

[CONFIDENTIAL]

Downgraded on 8/3/13

TOWN PLANNING BOARD

TPB Paper No. 9282
For Consideration by
The Town Planning Board on 22.2.2013

CONSIDERATION OF THE
DRAFT KUK PO, FUNG HANG AND YUNG SHUE AU
DEVELOPMENT PERMISSION AREA PLAN NO. DPA/NE-KP/B

**CONSIDERATION OF THE
DRAFT KUK PO, FUNG HANG AND YUNG SHUE AU
DEVELOPMENT PERMISSION AREA PLAN NO. DPA/NE-KP/B**

1. Introduction

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

- (a) that the draft Kuk Po, Fung Hang and Yung Shue Au Development Permission Area (DPA) Plan No. DPA/NE-KP/B (to be renumbered as DPA/NE-KP/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 Kuk Po, Fung Hang and Yung Shue Au DPA Plan and that the ES should be issued under the name of the Board.

2. Background

Location and Physical Characteristics (Plans 1, 2a, 2b and 3, Site Photos 1 to 4)

- 2.1 The Area, comprising the three sub-areas of Fung Hang, Kuk Po and Yung Shue Au, is located in the northwestern coast of the Plover Cove Country Park fronting the Starling Inlet. The Area is surrounded by mature woodland and is only accessible by a walking trail along the coast connecting to Luk Keng. Its seaside walk provides a panoramic view towards Starling Inlet and the Luk Keng coastal mangroves, and the Fung Hang Family Walk can be easily accessed from Bride's Pool Road.
- 2.2 Fung Hang comprises mainly woodland, estuarine mangrove, streamcourse, freshwater marsh and fallow agricultural land. It is close to a vehicular access leading from Bride's Pool Road. It is accessible by a walking trail running along the south coast of Starling Inlet connecting to Luk Keng in the west and to Kuk Po and Yung Shue Au in the east and north-east (**Plan 2b**). An existing pier is found at the northeast of the area. A natural stream is located at the western part of the area. A woodland is found in the west adjoining the Plover Cove Country Park while a *fung shui* woodland is located in the middle of the

area. There are some floral species of conservation significance. Fung Hang Village is the only recognized village in the area and the conditions of those village houses vary from being fair to poor and a few of them are still occupied by local villagers.

- 2.3 Kuk Po has various village clusters near Starling Inlet on the flat land with slopes on three sides. The area is rural and occupied with areas of ecological importance including woodland, reedbed, mangroves, tidal ponds, freshwater marshes and natural stream in the middle part of the area worthy of preservation. Estuarine mangroves, mudflat and reedbed are on the seaward side while freshwater marsh is near the hillslopes. A natural stream flows across the area from Ng To in the south to the Kuk Po San Uk in the north and about 1km of the stream course is considered as an Ecologically Important Stream (EIS). Together with the coastal habitats and adjoining woodlands, this wetland complex supports a high diversity of dragonfly and freshwater fish and provides a good habitat for over 100 species of butterflies. The area is only accessed by a walking trail along the coast connecting to Luk Keng via Fung Hang. An existing pier is found at the northeast of the area. *Fung shui* and mature woodlands are mainly located at Kuk Po San Uk Ha, Sam To, Kuk Po Lo Wai and Ng To. Village settlements are largely abandoned and concentrated in a number of recognized villages namely Kuk Po Lo Wai and Kuk Po San Uk Ha while those inland villages are Yi To, Sam To, Sze To and Ng To.
- 2.4 Yung Shue Au includes the level lands south of Yung Shue Au Wan and an inlet of Starling Inlet, and extends into a narrow valley in the southwest. Surrounded by mature woodland and facing the sea, the area is only accessible by a walking trail connecting to Kuk Po, Fung Hang and Luk Keng in the west and So Lo Pun in the south. There is a pier just outside the area to the north. The seaward side and middle part of the area are occupied with wetlands of ecological importance including mangroves, tidal pond, freshwater marshes and natural stream. An EIS of about 750 meters in length flows across the area. Surrounding the wetlands are mature woodlands and shrublands, including a *fung shui* woodland behind the Yung Shue Au Village, which form the foothill of the Plover Cove Country Park. The area is identified as a hotspot for freshwater fish. Yung Shue Au Village, the only recognized village in the area, is basically uninhabited and has two rows of houses and some scattered houses which are mostly in poor conditions or abandoned. Besides, there are some abandoned barracks near the entrance of the village which were established in early 80s by the British army to guard against illegal immigrant.

Need for Statutory Plan

- 2.5 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.

- 2.6 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 with a scenic setting comprising mainly woodland, shrubland, fallow agricultural land, low-lying marshes and stream with village settlements. The DPA plan is to provide an interim planning guidance and development control pending the preparation of an Outline Zoning Plan (OZP) and to enable planning enforcement to be taken against any unauthorized development.
- 2.7 On 31.10.2012, 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 Kuk Po, Fung Hang and Yung Shue Au 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 Area covers a total area of about 90.27 ha (9.32 ha in Fung Hang, 62.82 ha in Kuk Po and 18.13 ha in Yung Shue Au). Fronting Starling Inlet, the Area is surrounded by the Plover Cove Country Park. Based on the population data from the 2011 Census, the total population of the Area was estimated to be about 67.
- 4.2 The existing land uses mainly include the followings:

Recognized Village (Site Photos 5 to 18)

- (a) The recognized villages within the Area are Fung Hang, Kuk Po Lo Wai, Kuk Po San Uk Ha, Yi To, Sam To, Sze To, Ng To and Yung Shue Au Villages. While Yung Shue Au Village is basically uninhabited, a few villagers are living in Kuk Po and Fung Hang selling soft drinks and snacks to the tourists during the holidays.
- (b) The village 'environs' ("VE") of Fung Hang, Kuk Po Lo Wai, Kuk Po San Uk Ha, Yi To, Sam To, Sze To, Ng To and Yung Shue Au Villages are shown on **Plan 2b**. According to the District Lands Office/North of the

Lands Department, there is no outstanding Small House application for these villages. However, the 10-year forecast of Small House demand at Kuk Po Village (including Kuk Po San Uk Ha, Kuk Po Lo Wai, Yi To, Sam To, Sze To, Ng To), Fung Hang Village and Yung Shue Au as provided by the concerned Village Representatives are 500, 182 and 20 respectively.

Agricultural land/Woodland/shrubland (Site Photos 1 to 4, 19 to 22)

- (c) In Fung Hang, Kuk Po and Yung Shue Au, fallow agricultural land basically spreads around the village clusters. The fallow agricultural land is covered with grass and shrubs.
- (d) In Fung Hang, woodland is mainly located in the west adjoining the Plover Cove Country Park and a *fung shui* woodland is located in the middle of the area. There are some plant species of conservation significance including *Aquilaria sinensis* (土沉香), and butterfly species of conservation concern including *Isoetes lamprospilus lamprospilus* (旖弄蝶) in the area.
- (e) In Kuk Po, the hilly areas adjoining the Plover Cove Country Park are well wooded. *Fung shui* woods are located at Kuk Po San Uk Ha, Sam To, Kuk Po Lo Wai and Ng To. Plant species of conservation significance including *Aquilaria sinensis* (土沉香), *Artocarpus hypargyreus* (白桂木) *Mucuna championii* (港油麻藤), *Ailanthus fordii* (常綠臭椿) and *Popowia pisocarpa* (嘉陵花) are found in the area. Kuk Po is identified as a hotspot for both freshwater fish and butterfly. The wetland along the coastline and the natural woodland provided a good habitat for over 100 species of butterflies including the rare *Aeromachus jhora* (寬鵲弄蝶).
- (f) In Yung Shue Au, there is a wide spread of mature woodland. Surrounding the wetlands in the middle part of the area are continuous mature woodlands and shrublands, including a *fung shui* woodland behind the Yung Shue Au Village, forming the foothill of the Plover Cove Country Park. Species of conservation concern including *Aquilaria sinensis* (土沉香), *Macaranga sampsonii* (鼎湖血桐), *Cethosia biblis* (紅鋸蛱蝶), *Aeromachus jhora* (寬鵲弄蝶) and *Orthetrum poecilops poecilops* (斑灰蜻) area are recorded.

Mangrove/Marsh (Site Photos 23 to 25)

- (g) In Fung Hang, Kuk Po and Yung Shue Au, the mangrove and marshes are mainly along the coastal and low-lying areas. In Kuk Po, estuarine mangroves, mudflat and reedbed are on the seaward side of the area and freshwater marsh is located in the flat land along the hillslopes. Together with the stream courses, this wetland complex in Kuk Po is recognized as an ecologically important wetland supporting a high diversity of dragonfly and freshwater fish including species of conservation importance: *Macropodus hongkongensis* (香港鬥魚), *Oryzias curvinotus* (弓背青鱗) and *Orthetrum poecilops poecilops* (斑灰蜻). Wetland plants of

conservation concern including *Ceratopteris thalictroides* (水蕨) and *Sphenoclea zeylanica* (尖瓣花) are recorded.

Stream courses (Site Photos 26 to 29)

- (h) In Fung Hang, a natural stream is located in the western part of the area. In Kuk Po, there is a natural stream flowing across the area from Ng To in the south to the Kuk Po San Uk in the north. About 1km of the stream course is considered as an EIS (**Plan 2d**). In Yung Shue Au, an EIS of about 750 meters in length flows across the area continuously supply freshwater to the wetlands in the middle part of the area (**Plan 2e**). The area is identified as a hotspot for freshwater fish with records of a rare goby, *Stiphodon atropurpureus* (菲律賓枝牙 虎魚).

Others (Site Photos 30 to 32)

- (i) There are some abandoned barracks near the entrance of Yung Shue Au village which were established in early 80s by the British army to guard against illegal immigrants.

Cultural Heritage Interest (Plan 2b and Site Photos 33 to 35)

- 4.3 In Kuk Po, there are graded historic buildings and a site of archaeological interest, namely the Kai Choi School and Hip Tin Temple, Yeung Ancestral Hall and Li Ancestral Hall at Kuk Po Lo Wai which are Grade 3 historic buildings, and Kuk Po Site of Archaeological Interest in the infill area between headlands.

Land ownership

- 4.4 Slightly over 42.22 ha of land in the Area (about 46.77%) is Government land while the remaining 48.05 ha of land (about 53.23%) are private land comprising mainly agricultural land and some building lots (**Plan 2b**).

Transport and accessibility

- 4.5 At present, the Area is located in proximity to a vehicular access leading from Bridge's Pool Road but is not served by any vehicular access. It is accessible by a walking trail running along the south coast of Starling Inlet connecting to Luk Keng in the west. Fung Hang, Kuk Po and Yung Shue Au are equipped with a public pier.

