

TOWN PLANNING BOARD

~~[CONFIDENTIAL]~~

*Downgraded
on 4/5*

**TPB Paper No. 9068
For Consideration by
the Town Planning Board on 13.4.2012**

**CONSIDERATION OF THE
DRAFT CHEK KENG DEVELOPMENT PERMISSION AREA PLAN
NO. DPA/NE-CK/C**

**CONSIDERATION OF THE
DRAFT CHEK KENG DEVELOPMENT PERMISSION AREA PLAN
NO. DPA/NE-CK/C**

1. Introduction

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

- (a) that the draft Chek Keng Development Permission Area (DPA) Plan No. DPA/NE-CK/C (to be renumbered as DPA/NE-CK/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) that the Explanatory Statement (ES) (**Appendix III**) is suitable to serve as an expression of the planning intentions and objectives of the Town Planning Board (the Board) for the draft Chek Keng DPA Plan and that the ES should be issued under the name of the Board.

2. Background

Location and Physical Characteristics (Plans 1 to 3)

2.1 The Chek Keng DPA Plan (the Area) is located at Chek Keng Hau, one of the sea bays along the northern coast of the Sai Kung East Country Park. The Chek Keng Village, the only recognized village in the Area, is now largely abandoned and located in the middle of the Area, facing north towards the sea. The Area contains abandoned village houses, woodlands, shrublands, grasslands, wetlands, mangroves, streams, and fallow agricultural land. The coastal area contains mudflat stretches and a variety of marine life. It is rural in nature and is a popular hiking area with scenic views.

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. At present, the Area is rural and natural in character comprising mainly woodlands, shrublands, grasslands, wetlands, mangroves, streams, and fallow agricultural land. There is an urgent need to better protect the natural scenic character and avoid disturbance of the ecological interest of the Area. The DPA plan is to provide planning guidance and development control pending the preparation of an Outline Zoning Plan (OZP) and to enable enforcement actions to be taken against any unauthorized development.

- 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 Chek Keng as 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 Plan Area covers an area of about 34.74 ha. It is located at Chek Keng Hau and surrounded by the Sai Kung East Country Park on the other sides (**Site Photos 1 and 2**).

- 4.2 The existing land uses mainly include the following:

Recognized Village (Plan 2b and Site Photos 3 to 8)

- 4.2.1 The Chek Keng Village is the only recognized village in the Area and is now largely abandoned. It is located in the middle of the Area and the 'Village Environs' ('VE') is shown on **Plan 2b**. According to the District Lands Office/Tai Po of the Lands Department, the outstanding Small House applications are 19 whilst the 10-year forecast of demand for Small House is not available since 2007.

Natural Environment (Site Photos 1, 2 and 9 to 12)

- 4.2.2 The woodland and shrubland mainly concentrate in the peripheral hill-slopes while the coastal area contains mudflat stretches, mangrove and a variety of marine life with fallow agricultural land around the estuarine area. Protected plant species, including *Cibotium barometz* (金毛狗), *Diospyros vaccinoides* (小果柿) and *Aquilaria sinensis* (土沉香) have been recorded in the woodedland in the Area, which is ecologically-linked to the Sai Kung East Country Park. Other uncommon species such as *Zanthoxylum ailanthoides* (椿葉花椒), *Erycibe obtusifolia* (丁公藤), and *Zoysia sinica* (中華結縷草) have also been found scattering in the area. Besides plants, there have been records of bat roosts at the abandoned village houses at the area. The concerned bat species were *Hipposideros armiger* (大蹄蝠) and *H. Pomona* (小蹄蝠), both of which are very common in Hong Kong and they utilize the abandoned village houses periodically in the year.

Cultural Heritage Interest (Site Photo 13)

- 4.3 The Holy Family Chapel at Chek Keng is a proposed Grade 2 historic building within the Area. Upon publication of a DPA plan, the Antiquities and Monuments Office of the Leisure and Cultural Services Department and the Commissioner for Heritage's Office of the Development Bureau will be consulted on any development, redevelopment or rezoning proposals which may affect the historic site and its immediate environs.

Land ownership

- 4.4 The majority of land in the Area (about 62%) is Government land, and the remaining 38% are private land comprising mainly agricultural land and building lots.

Transport and accessibility

- 4.5 Chek Keng is not served by any road and is only accessible by walking trails, including the popular Maclehoose Trail which connects it with Pak Tam Road to the west, and Tai Long Wan, High Island Reservoir and Pak Tam Chung to its east and south. Chek Keng is also accessible by boats from the nearby Wong Shek, or from the more distant Ma Liu Shui, Tai Po. Part of the Maclehoose Trail is within the Area. It is a popular hiking trail (**Site Photos 14 and 15**) and should be maintained for free public access and preserved from developments in the future.

5. Land Use Proposals (Appendix I)

General Planning Intention

- 5.1 The Area, rural and natural in character, forms part of the wider natural environment of Sai Kung East Country Park. The general planning intention of the Area is to protect its high conservation and landscape value and the rural settings which complements the overall naturalness and the landscape beauty of the surrounding Sai Kung East Country Park. The planning intention is also to reflect the existing recognized village of Chek Keng.

"Village Type Development" ("V") Total Area 2.24 ha (Plans 2c and 2d)

- 5.2 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 and efficient use of land.
- 5.3 The recognized village within the Area is Chek Keng. The boundaries of "V" zones are drawn up provisionally around existing clusters having regard to existing village clusters and building structures, approved Small House applications and existing site conditions. Areas of difficult terrain, dense vegetation, burial grounds, ecologically sensitive areas and streamcourses have been avoided where possible. The boundaries of the "V" zone will be further reviewed and defined during the preparation of OZP 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.

