

## TOWN PLANNING BOARD

**TPB Paper No. 9331**  
**For Consideration by**  
**the Town Planning Board**  
**on 26.4.2013**

### **DRAFT SO LO PUN OUTLINE ZONING PLAN (OZP) NO. S/NE-SLP/D** **PRELIMINARY CONSIDERATION OF A NEW PLAN**

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**1. Purpose**

The purpose of this paper is to present to Members the draft So Lo Pun OZP No. S/NE-SLP/D (the Plan) and to seek Members' agreement that the Plan is suitable for submission to the North District Council (NDC) and the Sha Tau Kok District Rural Committee (STKDRC) for consideration.

**2. Background**

- 2.1 On 1.9.2010, under the power delegated by the Chief Executive, the Secretary for Development directed the Board, under section 3(1)(b) of the Town Planning Ordinance (the Ordinance), to prepare a Development Permission Area (DPA) Plan for the So Lo Pun area.
- 2.2 On 30.9.2010, the draft So Lo Pun DPA Plan No. DPA/NE-SLP/1 was exhibited for public inspection under section 5 of the Ordinance. During the plan exhibition period, a total of 14 representations and 5 comments were received. After giving consideration to the representations and comments on 8.4.2011, the Town Planning Board (the Board) decided not to meet the representations and not to propose any amendment to the draft DPA Plan.
- 2.3 On 8.11.2011, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft So Lo Pun DPA Plan, which was subsequently renumbered as DPA/NE-SLP/2. On 18.11.2011, the approved So Lo Pun DPA Plan No. DPA/NE-SLP/2 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.4 Pursuant to section 20(5) of the Ordinance, the So Lo Pun DPA Plan is effective only for a period of 3 years until 30.9.2013. As such, an OZP has to be prepared to replace the DPA Plan in order to maintain statutory planning control over the So Lo Pun area upon expiry of the DPA Plan.
- 2.5 On 11.1.2013, under the power delegated by the Chief Executive, the Secretary for Development directed the Board, under section 3(1)(a) of the Ordinance, to prepare an OZP to cover the So Lo Pun area.

### **3. Strategic Planning Context**

- 3.1 The Area falls within part of the Linkage Area of the “Study on the Enhancement of the Sha Tau Kok Rural Township and Surrounding Areas – Feasibility Study” (the STK Study) commenced in 2010. One of the major objectives of the Study is to keep the natural landscape intact and untouched and preserve the sensitive natural environment as much as possible in most of the Linkage Area. As per the recommendations of the STK Study, majority of the Area is proposed to be preserved to protect the sensitive natural environment.
- 3.2 With reference to the Landscape Value Mapping of Hong Kong (2005), the Area is situated in an enclosed, remote, tranquil, harmonious and pleasant rural landscape character area of rich landscape resources, including scrub and woodland, wide stream, pond, wetland, marshes, coastal features, abandoned field and abandoned village. The Area is rated with “High (qualified)” landscape value. With its high quality landscape and great variety of natural habitats, the Area is worthy of conservation.
- 3.3 The Area is situated in a valley occupied by a stream, part of which is listed as Ecologically Important Stream (EIS) by the Agriculture, Fisheries and Conservation Department (AFCD), in the centre with scrub and woodland at both sides. Scattered village houses lie at the north side of the valley. Given the natural environment with high conservation and landscape value coupled with its inaccessibility due to lack of vehicular access, the planning framework for the Area should fundamentally be the preservation of the natural environment and its natural resources. No large-scale development should be introduced in order to minimize encroachment onto the sensitive environment and to protect and conserve the Area. Details of the land use considerations are contained in the Planning Report on So Lo Pun at **Appendix IV**. Some major issues in relation to the proposed zonings are stated below.

### **4. Issues Arising from Consideration of the DPA Plan**

Since the gazettal of the draft DPA Plan on 30.9.2010, no planning proposal or application has been received. However, during the 2 months’ plan exhibition period, a total of 14 representations were received and the Board decided not to meet the representations and not to propose any amendment to the draft DPA Plan. Those major land use proposals arising from the representations are recapitulated below:

- (a) Environmental concerned groups<sup>1</sup> suggested that ecologically and environmentally sensitive areas such as whole section and both sides of So Lo Pun stream, coastal area, seagrass and the mangrove community, fung shui woodland and secondary

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<sup>1</sup> Environmental concerned groups include WWF Hong Kong, Designing Hong Kong, Kadoorie Farm & Botanic Garden Corporation, and The Conservancy Association.

forest be designated for conservation purpose including “Site of Special Scientific Interest” (“SSSI”), “Coastal Protection Area” (“CPA”), and “Conservation Area” (“CA”) zone; and

- (b) Local villagers suggested that hilly areas at the fringe be designated as “Green Belt” (“GB”); “Government, Institution or Community” (“G/IC”) for an ex-school site at the entrance of the Area for providing public facilities to visitors; “Recreation” (“REC”) for the mangrove mudflat and freshwater marsh for developing field study/education/visitor centre to promote fishery at Kat O Hoi; “Agriculture” (“AGR”) for the terraced agricultural land for agricultural development such as hobby farming; and “Village Type Development” (“V”) for the central part of the Area for New Territories Exempted House (NTEH) with ‘hotel (holiday house only)’ to provide short-term accommodation for recreational/agricultural activities and eco-tourism.

## **5. Town Planning Board’s Decisions and Instructions**

On 8.4.2011, while the Board decided not to meet the representations and not to propose any amendment to the draft DPA Plan, it was agreed that there was a need to strike a balance between environmental conservation and sustainable development of the Area which would be taken into account in the preparation of the future OZP.

## **6. Object of the Plan**

The object of the Plan is to indicate the broad land-use zonings for the area of So Lo Pun so that development and redevelopment within the area of So Lo Pun can be put under statutory planning control. It also provides the planning framework for preparing more detailed non-statutory plans which form the basis for public works planning and site reservation for various uses.

## **7. The Planning Scheme Area**

- 7.1 The Planning Scheme Area (the Area) covers a total area of about 27.68 hectares. It is encircled by the Plover Cove Country Park (PCCP) on three sides and fronts the scenic coastline of Kat O Hoi to the north-east. The boundary of the Area is shown by a heavy broken line on the Plan (**Appendix I**).
- 7.2 So Lo Pun Village is the only recognized village in the Area which is currently largely uninhabited. Village developments are mainly concentrated on the lower hillslopes in the northern part of the Area. Most of the village houses have become ruins, except a few one to two-storey houses which are in dilapidated condition and left vacant.

7.3 The southern, western and northern parts of the Area are mainly covered by woodland and shrubland. The wooded areas along the hillside form a continuous stretch of well-established vegetation with those located at the adjacent PCCP and complement the overall natural environment and landscape beauty of the surrounding PCCP. Fallow agricultural land in lower slopes and at lowland is mainly covered with grass and shrubs. Some freshwater marshes are evolved from abandoned wet agricultural fields at the flat land in the central part of the Area which are covered by wet vegetation and shrubs. Estuarine mangrove/mudflat habitat are found on the seaward side of the Area along the coastline of Kat O Hoi. A pond fringed by reeds are found to the south-west of the estuarine mangrove. A natural stream flows across the Area in the south-west to north-east direction, the downstream part of which is an EIS. Existing physical features with the 'village environs' for So Lo Pun village is shown on **Plan 1**.

## **8. Development Proposals Received in the Course of Preparation of the Plan**

In the course of preparation of the Plan, some other views/proposals were received from informal meetings/site visits with concerned parties:

- (a) STKDRC opined that the low density village house development with eco tourism should be the main theme for future land use planning and the area of the future "V" zone should be able to accommodate the 10-year Small House demand forecast. However, the conservation zoning is not supported as majority of the land are under private ownership;
- (b) Environmental concerned groups suggested that the future OZP should focus on conservation and the proposed "V" zone should be confined to the existing ruins of structures and its surrounding areas while the ecologically sensitive areas should be preserved and protected for conservation purpose; and
- (c) Kadoorie Farm and Botanic Garden (KFBG) submitted an Ecological Note on So Lo Pun to PlanD to facilitate the preparation of the OZP. The Note recommends that the woodland, the freshwater marshes in the flat area of the valley and the stream courses should be zoned "CA" and the ponds at the coastal area should be zoned "CA" or "CPA" since many species of conservation importance were recorded in these habitats, and that the conservation importance of So Lo Pun is very high and thus it should be eventually incorporated into the Country Park system where it would receive the appropriate protection. Planning Assessments on the Ecological Note are detailed in **Appendix V**.

## 9. Land Use Planning Considerations

### Environmental and Conservation Considerations (Figures 5c, 5e and 5f of Planning Report at Appendix IV)

- 9.1 While local villagers requested to promote fishery and eco-tourism for the Area by designating the mangrove mudflat and freshwater marsh at the coastal area for recreational purpose, environmental concerned groups suggested that the ecologically and environmentally sensitive areas should be designated for conservation purpose.
- 9.2 According to AFCD, the wetland system in So Lo Pun including the intertidal habitats with mangrove and seagrass bed, reed pond, a natural stream identified as EIS and the freshwater marsh are of ecological importance. A relatively high diversity of fish and a number of species of conservation interest including water fern *Ceratopteris thalictroides* (水蕨), seagrass *Zostera japonica* (矮大葉藻) and a bat species *Tylonycteris robustula* (褐扁顛蝠), as well as the uncommon dragonfly *Orthetrum poecilops poecilops* (班灰蜻) and a fish species *Oryzias curvinotus* (弓背青鱗) have been recorded in the wetland complex (**Plan 2**). According to the available information, the So Lo Pun EIS and its adjoining freshwater marsh is one of the remaining habitats in Hong Kong that support a healthy and natural population of *Oryzias curvinotus* (弓背青鱗). In addition, the water fern *Ceratopteris thalictroides* (水蕨), which is a protected plant in China, has been recorded throughout the marsh. These important habitats for a variety of rare and uncommon flora and fauna should be protected. AFCD considers that “CA” zoning for the wetland complex in So Lo Pun is appropriate.
- 9.3 The surrounding wooded areas (**Figure 5b** of the **Planning Report** in **Appendix IV**), which form a continuous stretch of well-established vegetation of the natural woodlands adjoining the PCCP are proposed to be designated as “GB” zones so as to provide a buffer between the development and conservation areas or Country Park.

### Land for Village Development

- 9.4 The replacement OZP will reflect, amongst others, the existing recognized village and designate areas considered suitable for the provision of village expansion. For the subject OZP, So Lo Pun is the only recognized village in the Area and its ‘VE’ covers an area of about 8.58 ha (**Plan 1**). Since the publication of the DPA Plan, the local villagers have been asking for reservation of sufficient land at the central part of the Area for “V” zone to accommodate the 10-year Small House demand forecast. Besides, they also claim that since majority of the land are under private ownership (about 50.72% of land in the Area is private land which comprising mainly the lower slopes and central flatlands throughout the whole stretch of the

Area (**Figure 7 of Planning Report at Appendix IV**)), the conservation zoning is not supported.

- 9.5 Environmental concerned groups, on the other hand, suggest that the proposed “V” zone should be confined to the existing ruins of structures and its surrounding areas while other ecologically and environmentally sensitive areas, including estuarine mangrove, seagrass bed, reed pond, freshwater marshes and stream courses should be designated for conservation purpose.
- 9.6 The latest information on the 10-year forecast for Small House demand has been obtained from the District Lands Officer/North (DLO/N). DLO/N has advised that according to the Indigenous Village Representative of So Lo Pun Village, the 10-year forecast for Small House demand (2011-2020) for So Lo Pun area is 270 (as compared to the previous figure of 230<sup>2</sup>). However, DLO/N has confirmed that there is neither outstanding nor approved Small House application in respect of So Lo Pun. Based on PlanD’s preliminary estimate, the total land required for meeting the Small House demand of 270 is about 6.75 ha.
- 9.7 With reference to the Small House demand and ‘VE’ for the recognized village as enumerated above, PlanD has analyzed the conditions of the area within ‘VE’ taking account of the existing village cluster, environmental conditions and natural terrain and topography of the area. It should be noted that the So Lo Pun Village is mainly concentrated on the lower hillslopes in the north part of the Area (**Figure 6b of Planning Report at Appendix IV**). Land within the ‘VE’ at the central part of the Area comprises not only existing village clusters and ruin structures of So Lo Pun Village, but also some hilly slopes in the north with some fallow agricultural land and fresh water marshes at the centre and a stream course in the south. Throughout the plan-making process, concerned departments have been closely liaised to ensure their input and comments be duly taken into account in the delineation of the “V” zone for the existing village cluster and potential areas for village expansion.

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<sup>2</sup> According to DLO/N in Sept 2010, the 10-year forecast for Small House demand (2010-2019) for So Lo Pun area is 230.

9.8 According to the 2011 Census, there is no population in the Area. Moreover, there is neither planning proposal/application received since the gazettal of the draft DPA Plan nor outstanding Small House application in respect of So Lo Pun. Given the natural environment with high conservation and landscape value coupled with its inaccessibility due to lack of vehicular access, an incremental approach for designation of “V” zone for Small House development has been adopted with an aim to consolidating Small House development at suitable locations so as to avoid undesirable disturbances to the natural environment and overtaxing the limited infrastructure in the Area. The surrounding woodland and the freshwater marshes with the stream course at the central and southern part of the Area are hence suggested to be protected. Thus, about 2.52 ha of land mainly comprising the existing village settlements with its surrounding areas have been reserved for Small House development. Within the proposed “V” zone, about 1.73 ha of land is available (or equivalent to about 69 Small House sites) (**Table 1**).

**Table 1: Small House Demand for So Lo Pun Village**

Small House Demand Figure in 2010		Small House Demand Figure in 2012		‘VE’ Area (ha)	“V” zone on draft OZP (ha)	Required land to meet new demand (ha) for 270 numbers	Available Land to meet new demand figure (ha)	Percentage of the new demand met by available land
Outstanding Demand	10-year forecast (2010 – 2019)	Outstanding Demand	10-year forecast (2011 – 2020)					
-	230	-	270	8.58	2.52	6.75	1.73	25.64

9.9 Although there is insufficient land to meet the 10-year Small House demand (deficit of about 5.02 ha of land or equivalent to about 200 Small House sites), this figure has not been verified. Besides, planning application provides another means for the villagers to apply for SH development subject to the Board’s approval.

9.10 With reference to the concern on potential impacts of developments in particular Small Houses within “V” zones on existing stream courses in the Area, it should be noted that in accordance with the Environmental, Transport and Works Bureau’s Technical Circular (Works) No. 5/2005, under the current administrative practice, development proposals/submissions that may affect natural streams / rivers, the approving / processing authorities at various stages of the development should consult and collate comments from the AFCD and relevant authorities and incorporate relevant comments/advice as conditions of approval wherever possible. Accordingly, LandsD when processing Small House grant and applications in close proximity to existing stream courses, should consult concerned departments including AFCD and PlanD to ensure that all relevant departments would have adequate opportunity to review and comment on the applications. It is also

suggested to clearly state this requirement in the Explanatory Statement of the “V” zone that when processing Small House grant and applications in close proximity to existing stream courses, AFCD and PlanD should be consulted.