5. Land Use Proposals

General Planning Intention

- 5.1 The general planning intention of the Area is to protect its high conservation and landscape value and rural settings which complement the overall naturalness and the landscape beauty of the surrounding Plover Cove Country Park. The planning intention is also to reflect the existing recognized villages

of Kuk Po, Fung Hang and Yung Shue Au.

“Village Type Development” (“V”): Total Area 4.78 ha (Plans 2c – 2h)

- 5.2 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.
- 5.3 The recognized villages within the Area are Fung Hang Village, Kuk Po Lo Wai, Kuk Po San Uk Ha, Yi To, Sam To, Sze To, Ng To and Yung Shue Au Village. The boundaries of “V” zones are drawn up provisionally around existing clusters having regard to the existing village houses and building structures, approved Small House applications 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 environmental and infrastructural constraints and landscape character.
- 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 85.49 ha

- 5.5 Amid the Plover Cove Country Park, the Area has high scenic value forming part of the wider natural system of Pat Sin Leng and Plover Cove countryside. The Area is rural with a scenic setting comprising mainly woodland, shrubland, fallow agricultural land, freshwater marsh, stream, mangrove, intertidal water ponds and low-lying wetland habitats with village settlements. To protect the natural and landscape characters of the Area, planning guidance and development control are considered necessary. Due to the urgency 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.
- 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 Kuk Po, Fung Hang and Yung Shue Au DPA Plan will be renumbered to DPA/NE-KP/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 4.2.2013, the draft DPA Plan was also endorsed by circulation by New Territories District Planning Conference (NT DipCon) for submission to the Board.
- 8.3 The North District Council (NDC) and the Sha Tau Kok District Rural Committee (STKDRC) have not been consulted in order to avoid unfavourable *fait accompli*. However, the NDC and STKDRC will be consulted on the draft DPA Plan after its publication under section 5 of the Ordinance.

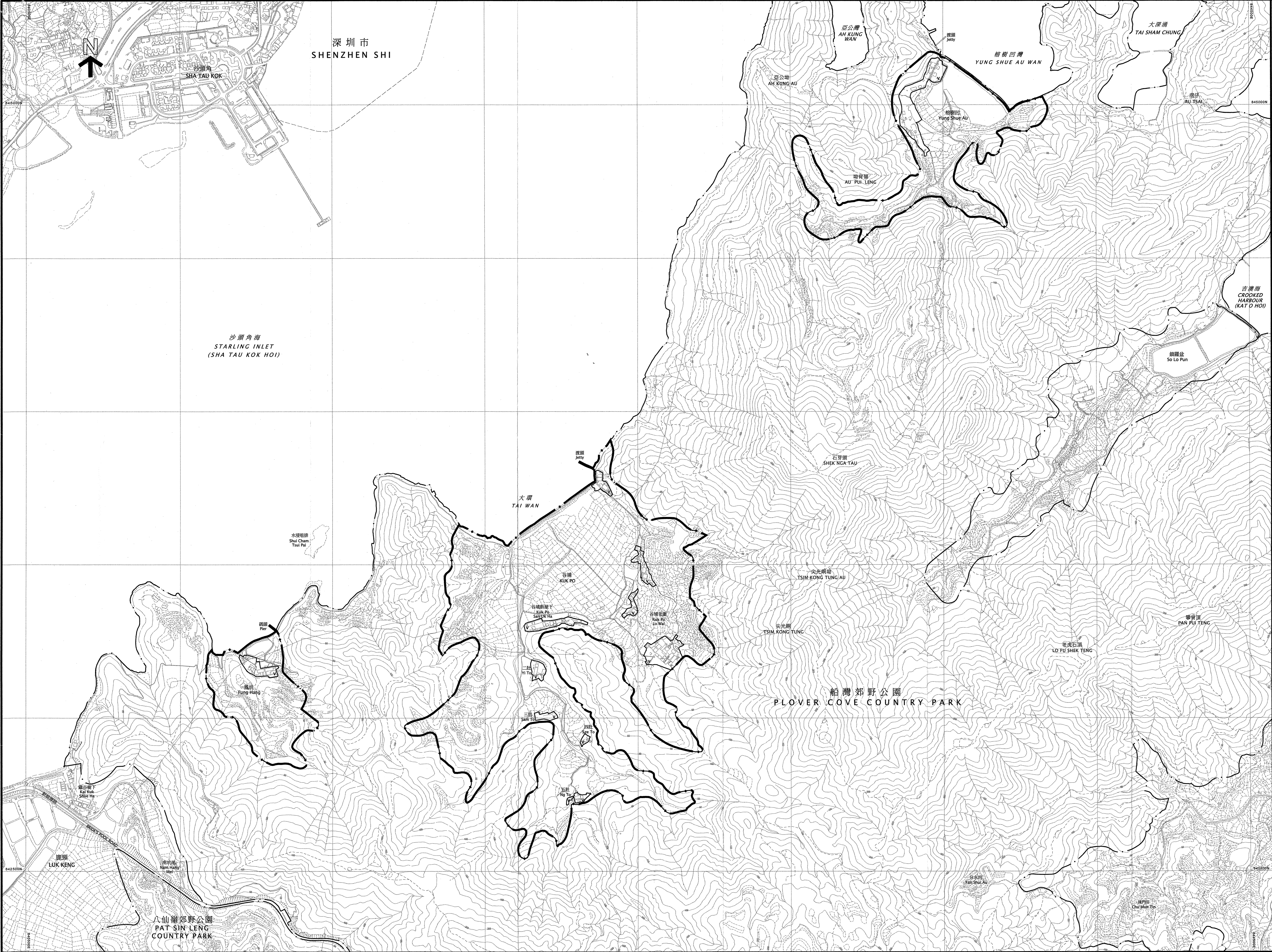
9. Decision Sought

Members are invited to :

- (a) agree that the draft Kuk Po, Fung Hang and Yung Shue Au DPA Plan No. DPA/NE-KP/B. (to be renumbered to DPA/NE-KP/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 Kuk Po, Fung Hang and Yung Shue Au 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 NDC and STKDRC after its publication under section 5 of the Ordinance.

Attachments

Appendix I	Draft Kuk Po, Fung Hang and Yung Shue Au Development Permission Area (DPA) Plan No. DPA/NE-KP/B
Appendix II	Notes of the Draft Kuk Po, Fung Hang and Yung Shue Au Development Permission Area (DPA) Plan No. DPA/NE-KP/B
Appendix III	Explanatory Statement of the Draft Kuk Po, Fung Hang and Yung Shue Au Development Permission Area (DPA) Plan No. DPA/NE-KP/B
Plan 1	Location Plan of Kuk Po, Fung Hang and Yung Shue Au
Plan 2a	Boundary of the draft Kuk Po, Fung Hang and Yung Shue Au Development Permission Area
Plan 2b	Village ‘Environs’ and Land Ownership of Kuk Po, Fung Hang and Yung Shue Au
Plans 2c, 2d and 2e	Proposed “Village Type Development” Zone of Kuk Po, Fung Hang and Yung Shue Au
Plans 2f, 2g and 2h	Existing Village Houses and Ruined Structures within the Proposed “Village Type Development” Zones in Kuk Po, Fung Hang and Yung Shue Au
Plan 3	Aerial photo
Plans 4-I to 4-III	Location of Site Photos
Plans 4a to 4l	Site Photos



圖例
NOTATION

ZONES		地帶
VILLAGE TYPE DEVELOPMENT		鄉村式發展
MISCELLANEOUS		其他
BOUNDARY OF DEVELOPMENT PERMISSION AREA		發展審批地區界線
BOUNDARY OF COUNTRY PARK / SPECIAL AREA		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	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分比	
VILLAGE TYPE DEVELOPMENT	4.78	5.30	鄉村式發展
UNSPECIFIED USE	85.49	94.70	非指定用途
TOTAL AREA OF DEVELOPMENT PERMISSION AREA	90.27	100.00	發展審批地區總面積

谷埔、鳳坑及榕樹凹發展審批地區圖
KUK PO, FUNG HANG AND YUNG SHUE AU DEVELOPMENT PERMISSION AREA PLAN

SCALE 1:5 000 比例尺
* METRES 100 0 200 400 600 800 METRES *

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-KP/B

DRAFT KUK PO, FUNG HANG AND YUNG SHUE AU
DEVELOPMENT PERMISSION AREA PLAN NO. DPA/NE-KP/B

(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 KUK PO, FUNG HANG AND YUNG SHUE AU
DEVELOPMENT PERMISSION AREA PLAN NO. DPA/NE-KP/B

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
<hr/> In addition, the following uses are always permitted on the ground floor of a New Territories Exempted House: <hr/>	

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 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.

**DRAFT KUK PO, FUNG HANG AND YUNG SHUE AU
DEVELOPMENT PERMISSION AREA PLAN NO. DPA/NE-KP/B**

EXPLANATORY STATEMENT

DRAFT KUK PO, FUNG HANG AND YUNG SHUE AU
DEVELOPMENT PERMISSION AREA PLAN NO. DPA/NE-KP/B

EXPLANATORY STATEMENT

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**DRAFT KUK PO, FUNG HANG AND YUNG SHUE AU
DEVELOPMENT PERMISSION AREA PLAN NO. DPA/NE-KP/B**

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

EXPLANATORY STATEMENT

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

1. **INTRODUCTION**

This Explanatory Statement is intended to assist an understanding of the draft Kuk Po, Fung Hang and Yung Shue Au Development Permission Area Plan No. DPA/NE-KP/B. 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 31.10.2012, 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 Kuk Po, Fung Hang and Yung Shue Au area as a development permission area (DPA).
- 2.2 On XXXX 2013, the draft Kuk Po, Fung Hang and Yung Shue Au DPA Plan No. DPA/NE-KP/B 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 Kuk Po, Fung Hang and Yung Shue Au 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, comprising mainly the three sub-areas of Fung Hang, Kuk Po and Yung Shue Au, is located in the northwestern coast of the Plover Cove Country Park fronting Starling Inlet. The Area is surrounded by mature woodland and is only accessible by a walking trail along the coast connecting to Luk Keng minibus terminus. The Area is also popular to tourists, with its seaside walk providing a panoramic view towards Starling Inlet and the Luk Keng coastal mangroves, and the Fung Hang Family Walk is one of the most popular family trails in the area which can be easily accessed from Bride's Pool Road.

5.2 Fung Hang

- 5.2.1 The area mainly comprises woodland, estuarine mangrove, steamcourse, freshwater marsh and fallow agricultural land, occupying the more gentle areas before the landscape rises up to the mountains in the west, south and east. It is located in proximity to Bride's Pool Road but is not served by any vehicular access. It is accessible by a walking trail running along the south coast of Starling Inlet connecting to Luk Keng in the west and to Kuk Po and Yung Shue Au in east and north-east. An existing pier is also found in the north-eastern part of the area.
- 5.2.2 A natural stream is found in the western part of the area. Woodland in the west adjoining the Plover Cove Country Park and a *fung shui* woodland is located in the middle of the area. There are some plant species of conservation significance including *Aquilaria sinensis* (土沉香), and butterfly species of conservation concern including *Isoteinon lamprospilus lamprospilus* (旖弄蝶) in the area.