- 5.6 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 32.50 ha

- 5.7 The Area has high scenic value forming part of the wider natural environment of Sai Kung East Country Park. This land use designation is primarily intended for giving statutory protection to the Area subject to further studies. 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 are 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 the existing topography and natural vegetation.

- 5.8 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 Chek Keng DPA Plan will be renumbered to DPA/NE-CK/1.

8. Consultation

- 8.1 The draft DPA Plan together with the Notes and ES has 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 16.3.2012, the draft DPA Plan was also endorsed by circulation by the 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 separately on the draft DPA Plan after its publication under section 5 of the Ordinance.

9. **Decision Sought**

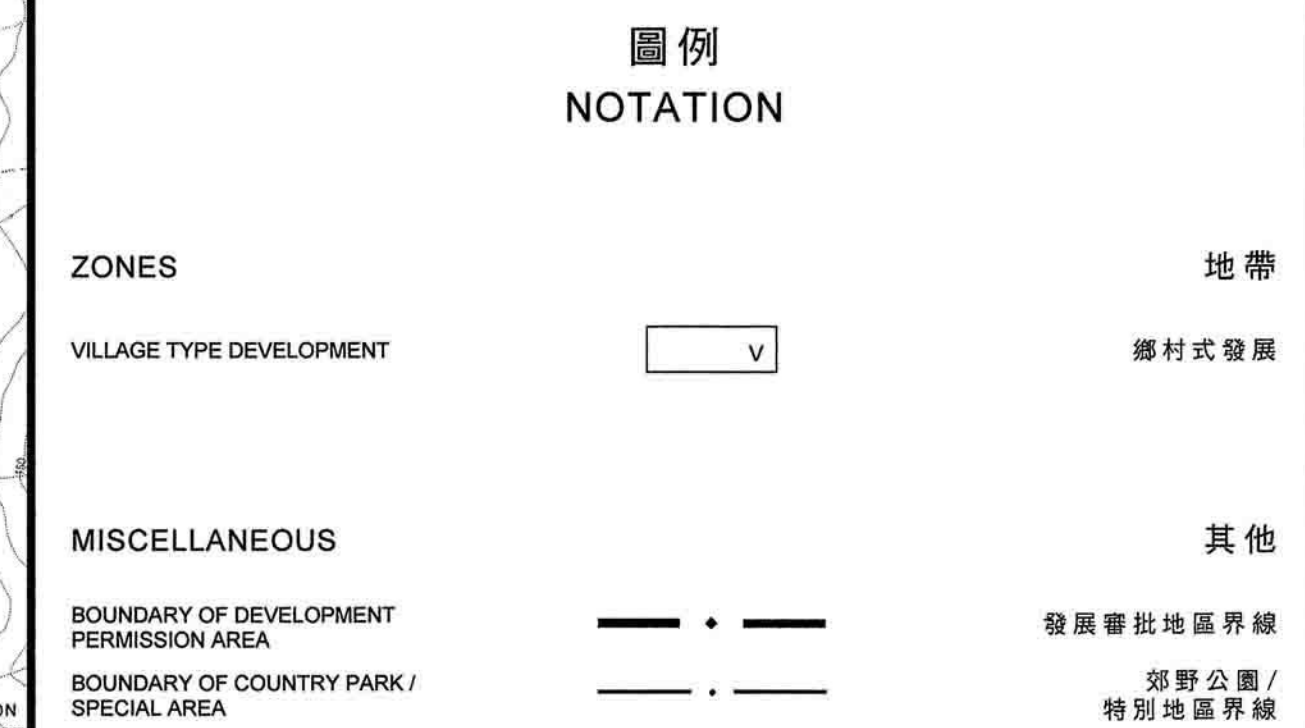
Members are invited to:

- (a) agree that the draft Chek Keng DPA Plan No. DPA/NE-CK/C (to be renumbered to DPA/NE-CK/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 Chek Keng DPA Plan and that the ES should be issued under the name of the Board; and
- (c) agree that consultation on the draft Chek Keng DPA Plan will be conducted for the TPDC and SKNRC separately after its publication under section 5 of the Ordinance.

10. **Attachments**

Appendix I	Draft Chek Keng Development Permission Area Plan No. DPA/NE-CK/C
Appendix II	Notes of the Draft Chek Keng Development Permission Area Plan No. DPA/NE-CK/C
Appendix III	Explanatory Statement of the Draft Chek Keng Development Permission Area Plan No. DPA/NE-CK/C
Plan 1	Location Plan of Chek Keng
Plan 2a	Planning Scheme Boundary of Chek Keng Development Permission Area
Plan 2b	Village Environs Boundary and Land Ownership of Chek Keng
Plan 2c	Proposed "Village Type Development" of Chek Keng
Plan 2d	Existing Village House and Ruined Structure within the Proposed "V" Zone in Chek Keng
Plan 3	Aerial photo
Plans 4a to 4g	Site Photos

**PLANNING DEPARTMENT
APRIL 2012**



土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分比	
VILLAGE TYPE DEVELOPMENT	2.24	6.45	鄉村式發展
UNSPECIFIED USE	32.50	93.55	非指定用途
TOTAL AREA OF DEVELOPMENT PERMISSION AREA	34.74	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

赤徑發展審批地區圖
CHEK KENG DEVELOPMENT PERMISSION AREA PLAN

SCALE 1:5000 比例尺

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PREPARED BY THE PLANNING DEPARTMENT UNDER
THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號
PLAN No. **DPA/NE-CK/C**

DRAFT CHEK KENG
DEVELOPMENT PERMISSION AREA PLAN NO. DPA/NE-CK/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 first publication in the Gazette of the notice of the 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 use 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.

“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 CHEK KENG
DEVELOPMENT PERMISSION AREA PLAN NO. DPA/NE-CK/C

Schedule of Uses

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<u>Annex B</u>	VILLAGE TYPE DEVELOPMENT	2

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 the draft development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

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)	Hotel (Holiday House Only)
Rural Committee/Village Office	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 #
	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 uses 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 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.

