU WAN

實地照片 SITE PHOTO

高流灣
KO LAU WAN

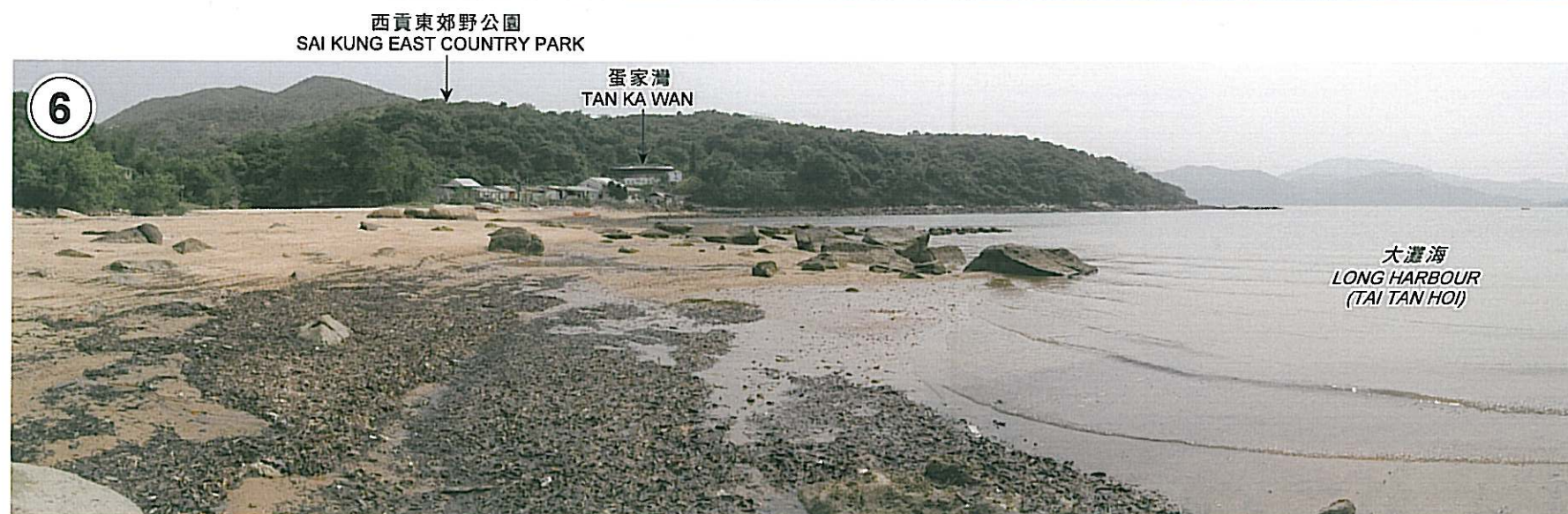
規劃署
PLANNING
DEPARTMENT



本圖於2011年7月19日擬備，所根據的
資料為攝於2011年6月1日的實地照片
PLAN PREPARED ON 19.7.2011 BASED ON
SITE PHOTOS TAKEN ON 1.6.2011

參考編號
REFERENCE No.
M/NP_KLW/11/1

圖 PLAN
4b



蛋家灣沿岸已荒廢的村屋
ABANDONED HOUSES ON COASTAL LANDS AT TAN KA WAN

本圖於2011年7月19日擬備，所根據的
資料為攝於2011年6月1日的實地照片
PLAN PREPARED ON 19.7.2011 BASED ON
SITE PHOTOS TAKEN ON 1.6.2011

實地照片 SITE PHOTO

高流灣
KO LAU WAN

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NP_KLW/11/1

圖 PLAN
4c



蛋家灣的殘破村屋
VILLAGE HOUSES IN DILAPIDATED CONDITIONS IN TAN KA WAN

本圖於2011年7月19日擬備，所根據的
資料為攝於2011年6月1日的實地照片
PLAN PREPARED ON 19.7.2011 BASED ON
SITE PHOTOS TAKEN ON 1.6.2011