- 5.2.3 Fung Hang Village is the only recognized village in the area. There are about fifty village houses of 1 to 2 storeys, arranged generally in two rows facing north. The conditions of these houses vary from fair to poor with many of them currently abandoned.
- 5.2.4 Fung Hang has one of the most popular trails for family in the area. The Fung Hang Family Walk, which is located to the west of the area, can be easily accessed from Luk Keng. One of the key attractions of the area is the seaside walk along with the panoramic view of Starling Inlet and Luk Keng coastal mangroves.

5.3 Kuk Po

- 5.3.1 The area is relatively large in size and covers various villages near the shore of Starling Inlet on the vast flat land with slopes on three sides. The area covers areas of ecological importance including woodland, reedbed, mangroves, tidal ponds, freshwater marshes and natural stream. The area is not served by any vehicular access but is accessed by a walking trail along the coast connecting to Luk Keng via Fung Hang. An existing pier is also found in the north-eastern part of the area.
- 5.3.2 The area comprises sites of ecological significance to wildlife which are worthy of preservation. The hilly areas adjoining the Plover Cove Country Park are well wooded. *Fung shui* woods are located at Kuk Po San Uk Ha, Sam To, Kuk Po Lo Wai and Ng To. Plant species of conservation significance including *Aquilaria sinensis* (土沉香), *Artocarpus hypargyreus* (白桂木) *Mucuna championii* (港油麻藤), *Ailanthus fordii* (常綠臭椿) and *Popowia pisocarpa* (嘉陵花) are found in the area.
- 5.3.3 Estuarine mangroves, mudflat and reedbed are found on the seaward side of the area and freshwater marsh is located in the flat land along the hillslopes. Wetland plants of conservation concern including *Ceratopteris thalictroides* (水蕨) and *Sphenoclea zeylanica* (尖瓣花) are recorded. There is a natural stream flowing across the area from Ng To in the south to Kuk Po San Uk in the north. About 1km of the stream course is considered as an Ecologically Important Stream (EIS). Together with the coastal habitats, this wetland complex supports a high diversity of dragonflies and freshwater fishes including *Macropodus hongkongensis* (香港鬥魚), *Oryzias curvinotus* (弓背青鱗) and *Orthetrum poecilops poecilops* (斑灰蜻) which are of conservation significance. Kuk Po is identified as a hotspot for both freshwater fish and butterfly. The wetland along the coastline and the natural woodland provided a good habitat for over 100 species of butterflies including the rare *Aeromachus jhora* (寬鐔弄蝶).

- 5.3.4 Village settlements are largely abandoned and concentrated in a number of recognized villages namely Kuk Po Lo Wai and Kuk Po San Uk Ha and the inland villages of Yi To, Sam To, Sze To and Ng To. Kuk Po San Uk Ha is a village with two rows of houses, most of which are deserted. Kuk Po Lo Wai is a walled village with six rows of houses, most of which are in ruin. A few villagers are living in the villages selling soft drinks and snacks to the tourists during the holidays.
- 5.3.5 The area has graded historic buildings and a site of archaeological interest, namely the Kai Choi School, Hip Tin Temple, the Yeung Ancestral Hall and the Li Ancestral Hall at Kuk Po Lo Wai which are Grade 3 historic buildings, and the Kuk Po Site of Archaeological Interest in the infill area between the headlands.

5.4 Yung Shue Au

- 5.4.1 The area includes the level land south of Yung Shue Au Wan and Starling Inlet, and extends into a narrow valley in the southwest. Surrounded by mature woodland and facing the sea, the area is only accessible by a walking trail connecting to Kuk Po, Fung Hang and Luk Keng in the west and So Lo Pun in the south. There is a pier just outside the area to the north.
- 5.4.2 The seaward side and middle part of the area are occupied by a wetland of ecological importance with mangroves, tidal pond, freshwater marshes and natural stream. An EIS of about 750 meters in length flows across the area continuously supplying freshwater to the wetlands. Surrounding the wetlands are continuous mature woodlands and shrublands, including a *fung shui* woodland behind the Yung Shue Au Village at the foothill of the Plover Cove Country Park. The area is identified as a hotspot for freshwater fishes with records of a rare goby, *Stiphodon atropurpureus* (菲律賓枝牙 虎魚). Other species of conservation concern including *Aquilaria sinensis* (土沉香), *Macaranga sampsonii* (鼎湖血桐), *Cethosia biblis* (紅鋸蛺蝶), *Aeromachus jhora* (寬鐔弄蝶) and *Orthetrum poecilops poecilops* (斑灰蜻) are also recorded.
- 5.4.3 Yung Shue Au Village, which is the only recognized village in the area, consists of two rows of houses and some scattered houses. Most of them are in poor condition and are basically uninhabited. Besides, there are some abandoned barracks near the entrance of the village which were established in the early 1980s by the British army to guard against illegal immigrants. With its high landscape and aesthetic value contributing to the natural beauty of Plover Cove Country Park, the Area offers special scenic views which are of interest to tourists.

6. NEED FOR PLANNING GUIDANCE AND CONTROL

The Area is rural in character with a scenic setting comprising mainly woodland, shrubland, fallow agricultural land, freshwater marsh, stream, mangrove, intertidal water ponds and low-lying wetland habitats with village settlements. With its high landscape and aesthetic value contributing to the natural beauty of Plover Cove Country Park, it offers special scenic views which are of interest to tourists. 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 covers a total area of about 90.27 ha (9.32 ha in Fung Hang, 62.82 ha in Kuk Po, and 18.13 ha in Yung Shue Au). The Area is surrounded by the Plover Cove Country Park except where it fronts Starling Inlet. The boundary of the Area is shown by a heavy broken line on the Plan.

7.2 General Planning Intention

The Area is surrounded by the Plover Cove Country Park facing Starling Inlet and is rural in character. The general planning intention of the Area is to protect its high conservation and landscape value and the rural settings which complement the overall natural environment and the landscape beauty of the surrounding Plover Cove Country Park. The planning intention is also to reflect the existing recognized villages of Fung Hang Village, Kuk Po Lo Wai, Kuk Po San Uk Ha, Yi To, Sam To, Sze To, Ng To and Yung Shue Au Village.

7.3 Population

Based on the population data from the 2011 Census, the total population of the Area was estimated to be about 67.

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

7.4.1 “Village Type Development” (“V”) : Total Area 4.78 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 Fung Hang Village, Kuk Po Lo Wai, Kuk Po San Uk Ha, Yi To, Sam To, Sze To, Ng To and Yung Shue Au Village. The boundaries of “V” zones are drawn up provisionally around existing clusters having regard to the existing village houses and building structures, approved Small House applications 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 environmental and infrastructural constraints, and landscape character.
- (c) Unless otherwise 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 85.49 ha

Amid the Plover Cove Country Park, the Area has high scenic value forming part of the wider natural system of the Pat Sin Leng and Plover Cove countryside. The Area has a rural setting comprising mainly woodland, shrubland, fallow agricultural land, freshwater marsh, stream, mangrove, intertidal water ponds and low-lying wetland habitats with village settlements. To protect the natural and landscape character of the Area, planning guidance and development control are considered necessary. Due to the urgency 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 located in the vicinity of Bride's Pool Road but is not served by any vehicular access. It is accessible by a walking trail running along the south coast of Starling Inlet connecting to Luk Keng in the west. Fung Hang, Kuk Po and Yung Shue Au are served by a public pier.

7.5.2 Utility Services

The Area is provided with electricity and telephone services. 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 to the Area.

7.6 Cultural Heritage

The Kai Choi School and Hip Tin Temple, Yeung Ancestral Hall and Li Ancestral Hall at Kuk Po Lo Wai are Grade 3 historic buildings. All the above historic buildings are worthy of preservation. Also, the Kuk Po Site of Archaeological Interest largely falls within the Area. Prior consultation with the Antiquities and Monuments Office (AMO) of the Leisure and Cultural Services Department (LCSD) should be made if any development, redevelopment or rezoning proposals might affect the above historic buildings or site of archaeological interest and their / its immediate environs.

7.7 Geotechnical Issue

The Area is overlooked by steep natural hillsides and may be affected by potential natural terrain landslide hazards. For developments within the Area, natural terrain hazard studies and be required to ascertain the scale of the hazards and to provide suitable hazard mitigation measures, if found necessary, as part of the developments.