DRAFT CHEK KENG
DEVELOPMENT PERMISSION AREA PLAN NO. DPA/NE-CK/C

EXPLANATORY STATEMENT

DRAFT CHEK KENG
DEVELOPMENT PERMISSION AREA PLAN NO. DPA/NE-CK/C

EXPLANATORY STATEMENT

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DRAFT CHEK KENG
DEVELOPMENT PERMISSION AREA PLAN NO. DPA/NE-CK/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 Chek Keng Development Permission Area Plan No. DPA/NE-CK/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 Chek Keng area as a development permission area (DPA).
- 2.2 On xxx xxx, the draft Chek Keng DPA Plan No. DPA/NE-CK/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 Chek Keng 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 Chek Keng area, covering an area of 35 ha and surrounded by the Sai Kung East Country Park, is located at Chek Keng Hau, one of the sea bays along the northern coast of the Sai Kung East Country Park. The Area contains abandoned village houses, woodlands, shrublands, grasslands, wetlands, mangroves, streams, and fallow agricultural land. The coastal area contains mudflat stretches and a variety of marine life. It is rural in nature and is a popular hiking area with scenic views, accessible either by the Maclehole Trail, from Pak Tam Chung, or by boats via Wong Shek Pier and Ma Liu Shui.
- 5.2 Protected plant species, including *Cibotium barometz*, *Diospyros vaccinoides* and *Aquilaria sinensis* have been recorded in the woodedland in the Area, which is ecologically-linked to the Sai Kung East Country Park. Other uncommon species such as *Zanthoxylum ailanthoides*, *Erycibe obtusifolia*, and *Zoysia sinica* have also been found scattering in the area. Besides plants, there have been records of bat roosts at the abandoned village houses at the area. The concerned bat species were *Hipposideros armiger* and *H. Pomona*, both of which are very common in Hong Kong and they utilize the abandoned village houses periodically in the year.
- 5.3 The Chek Keng Village, the only recognized village in the Area, is now largely abandoned. It is located in the middle of the Area, facing north towards the sea, and is traversed by the east-west running Maclehole Trail. Most of the houses lie on the southern side of the Trail, with a few, as well as two small piers, located on its north.
- 5.4 The Antiquities and Monuments Office advises that the Holy Family Chapel, located on the south side of the Chek Keng Village, is a proposed Grade 2 historic building.

6. NEED FOR PLANNING GUIDANCE AND CONTROL

The Area is rural and natural in character comprising mainly woodlands, shrublands, grasslands, wetlands, mangroves, streams, and fallow agricultural land. Any uncontrolled development may affect landscape and the natural environment, including marine ecology and mudflat habitats along the coast of the Area. There is an urgent need to better protect the natural scenic character and avoid disturbance of the ecological interest of the Area. The DPA plan is to provide planning guidance and development control pending the 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, about 34.74 ha in size, is located at Chek Keng Hau and surrounded by the Sai Kung East Country Park on the other sides.

7.2 General Planning Intention

The Area, rural and natural in character, forms part of the wider natural environment of Sai Kung East Country Park. The general planning intention of the Area is to protect its high conservation and landscape value and the rural settings which complements the overall naturalness and the landscape beauty of the surrounding Sai Kung East Country Park. The planning intention is also to reflect the existing recognized village of Chek Keng.

7.3 Population

Based on the population data from the 2006 By-census, the total population of the Area was estimated to be about 84.

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

7.4.1 “Village Type Development” (“V”): Total Area 2.24 ha

- (a) The planning intention of this zone is to reflect an existing recognized village. 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 village of Chek Keng is largely abandoned, though a few houses may still be inhabited occasionally. The boundaries of “V” zones are drawn up provisionally around existing clusters having regard to existing village clusters and building structures, approved Small House applications and existing site conditions. Areas of difficult terrain, dense vegetation, burial grounds, ecologically sensitive areas and streamcourses have been avoided where possible. The boundaries of the “V” zone will be further reviewed and defined during the preparation of OZP 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 the first publication in the Gazette of the notice of the 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 32.50 ha

Amid the Sai Kung East Country Park, the Area has high scenic value forming part of the wider natural system of Sai Kung countryside. The Area comprises mainly fallow agricultural land, mangrove, woodland, shrubland, grassland, and watercourses. To protect the natural and landscape character of the Area, planning guidance and development control is 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

Chek Keng is not served by any road and is only accessible by walking trails, including the popular Maclehoose Trail which connects it with Pak

Tam Road to the west, and Tai Long Wan, High Island Reservoir and Pak Tam Chung to its east and south. With the two piers, Chek Keng is also accessible by boats from, say, nearby Wong Shek, or from the more distant Ma Liu Shui, Tai Po. Part of the Maclehos Trail is within the Area. It is a popular hiking trail and should be maintained for free public access and preserved from developments in the future.

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 village houses in the Area. There are no sewerage and drainage systems. Any new development proposal should be required to demonstrate that no adverse drainage and sewage impacts would be caused to the Area.

7.6 Cultural Heritage

The Holy Family Chapel at Chek Keng is a proposed Grade 2 historic building within the Area. On 19 March 2009, the Antiquities Advisory Board (AAB) released the list of 1,444 historic buildings, in which this building within the Area have been given proposed grading. Details of this historic building have been uploaded onto the official website of the Antiquities and Monuments Office (AMO) of the Leisure and Cultural Services Department at <http://www.amo.gov.hk/>. The proposed grading of this historic building is now under the review of AAB for finalization. The proposed grading, once endorsed by AAB, will be published on AMO's official website. Prior consultation with AMO and the Commissioner for Heritage's Office of the Development Bureau should be made if any development, redevelopment or rezoning proposals might affect the above historic building and its immediate environs.