## **10. Planning Intention**

10.1 The Area forms an integral part of the natural system of the natural woodlands in the adjoining PCCP with a wide spectrum of natural habitats including, inter alia, woodland, hillside shrubland, freshwater marsh and mangrove and an ecologically important stream which support some rare/uncommon flora and fauna of the Area and should be preserved and protected. The general planning intention of the Area is to protect its high conservation and landscape value which complements the overall naturalness and the landscape beauty of the surrounding PCCP.

10.2 Apart from the environmental and ecological considerations, development in the Area is constrained by limited transport and infrastructural provisions. It is also intended to consolidate village development so as to avoid undesirable disturbances to the natural environment and overtaxing the limited infrastructure in the Area.

## **11. Land Use Zonings**

### **11.1 “Village Type Development” (“V”) : Total Area 2.52 ha**

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

11.1.2 So Lo Pun Village is a recognized village and the only village in the Area. The boundaries of the “V” zone are drawn up having regard to the village ‘environs’, the number of outstanding Small House applications, Small House demand forecast, local topography and site constraints. Areas of difficult terrain, dense vegetation, stream courses and burial grounds have been avoided as far as possible (**Plan 1** and (**Figure 6b** of **Planning Report** at **Appendix IV**).

- 11.1.3 Some areas zoned “V” are adjacent to steep natural terrain and may be affected by natural terrain hazards. Any development within the steep natural terrain may be required to carry out a natural terrain hazard study and provision of necessary hazard mitigation measures. Besides, development for ‘Hotel (Holiday House only)’, which is a Column 2 use under the “V” zone, may be permitted on application to the Board. As diversion of streams or filling of pond may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activities.

11.2 “Green Belt” (“GB”) : Total Area 17.15 ha

- 11.2.1 The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.
- 11.2.2 The sites zoned “GB” include the vegetated hillslopes to its north, west and south. These “GB” zones are generally covered by natural vegetation, woodland, hillside shrubland and grassland, fallow agricultural land and small natural streams and provide a buffer between the development and conservation areas or Country Park area.
- 11.2.3 There is a general presumption against development within this zone. Development in this zone will be strictly controlled. Development proposals will be considered by the Board on individual merits taking into account the relevant Town Planning Board Guidelines. As diversion of streams, filling of land or excavation of land may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activities.

11.3 “Conservation Area” (“CA”) : Total Area 8.01 ha

- 11.3.1 This zoning is intended to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment such as Country Park from the adverse effects of development. There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.

- 11.3.2 The “CA” zoning covers the wetland system in So Lo Pun including the intertidal habitats with mangrove and seagrass bed, reed pond, a natural stream identified as EIS and the freshwater marsh which are of ecological importance. As pointed out in para. 9.2 above, a relatively high diversity of fish and a number of species of conservation interest has been recorded. It is intended that with stringent planning control imposed under this zoning, the rich ecological and biological features in the areas can be protected and preserved.
- 11.3.3 New residential development is not permitted under this zone. Redevelopment of existing houses may be permitted on application to the Board. Diversion of streams, filling of land/pond or excavation of land may cause adverse drainage impacts on adjacent areas and adverse impacts on the natural environment. In view of the conservation value of the area within this zone, permission from the Board is required for such activities.
- 11.4 Detailed land use zoning proposals are described in Section 9 of the Explanatory Statement (ES) (**Appendix III**) and Section 4.4 of the Planning Report (**Appendix IV**).
- 11.5 As compared to the approved So Lo Pun DPA Plan where all the land are designated as “Unspecified Use”, majority of land uses in the draft So Lo Pun OZP have been allocated to conservation zonings (including about 62% for “GB” zone and about 29% for “CA” zone) due to the large area of environmental and ecological significance (e.g. the wetland complex and natural vegetation and woodland in the Area) while about 9% have been reserved for village development.

## **12. Notes of the Plan**

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 in particular zones and which may be permitted by the Board, with or without conditions, on application. The Notes of the Plan are prepared in accordance with the Master Schedule of Notes to Statutory Plans endorsed by the Board, taking account of local circumstances, and the planning intention of various zones. 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.

## **13. Consultation**

- 13.1 The draft OZP together with its Notes and ES and the Planning Report have been circulated to relevant Government bureau and departments for comments. Comments received have been incorporated into the draft OZP, its Notes and ES and the Planning Report as appropriate.

13.2 Subject to the agreement of the Board, the draft OZP No. S/NE-SLP/D will be submitted to the NDC and STKDRC for consultation. Comments from the NDC and STKDNRC will be submitted to the Board for further consideration prior to the publication of the draft OZP under section 5 of the Ordinance.

#### **14. Decision Sought**

Members are invited to:

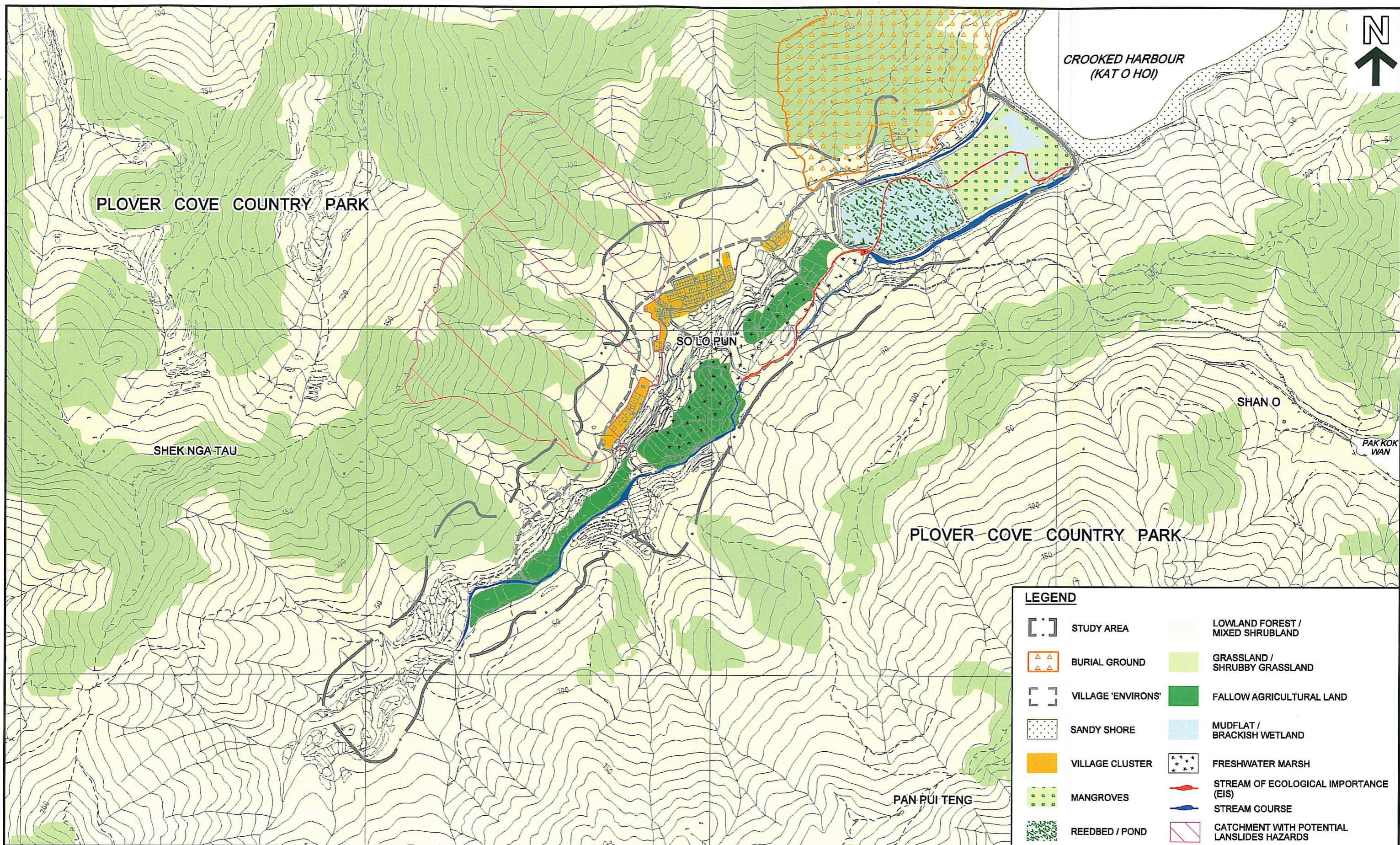
- (a) consider the draft So Lo Pun OZP No. S/NE-SLP/D (**Appendix I**) together with its Notes and ES (**Appendices II and III**) and the Planning Report (**Appendix IV**);
- (b) adopt the updated ES as an expression of the planning intension and objectives of the Board for various land use zonings of the draft So Lo Pun OZP No. S/NE-SLP/D; and
- (c) agree that the draft So Lo Pun OZP No. S/NE-SLP/D together with its Notes and ES (**Appendices I to III**) are suitable for submission to the NDC and STKNRC for consultation.

#### **Attachments**

Plan 1	Village Environs and Existing Physical Features of So Lo Pun
Plan 2	Species of Conservation Interests in the Wetland System in So Lo Pun
Appendix I	Draft So Lo Pun OZP No. S/NE-SLP/D
Appendix II	Notes of the Draft So Lo Pun Outline Zoning Plan No. S/NE-SLP/D
Appendix III	Explanatory Statement of the Draft So Lo Pun Outline Zoning Plan No. S/NE-SLP/D
Appendix IV	Planning Report on So Lo Pun
Appendix V	Planning Assessments on the Ecological Note on So Lo Pun submitted by Kadoorie Farm and Botanic Garden in December 2012

**PLANNING DEPARTMENT**

**APRIL 2013**



## VILLAGE 'ENVIRONS' AND EXISTING PHYSICAL FEATURES

SO LO PUN

EXTRACT PLAN PREPARED ON 22.4.2013  
BASED ON SURVEY SHEETS No. 3-NE-14D, 15C/D, 19B/D AND 20A/B/C/D

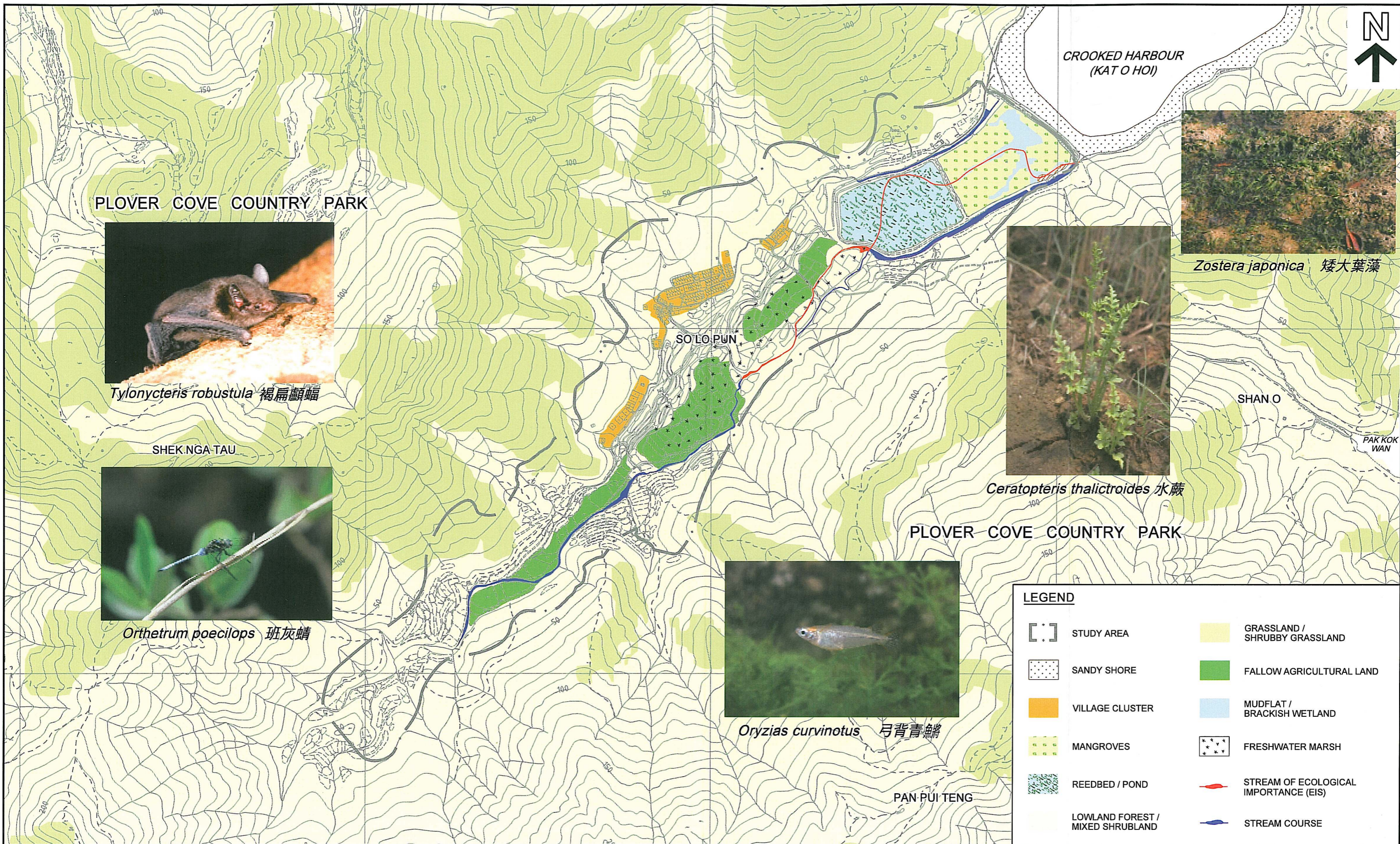
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PLANNING DEPARTMENT