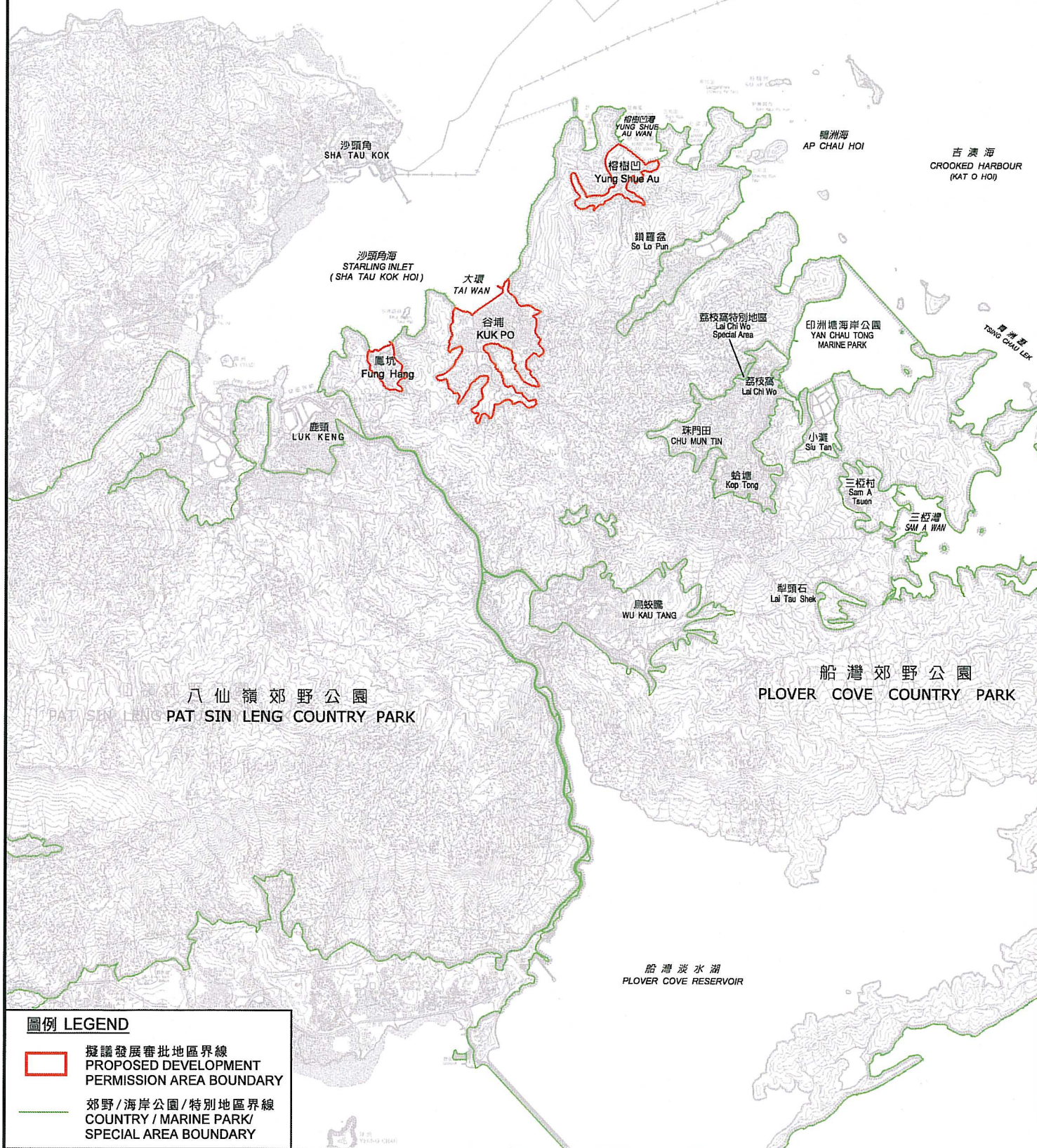
8. PLANNING CONTROL WITHIN THE DEVELOPMENT PERMISSION AREA

- 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 the 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 DPA Plan or with the permission of the Board, undertaken or continued on land included in this DPA 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 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 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.
- 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 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 CE in C. The provision of enforcement will continue to be applicable to the Area after the DPA Plan is replaced by an OZP.

深圳市
SHENZHEN SHI



圖例 LEGEND

- 擬議發展審批地區界線
PROPOSED DEVELOPMENT
PERMISSION AREA BOUNDARY
- 郊野/海岸公園/特別地區界線
COUNTRY / MARINE PARK/
SPECIAL AREA BOUNDARY

本摘要圖於2013年1月7日擬備
所根據的資料為地圖組別
HM20C編號3, 4, 7及8

EXTRACT PLAN PREPARED ON 7.1.2013
BASED ON MAP SERIES HM20C
SHEETS 3, 4, 7 AND 8

谷埔、鳳坑及榕樹凹的位置圖
LOCATION PLAN OF KUK PO,
FUNG HANG AND YUNG SHUE AU

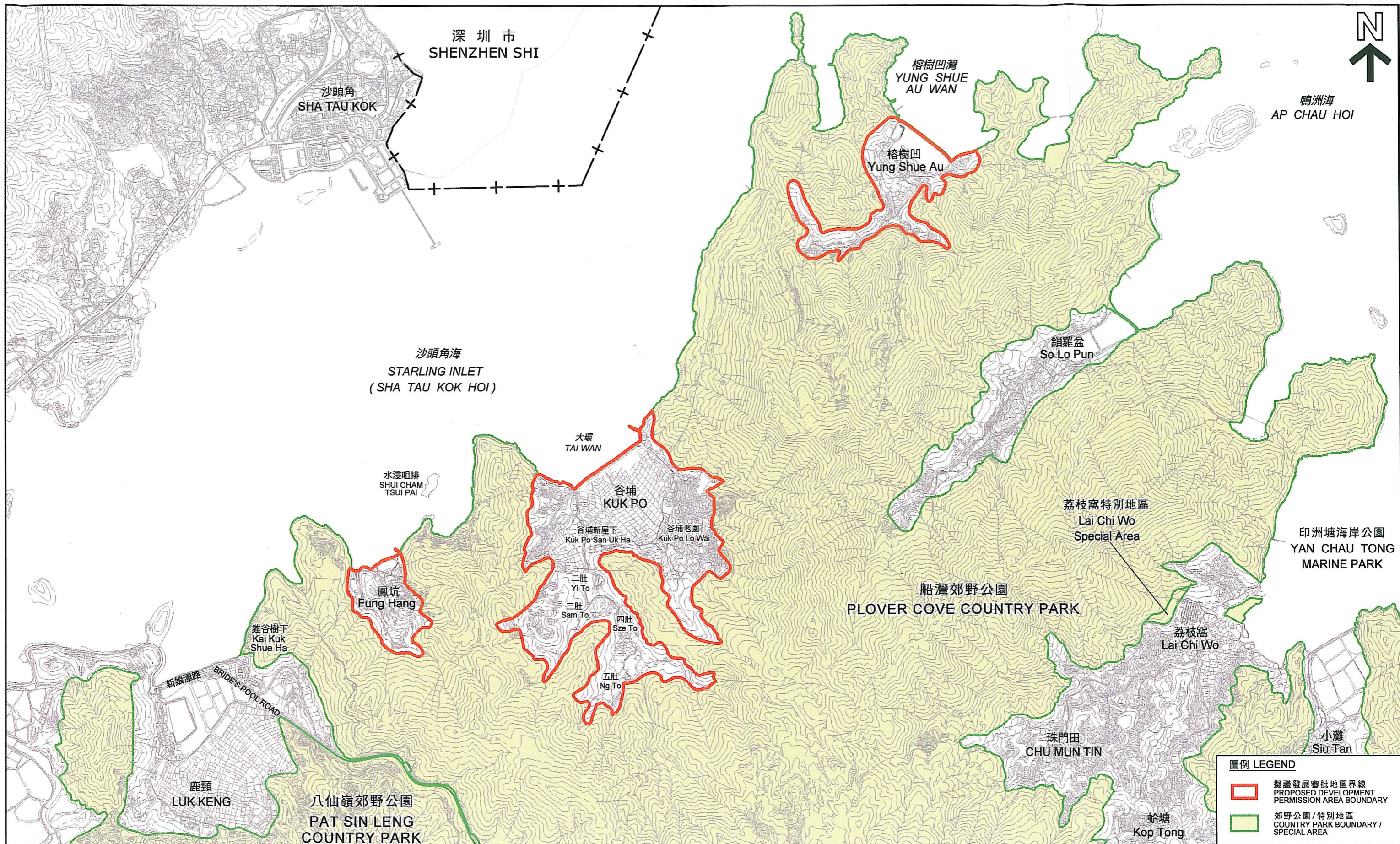
米 1000 0 1000 2000 米
METRES SCALE 1 : 50 000 比例尺

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NP/KP/12/3

圖 PLAN
1



本摘要圖於2013年2月4日擬備，所根據的資料為測量圖編號 3-NE-A/B/C/D、3-SE-A/B 及 4-NW-A/C
EXTRACT PLAN PREPARED ON 4.2.2013
BASED ON SURVEY SHEETS No. 3-NE-A/B/C/D, 3-SE-A/B AND 4-NW-A/C

谷埔、鳳坑及榕樹凹發展審批地區草圖界線
BOUNDARY OF THE DRAFT KUK PO, FUNG HANG
AND YUNG SHUE AU DEVELOPMENT PERMISSION AREA PLAN

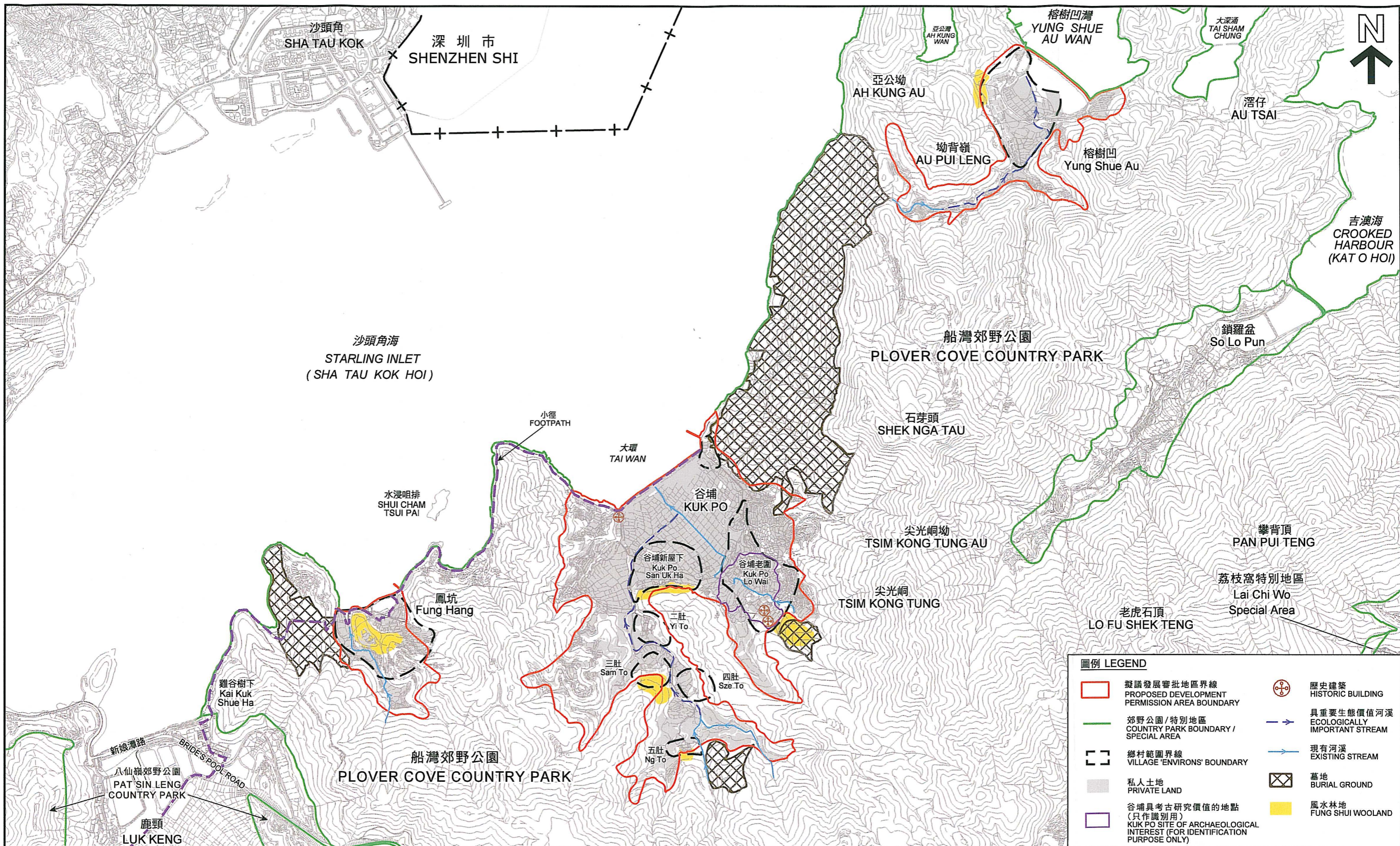
SCALE 1 : 15 000 比例尺
米 300 0 300 600 米
METRES