7.7 Geotechnical Safety

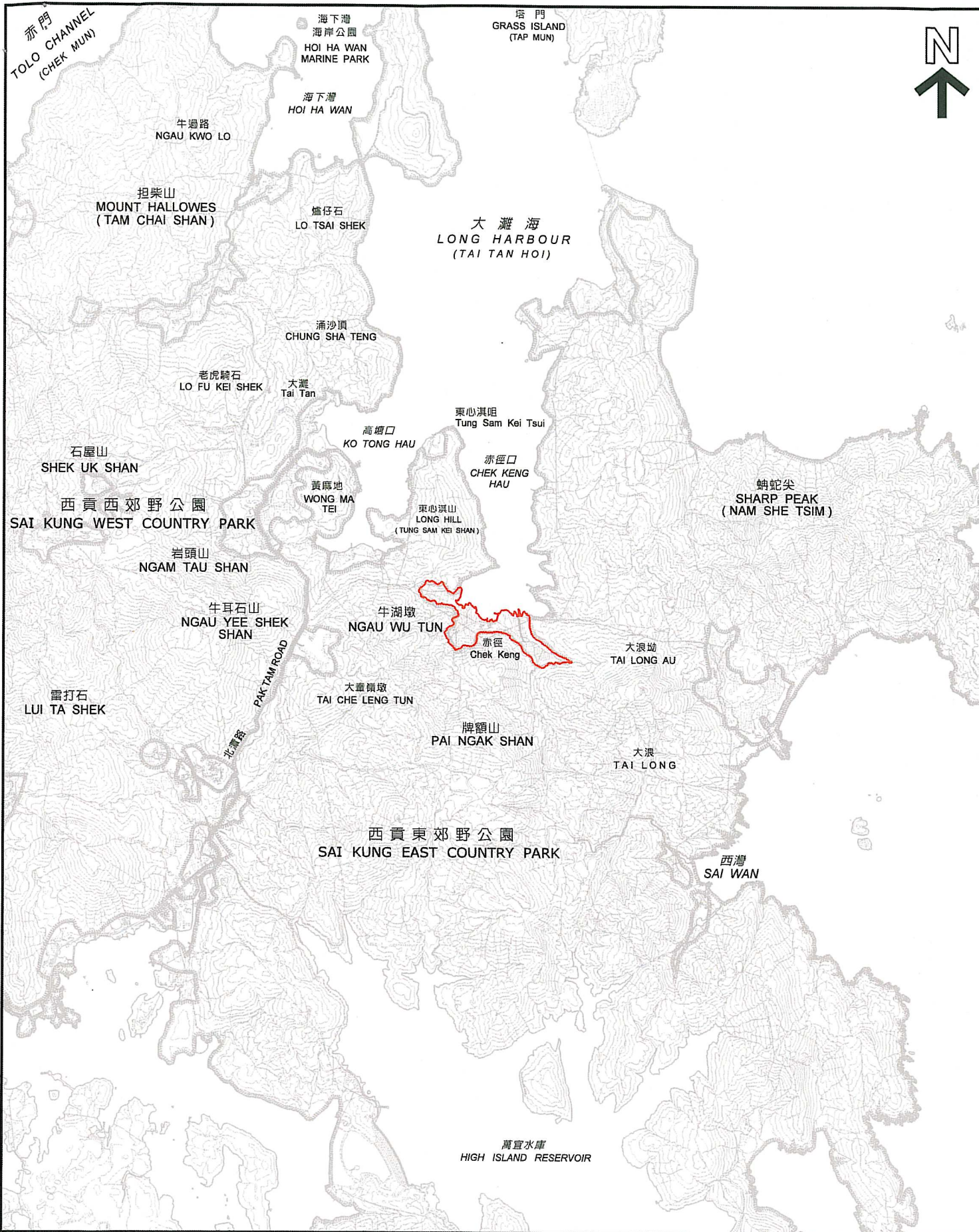
The Area, especially those located near the DPA boundary, is located below steep natural terrain with a long history of instability and may be affected by potential natural terrain landslide hazards. For developments within the Area, natural terrain hazard studies may be required to ascertain the scale of the hazards and to provide suitable hazard mitigation measures, if found necessary, as part of the developments.

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2012年1月5日擬備，
所根據的資料為地圖組別HM20C
編號4和8
EXTRACT PLAN PREPARED ON 5.1.2012
BASED ON MAP SERIES HM20C
SHEETS 4 & 8