REFERENCE No.  
M/NP/SLP/13/3

PLAN  
1



EXTRACT PLAN PREPARED ON 23.4.2013  
BASED ON SURVEY SHEETS No. 3-NE-14D, 15C/D, 19B/D AND 20A/B/C/D

### SPECIES OF CONSERVATION INTEREST IN WETLAND SYSTEM IN SO LO PUN

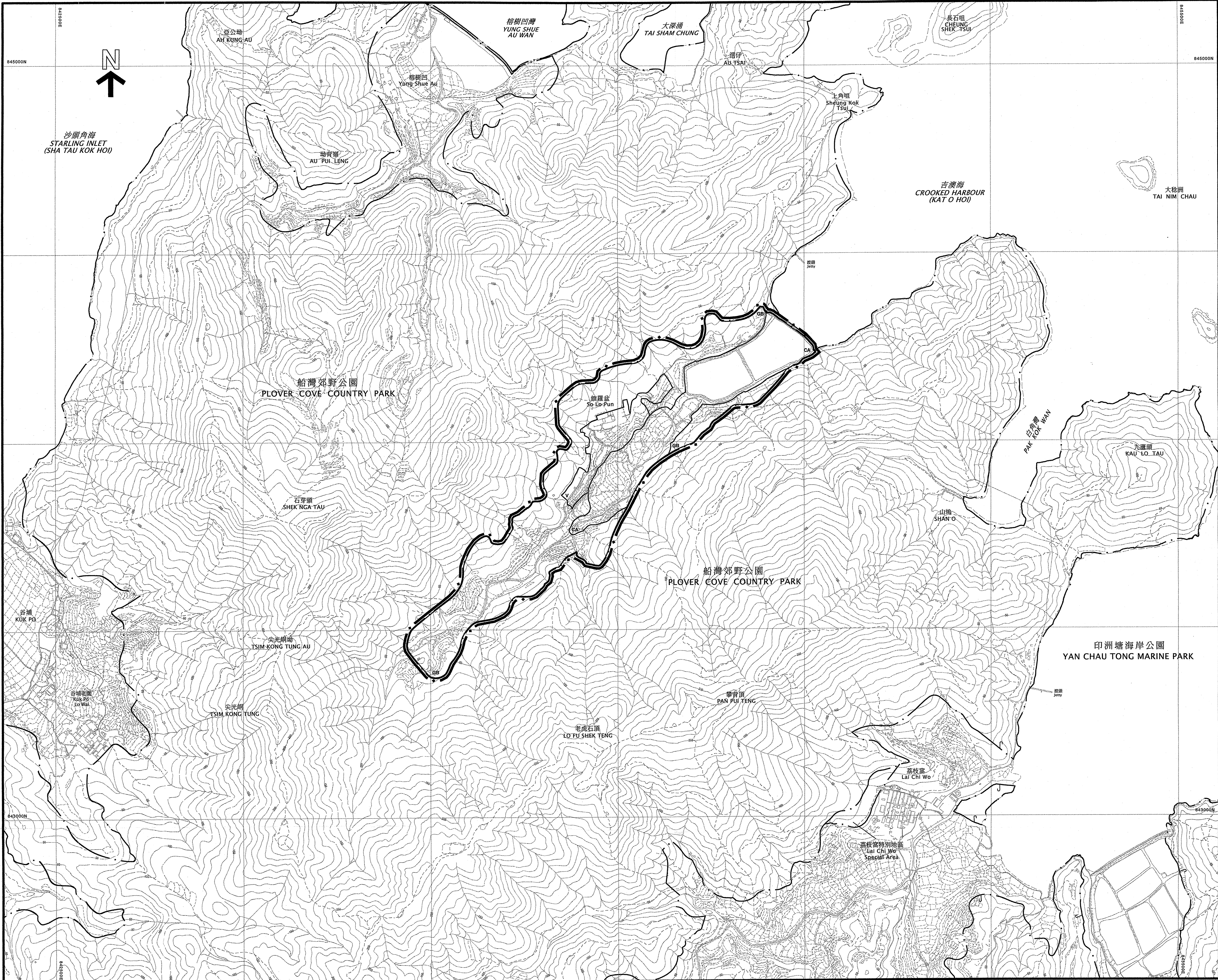
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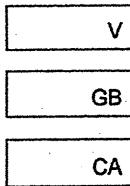
PLAN  
2



圖例  
NOTATION

ZONES

- VILLAGE TYPE DEVELOPMENT  
GREEN BELT  
CONSERVATION AREA



地帶

- 鄉村式發展  
綠化地帶  
自然保育區

MISCELLANEOUS

- BOUNDARY OF PLANNING SCHEME  
BOUNDARY OF COUNTRY PARK / SPECIAL AREA



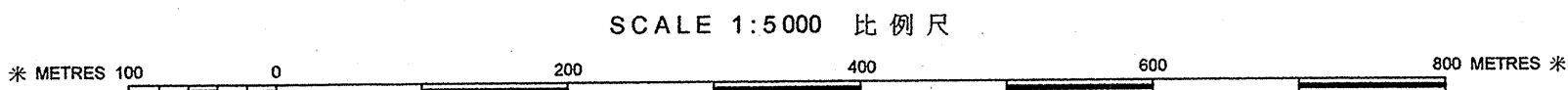
其他

- 規劃範圍界線  
郊野公園 / 特別地區界線

土地用途及面積一覽表  
SCHEDULE OF USES AND AREAS

USES	大約面積及百分率 APPROXIMATE AREA & %			用途
	公頃 HECTARES	%	百分率	
VILLAGE TYPE DEVELOPMENT	2.52	9.10		鄉村式發展
GREEN BELT	17.15	61.96		綠化地帶
CONSERVATION AREA	8.01	28.94		自然保育區
TOTAL PLANNING SCHEME AREA	27.68	100.00		規劃範圍總面積

香港城市規劃委員會依據城市規劃條例擬備的鎖羅盆分區計劃大綱圖  
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD  
SO LO PUN - OUTLINE ZONING PLAN



規劃署遵照城市規劃委員會指示擬備  
PREPARED BY THE PLANNING DEPARTMENT UNDER  
THE DIRECTION OF THE TOWN PLANNING BOARD



圖則編號  
PLAN No. S/NE-SLP/D

**DRAFT SO LO PUN OUTLINE ZONING PLAN NO. S/NE-SLP/D**

(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) A use or development of any land or building permitted under an earlier draft or approved plan including development permission area plan for the area and effected or undertaken during the effective period of that plan is always permitted under this Plan. Any material change of such use or any other development (except minor alteration and/or modification to the completed development of the land or building which is always permitted) must be always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board.
- (5) Except to the extent that paragraph (3) or (4) applies, any use or development falling within the boundaries of the Plan and also within the boundaries of the draft development permission area plan, unless always permitted in terms of the Plan, shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft development permission area plan without permission from the Town Planning Board.
- (6) Except as otherwise specified by the Town Planning Board, when a use or material change of use is effected or a development or redevelopment is undertaken, as always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board, all permissions granted by the Town Planning Board in respect of the site of the use or material change of use or development or redevelopment shall lapse.

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

- (b) the following uses or developments require permission from the Town Planning Board:

provision of plant nursery, amenity planting (other than by Government), sitting out area, rain shelter, refreshment kiosk, footpath, public utility pipeline, electricity mast, lamp pole, telephone booth and shrine.

- (10) In any area shown as 'Road', all uses or developments except those specified in paragraphs (8)(a) to (8)(d) and (8)(g) above and those specified below require permission from the Town Planning Board:

road and on-street vehicle park.

- (11) (a) Except in areas zoned "Conservation Area", temporary use or development of any land or building not exceeding a period of two months is always permitted provided that no site formation (filling or excavation) is carried out and that the use or development is a use or development specified below:

structures for carnivals, fairs, film shooting on locations, festival celebrations, religious functions or sports events.

- (b) Except as otherwise provided in paragraph (11)(a), and subject to temporary uses for open storage and port back-up purposes which are prohibited in areas zoned "Conservation Area", temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years, or refuse to grant permission.

- (c) Temporary use or development of land or building exceeding three years requires permission from the Town Planning Board in accordance with the terms of the Plan.

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

- (13) In these Notes, unless the context otherwise requires or unless as expressly provided below, terms used in the Notes shall have the meanings as assigned under section 1A of the Town Planning Ordinance.

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

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

**DRAFT SO LO PUN OUTLINE ZONING PLAN NO. S/NE-SLP/D**

Schedule of Uses

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## VILLAGE TYPE DEVELOPMENT

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Government Use (Police Reporting Centre, Post Office only) House (New Territories Exempted House only) On-Farm Domestic Structure Religious Institution (Ancestral Hall only) Rural Committee/Village Office	Burial Ground Eating Place Flat Government Refuse Collection Point Government Use (not elsewhere specified) # Hotel (Holiday House only) House (not elsewhere specified) Institutional Use (not elsewhere specified) # Market Place of Recreation, Sports or Culture Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation # Public Vehicle Park (excluding container vehicle) Religious Institution (not elsewhere specified) # Residential Institution # School # Shop and Services Social Welfare Facility # Utility Installation for Private Project

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

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Eating Place  
Library  
School  
Shop and Services

(Please see next page)

VILLAGE TYPE DEVELOPMENT (Cont'd)

Planning Intention

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

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (except development or redevelopment to those annotated with #) shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23m) or the height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, whichever is the greater.
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (c) Any diversion of streams, or filling of pond including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

GREEN BELT

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Barbecue Spot Government Use (Police Reporting Centre only) Nature Reserve Nature Trail On-Farm Domestic Structure Picnic Area Public Convenience Tent Camping Ground Wild Animals Protection Area	Animal Boarding Establishment Broadcasting, Television and/or Film Studio Burial Ground Columbarium (within a Religious Institution or extension of existing Columbarium only) Crematorium (within a Religious Institution or extension of existing Crematorium only) Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) Helicopter Landing Pad Holiday Camp House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) Petrol Filling Station Place of Recreation, Sports or Culture Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Religious Institution Residential Institution Rural Committee/Village Office School Service Reservoir Social Welfare Facility Utility Installation for Private Project

Green Belt (Cont'd)

Planning Intention

The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.

Remarks

Any diversion of streams, filling of land/pond or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

CONSERVATION AREA

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Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<hr/>	
Agricultural Use (other than Plant Nursery)	Field Study/Education/Visitor Centre
Nature Reserve	Government Refuse Collection Point
Nature Trail	Government Use
On-Farm Domestic Structure	House (Redevelopment only)
Wild Animals Protection Area	Public Convenience
	Public Utility Installation
	Radar, Telecommunications Electronic
	Microwave Repeater, Television and/or
	Radio Transmitter Installation

Planning Intention

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

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

(Please see next page)

CONSERVATION AREA (Cont'd)

Remarks

- (a) No redevelopment, including alteration and/or modification, of an existing house shall result in a total redevelopment in excess of the plot ratio, site coverage and height of the house which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan.
- (b) Any diversion of streams, filling of land/pond or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes, shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

**DRAFT SO LO PUN**

**OUTLINE ZONING PLAN NO. S/NE-SLP/D**

**EXPLANATORY STATEMENT**

**DRAFT SO LO PUN OUTLINE ZONING PLAN NO. S/NE-SLP/D**

**EXPLANATORY STATEMENT**

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## **DRAFT SO LO PUN OUTLINE ZONING PLAN NO. S/NE-SLP/D**

(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 So Lo Pun Outline Zoning Plan (OZP) No. S/NE-SLP/D. It reflects the planning intention and objectives of the Town Planning Board (the Board) for various land-use zonings of the plan.

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

- 2.1 On 1 September 2010, under the power delegated by the Chief Executive, the Secretary for Development directed the Board, under section 3(1)(b) of the Town Planning Ordinance (the Ordinance), to prepare a Development Permission Area (DPA) Plan for the So Lo Pun area.
- 2.2 On 30 September 2010, the draft So Lo Pun DPA Plan No. DPA/NE-SLP/1 was exhibited for public inspection under section 5 of the Ordinance. During the plan exhibition period, a total of 14 representations and 5 comments were received. After giving consideration to the representations and comments on 8 April 2011, the Board decided not to meet the representations and not to propose any amendment to the draft DPA Plan.
- 2.3 On 8 November 2011, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft So Lo Pun DPA Plan, which was subsequently renumbered as DPA/NE-SLP/2. On 18 November 2011, the approved So Lo Pun DPA Plan No. DPA/NE-SLP/2 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.4 On 11.1. 2013, under the power delegated by the Chief Executive, the Secretary for Development directed the Town Planning Board (the Board), under section 3(1)(a) of the Ordinance, to prepare an OZP to cover the So Lo Pun area.
- 2.5 On XXX2013, the draft So Lo Pun OZP No.S/NE-SLP/1 (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 indicate the broad land-use zonings for the area of So Lo Pun so that development and redevelopment within the area of So Lo Pun can be put under statutory planning control. It also provides the planning framework for preparing more detailed non-statutory plans which form the basis for public works planning and site reservation for various uses.
- 3.2 The Plan is to illustrate the broad principles of development and planning control only. It is a small-scale plan and the road alignments and boundaries between the land-use zones may be subject to minor alterations as detailed planning proceeds.

### **4. NOTES OF THE PLAN**

- 4.1 Attached to the Plan is a set of Notes which shows the types of uses or developments which are always permitted within the Planning Scheme Area and in particular zones and which may be permitted by the Board, with or without conditions, on application. The provision for application for planning permission under section 16 of the Ordinance allows greater flexibility in land-use planning and control of development to meet the changing needs.
- 4.2 For the guidance of the general public, a set of definitions that explains some of the terms used in the Notes may be obtained from the Technical Services Division of the Planning Department and can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>.

### **5. THE PLANNING SCHEME AREA**

- 5.1 The Planning Scheme Area (the Area) covers a total area of about 27.68 hectares. It is encircled by the Plover Cove Country Park on three sides and fronts the scenic coastline of Kat O Hoi to the north-east.
- 5.2 So Lo Pun Village is the only recognized village in the Area which is currently largely uninhabited. Village developments are mainly concentrated on the lower hillslopes in the northern part of the Area. Most of the village houses have become ruins, except a few one to two-storey houses which are in dilapidated condition and left vacant.
- 5.3 The southern, western and northern parts of the Area are mainly covered by woodland and shrubland. The wooded areas along the hillside form a continuous stretch of well-established vegetation with those located at the adjacent Plover Cove Country Park and complement the overall natural environment and landscape beauty of the surrounding Plover Cove Country Park. Fallow agricultural land in lower slopes and at lowland is mainly covered with grass and shrubs. Some freshwater marshes are evolved from

abandoned wet agricultural fields at the flat land in the central part of the Area which are currently covered by wet vegetation and shrubs. Estuarine mangrove/mudflat habitat are found on the seaward side of the Area along the coastline of Kat O Hoi. A pond fringed by reeds are found to the south-east of the estuarine mangrove. A natural stream flows across the Area in the south-west to north-east direction, the downstream part of which is identified by the Agriculture, Fisheries and Conservation Department (AFCD) as an Ecologically Important Stream (EIS).

## **6. POPULATION**

According to the 2011 Census, there is no population in the Area. It is expected that the total planned population of the area would be 979 persons mainly attributed to the village expansion.

## **7. OPPORTUNITIES AND CONSTRAINTS**

### **7.1 Opportunities**

#### **7.1.1 Conservation and Natural Landscape**

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

#### **7.1.2 Tourism Potential**

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

### **7.2 Constraints**

#### **7.2.1 Transportation (Road Access)**

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

### 7.2.2 Geotechnical Constraint

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

### 7.2.3 Ecological Significance

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

### 7.2.4 Landscape Character

With reference to the Landscape Value Mapping of Hong Kong (2005), the Area is situated in an enclosed, remote, tranquil, harmonious and pleasant rural landscape character area of rich landscape resources, including scrub and woodland, wide stream, pond, wetland, marshes, coastal features, abandoned field and abandoned village. The Area is rated with “High (qualified)” landscape value. No large-scale development should be introduced in order to minimize encroachment onto the sensitive environment and to protect and enhance ecological conservation.