規劃署
PLANNING DEPARTMENT



參考編號 REFERENCE No.
M/NP/KP/12/3

圖 PLAN
2a



本摘要圖於2013年2月4日擬備，所根據的資料為測量圖編號 3-NE-A/B/C/D
EXTRACT PLAN PREPARED ON 4.2.2013
BASED ON SURVEY SHEETS No.
3-NE-A/B/C/D

谷埔、鳳坑及榕樹凹的鄉村範圍界線及土地業權
VILLAGE 'ENVIRONS' AND LAND OWNERSHIP OF
KUK PO, FUNG HANG AND YUNG SHUE AU

SCALE 1 : 12 000 比例尺
米 240 0 240 480 米
METRES

規劃署
PLANNING DEPARTMENT



參考編號 REFERENCE No.
M/NP/KP/12/3

圖 PLAN
2b

沙頭角海
STARLING INLET
(SHA TAU KOK HOI)



船灣郊野公園
PLOVER COVE COUNTRY PARK

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
-  屋地
BUILDING LOT

本摘要圖於2013年2月4日擬備，所根據的資料為
測量圖編號 3-NE-18C/D 及 23A/B
EXTRACT PLAN PREPARED ON 4.2.2013
BASED ON SURVEY SHEETS No.
3-NE-18C/D & 23A/B

鳳坑的擬議「鄉村式發展」地帶
PROPOSED "VILLAGE TYPE DEVELOPMENT" ZONE OF FUNG HANG

SCALE 1 : 3 000 比例尺
米 60 0 60 120 米
METRES

規劃署
PLANNING DEPARTMENT



參考編號 REFERENCE No.
M/NP/KP/12/3

圖 PLAN
2c

沙頭角海
STARLING INLET
(SHA TAU KOK HOI)



大環
TAI WAN

渡頭
Jetty

谷埔
KUK PO

谷埔新屋下
Kuk Po San Uk Ha

谷埔老圍
Kuk Po Lo Wai

二肚
Yi To







三肚
Sam To

四肚
Sze To

五肚
Ng To

船灣郊野公園
PLOVER COVE COUNTRY PARK

圖例 LEGEND

- | | |
|--|---|
|  擬議發展審批地區界線
PROPOSED DEVELOPMENT
PERMISSION AREA BOUNDARY |  獲批准的小型屋宇
APPROVED
SMALL HOUSE |
|  擬議鄉村式發展
PROPOSED VILLAGE TYPE
DEVELOPMENT |  具重要生態價值河溪
ECOLOGICALLY
IMPORTANT STREAM |
|  屋地
BUILDING LOT |  現有河溪
EXISTING STREAM |

谷埔的擬議「鄉村式發展」地帶

PROPOSED "VILLAGE TYPE DEVELOPMENT" ZONES OF KUK PO

規劃署
PLANNING
DEPARTMENT



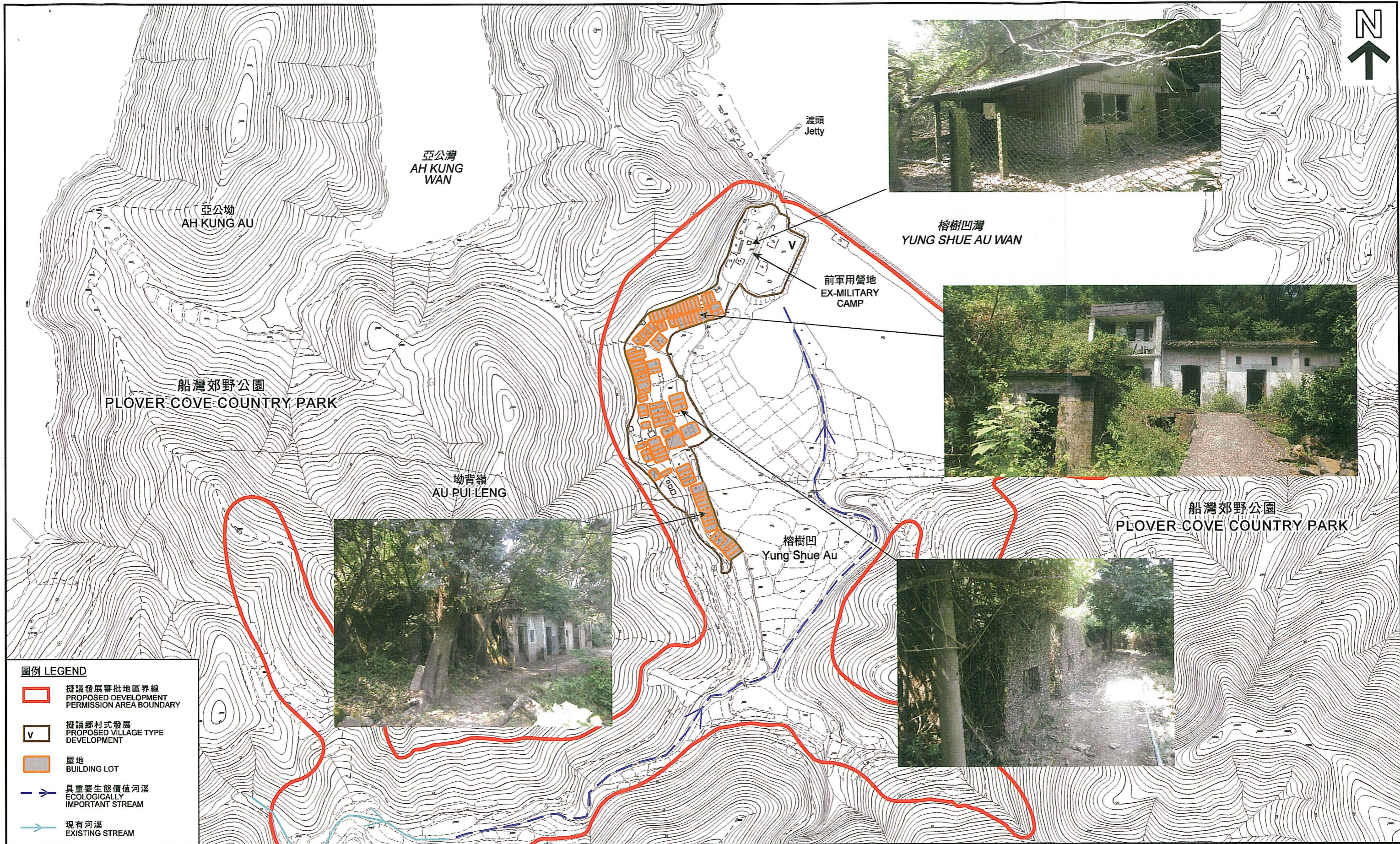
參考編號
REFERENCE No.
M/NP/KP/12/3

圖 PLAN
2d

本摘要圖於2013年2月4日擬備，所根據的資料為
測量圖編號 3-NE-18D, 19A/B/C/D, 23B/D
及 24A/B/C/D

EXTRACT PLAN PREPARED ON 4.2.2013
BASED ON SURVEY SHEETS No.
3-NE-18D, 19A/B/C/D, 23B/D & 24A/B/C/D

SCALE 1 : 4 000
METRES 100 0 100 200 300 METRES



本摘要圖於2013年2月4日擬備，所根據的資料為
測量圖編號 3-NE-14B/D 及 15A/C
EXTRACT PLAN PREPARED ON 4.2.2013
BASED ON SURVEY SHEETS No.
3-NE-14B/D & 15A/C

榕樹凹的擬議「鄉村式發展」地帶
PROPOSED "VILLAGE TYPE DEVELOPMENT" ZONE OF YUNG SHUE AU

SCALE 1 : 3 000 比例尺
米 60 0 60 120 米
METRES

規劃署
PLANNING DEPARTMENT



參考編號 REFERENCE No.
M/NP/KP/12/3

圖 PLAN
2e

沙頭角海
STARLING INLET
(SHA TAU KOK HOI)







碼頭
Pier

鳳坑
Fung Hang

船灣郊野公園
PLOVER COVE COUNTRY PARK

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
-  鄉村範圍界線
VILLAGE 'ENVIRONS' BOUNDARY
-  現有的鄉村屋宇/建築物
EXISTING VILLAGE HOUSE / STRUCTURE
-  殘破建築物
RUINED STRUCTURE

本摘要圖於2013年2月4日擬備，所根據的資料為
測量圖編號 3-NE-18C/D 及 23A/B
EXTRACT PLAN PREPARED ON 4.2.2013
BASED ON SURVEY SHEETS No.
3-NE-18C/D & 23A/B

在鳳坑的擬議「鄉村式發展」地帶內
現有的鄉村屋宇/建築物及殘破建築物
EXISTING VILLAGE HOUSES / STRUCTURES AND RUINED STRUCTURES
WITHIN THE PROPOSED "VILLAGE TYPE DEVELOPMENT" ZONE
IN FUNG HANG

SCALE 1 : 3 000 比例尺
0 60 120
米 METRES

規劃署
PLANNING DEPARTMENT



參考編號 REFERENCE No.
M/NP/KP/12/3

圖 PLAN
2f

沙頭角海
STARLING INLET
(SHA TAU KOK HOI)

大環
TAI WAN

渡頭
Jetty



谷埔
KUK PO

谷埔新屋下
Kuk Po
San Uk Ha

谷埔老圍
Kuk Po
Lo Wai

二肚
Yi To

三肚
Sam To

四肚
Sze To

五肚
Ng To

船灣郊野公園
PLOVER COVE COUNTRY PARK

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
-  鄉村範圍界線
VILLAGE 'ENVIRONS' BOUNDARY
-  現有的鄉村屋宇/建築物
EXISTING VILLAGE HOUSE / STRUCTURE
-  殘破建築物
RUINED STRUCTURE

本摘要圖於2013年2月4日擬備，所根據的資料為
測量圖編號 3-NE-18D, 19A/B/C/D, 23B/D
及 24A/B/C

EXTRACT PLAN PREPARED ON 4.2.2013
BASED ON SURVEY SHEETS No.
3-NE-18D, 19A/B/C/D, 23B/D & 24A/B/C

在谷埔的擬議「鄉村式發展」地帶內
現有的鄉村屋宇/建築物及殘破建築物
EXISTING VILLAGE HOUSES / STRUCTURES AND RUINED STRUCTURES
WITHIN THE PROPOSED "VILLAGE TYPE DEVELOPMENT" ZONES
IN KUK PO