赤徑的位置圖 LOCATION PLAN OF CHEK KENG

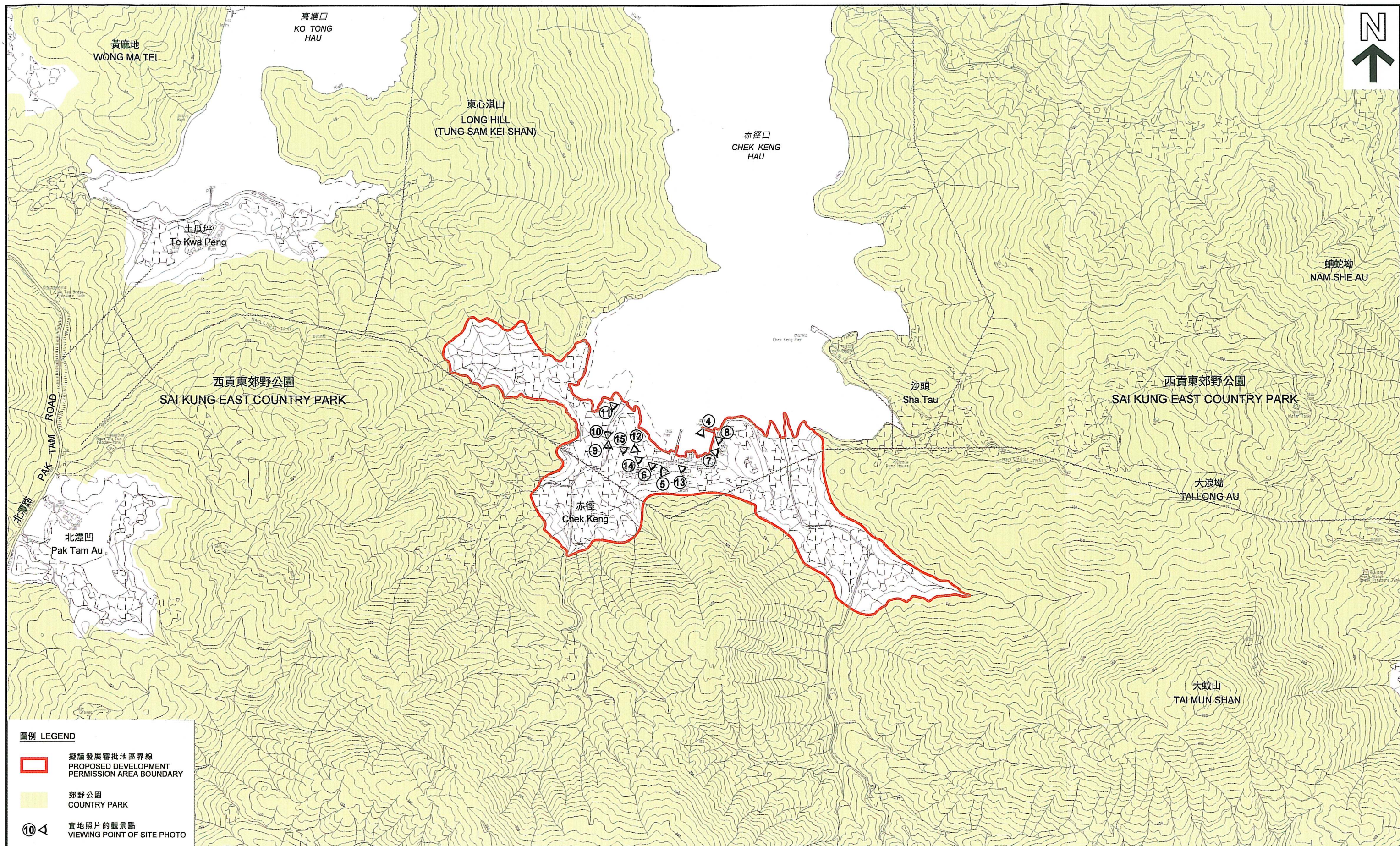
米 1000 0 1000 2000 米
METRES SCALE 1 : 50 000 比例尺

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NP-CK/11/2

圖 PLAN
1



本摘要圖於2012年1月13日擬備，所根據的資料為HP5BW編號 8-NE-C 及 8-NW-D
EXTRACT PLAN PREPARED ON 13.1.2012
BASED ON HP5BW SHEETS No. 8-NE-C & 8-NW-D

赤徑發展審批地區的規劃範圍界線
PLANNING SCHEME BOUNDARY OF CHEK KENG DEVELOPMENT PERMISSION AREA

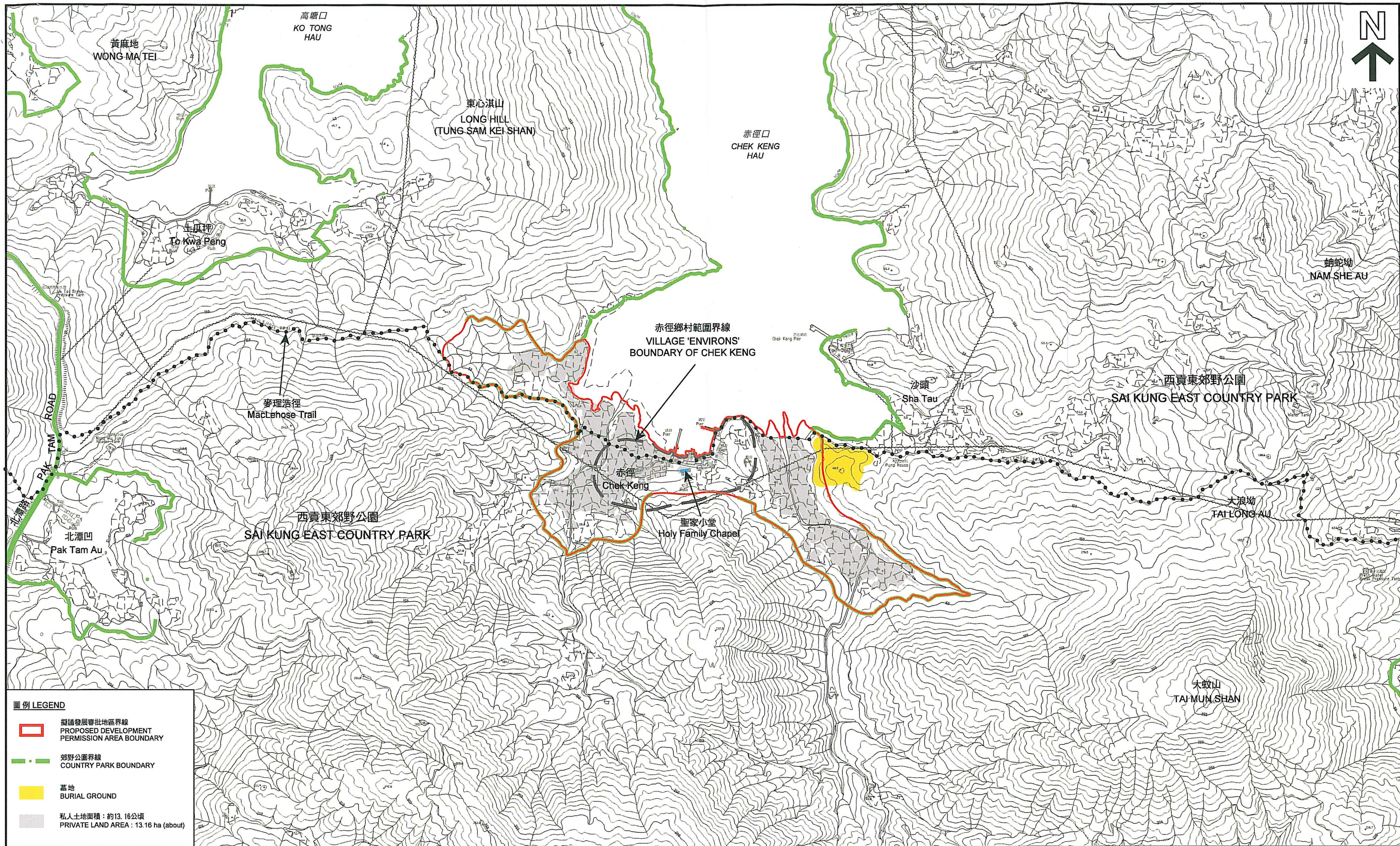
SCALE 1 : 10 000 比例尺
米 200 0 200 400 米
METRES