### 7.2.5 Burial Grounds

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

#### 7.2.6 Sewerage

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

#### 7.2.7 Infrastructure and Utility Services

There are no electricity, drainage systems, and potable water supply in the Area nor committed/ planned drainage and water supply projects for the Area.

### 8. GENERAL PLANNING INTENTION

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

### 9. LAND-USE ZONINGS

#### 9.1 “Village Type Development” (“V”) : Total Area 2.52 ha

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

- 9.1.2 The boundaries of the “V” zone are drawn up having regard to the village ‘environs’, the number of outstanding Small House applications, Small House demand forecast, local topography and site constraints. Areas of difficult terrain, dense vegetation, stream courses and burial grounds have been avoided as far as possible. So Lo Pun Village is a recognized village and the only village in the Area.
- 9.1.3 No new development, or addition alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23 m) or the height of the building which was in existence on the date of first publication in the Gazette of the notice of the draft DPA plan, whichever is the greater. Application for minor relaxation of these restrictions would be considered by the Board based on individual merits, taking into account site constraints, innovative architectural design and planning merits that would enhance the amenity of the locality.
- 9.1.4 Some areas zoned “V” are adjacent to steep natural terrain and may be affected by natural terrain hazards. Any development within the steep natural terrain may be required to carry out a natural terrain hazard study and provision of necessary hazard mitigation measures.
- 9.1.5 In accordance with the Environmental, Transport and Works Bureau’s Technical Circular (Works) No. 5/2005, under the current administrative practice, development proposals/submissions that may affect natural streams / rivers, the approving / processing authorities at various stages of the development should consult and collate comments from the AFCD and relevant authorities and incorporate relevant comments/advice as conditions of approval wherever possible. Accordingly, Lands Department when processing Small House grant and applications in close proximity to existing stream courses, should consult concerned departments including AFCD and Plan Department (PlanD) to ensure that all relevant departments would have adequate opportunity to review and comment on the applications.
- 9.1.6 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 activities.

9.2 “Green Belt” (“GB”) : Total Area 17.15 ha

- 9.2.1 The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.
- 9.2.2 The sites zoned “GB” include the vegetated hillslopes which form a continuous stretch of well-established vegetation of the natural woodlands in the adjoining Plover Cove Country Park. These “GB” zones are generally covered by natural vegetation, woodland, hillside shrubland and grassland, fallow agricultural land and small natural streams and provide a buffer between the development and conservation areas or Country Park area.
- 9.2.3 There is a traditional burial ground at the eastern part of the hillslopes within this zone. It has been in existence for many years, which are considered as an existing use and intended for burial places of deceased indigenous villagers in the Area. To respect the local ritual and tradition, burial activities within this zone are generally tolerated.
- 9.2.4 There is a general presumption against development within this zone. Development in this zone will be strictly controlled. Development proposals will be considered by the Board on individual merits taking into account the relevant Town Planning Board Guidelines.
- 9.2.5 As diversion of streams, filling of land/pond or excavation of land may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activities.

9.3 “Conservation Area” (“CA”) : Total Area 8.01 ha

- 9.3.1 This zoning is intended to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment such as Country Park from the adverse effects of development. There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.

- 9.3.2 The “CA” zoning covers the wetland system in So Lo Pun including the intertidal habitats with mangrove and seagrass bed, reed pond, a natural stream identified as EIS and the freshwater marsh which are of ecological importance. A relatively high diversity of fish and a number of species of conservation interest including water fern *Ceratopteris thalictroides* (水蕨), seagrass *Zostera japonica* (矮大葉藻) and a bat species *Tylonycteris robustula* (褐扁顛蝠), as well as the uncommon dragonfly *Orthetrum poecilops poecilops* (班灰蜻) and a fish species *Oryzias curvinotus* (弓背青鱗) have been recorded in the wetland complex. According to the available information, the So Lo Pun EIS and its adjoining freshwater marsh is one of the remaining habitats in Hong Kong that support a healthy and natural population of *Oryzias curvinotus* (弓背青鱗). In addition, the water fern *Ceratopteris thalictroides* (水蕨), which is a protected plant in China, has been recorded throughout the marsh. It is intended that with stringent planning control imposed under this zoning, the rich ecological and biological features in the areas can be protected and preserved.
- 9.3.3 New residential development is not permitted under this zone. Redevelopment of existing houses may be permitted on application to the Board. The redevelopment of existing houses shall not result in a total redevelopment in excess of the plot ratio, site coverage and height of the house which was in existence on the date of the first publication of the DPA Plan.
- 9.3.4 Diversion of streams, filling of land/pond or excavation of land may cause adverse drainage impacts on adjacent areas and adverse impacts on the natural environment. In view of the conservation value of the area within this zone, permission from the Board is required for such activities.

## **10. COMMUNICATIONS**

### Road/Transport Network

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

## **11. UTILITY SERVICES**

- 11.1 There are currently no electricity, sewerage and drainage systems, and potable water supply in the Area. There is no any committed/proposed sewerage or drainage projects planned for the Area.
- 11.2 According to China Light Power (CLP), CLP would install electricity supply facilities at the Area by means of overhead lines, underground cables and pole mount transformers in the Area.

- 11.3 According to the Study on the Enhancement of the Sha Tau Kok Rural Township and Surrounding Areas – Feasibility Study, a mobile toilet is proposed to be built at the north-east part of the Area which would be replaced by permanent one in long term if water supply will be available and also subject to resource availability. Information boards would also be installed in the area near the pier in close proximity to the Area.

## **12. IMPLEMENTATION**

- 12.1 The Plan provides a broad land-use framework for development control and implementation of planning proposals for the Area. More detailed plans will be prepared as a basis for public works planning and private developments.
- 12.2 At present there is no overall programme for the provision of infrastructure within the Area. The implementation process will be gradual and may stretch over a long period of time depending on the availability of resources. It will be undertaken through the participation of both the public and private sectors.
- 12.3 Notwithstanding the above, minor improvement works, e.g. access improvement and laying of utility services will be implemented through the Public Works Programme and the Rural Public Works subject to priority and resource availability. Private developments will be effected principally through private sector initiatives in accordance with the zoned uses indicated on the Plan, provided that their proposals meet Government requirements.

## **13. PLANNING CONTROL**

- 13.1 The types of permitted developments and uses on land within the Area are listed in the Notes to the Plan. Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted developments and uses within the same zone are always permitted and no separate permission is required.
- 13.2 Uses of land or building which were in existence immediately before the first publication in the Gazette of the notice of the draft DPA Plan and which are not in compliance with the terms of the Plan may have adverse impacts on the environment, drainage and traffic of the Area. Although no action is required to make such use conform to this Plan, any material change of such use or any other development (except minor alteration and/or modification to the development of the land or building in respect of such use which is always permitted) must be always permitted in terms of the Plan or, if permission is required, in accordance with a permission granted by the Board. The Board will consider these applications on their individual merits. Those alteration and/or modification works which may lead to an environmental improvement or upgrading to the Area may be considered favourably by the Board.

- 13.3 Planning applications to the Board will be assessed on individual merits. In general, the Board, in considering the planning applications, will take into account all relevant planning considerations including guidelines published by the Board. Guidelines published by the Board are available from the Board's website, the Secretariat of the Board and the Technical Services Division of the Planning Department. Application forms and Guidance Notes for planning applications can be downloaded from the Board's website, and are available from the Secretariat of the Board, and the Technical Services Division and the relevant District Planning Office of the Planning Department. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.
- 13.4 Any development, other than those referred to in paragraph 13.1 above or in conformity with this Plan or with the permission of the Board, undertaken or continued on land included in this Plan on or after the date of the first publication in the Gazette of the Notice of the draft DPA Plan may be subject to enforcement proceedings under the Ordinance. Any diversion of streams, filling of land/pond and excavation of land in the relevant zones on or after the date of the first publication in the Gazette of the Notice of the draft DPA Plan without permission from the Board may also be subject to enforcement proceedings. Moreover, there is a presumption against filling of ponds for temporary land uses/developments in conservation-related zonings, such as "CA".

**TOWN PLANNING BOARD**  
**APRIL 2013**

# PLANNING REPORT ON SO LO PUN



# **PLANNING REPORT ON SO LO PUN**

April 2013

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## 1. **INTRODUCTION**

### 1.1. **Purpose of the Planning Report**

The purpose of this Planning Report is to give an account of the background and an appraisal of the existing conditions, characteristics and development requirements of the So Lo Pun area (the Area). It also aims at providing a basis for the preparation of an Outline Zoning Plan (OZP) for the Area and the formulation of a planning framework to guide future development.

### 1.2. **Background**

1.2.1. The Area is located in the coastal area of Sha Tau Kok East and is encircled by the Plover Cove Country Park on three sides, and fronts the scenic coastline of Kat O Hoi to the north-east (**Figure 1**). Being renowned for its scenic and unspoiled natural environment, the Area is also one of the popular hiking attractions in the territory. The Area is largely natural in character with secondary woodland, hillside shrubland, abandoned agricultural land, stream, freshwater marshes and mangrove, mudflat, pond and seagrass bed, and is accessible through the existing footpaths or by boats. So Lo Pun Village is the only recognised village in the Area.

1.2.2. The Area is of conservation interest as a number of rare and uncommon flora and fauna have been recorded in the Area. Given its remote location and lack of vehicular access, the Area has not been

subject to much development pressure or any development activities in the past years. However, excavation and suspected unauthorized tree felling and site formation works were detected in 2009, causing adverse impact to the landscape character of the Area. Under the power delegated by the Chief Executive, on 1.9.2010, the Secretary for Development directed the Town Planning Board (the Board) to prepare a draft plan designating the Area as a development permission area (DPA) plan.

1.2.3. The draft So Lo Pun DPA Plan No. DPA/NE-SLP/1 was exhibited for public inspection on 30.9.2011. During the plan exhibition period, a total of 14 representations and 5 comments were received. After giving consideration to the representations and comments on 8.4.2011, the Board decided not to propose any amendment to the draft DPA plan to meet the representations.

1.2.4. On 8.11.2011, the Chief Executive in Council (CE in C) approved the draft So Lo Pun DPA Plan, which was subsequently renumbered as DPA/NE-SLP/2 (**Figure 2**). On 18.11.2011, the approved So Lo Pun DPA Plan No. DPA/NE-SLP/2 was exhibited for public inspection under section 9(5) of the Town Planning Ordinance (the Ordinance).

1.2.5. Pursuant to section 20(5) of the Ordinance, the DPA Plan is effective for three years until 30.9.2013. On 11.1.2013, the Chief Executive, pursuant to section 3(1)(a) of the Ordinance, directed the Board to prepare an OZP for the Area.

## 2. THE STUDY AREA

### 2.1. Location

The Area covers about 27.68 ha of land. It is encircled by the Plover Cove Country Park on three sides and fronts the scenic coastline of Kat O Hoi to the north-east. The location of the Area is shown in **Figure 3**.

### 2.2. Natural Features

#### *Physical Setting and Topography (Figures 4 and 5a)*

2.2.1. An overview of the Area is shown in **Figure 4**. The Area consists of a long stretch of level land extending from Kat O Hoi in the north and reaching inland in a southwest direction. There are vegetated hillslopes to its north, west and south. The hillslopes in the north-east fall within the boundary of a permitted burial ground. Fallow agricultural land in lower slopes and at lowland is mainly covered with grass and shrubs. Some freshwater marshes are evolved from abandoned wet agricultural fields at the flat land in the central part of the Area which are covered by wet vegetation and shrubs. Estuarine mangrove/mudflat habitat are found on the seaward side of the Area along the coastline of Kat O Hoi. A pond fringed by reeds are found to the south-west of the estuarine mangrove.

#### *Natural Habitats (Figures 5b – 5f)*

2.2.2. The Area forms an integral part of the natural system of the natural woodlands in the adjoining Plover Cove Country Park with a wide spectrum of natural habitats including watercourses (i.e. the So Lo Pun Ecologically Important Stream (EIS) and associated streamcourses), estuarine mangrove/mudflat, seagrass bed, reedponds, natural woodland, hillside shrubland, fallow agricultural land, and freshwater marshes. According to AFCD, the wetland system in So Lo Pun including the intertidal habitats with mangrove and seagrass bed, reed pond, a natural stream identified as EIS and the freshwater marsh are of ecological importance. A relatively high diversity of fish and a number of species of conservation interest including water fern *Ceratopteris thalictroides* (水蕨), seagrass *Zostera japonica* (矮大葉藻) and a bat species *Tylonycteris robustula* (褐扁顛蝠), as well as the uncommon dragonfly *Orthetrum poecilops poecilops* (班灰蜻) and a fish species *Oryzias curvinotus* (弓背青鱗) have been recorded in the wetland complex. According to the available information, the So Lo Pun EIS and its adjoining freshwater marsh is one of the remaining habitats in Hong Kong that support a healthy and natural population of *Oryzias curvinotus* (弓背青鱗). In addition, the water fern *Ceratopteris thalictroides* (水蕨), which is a protected plant in China, has been recorded throughout the marsh. Details of the natural habitats are listed below:

## (a) Fallow agricultural land

Fallow agricultural land is found mainly in lower slopes along the flat land in the central part of the Area and is currently covered with grass and shrubs. Some freshwater marshes are evolved from abandoned wet agricultural fields which are currently covered with wetland vegetation and some shrubs. A rare plant, *Ceratopteris thalictroides* (水蕨) and rice fish were previously recorded in the marshes.

## (b) Woodland/shrubland

- (i) The southern, western and northern parts of the Area are mainly covered by woodland and shrubland. The wooded areas along the hillsides form a continuous stretch of well-established vegetation with those located at the adjacent Plover Cove Country Park and are ecologically linked to the wide stretch of woodlands in the Plover Cove Country Park.
- (ii) The secondary forest has a very rich floristic composition. Two protected species, the fern *Cibotium barometz* (金毛狗) and the tree *Aquilaria sinensis* (土沉香), were recorded in the forest.

## (c) Stream Course

A natural stream flows across the Area in the south-west to north-east direction, the downstream part of which is identified by the Agriculture, Fisheries and Conservation Department (AFCD) as EIS (about 720m).

## (d) Mangrove/Marsh

Estuarine mangrove/mudflat habitats are found on the seaward side of the Area along the coastline of Kat O Hoi. A pond fringed by reeds are found to the south-west of the estuarine mangrove. A rare plant *Ceratopteris thalictroides* (水蕨), and seagrass *Zostera japonica* (矮大葉藻) are found in these wetland habitats. The wetland system, including the reedpond and other wetland habitats therein, is ecologically important.