實地照片 SITE PHOTO

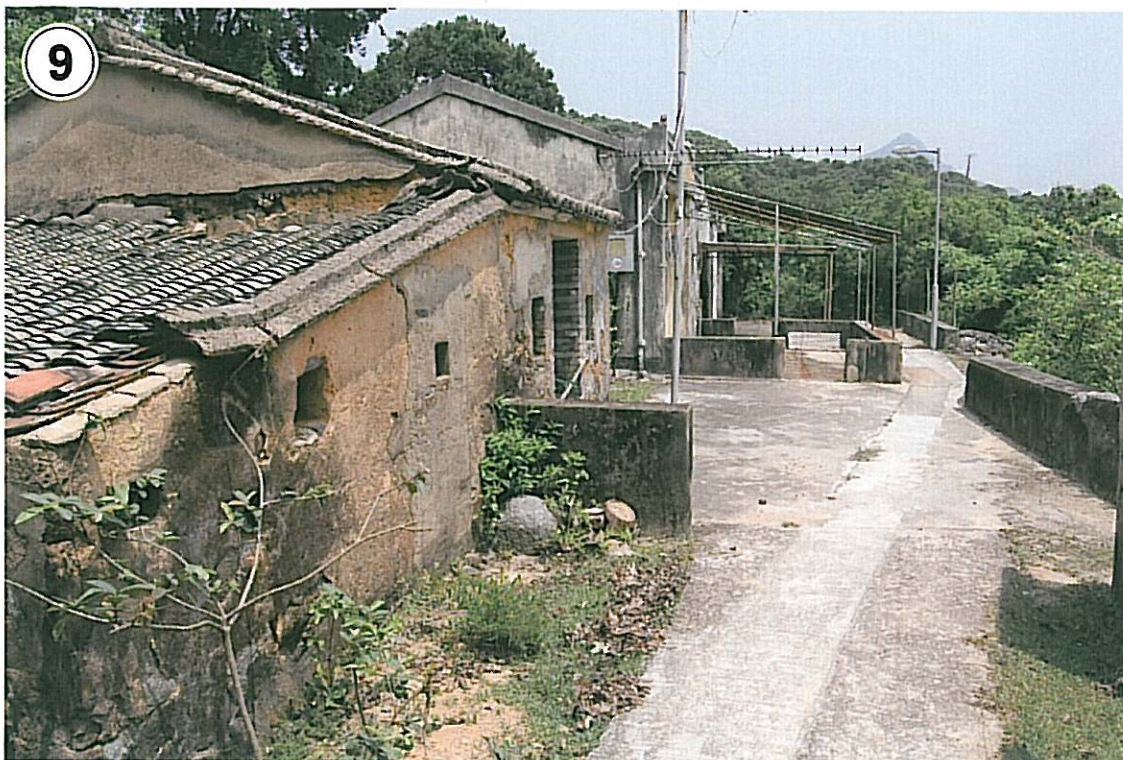
高流灣
KO LAU WAN

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NP_KLW/11/1

圖 PLAN
4d



蛋家灣的殘破村屋
VILLAGE HOUSES IN DILAPIDATED CONDITIONS IN TAN KA WAN

實地照片 SITE PHOTO

高流灣
KO LAU WAN

本圖於2011年7月19日擬備，所根據的資料為攝於2011年6月1日的實地照片
PLAN PREPARED ON 19.7.2011 BASED ON SITE PHOTOS TAKEN ON 1.6.2011

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NP_KLW/11/1

圖 PLAN
4e

11



12



本圖於2011年7月19日擬備，所根據的資料為攝於2011年6月1日的實地照片
PLAN PREPARED ON 19.7.2011 BASED ON SITE PHOTOS TAKEN ON 1.6.2011

實地照片 SITE PHOTO

高流灣
KO LAU WAN

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NP_KLW/11/1

圖 PLAN
4f



位於蛋家灣的河口及小河流
ESTUARINES AND STREAM COURSE AT TAN KA WAN

本圖於2011年7月19日擬備，所根據的
資料為攝於2011年6月1日的實地照片
PLAN PREPARED ON 19.7.2011 BASED ON
SITE PHOTOS TAKEN ON 1.6.2011

實地照片 SITE PHOTO

高流灣
KO LAU WAN

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NP_KLW/11/1

圖 PLAN
4g



靈愛蛋家灣中心
LING O TAN KA WAN CENTRE

實地照片 SITE PHOTO

高流灣
KO LAU WAN

本圖於2011年7月19日擬備，所根據的
資料為攝於2011年6月1日的實地照片
PLAN PREPARED ON 19.7.2011 BASED ON
SITE PHOTOS TAKEN ON 1.6.2011

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NP_KLW/11/1

圖 PLAN
4h