規劃署
PLANNING DEPARTMENT



參考編號 REFERENCE No.
M/NP-CK/11/2

圖 PLAN
2a



本摘要圖於2012年1月12日擬備，所根據的資料為HP5BW編號 8-NE-C 及 8-NW-D
EXTRACT PLAN PREPARED ON 12.1.2012
BASED ON HP5BW SHEETS No. 8-NE-C & 8-NW-D

赤徑的鄉村範圍界線及土地業權
VILLAGE 'ENVIRONS' AND LAND OWNERSHIP OF CHEK KENG

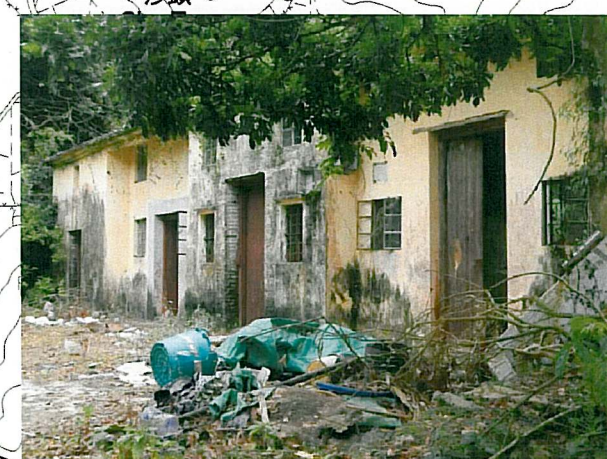
SCALE 1 : 10 000 比例尺
米 200 0 200 400 米
METRES

規劃署
PLANNING DEPARTMENT



參考編號 REFERENCE No.
M/NP-CK/11/2

圖 PLAN
2b



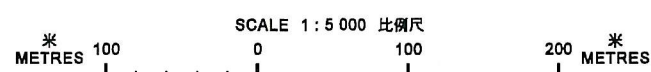
圖例 LEGEND

 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

本摘要圖於2012年3月15日繪備，所根據
的資料為HP5BW編號 8-NE-C 及 8-NW-D
EXTRACT PLAN PREPARED ON 15.3.2012
BASED ON HP5BW SHEETS No. 8-NE-C & 8-NW-D