### 2.3. Historical Development

So Lo Pun Village is a village in northern New Territories. It was once the home of generations of the Wong family. Today, the village is now derelict and is uninhabited. There is no declared monument, graded historic building and a site of archaeological interest in the area.

### 2.4. Population and Employment

According to the 2011 Census, there is no population in the Area. No employment is also recorded in the Area.

Considerable amount of agricultural land has been lying fallow covered with shrubs and grassland.

## 2.5. Existing Land Uses (Figures 6a – 6d)

The Area comprises mainly abandoned village houses, shrubland, woodland, grassland, fallow agricultural land, marshes and stream. The major existing land uses include the followings:

### *Village Type Development*

- 2.5.1. So Lo Pun Village is the only recognized village in the Area which is currently uninhabited. Village developments are mainly concentrated on the lower hillslopes in the northern part of the Area. Most of the village houses have become ruins, except a few one to two-storey houses which are in dilapidated condition and left vacant.
- 2.5.2. According to District Land Officer/North (DLO/N), there is no approved nor outstanding Small House applications for So Lo Pun Village. However, the 10-year (2011 – 2020) Small House demand forecast for So Lo Pun Village, as provided by the Indigenous Village Representative of the village, is 270 (**Table 1**).

### *Burial Grounds*

- 2.5.3. A large piece of burial grounds found at the eastern part of the Area near Kat O Hoi (**Figure 7**).

## 2.6. Land Ownership

Slightly over half of land in the Area (about 50.72%) is private land comprising mainly the lower slopes and flatlands throughout the whole stretch of the Area, and the remaining 49.28% is government land located at the periphery (**Figure 7**).

## 2.7. Transportation (Figure 8)

The Area is currently not served by any road. It is accessible by maintained paths leading to Lai Chi Wo and Yung Shue Au. An existing pier is also found at the north of the site.

## 2.8. Infrastructure and Utility Services

There are no electricity, sewerage and drainage systems, and potable water supply in the Area.

# 3. PLANNING ANALYSIS

## 3.1. Strategic and Planning Contexts

- 3.1.1. The Area is situated in a valley occupied by a stream, part of which is listed as an EIS, in the centre with scrub and natural woodland at both sides. Scattered village houses lie at the north side of the valley. Given the natural environment with high ecological value coupled with its inaccessibility due to lack of vehicular access, the planning framework for the Area should

fundamentally be the preservation of the natural environment and its natural resources. No large-scale development should be introduced in order to minimize encroachment onto the sensitive environment and to protect and conserve the Area.

- 3.1.2. The Area falls within part of the Linkage Area of the “Study on the Enhancement of the Sha Tau Kok Rural Township and Surrounding Areas – Feasibility Study” (the STK Study) commenced in 2010. The STK Study recommends an integrated area improvement plan for Sha Tau Kok Area and its surrounding areas. One of the major objectives of the Study is to keep the natural landscape intact and untouched and preserve the sensitive natural environment as much as possible in most of the Linkage Area. Hence development with relative higher degree of disturbance (e.g. proposed local improvement works and tourism-related facilities) would only be proposed to be located at the area with relatively lower environmentally sensitive areas. Majority of the Area is proposed to be preserved to protect the sensitive natural environment.
- 3.1.3. With reference to the Landscape Value Mapping of Hong Kong (2005), the Area is situated in an enclosed, remote, tranquil, harmonious and pleasant rural landscape character area of rich landscape resources, including scrub and woodland, wide stream, pond, wetland, marshes, coastal features, abandoned field and abandoned village. The Area is rated with “High (qualified)”

landscape value.

### 3.2. Environmental and Conservation Considerations (Figure 9)

- 3.2.1 Although part of the Area, including the So Lo Pun EIS previously recorded with relatively high diversity of fish (26 species), was adversely affected by unauthorized human activities since 2008, it is of good potential for restoration. In general, the site and its adjacent Plover Cove Country Park are largely natural in character and is worthy for protection from a nature conservation point of view.
- 3.2.2 The Area, consisting of a long stretch of level land extending from Kat O Hoi in the north and reaching inland in a southwest direction, comprises a mixture of habitats including watercourses (i.e. the So Lo Pun EIS and associated streamcourses), estuarine mangrove/mudflat, seagrass bed, woodlands and freshwater marshes which not only offers a unique geographical setting, but also support some rare and uncommon flora and fauna.

### 3.3. Development Constraints (Figure 10)

#### *Transportation (Road Access)*

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

*Geotechnical*

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

*Ecological Significance*

- 3.3.3 Based on the available ecological information, most of the species recorded at the Area are common and widespread but a number of species of conservation interest have been recorded in the Area. A relatively high diversity of fish and a number of species of conservation interest including water fern *Ceratopteris thalictroides* (水蕨), seagrass *Zostera japonica* (矮大葉藻) and a bat species *Tylonycteris robustula* (褐扁顛蝠), as well as the uncommon dragonfly *Orthetrum poecilops poecilops* (班灰蜻) and a fish species *Oryzias curvinotus* (弓背青鱗) have been recorded in the wetland complex. According to the available information, the So Lo Pun EIS and its adjoining freshwater marsh is one of the remaining habitats in Hong Kong that support a healthy and natural population of *Oryzias curvinotus* (弓背青鱗). In addition, the water fern *Ceratopteris thalictroides*

(水蕨), which is a protected plant in China, has been recorded throughout the marsh. Development that may adversely affect the rural character and the ecologically and environmentally sensitive areas will not be recommended.

*Landscape Character*

- 3.3.4 With reference to the Landscape Value Mapping of Hong Kong (2005), the Area is rated with “High (qualified)” landscape value. No large-scale development should be introduced in order to minimize encroachment onto the sensitive environment and to protect and enhance ecological conservation.

*Burial Grounds*

- 3.3.5 A large piece of burial grounds is found at the eastern part of the Area near Kat O Hoi and is not suitable for any development.

*Sewerage*

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

*Other Infrastructure and Utility services*

- 3.3.7 There are no electricity, drainage systems, and potable water supply in the Area nor committed/planned drainage and water supply projects for the Area.

**3.4. Development Opportunities***Conservation Potential*

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

*Tourism Potential (Figure 8)*

- 3.4.2. The Area is not considered as a popular hiking trail as compared to the adjacent Lai Chi Wo and Sam A Tsuen. It could be either accessible by boats via Sha Tau Kok pier or hiking trails from Kuk Po, Fung Hang or Wu Kau Tang connecting to Bride's Pool Road. Visitors' facilities including one information board and three waymarkers have been installed in the Area.

**3.5. Development Pressure**

- 3.5.1. Suspected illegal tree felling activities and illegal excavation on Government Land were detected in 2008 and 2010 respectively. No further report was received within the past 2 years (**Figure 11**).
- 3.5.2. The recognized village within the Area is So Lo Pun Village which is currently uninhabited and most of the village houses have become ruins. At present, there are no records of Small House development in the Area including applications to the Board under section 16 of the Ordinance or LandsD. However, the 10 year Small House demand forecast is about 270. Land should be reserved to meet the future demand of village house developments.

**3.6. Development Proposals Received in the Course of Preparation of the Plan**

- 3.6.1. Since the gazettal of the draft DPA Plan on 30.9.2010, no planning proposal or application has been received.
- 3.6.2 In the course of preparation of the Plan, some views/proposals were received from informal meetings/site visits with concerned parties:
- (a) Sha Tau Kok District Rural Committee (STKDRC) opined that the low density village house development with eco tourism should be the main theme for future land use planning.

However, the conservation zoning is not supported as majority of the land are under private ownership and the area is predominantly occupied by fallow agricultural land without dense/mature woodland. The area of the future “Village Type Development” (“V”) zone should be able to accommodate the 10-year Small House demand forecast.

- (b) Local and environmental concerned groups suggested that the future OZP should focus on conservation and the proposed “V” zone should be confined to the existing ruins of structures and its surrounding areas while the ecologically sensitive areas should be preserved and protected. Also, conservation zonings such as “Conservation Area” (“CA”) and “Coastal Protection Area” (“CPA”) are preferred for the secondary woodland extending from the Country Parks, natural streams and coastal areas including the mangrove/freshwater marshes thereat. Adequate buffer zones should also be provided on both sides of natural streams, and EIS where no development should be allowed.
- (c) Kadoorie Farm and Botanic Garden (KFBG) submitted an Ecological Note on So Lo Pun to PlanD to facilitate the preparation of the OZP. The Note recommends that the woodland, the freshwater marshes in the flat area of the valley and the stream courses should be zoned “CA” and the ponds at the coastal area should be zoned “CA” or “CPA” since many species of conservation importance were recorded in

these habitats, and that the conservation importance of So Lo Pun is very high and thus it should be eventually incorporated into the Country Park system where it would receive the appropriate protection.

## **4. PLANNING PROPOSALS**

### **4.1. The Outline Zoning Plan**

The draft So Lo Pun OZP (the Plan) prepared under section 3(1) of the Ordinance is to provide a statutory basis for planning control over the Area. It will supersede the approved So Lo Pun DPA Plan No. DPA/NE-SLP/2, which was exhibited for public inspection under section 9(5) of the Ordinance on 18.11.2011. Uses and development that are always permitted and those for which the Board’s permission must be sought in various zones are set out in a schedule of Notes attached to the Plan. Also accompanying the Plan is an Explanatory Statement to assist an understanding of the Plan and to reflect the planning intentions and objectives of the Board for various land-use zonings.

### **4.2. Planning Objectives**

- 4.2.1. The development of the Area should gear towards the following objectives:
  - (a) to provide a comprehensive planning framework to guide the development on an integrated and coordinated basis;

- (b) to conserve the Area's outstanding natural landscape and ecological value in safeguarding the natural habitat and natural system of the wider area; and
- (c) to preserve the natural and rural character of the Area.

#### 4.3. Planning Principles

4.3.1. The main planning principles below are adopted for preparation of the planning and development proposals of the Area:

- (a) The Area forms an integral part of the natural system of the natural woodlands in the adjoining Plover Cove Country Park with a wide spectrum of natural habitats including, inter alia, mature woodland, hillside shrubland, freshwater marsh and mangrove and an ecologically important stream which support some rare/uncommon flora and fauna of the Area and should be preserved and protected.
- (b) Small House development in recognized villages will be consolidated at suitable locations so as to preserve the rural character of the Area. Future development and redevelopment should also demonstrate such a low-rise characteristic and not to overtax the limited infrastructure.

#### 4.4. Land Use Proposals (Figure 12)

4.4.1. In the designation of various land use zones in the Area, consideration has been given to the natural environment, physical landform, existing land use pattern, demand for Small Houses and availability of infrastructure. It also takes into account the recommendations of the STK Study and other relevant studies on land use development options and infrastructure provisions affecting the Area. The following land use zones are proposed to be designated on the Plan.

##### 4.4.2. Village Type Development (2.52 ha or 9.1%)

- (a) The planning intention of this zone is to reflect existing recognized village, and to provide land considered suitable for provision of village houses. 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 Board.

- (b) So Lo Pun Village is the only recognized

village in the Area. The “V” zone is drawn up having regard to the “village environs”, the local topography, the existing settlement pattern, site constraints, the estimated Small House demand, and provision of infrastructural facilities. Areas of difficult terrain, potential natural terrain hazards, dense vegetation, conservation and ecological value, burial grounds are excluded.

- (c) The latest information on the 10-year forecast for Small House demand has been obtained from the DLO/N. DLO/N has advised that according to the Indigenous Village Representative of So Lo Pun Village, the 10-year forecast for Small House demand (2011-2020) for So Lo Pun area is 270 (as compared to the previous figure of 230<sup>1</sup>). However, DLO/N has confirmed that there is neither outstanding nor approved Small House application in respect of So Lo Pun. Based on PlanD’s preliminary estimate, the total land required for meeting the Small House demand of 270 is about 6.75 ha.
- (d) With reference to the Small House demand and ‘VE’ for the recognized village as enumerated above, PlanD has analyzed the conditions of the area within ‘VE’ taking account of the existing village cluster, environmental

conditions and natural terrain and topography of the area. It should be noted that the So Lo Pun Village is mainly concentrated on the lower hillslopes in the north part of the Area. Land within the ‘VE’ at the central part of the Area comprises not only existing village clusters and ruin structures of So Lo Pun Village, but also some hilly slopes in the north with some fallow agricultural land and fresh water marshes at the centre and a stream course in the south. Throughout the plan-making process, concerned departments have been closely liaised to ensure their input and comments be duly taken into account in the delineation of the “V” zone for the existing village cluster and potential areas for village expansion.

- (e) According to the 2011 Census, there is no population in the Area. Moreover, there is neither planning proposal/application received since the gazettal of the draft DPA Plan nor outstanding Small House application in respect of So Lo Pun. Given the natural environment with high conservation and landscape value coupled with its inaccessibility due to lack of vehicular access, an incremental approach for designation of “V” zone for Small House development has been adopted with an aim to consolidating Small House development at suitable locations so as to avoid undesirable disturbances to the natural environment and overtaxing the limited infrastructure in the Area. The surrounding woodland and the freshwater marshes with the stream at the central and

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<sup>1</sup> According to DLO/N in Sept 2010, the 10-year forecast for Small House demand (2010-2019) for So Lo Pun area is 230.

southern part of the Area are hence suggested to be protected. Thus, about 2.5 ha of land mainly comprising the existing village settlements and cluster with its surrounding areas have been reserved for Small House development. Within the proposed “V” zone, about 1.73 ha of land is available (or equivalent to about 69 Small House sites) (**Table 1**). Although there is insufficient land to meet the 10-year Small House demand (deficit of about 5.02 ha of land or equivalent to about 200 Small House sites), this figure has not been verified. Besides, planning application provides another measure for the villagers to apply for Small House development subject to the Board’s approval.

- (f) With reference to the concern on potential impacts of developments in particular Small Houses within “V” zones on existing stream courses in the Area, it should be noted that in accordance with the Environmental, Transport and Works Bureau’s Technical Circular (Works) No. 5/2005, under the current administrative practice, development proposals/submissions that may affect natural streams / rivers, the approving / processing authorities at various stages of the development should consult and collate comments from the AFCD and relevant authorities and incorporate relevant comments/advice as conditions of approval wherever possible. Accordingly, LandsD when processing Small House grant and applications in close proximity to existing stream courses, should consult concerned

departments including AFCD and PlanD to ensure that all relevant departments would have adequate opportunity to review and comment on the applications. It is also suggested to clearly state this requirement in the Explanatory Statement of the “V” zone that when processing Small House grant and applications in close proximity to existing stream courses, AFCD and PlanD should be consulted.