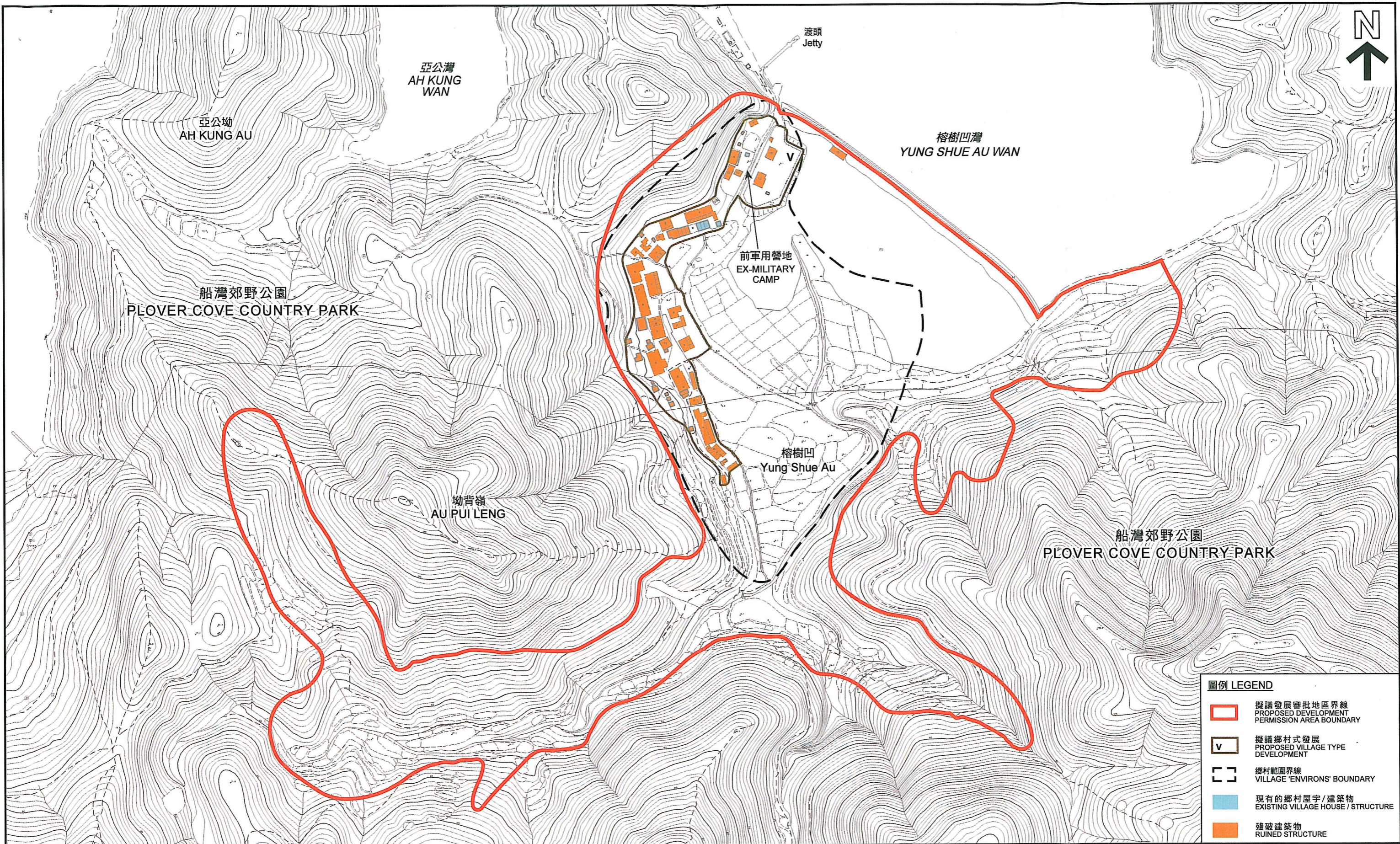
METRES 100 0 100 200 300 METRES
SCALE 1 : 4 000

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NP/KP/12/3

圖 PLAN
2g



本摘要圖於2013年2月4日擬備，所根據的資料為
測量圖編號 3-NE-14B/D 及 15A/C
EXTRACT PLAN PREPARED ON 4.2.2013
BASED ON SURVEY SHEETS No.
3-NE-14B/D & 15A/C

在榕樹凹的擬議「鄉村式發展」地帶內
現有的鄉村屋宇/建築物及殘破建築物
EXISTING VILLAGE HOUSES / STRUCTURES AND RUINED STRUCTURES
WITHIN THE PROPOSED "VILLAGE TYPE DEVELOPMENT" ZONE
IN YUNG SHUE AU

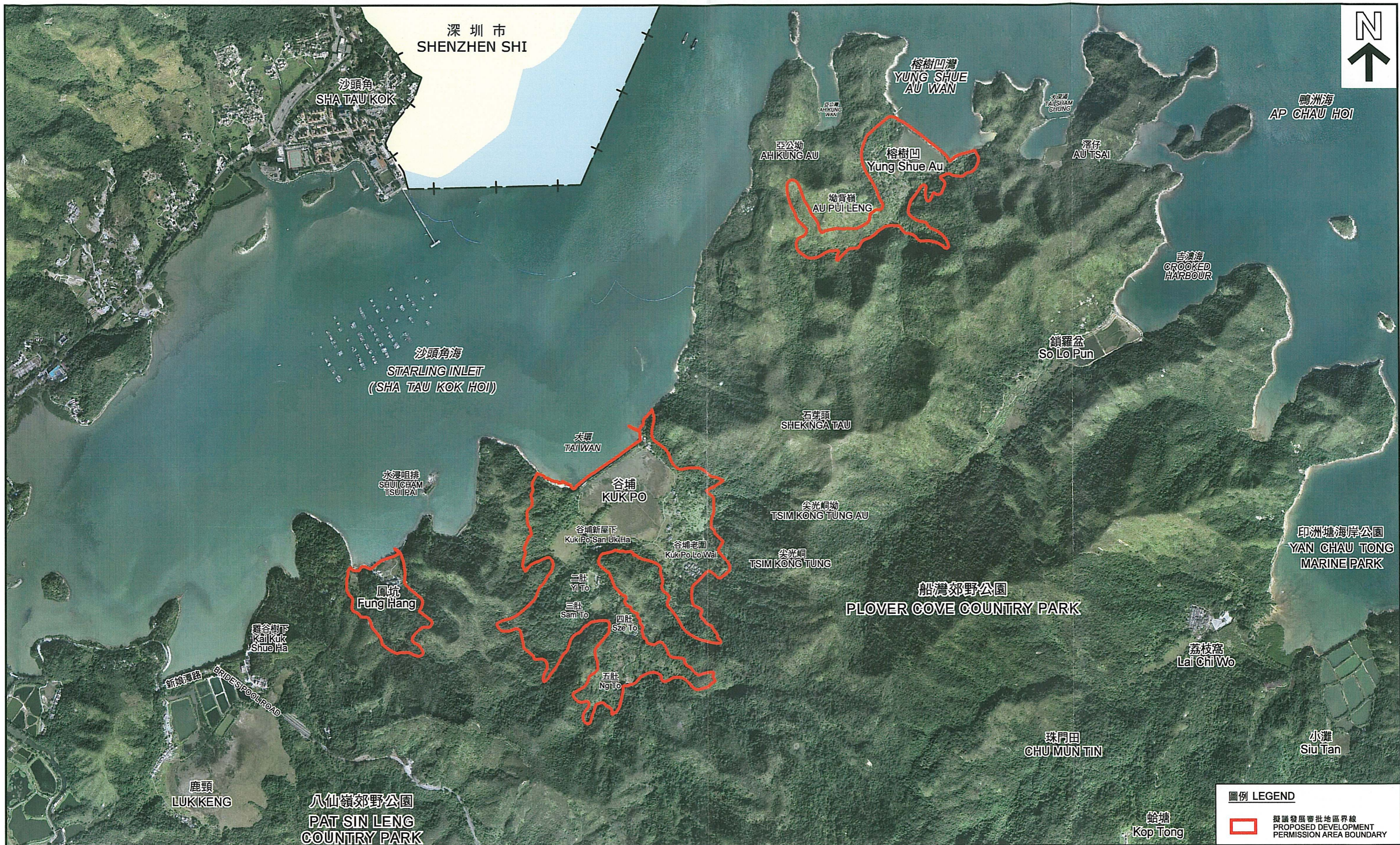
SCALE 1:3 000 比例尺
米 60 0 60 120 米
METRES