赤徑的擬議鄉村式發展
PROPOSED VILLAGE TYPE DEVELOPMENT OF CHEK KENG



規劃署
PLANNING DEPARTMENT

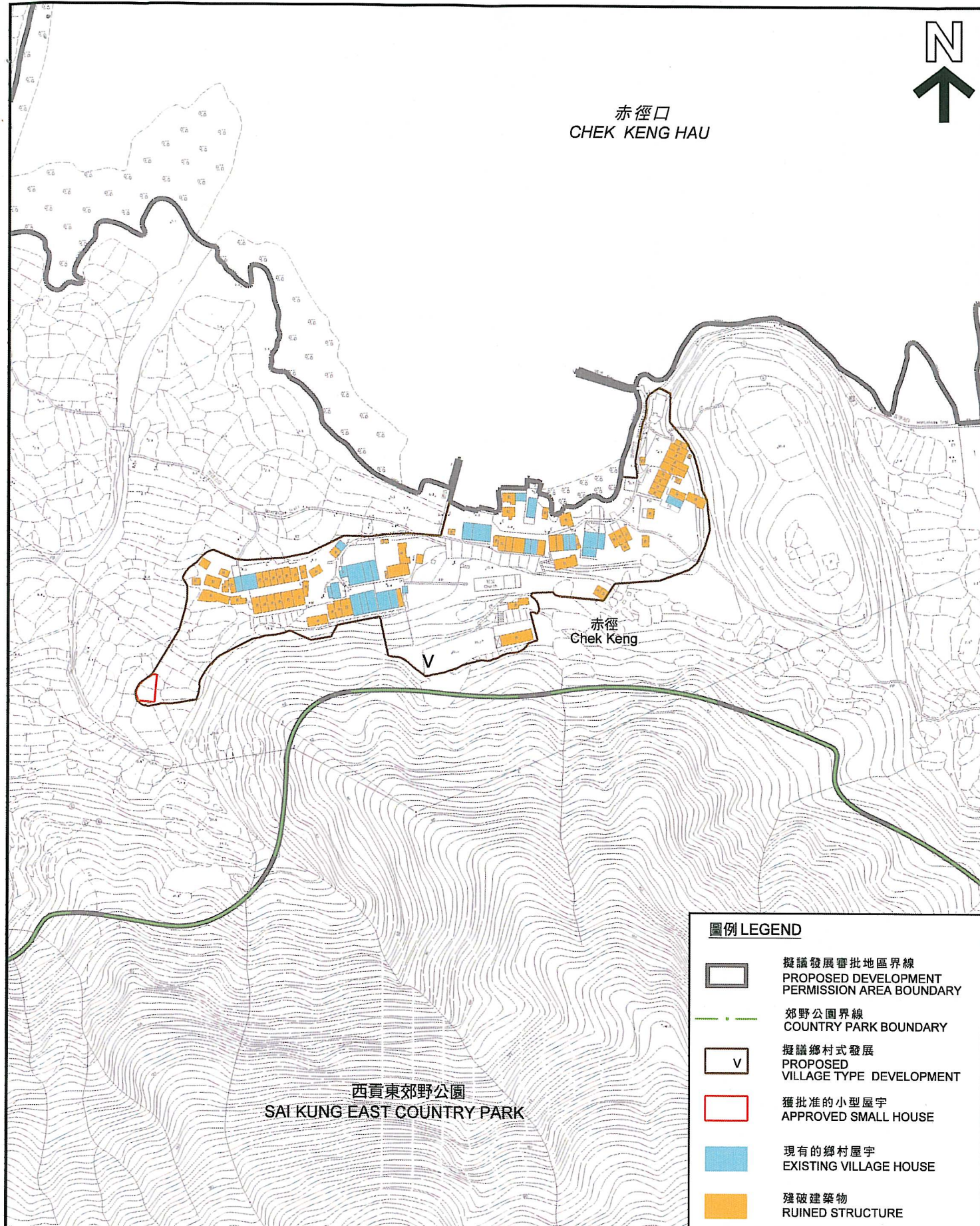


參考編號 REFERENCE No.
M/NP-CK/11/2

圖 PLAN
2c



赤徑口
CHEK KENG HAU



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
-  擬議鄉村式發展
PROPOSED VILLAGE TYPE DEVELOPMENT
-  獲批准的小型屋宇
APPROVED SMALL HOUSE
-  現有的鄉村屋宇
EXISTING VILLAGE HOUSE
-  殘破建築物
RUINED STRUCTURE

本摘要圖於2012年3月22日擬備，所根據的資料為測量圖編號8-NE-16D、17C、21B及22A

EXTRACT PLAN PREPARED ON 22.3.2012
BASED ON SURVEY SHEETS No. 8-NE-16D,
17C, 21B & 22A

在赤徑的擬議「鄉村式發展」地帶內
現有的鄉村屋宇及殘破建築物
EXISTING VILLAGE HOUSE AND
RUINED STRUCTURE WITHIN THE PROPOSED
"VILLAGE TYPE DEVELOPMENT" ZONE
IN CHEK KENG

SCALE 1 : 3 000 比例尺
米 METRES 50 0 50 100 METRES米

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NP-CK/11/2

圖 PLAN
2d



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

本摘要圖於2012年2月14日擬備，所根據的資料為地政總署於2011年8月26日拍得的航攝照片編號CW90525、CW90527-28、CW90562-64、CW90588、CW90590及CW90595-99
EXTRACT PLAN PREPARED ON 14.2.2012 BASED ON AERIAL PHOTOS No. CW90525, CW90527-28, CW90562-64, CW90588, CW90590 & CW90595-99 TAKEN ON 9.11.2010 BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