- (g) Some areas zoned “V” are adjacent to steep natural terrain and may be affected by natural terrain hazards. Besides, development for ‘Hotel (Holiday House only)’, which is a Column 2 use under the “V” zone, may be permitted on application to the Board. Any development within the steep natural terrain may be required to carry out a natural terrain hazard study and provision of necessary hazard mitigation measures.
- (h) No new development, or addition alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23 m) or the height of the building which was in existence on the date of first publication in the Gazette of the notice of the draft DPA plan, whichever is the greater.
- (i) 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 works and related activities except public works co-ordinated or implemented by government, and maintenance, repair or rebuilding works.

#### 4.4.3. Green Belt (“GB”) (17.15 ha or 61.96%)

- (a) The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.
- (b) The sites zoned “GB” include the vegetated hillslopes which form a continuous stretch of well-established vegetation of the natural woodlands in the adjoining Plover Cove Country Park. These “GB” zones are generally covered by natural vegetation, woodland, hillside shrubland and grassland, fallow agricultural land, and small natural streams and provide a buffer between the development and conservation areas or Country Park area.
- (c) There is a permitted burial ground at the eastern part of the hillslopes within this zone. It has been in existence for many years, which is considered as an existing use and intended

for burial places of deceased indigenous villagers in the Area. To respect the local ritual and tradition, burial activities within this zone are generally tolerated. The District Office (DO) is delegated with authority under the Public Health and Municipal Services Ordinance (Cap 132) to approve burial grounds outside gazetted cemeteries. Burial activities should be approved by DO and confined within the designated grounds and any encroachments onto the natural areas should be avoided.

- (d) There is a general presumption against development within this zone. Development in this zone will be strictly controlled. Development proposals will be considered by the Board on individual merits taking into account the relevant Town Planning Board Guidelines.
- (e) As diversion of streams, filling of land/pond or excavation of land may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such works and related activities except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works.

#### 4.4.4. Conservation Area (8.01 ha or 28.94%)

- (a) This zone is intended to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment such as Country Park from the adverse effects of development. There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.
- (b) The “CA” zoning covers the wetland system in So Lo Pun including the intertidal habitats with mangrove and seagrass bed, reed pond, a natural stream identified as EIS and the freshwater marsh which are of ecological importance. A relatively high diversity of fish and a number of species of conservation interest including water fern *Ceratopteris thalictroides* (水蕨), seagrass *Zostera japonica* (矮大葉藻) and a bat species *Tylonycteris robustula* (褐扁顛蝠), as well as the uncommon dragonfly *Orthetrum poecilops poecilops* (班灰蜻) and a fish species *Oryzias curvinotus* (弓背青鱗) have been recorded in the wetland complex. According to the available information, the So Lo Pun EIS and its adjoining freshwater marsh is one of the remaining habitats in Hong Kong that support a healthy and natural population of *Oryzias curvinotus* (弓背青鱗). In addition, the water fern *Ceratopteris thalictroides* (水蕨), which is a protected plant in China, has been recorded throughout the marsh. It is intended that with stringent planning control imposed under this zoning, the rich ecological and biological features in the areas can be protected and preserved.
- (c) New residential development is not permitted under this zone. Redevelopment of existing houses may be permitted on application to the Board. The redevelopment of existing houses shall not result in a total redevelopment in excess of the plot ratio, site coverage and height of the house which was in existence on the date of the first publication of the DPA Plan.
- (d) Works relating to diversion of streams, filling of land/pond or excavation of land may cause adverse drainage impacts on adjacent areas and adverse impacts on the natural environment. In view of the conservation value of the area within this zone, permission from the Board is required for such activities.

## 5. **IMPLEMENTATION**

### *Infrastructural Provisions*

- 5.1. There are currently no electricity, sewerage and drainage systems, and potable water supply in the Area. As per relevant departments, no any committed/proposed sewerage and drainage projects planned for the Area. Besides, it is not within water supply zone, thus metered supply would not be provided to the Area.
- 5.2. According to China Light Power (CLP), CLP would install electricity supply facilities at the Area by means of overhead lines, underground cables and pole mount transformers in the Area.
- 5.3. According to the STK Study, a mobile toilet is proposed to be built at the north-east part of the Area which would be replaced by permanent one in long term if water supply will be available and also subject to resource availability. Information boards would also be installed in the area near the pier in close proximity to the Area.

### *Statutory Development Control*

- 5.4. The OZP provides a broad land-use framework for development control and implementation of planning proposals for the Area. More detailed plans will be prepared DPA Plan as a basis for public works planning and private developments. The type of permitted developments and uses on land within the Area are listed in the Notes of the Plan. All uses directly related and ancillary to the permitted developments and uses are also

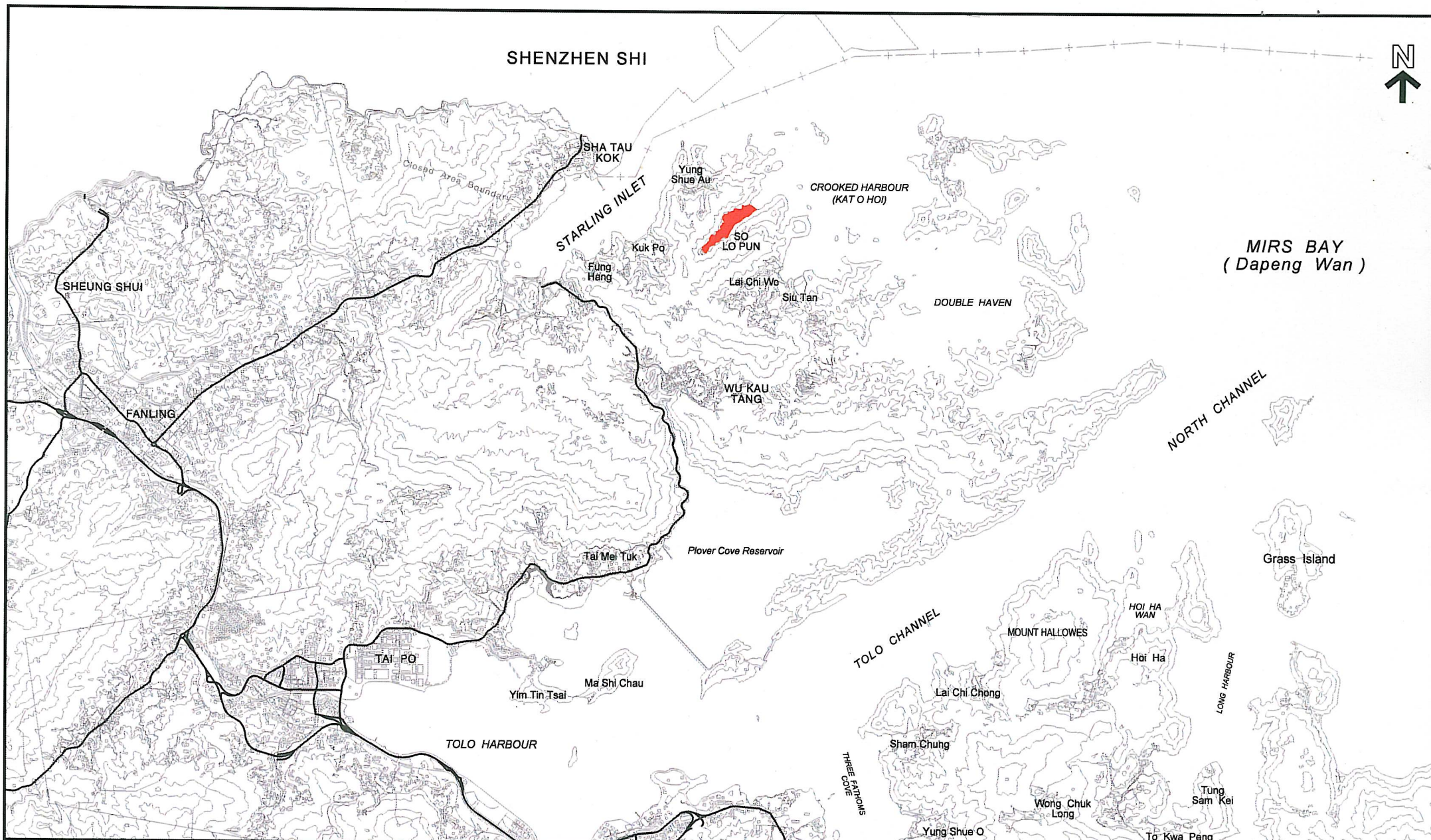
permitted.

- 5.5. At present, there is no overall programme for the provision of infrastructure within the Area. The implementation process will be gradual and may stretch over a long period of time depending on the availability of resources. It will be undertaken through the participation of both public and private sectors.
- 5.6. Roads, utility services installation and public works projects will be implemented through the Public Works Programme, the Rural Public Works Programme, and Local Public Works Improvement Programme subject to priority and resource availability. Private developments will be effected principally through private sector initiatives in accordance with the zoned uses indicated on the OZP, provided that their proposals meet Government requirements.
- 5.7. Any development, other than those referred to in paragraph 5.1 above or in conformity with this Plan or with the permission of the Board, undertaken or continued on or after 30.9.2011 on land included in a plan of the Draft So Lo Pun DPA, may be subject to enforcement proceedings under the Ordinance.

**PLANNING DPEARTMENT**  
**April 2013**

**Table 1****Small House Demand for So Lo Pun Village**

	Small House Demand Figure in 2010		Small House Demand Figure in 2012		'VE' Area (ha)	"V" zone on draft OZP (ha)	Required land to meet new demand (ha)	Available Land to meet new demand figure (ha)	Percentage of the new demand met by available land
	Outstanding Demand	10-year forecast (2010 – 2019)	Outstanding Demand	10-year forecast (2011 – 2020)					
<b>So Lo Pun</b>	-	230	-	270	8.58	1.73	6.75	1.73	25.64



 STUDY AREA

EXTRACT PLAN PREPARED ON 11.3.2013  
BASED ON SURVEY SHEET SERIES HM100C

## LOCATION PLAN SO LO PUN

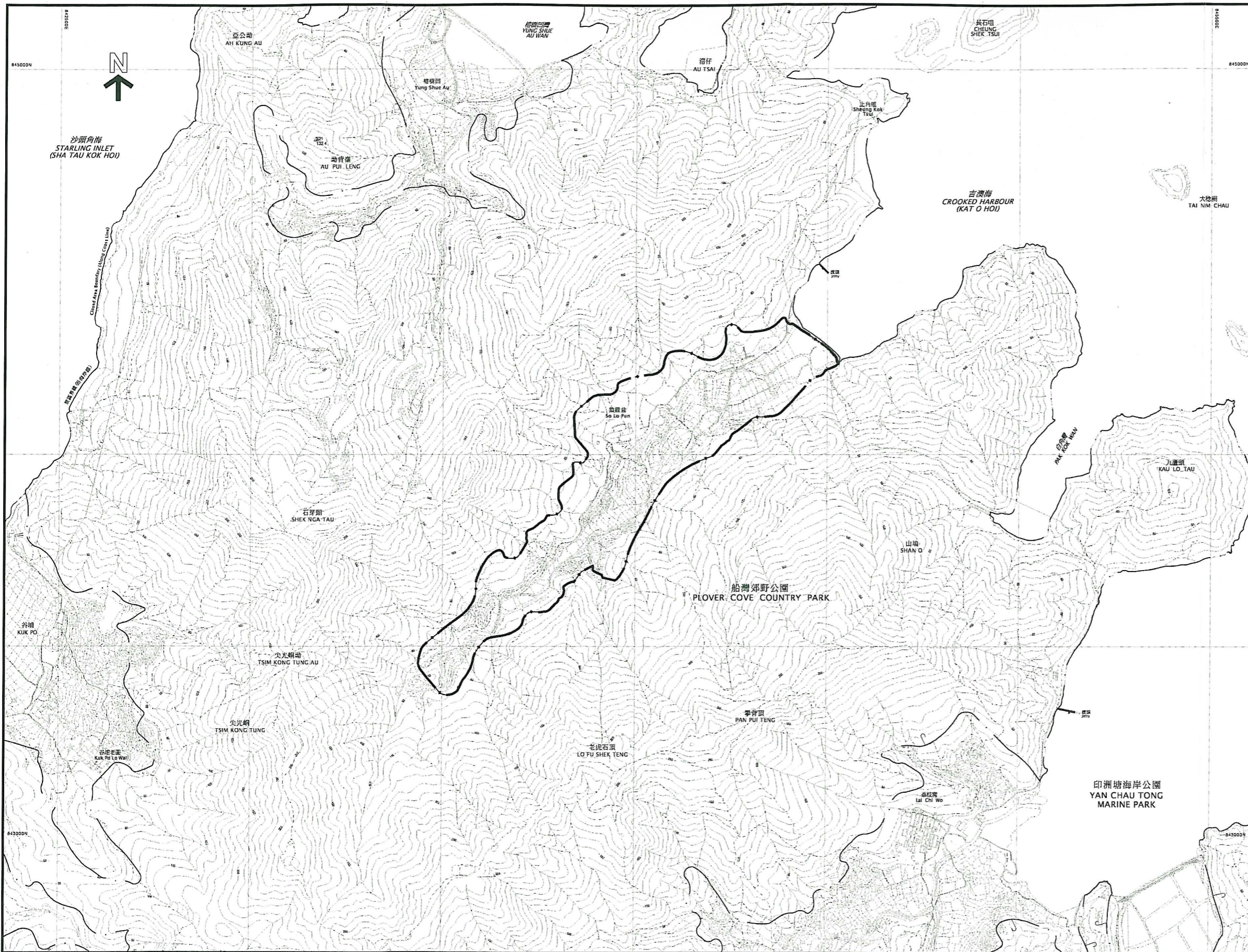
SCALE 1 : 100 000  
KILOMETRES 2 0 2 4 KILOMETRES

PLANNING  
DEPARTMENT



REFERENCE No.  
M/NP/SLP/12/1

FIGURE  
1



圖例  
NOTATION

MISCELLANEOUS

BOUNDARY OF DEVELOPMENT  
PERMISSION AREA  
BOUNDARY OF COUNTRY PARK

其他

發展審批地區界線  
郊野公園界線

土地用途及面積一覽表  
SCHEDULE OF USES AND AREAS

USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分比	
UNSPECIFIED USE	27.68	100.00	非指定用途
TOTAL AREA OF DEVELOPMENT PERMISSION AREA	27.68	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