規劃署
PLANNING DEPARTMENT



參考編號 REFERENCE No.
M/NP/KP/12/3

圖 PLAN
2h



圖例 LEGEND

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

航攝照片 AERIAL PHOTO

谷埔, 鳳坑及榕樹凹
 KUK PO, FUNG HANG AND YUNG SHUE AU

規劃署
 PLANNING DEPARTMENT

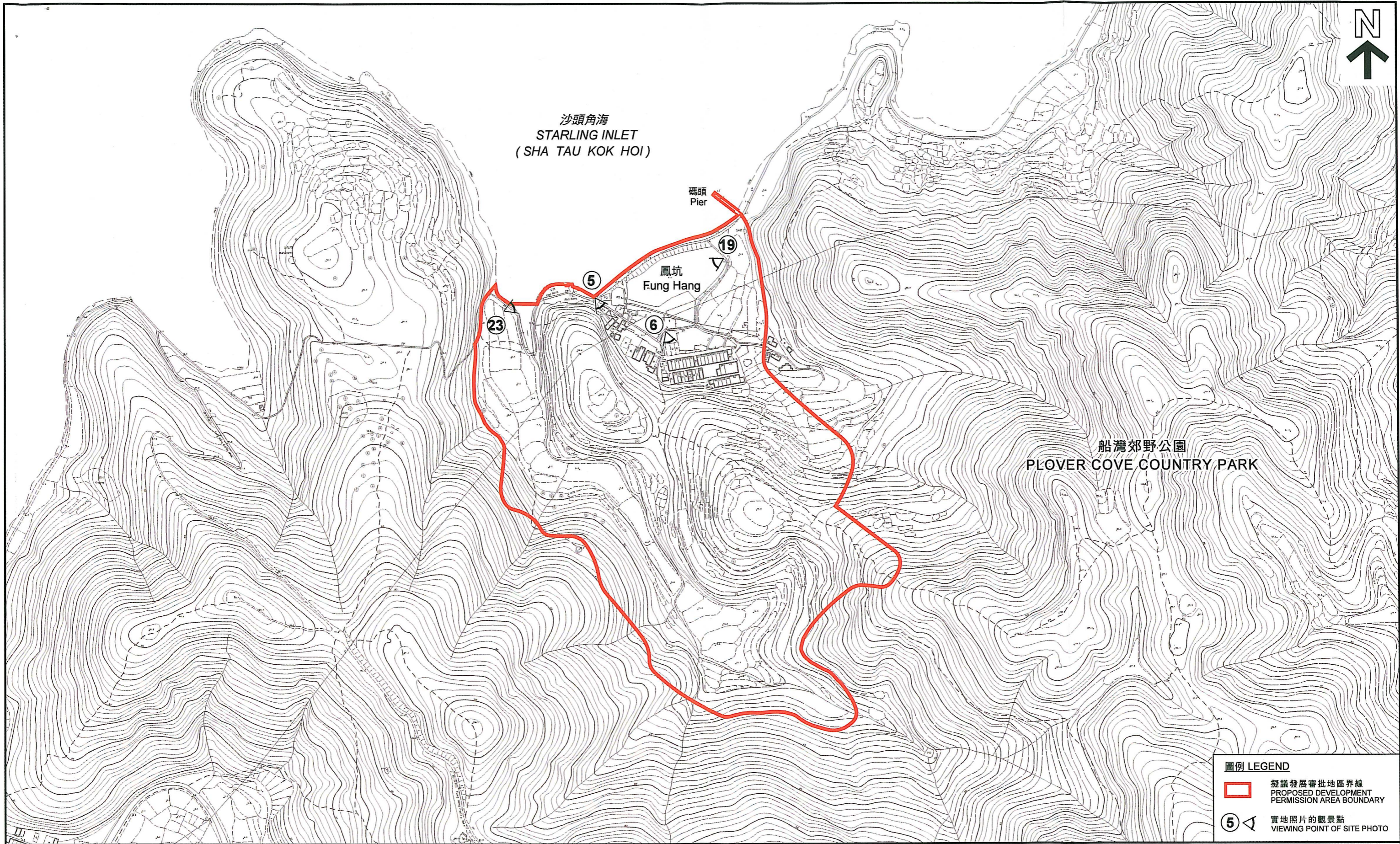


參考編號 REFERENCE No.
 M/NP/KP/12/3

圖 PLAN
 3

本摘要圖於2013年2月4日擬備，所根據的資料為地政總署
 於2011年12月11日拍得的航攝照片編號 CW91695-91701，
 CW91724-91733 及 CW91824-91833

EXTRACT PLAN PREPARED ON 4.2.2013 BASED ON
 AERIAL PHOTOS No. CW91695-91701, CW91724-91733 &
 CW91824-91833 ON 11.12.2011 BY LANDS DEPARTMENT



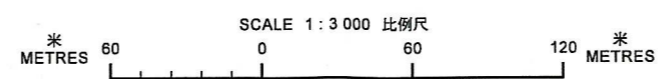
圖例 LEGEND

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

 實地照片的觀景點
VIEWING POINT OF SITE PHOTO

本摘要圖於2013年2月4日擬備，所根據的資料為
測量圖編號 3-NE-18B/D 及 23A/C
EXTRACT PLAN PREPARED ON 4.2.2013
BASED ON SURVEY SHEETS No.
3-NE-18B/D & 23A/C

實地照片位置
LOCATION OF SITE PHOTOS
鳳坑
FUNG HANG



規劃署
PLANNING DEPARTMENT



參考編號 REFERENCE No.
M/NP/KP/12/3

圖 PLAN
4-I

沙頭角海
STARLING INLET
(SHA TAU KOK HOI)



渡頭
Jetty

大潭
TAI WAN

谷埔
KUK PO

谷埔新屋下
KUK PO
SAN UK-HA

谷埔老圍
Kuk Po
Lo Wai

三肚
Sam To

四肚
Sze To

五肚
Ng To

船灣郊野公園
PLOVER COVE COUNTRY PARK

圖例 LEGEND

-  擬議發展審批地區界線
PROPOSED DEVELOPMENT
PERMISSION AREA BOUNDARY
-  實地照片的觀景點
VIEWING POINT OF SITE PHOTO

實地照片位置
LOCATION OF SITE PHOTOS

谷埔
KUK PO

SCALE 1 : 4 000

METRES 100 0 100 200 300 METRES

本摘要圖於2013年2月4日擬備，所根據的資料為
測量圖編號 3-NE-18D, 19A/B/C/D, 23B/D
及 24A/B/C/D

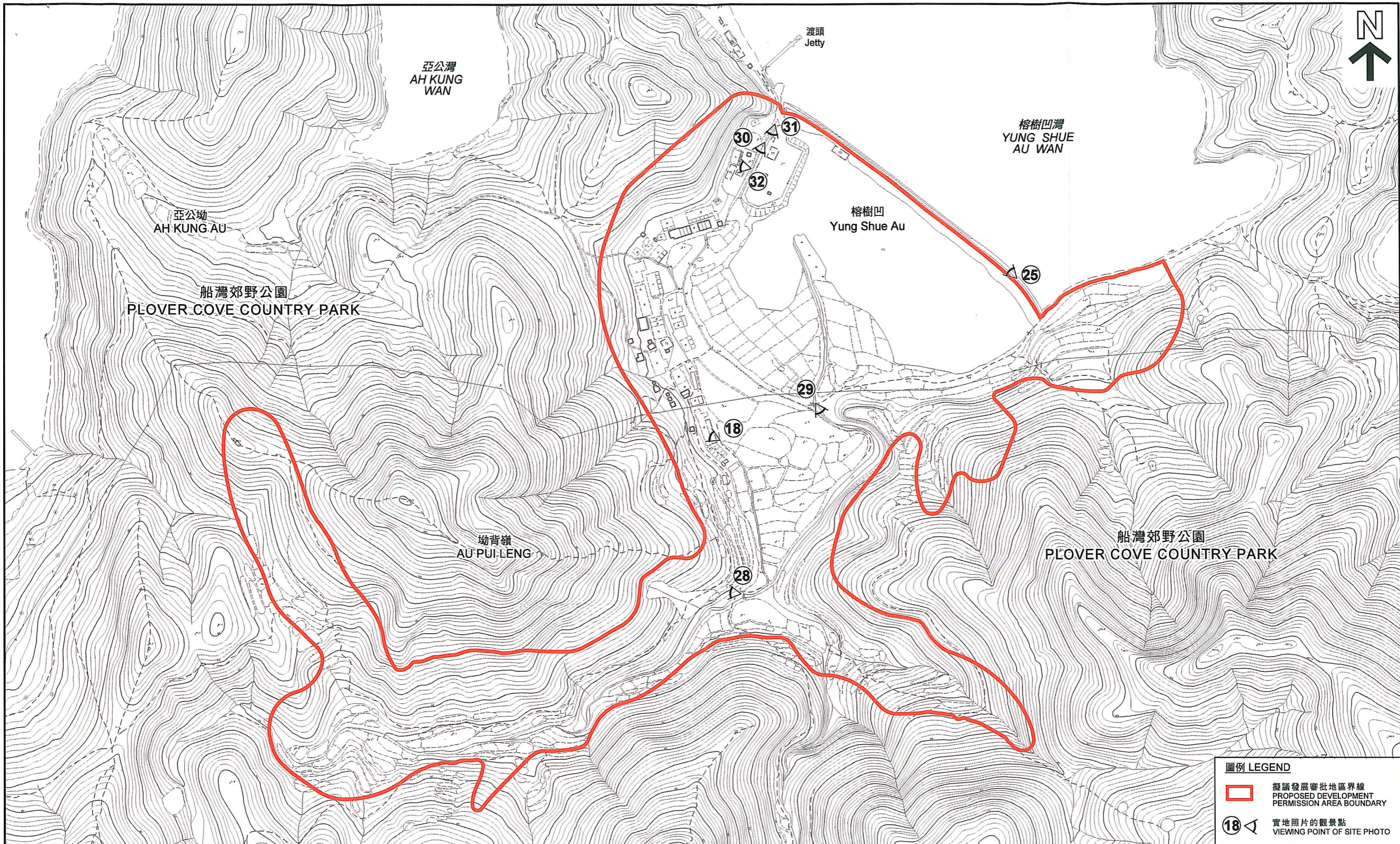
EXTRACT PLAN PREPARED ON 4.2.2013
BASED ON SURVEY SHEETS No.
3-NE-18D, 19A/B/C/D, 23B/D & 24A/B/C/D

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NP/KP/12/3

圖 PLAN
4-II



本摘要圖於2013年2月4日擬備，所根據的資料為
測量圖編號 3-NE-14B/D 及 15A/C
EXTRACT PLAN PREPARED ON 4.2.2013
BASED ON SURVEY SHEETS No.
3-NE-14B/D & 15A/C

實地照片位置
LOCATION OF SITE PHOTOS

榕樹凹
YUNG SHUE AU

SCALE 1: 3 000 比例尺
0 60 120
METRES

規劃署
PLANNING DEPARTMENT



參考編號 REFERENCE No.
M/NP/KP/12/3

圖 PLAN
4-III



鳳坑
FUNG HANG



谷埔
KUK PO

本摘要圖於2013年1月8日擬備
所根據的資料為攝於2011年10月19日
的實地照片

EXTRACT PLAN PREPARED ON 8.1.2013
BASED ON SITE PHOTOS TAKEN ON
19.10.2011

實地照片 SITE PHOTOS

鳳坑及谷埔
FUNG HANG AND KUK PO

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NP/KP/12/3

圖 PLAN
4a



谷埔
KUK PO



榕樹凹
YUNG SHUE AU

本摘要圖於2013年1月8日擬備
所根據的資料為攝於2011年10月19日
的實地照片

EXTRACT PLAN PREPARED ON 8.1.2013
BASED ON SITE PHOTOS TAKEN ON
19.10.2011

實地照片 SITE PHOTOS

谷埔及榕樹凹
KUK PO AND YUNG SHUE AU

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NP/KP/12/3

圖 PLAN
4b



實地照片 SITE PHOTOS

鳳坑 FUNG HANG

本摘要圖於2013年1月8日擬備
所根據的資料為攝於2012年12月17日
的實地照片
EXTRACT PLAN PREPARED ON 8.1.2013
BASED ON SITE PHOTOS TAKEN ON
17.12.2012

規 劃 署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NP/KP/12/3

圖 PLAN
4c



谷埔新屋下
KUK PO SAN UK HA



谷埔新屋下
KUK PO SAN UK HA



二肚
YI TO



二肚
YI TO

實地照片 SITE PHOTOS

谷埔
KUK PO

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NP/KP/12/3

圖 PLAN
4d

本摘要圖於2013年1月8日擬備
所根據的資料為攝於2012年12月17日
的實地照片

EXTRACT PLAN PREPARED ON 8.1.2013
BASED ON SITE PHOTOS TAKEN ON
17.12.2012



谷埔老圍
KUK PO LO WAI

實地照片 SITE PHOTOS

谷埔
KUK PO

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NP/KP/12/3

圖 PLAN
4e

本摘要圖於2013年1月18日擬備
所根據的資料為攝於2012年12月17日
的實地照片

EXTRACT PLAN PREPARED ON 18.1.2013
BASED ON SITE PHOTOS TAKEN ON
17.12.2012



三 肚 SAM TO



四 肚 SZE TO



五 肚 NG TO



榕 樹 凹 YUNG SHUE AU

本摘要圖於2013年1月18日擬備
所根據的資料為攝於2012年10月3日
的實地照片
EXTRACT PLAN PREPARED ON 18.1.2013
BASED ON SITE PHOTOS TAKEN ON
3.10.2012