赤徑發展審批地區的規劃範圍界線

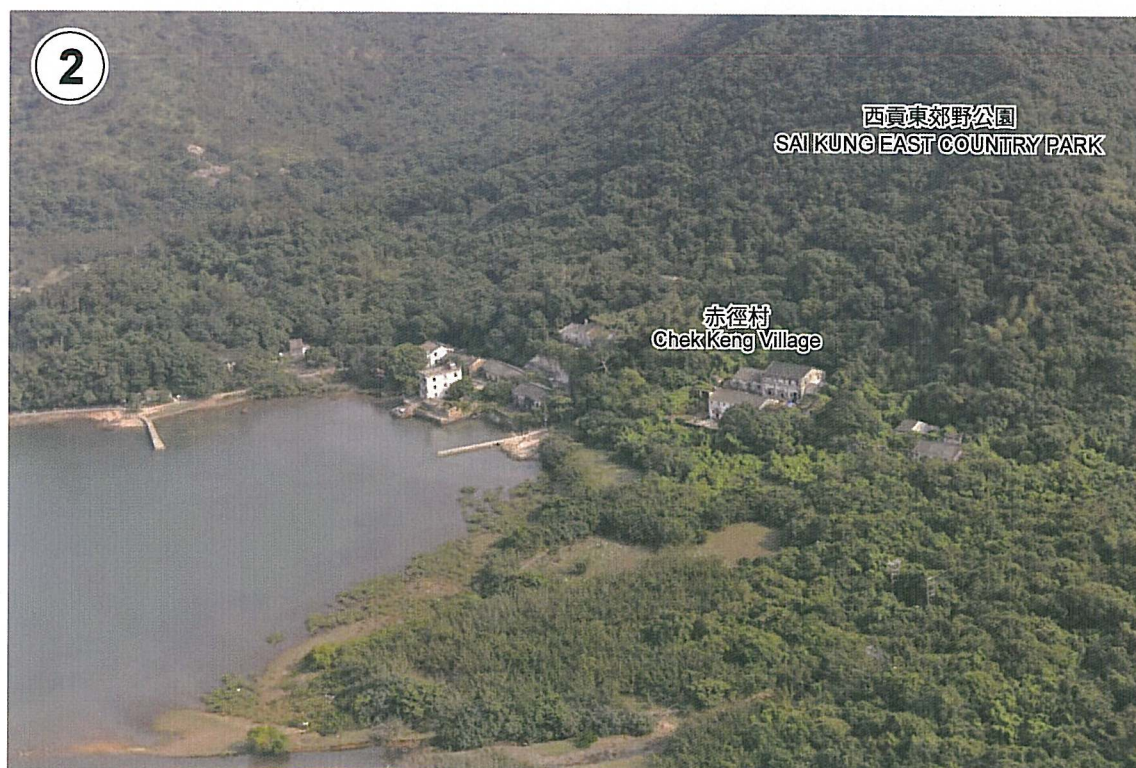
PLANNING SCHEME BOUNDARY OF CHEK KENG DEVELOPMENT PERMISSION AREA

規劃署
PLANNING DEPARTMENT



參考編號 REFERENCE No.
M/NP-CK/11/2

圖 PLAN
3



直昇機照片1和2
PHOTOS 1 & 2 TAKEN BY HELICOPTER

本圖於2012年1月5日擬備，所根據的資料為攝於2011年10月19日的實地照片
PLAN PREPARED ON 5.1.2012 BASED ON SITE PHOTOS TAKEN ON 19.10.2011

實地照片 SITE PHOTOS

赤徑 CHEK KENG

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NP-CK/11/2

圖 PLAN
4a



直昇機照片3
PHOTO 3 TAKEN BY HELICOPTER



赤徑村位於這區的中部
THE CHEK KENG VILLAGE LOCATED IN THE MIDDLE OF THE AREA

本圖於2012年1月5日擬備，所根據的資料為攝於2011年10月19日及6月1日的實地照片
PLAN PREPARED ON 5.1.2012 BASED ON SITE PHOTOS TAKEN ON 19.10.2011 AND 1.6.2011

實地照片 SITE PHOTOS

赤徑 CHEK KENG

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NP-CK/11/2

圖 PLAN
4b



赤徑的鄉村屋宇
VILLAGE HOUSES AT CHEK KENG

本圖於2012年1月5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 5.1.2012 BASED ON SITE PHOTOS TAKEN ON 1.6.2011

實地照片 SITE PHOTOS

赤徑
CHEK KENG

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NP-CK/11/2

圖 PLAN
4c



赤徑的殘破村屋
VILLAGE HOUSES IN DILAPIDATED CONDITIONS IN CHEK KENG

實地照片 SITE PHOTOS

赤徑
CHEK KENG

本圖於2012年1月5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 5.1.2012 BASED ON SITE PHOTOS TAKEN ON 1.6.2011

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NP-CK/11/2

圖 PLAN
4d



在赤徑一條溪流的兩旁主要為休耕農地、灌木叢及河口紅樹林
EITHER SIDES OF A STREAM AT CHEK KENG MAINLY COVERED BY
FALLOW AGRICULTURAL LAND, SHRUBS AND ESTUARINE MANGROVE

本圖於2012年1月5日擬備，所根據的
資料為攝於2011年6月1日及
2011年5月26日的實地照片
PLAN PREPARED ON 5.1.2012 BASED ON
SITE PHOTOS TAKEN ON 1.6.2011
AND 26.5.2011

實地照片 SITE PHOTOS

赤徑 CHEK KENG

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NP-CK/11/2

圖 PLAN
4e

11

赤徑村
Chek Keng Village

西貢東郊野公園
SAIKUNG EAST COUNTRY PARK



沿赤徑河口的紅樹林
ESTUARINE MANGROVE AT CHEK KENG

12



在赤徑的休耕農地
FALLOW AGRICULTURAL LAND AT CHEK KENG

本圖於2012年1月5日擬備，所根據的
資料為攝於2011年6月1日及9月21日的實地照片
PLAN PREPARED ON 5.1.2012 BASED ON
SITE PHOTOS TAKEN ON 1.6.2011 AND
21.9.2011

實地照片 SITE PHOTOS

赤徑
CHEK KENG

規劃署
PLANNING
DEPARTMENT

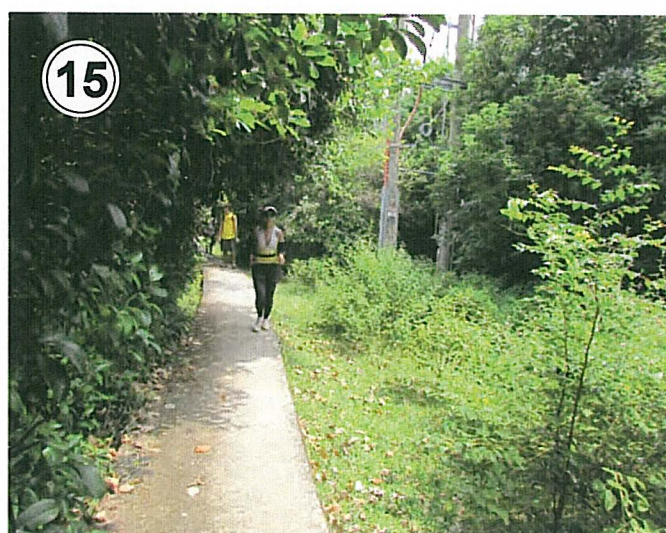


參考編號
REFERENCE No.
M/NP-CK/11/2

圖 PLAN
4f



聖家小堂
HOLY FAMILY CHAPEL



麥理浩徑途經赤徑，這亦是遠足熱門地點
CHEK KENG ACCESSIBLE BY THE MACLEHOSE TRAIL IS A POPULAR HIKING AREA

本圖於2012年1月13日擬備，所根據的資料為攝於2011年5月26日、2011年6月1日及2011年9月21日的實地照片
PLAN PREPARED ON 13.1.2012 BASED ON SITE PHOTOS TAKEN ON 26.5.2011, 1.6.2011 AND 21.9.2011

實地照片 SITE PHOTOS

赤徑 CHEK KENG

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NP-CK/11/2

圖 PLAN
4g