SO LO PUN  
DEVELOPMENT PERMISSION AREA PLAN

PLANNING DEPARTMENT

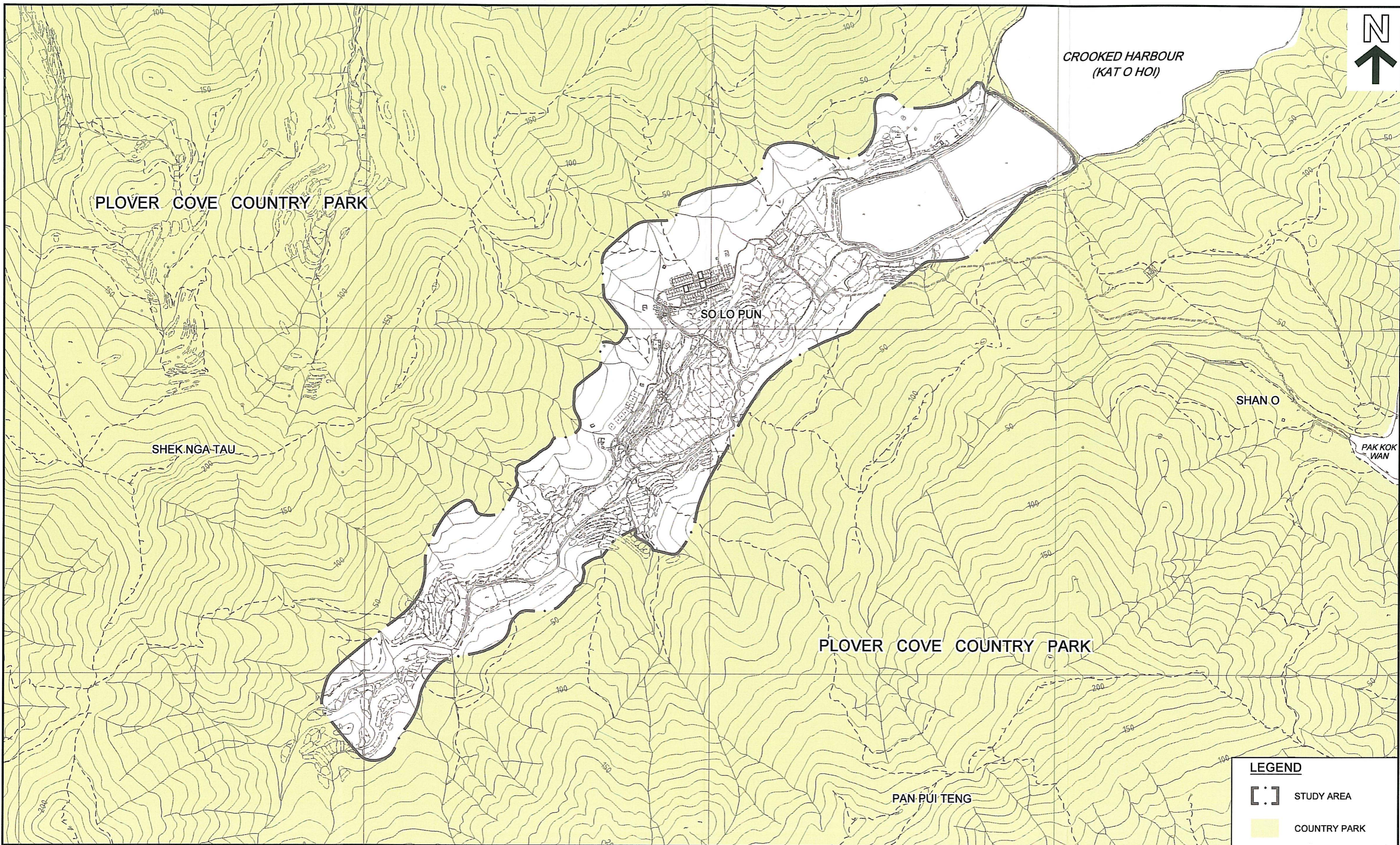


EXTRACT PLAN PREPARED ON 11.10.2012  
BASED ON DEVELOPMENT PERMISSION  
AREA PLAN No. DPA/NE-SLP/2 APPROVED ON 8.11.2011

METRES 200 0 200 400 METRES

REFERENCE No.  
M/NP/SLP/12/1

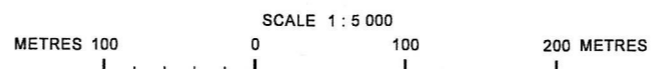
FIGURE  
2



# **STUDY AREA OF SO LO PUN**

**SO LO PUN**

EXTRACT PLAN PREPARED ON 11.3.2013  
 BASED ON SURVEY SHEETS No. 3-NE-14D, 15C/D, 19B/D AND 20A/B/C/D



**PLANNING DEPARTMENT**



REFERENCE No.  
 M/NP/SLP/12/1

FIGURE  
 3



**LEGEND**

[ : ] STUDY AREA

— COUNTRY PARK BOUNDARY

EXTRACT PLAN PREPARED ON 11.3.2013  
 BASED ON AERIAL PHOTOS No. CS33949-53, CS33980-84,  
 CS34005-09 AND CW90476 TAKEN ON 8.9.2011 BY LANDS DEPARTMENT

**AERIAL PHOTOS**

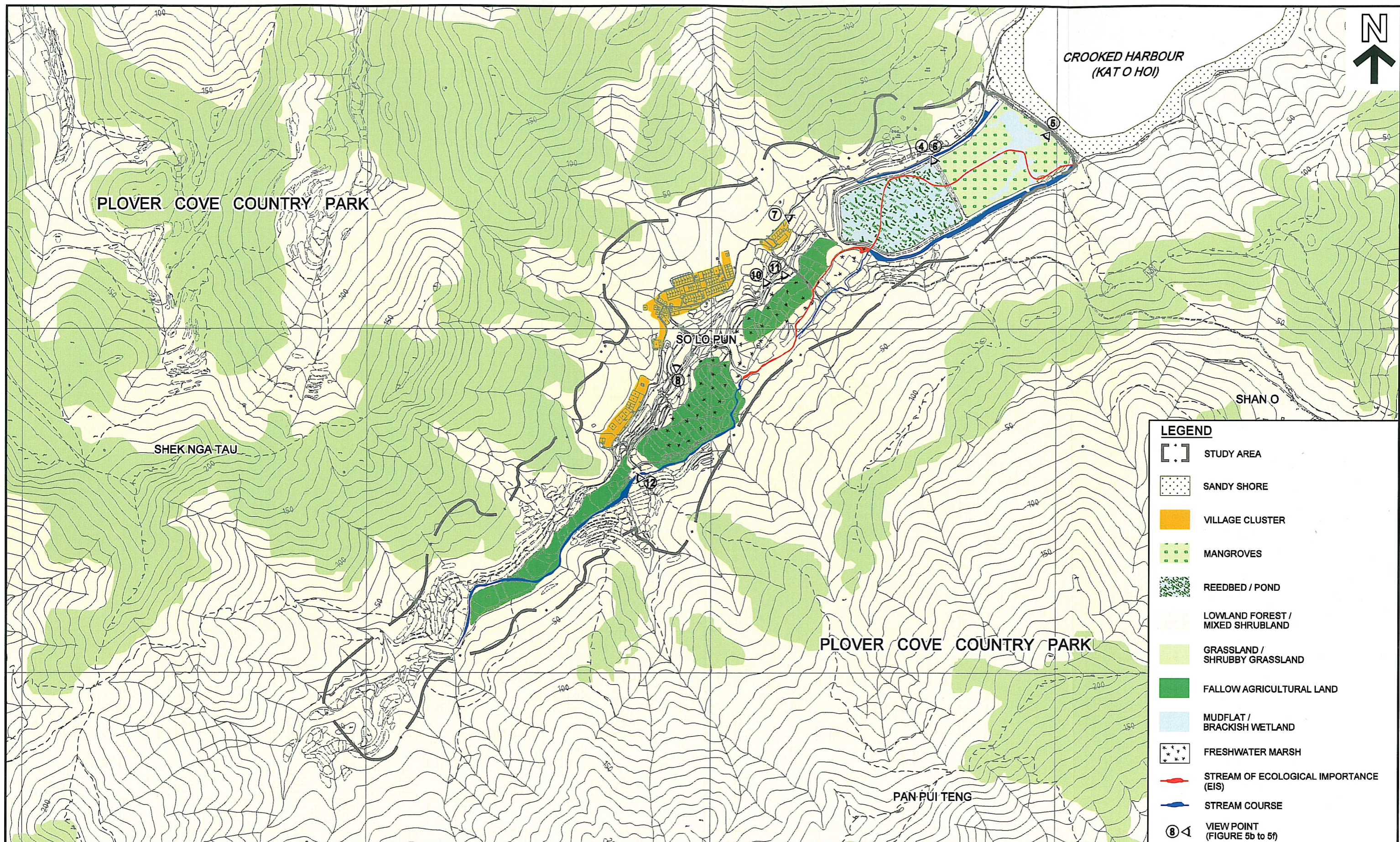
SO LO PUN

SCALE 1 : 5 000

METRES 100 0 100 200 METRES

PLANNING DEPARTMENT

REFERENCE No. M/NP/SLP/12/1	FIGURE 4
--------------------------------	-------------



# EXISTING PHYSICAL FEATURES

SO LO PUN

EXTRACT PLAN PREPARED ON 22.3.2013  
BASED ON SURVEY SHEETS No. 3-NE-14D, 15C/D, 19B/D AND 20A/B/C/D

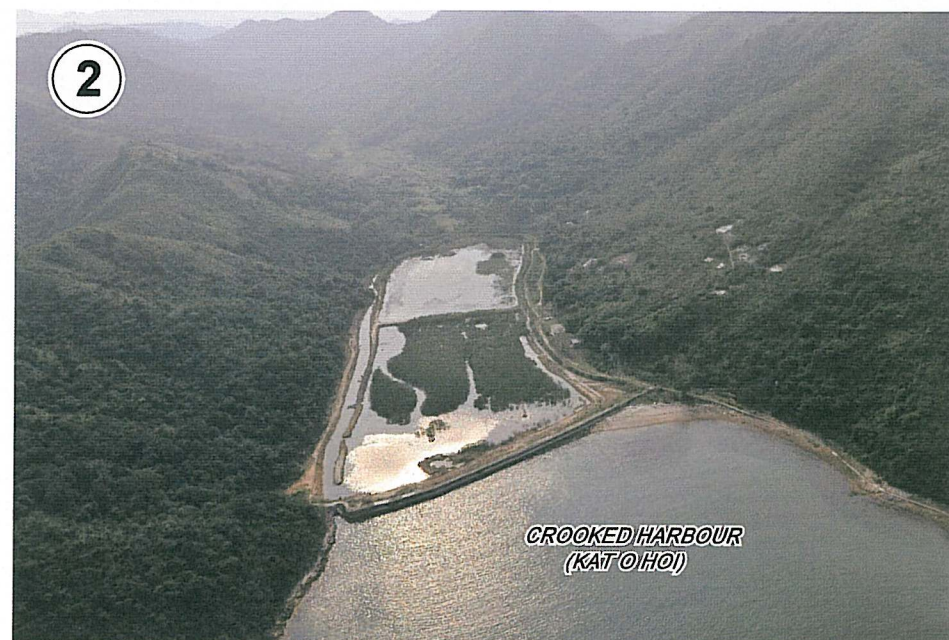
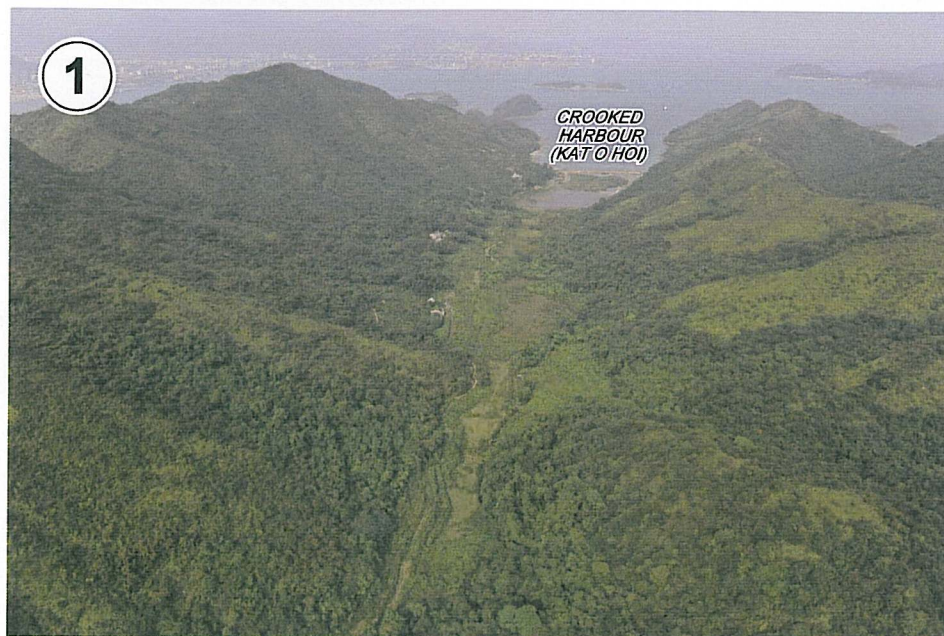
SCALE 1 : 5 000  
METRES 100 0 100 200 METRES

PLANNING DEPARTMENT



REFERENCE No.  
M/NP/SLP/12/1

FIGURE  
5a



PHOTOS 1 & 2 TAKEN FROM HELICOPTER

# OVERVIEW OF THE AREA

## SITE PHOTOS - EXISTING PHYSICAL FEATURES

SO LO PUN

PLANNING  
DEPARTMENT



REFERENCE No.  
M/NP/SLP/12/1

FIGURE  
5b

EXTRACT PLAN PREPARED ON  
17.4.2013 BASED ON SITE PHOTOS  
TAKEN ON 19.10.2011



PHOTO 3 TAKEN FROM HELICOPTER



ESTUARINE MANGROVE / REEDBEDS ALONG THE COASTLINE OF KAT O HOI

## SITE PHOTOS - EXISTING PHYSICAL FEATURES

SO LO PUN

EXTRACT PLAN PREPARED ON  
17.4.2013 BASED ON SITE PHOTOS TAKEN ON  
3.10.2011, 19.10.2011 AND 31.10.2012

PLANNING  
DEPARTMENT



REFERENCE No.  
M/NP/SLP/12/1

FIGURE  
5c



PHOTO 9 TAKEN FROM HELICOPTER

WOODLAND/SHRUBLAND AT THE NORTHERN, SOUTHERN AND  
WESTERN PART OF THE AREA AND FALLOW AGRICULTURAL LAND MAINLY IN LOWER SLOPES