實地照片 SITE PHOTOS
谷 埔 及 榕 樹 凹
KUK PO AND YUNG AHUE AU

規 劃 署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NP/KP/12/3

圖 PLAN
4f



鳳坑
FUNG HANG



谷埔老圍
KUK PO LO WAI

實地照片 SITE PHOTOS

在鳳坑與谷埔老圍的農業及林地
AGRICULTURE AND WOODLAND
IN FUNG HANG AND KUK PO LO WAI

本摘要圖於2013年1月8日擬備
所根據的資料為攝於2012年12月17日
的實地照片
EXTRACT PLAN PREPARED ON 8.1.2013
BASED ON SITE PHOTOS TAKEN ON
17.12.2012

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NP/KP/12/3

圖 PLAN
4g



五肚
NG TO

實地照片 SITE PHOTOS

在谷埔新屋下與五肚的農業及林地
AGRICULTURE AND WOODLAND
IN KUK PO SAN UK HA AND NG TO

本摘要圖於2013年1月9日擬備
所根據的資料為攝於2012年12月17日
的實地照片
EXTRACT PLAN PREPARED ON 9.1.2013
BASED ON SITE PHOTOS TAKEN ON
17.12.20112

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NP/KP/12/3

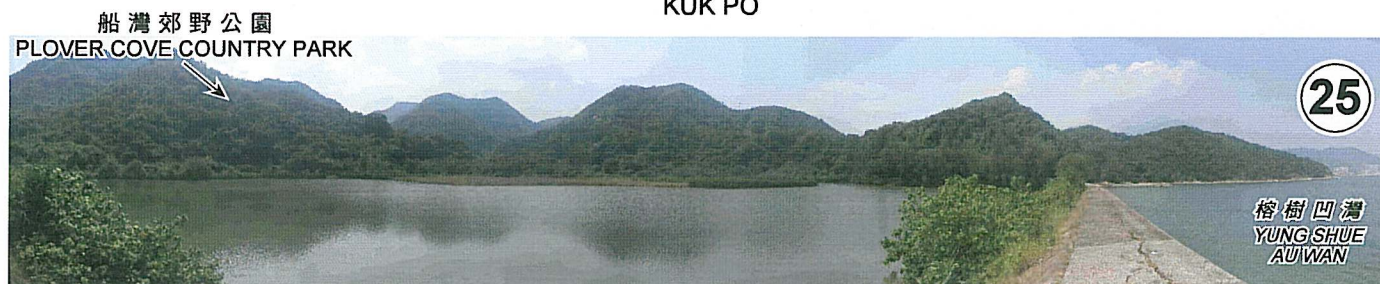
圖 PLAN
4h



鳳坑
FUNG HANG



谷埔
KUK PO



榕樹凹
YUNG SHUE AU

實地照片 SITE PHOTOS

在鳳坑、谷埔及榕樹凹的紅樹林、泥灘及淡水沼澤
MANGROVE, MUDFLAT AND FRESHWATER MARSH
IN FUNG HANG, KUK PO AND YUNG SHUE AU

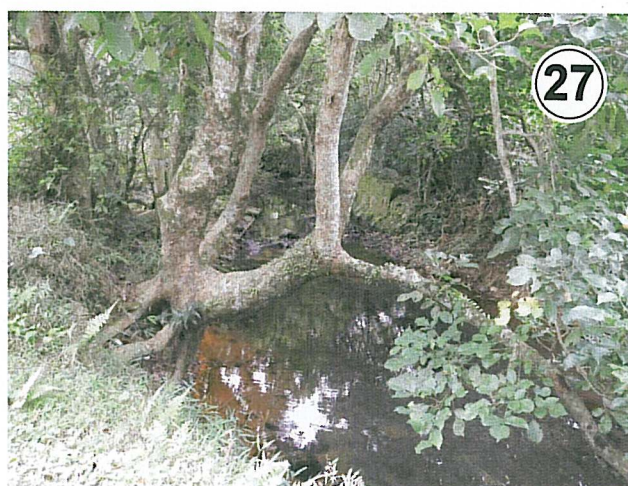
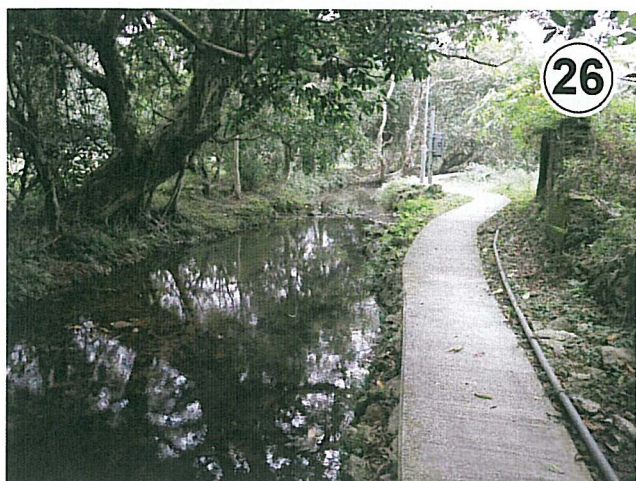
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NP/KP/12/3

圖 PLAN
4i

本摘要圖於2013年1月9日擬備
所根據的資料為攝於2011年10月19日
的實地照片
EXTRACT PLAN PREPARED ON 9.1.2013
BASED ON SITE PHOTOS TAKEN ON
17.12.2011



谷埔
KUK PO



榕樹凹
YUNG SHUE AU

本摘要圖於2013年1月8日擬備
所根據的資料為攝於2012年10月3日、
2012年10月31日及2012年12月12日
的實地照片
EXTRACT PLAN PREPARED ON 8.1.2013
BASED ON SITE PHOTOS TAKEN ON
3.10.2012, 31.10.2012 & 12.12.2012

實地照片 SITE PHOTOS

在谷埔及榕樹凹的
具重要生態價值河溪

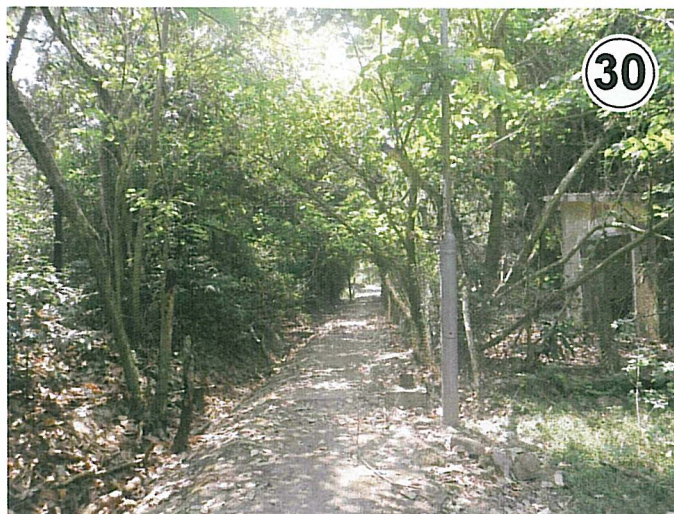
ECOLOGICALLY IMPORTANT STREAM
IN KUK PO AND YUNG SHUE AU

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NP/KP/12/3

圖 PLAN
4j



本摘要圖於2013年1月8日擬備
所根據的資料為攝於2012年10月3日
的實地照片

EXTRACT PLAN PREPARED ON 8.1.2013
BASED ON SITE PHOTOS TAKEN ON
3.10.2012

實地照片 SITE PHOTOS

位於榕樹凹的前軍用營地
EX-MILITARY CAMP IN YUNG SHUE AU

規劃署
PLANNING
DEPARTMENT



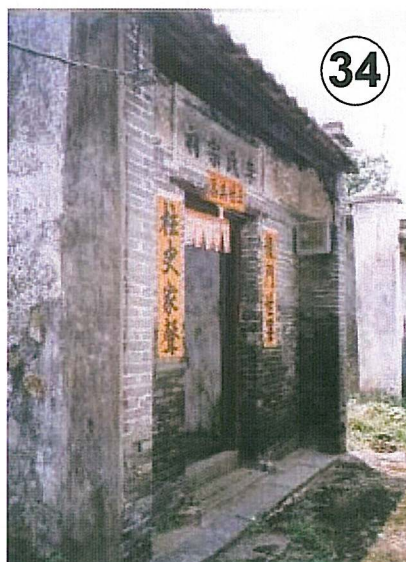
參考編號
REFERENCE No.
M/NP/KP/12/3

圖 PLAN
4k



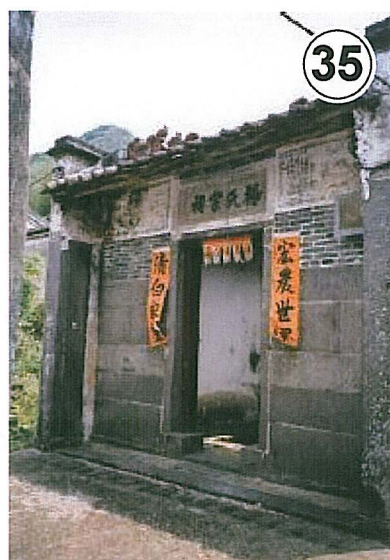
攝於2011年12月17日
的實地照片
SITE PHOTO
TAKEN ON 17.12.2011

位於谷埔的啟才學校及協天宮
KAI CHOI SCHOOL AND HIP TIN TEMPLE IN KUK PO



古物古蹟辦事處獲取的照片
PHOTO FROM
ANTIQUITIES AND
MONUMENTS OFFICE

新界鹿頸谷埔老圍李氏宗祠
LI ANCESTRAL HALL,
KUK PO LO WAI, LUNG KENG, N.T.



古物古蹟辦事處獲取的照片
PHOTO FROM
ANTIQUITIES AND
MONUMENTS OFFICE

新界鹿頸谷埔老圍楊氏宗祠
YEUNG ANCESTRAL HALL,
KUK PO LO WAI, LUNG KENG, N.T.

實地照片 SITE PHOTOS

谷埔
KUK PO

規劃署
PLANNING
DEPARTMENT



本摘要圖於2013年1月9日擬備
EXTRACT PLAN PREPARED ON 9.1.2013

參考編號
REFERENCE No.
M/NP/KP/12/3

圖 PLAN
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