## SITE PHOTOS - EXISTING PHYSICAL FEATURES

SO LO PUN

EXTRACT PLAN PREPARED ON  
17.4.2013 BASED ON SITE PHOTOS  
TAKEN ON 19.10.2011 AND 31.10.2012

PLANNING  
DEPARTMENT



REFERENCE No.  
M/NP/SLP/12/1

FIGURE  
5d



FRESHWATER MARSHES AT THE CENTRAL PART OF SO LO PUN

SITE PHOTOS - EXISTING PHYSICAL FEATURES

SO LO PUN

EXTRACT PLAN PREPARED ON  
17.4.2013 BASED ON SITE PHOTOS  
TAKEN ON 31.10.2012

PLANNING  
DEPARTMENT



REFERENCE No.  
M/NP/SLP/12/1

FIGURE  
5e



ECOLOGICALLY IMPORTANT STREAM IN THE AREA

SITE PHOTO - EXISTING PHYSICAL FEATURES

SO LO PUN

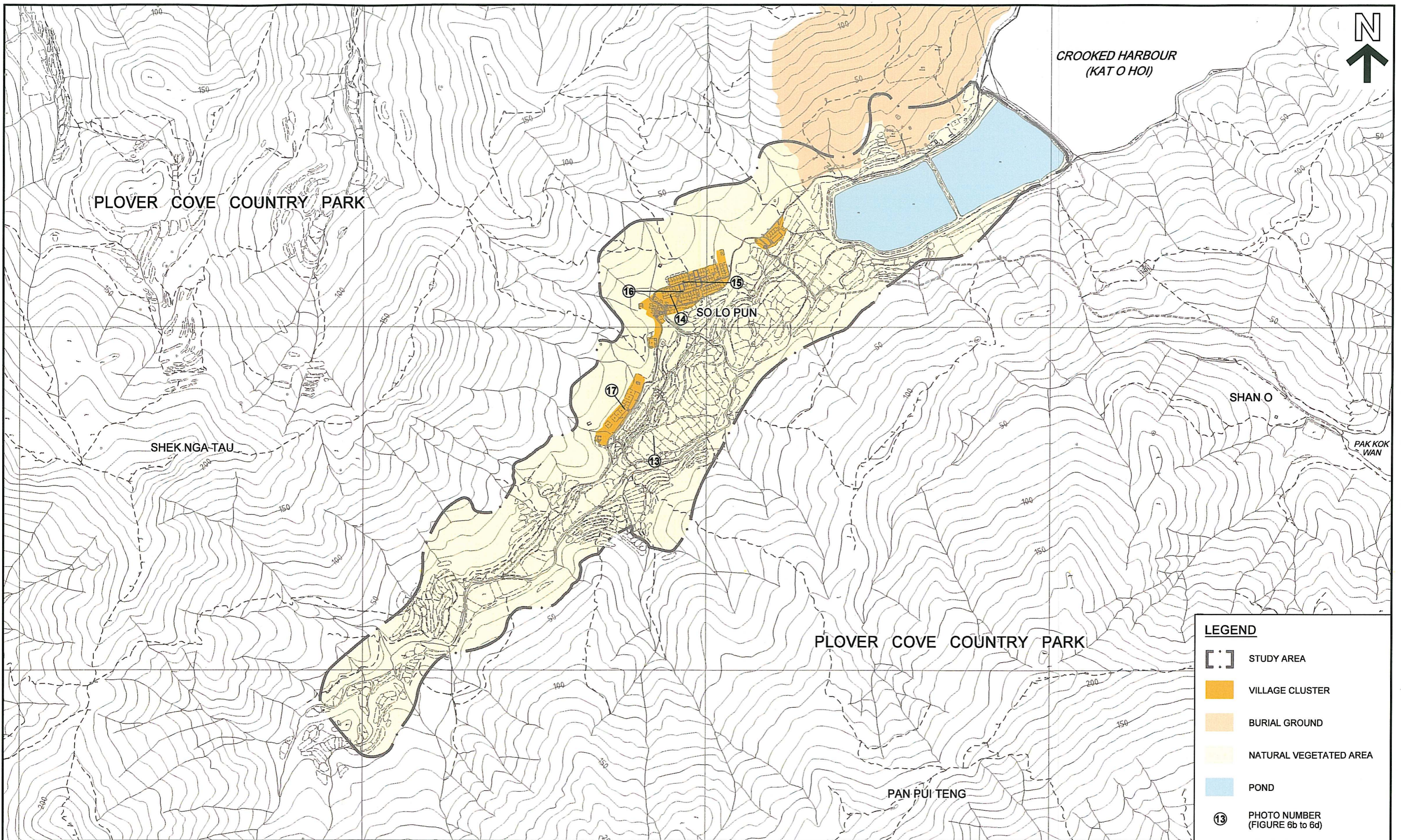
EXTRACT PLAN PREPARED ON  
17.4.2013 BASED ON SITE PHOTO  
TAKEN ON 31.10.2012

PLANNING  
DEPARTMENT



REFERENCE No.  
M/NP/SLP/12/1

FIGURE  
5f



**LEGEND**

- [ ] STUDY AREA
- [Orange Box] VILLAGE CLUSTER
- [Light Orange Box] BURIAL GROUND
- [Yellow Box] NATURAL VEGETATED AREA
- [Blue Box] POND
- ⑬ PHOTO NUMBER (FIGURE 6b to 6d)

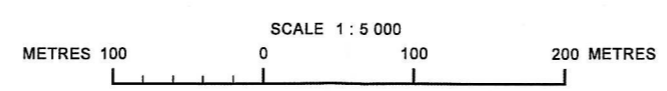
**EXISTING LAND USES**

SO LO PUN

PLANNING DEPARTMENT



EXTRACT PLAN PREPARED ON 15.3.2013  
 BASED ON SURVEY SHEETS No. 3-NE-14D, 15C/D, 19B/D AND 20A/B/C/D



REFERENCE No.  
 M/NP/SLP/12/1

FIGURE  
 6a

13



VILLAGE CLUSTERS MAINLY ON THE LOWER HILLSLOPES IN THE NORTHERN PART OF THE AREA

SITE PHOTO - EXISTING LAND USES

SO LO PUN

PLANNING  
DEPARTMENT



EXTRACT PLAN PREPARED ON  
19.4.2013 BASED ON SITE PHOTO  
TAKEN ON 6.10.2011

REFERENCE No.  
M/NP/SLP/12/1

FIGURE  
6b



MOST OF THE VILLAGE HOUSES ARE IN RUINS AND DILAPIDATED CONDITIONS

EXTRACT PLAN PREPARED ON  
19.4.2013 BASED ON SITE PHOTOS  
TAKEN ON 3.10.2011 AND 6.10.2012

# SITE PHOTOS - EXISTING LAND USES

SO LO PUN

PLANNING  
DEPARTMENT



REFERENCE No.  
M/NP/SLP/12/1

FIGURE  
6c

18



PHOTO 18 TAKEN FROM HELICOPTER

BURIAL GROUNDS AT THE EASTERN PART OF THE AREA NEAR KAT O HOI

EXTRACT PLAN PREPARED ON  
17.4.2013 BASED ON SITE PHOTO  
TAKEN ON 19.10.2011

# SITE PHOTO - EXISTING LAND USES

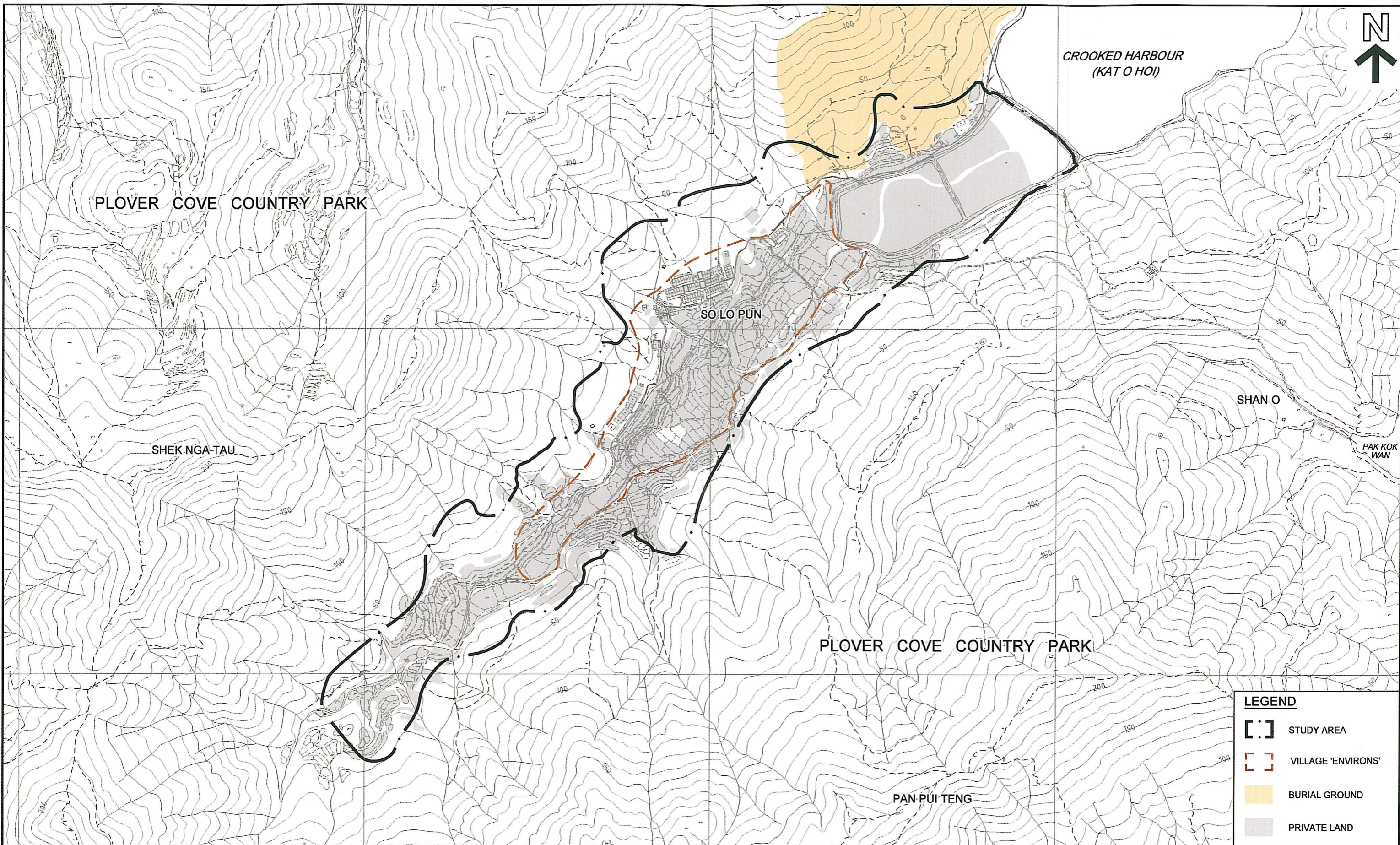
SO LO PUN

PLANNING  
DEPARTMENT



REFERENCE No.  
M/NP/SLP/12/1

FIGURE  
6d



# **LAND OWNERSHIP AND VILLAGE 'ENVIRONS'**

**SO LO PUN**

**PLANNING DEPARTMENT**



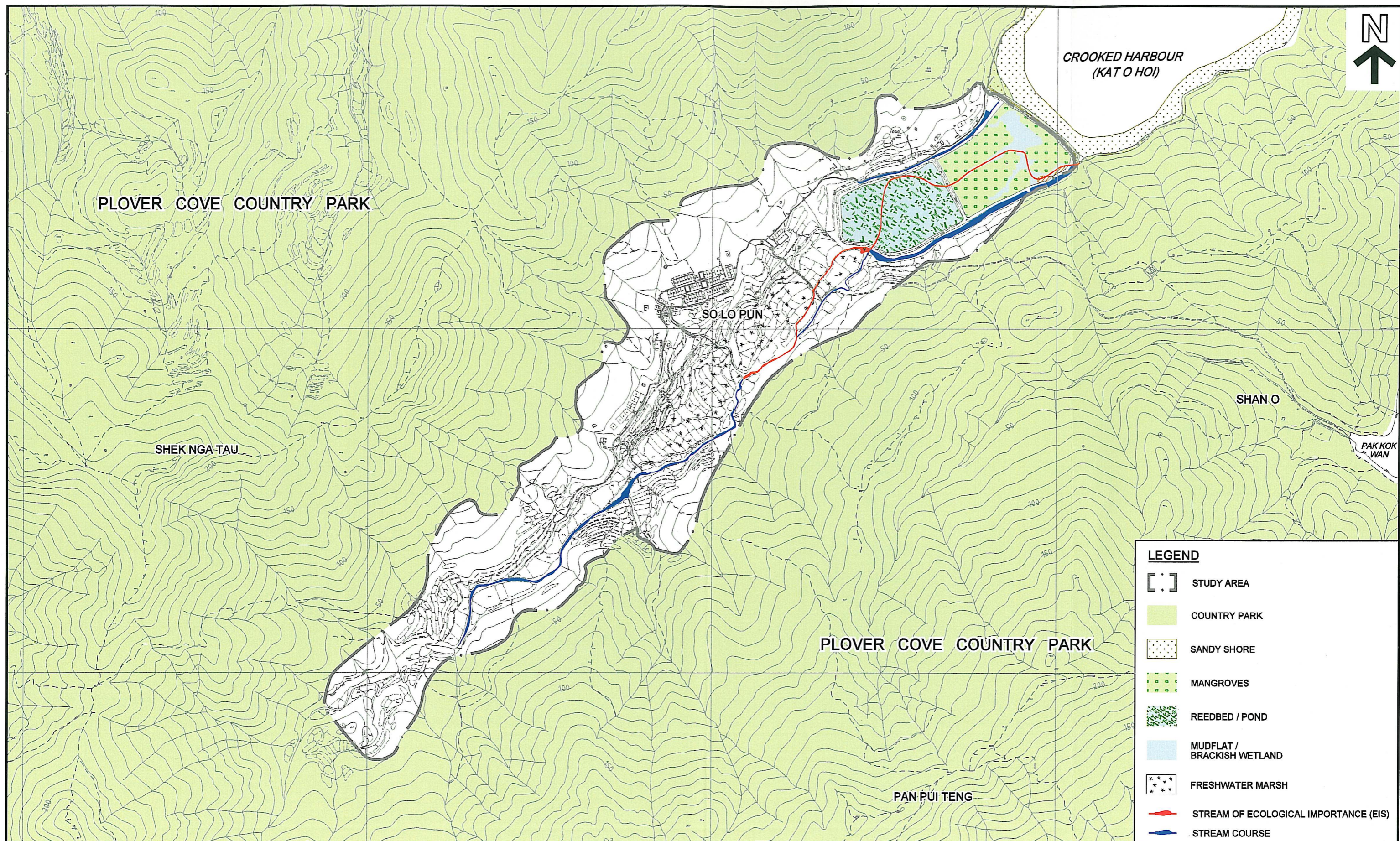
EXTRACT PLAN PREPARED ON 11.3.2013  
BASED ON SURVEY SHEETS No. 3-NE-14D, 15C/D, 19B/D AND 20A/B/C/D

SCALE 1:5 000  
METRES 100 0 100 200 METRES

REFERENCE No.  
M/NP/SLP/12/1

FIGURE  
7





# **ECOLOGICAL AND CULTURAL HERITAGE RESOURCES**

**SO LO PUN**

EXTRACT PLAN PREPARED ON 22.4.2013  
 BASED ON SURVEY SHEETS No. 3-NE-14D, 15C/D, 19B/D AND 20A/B/C/D

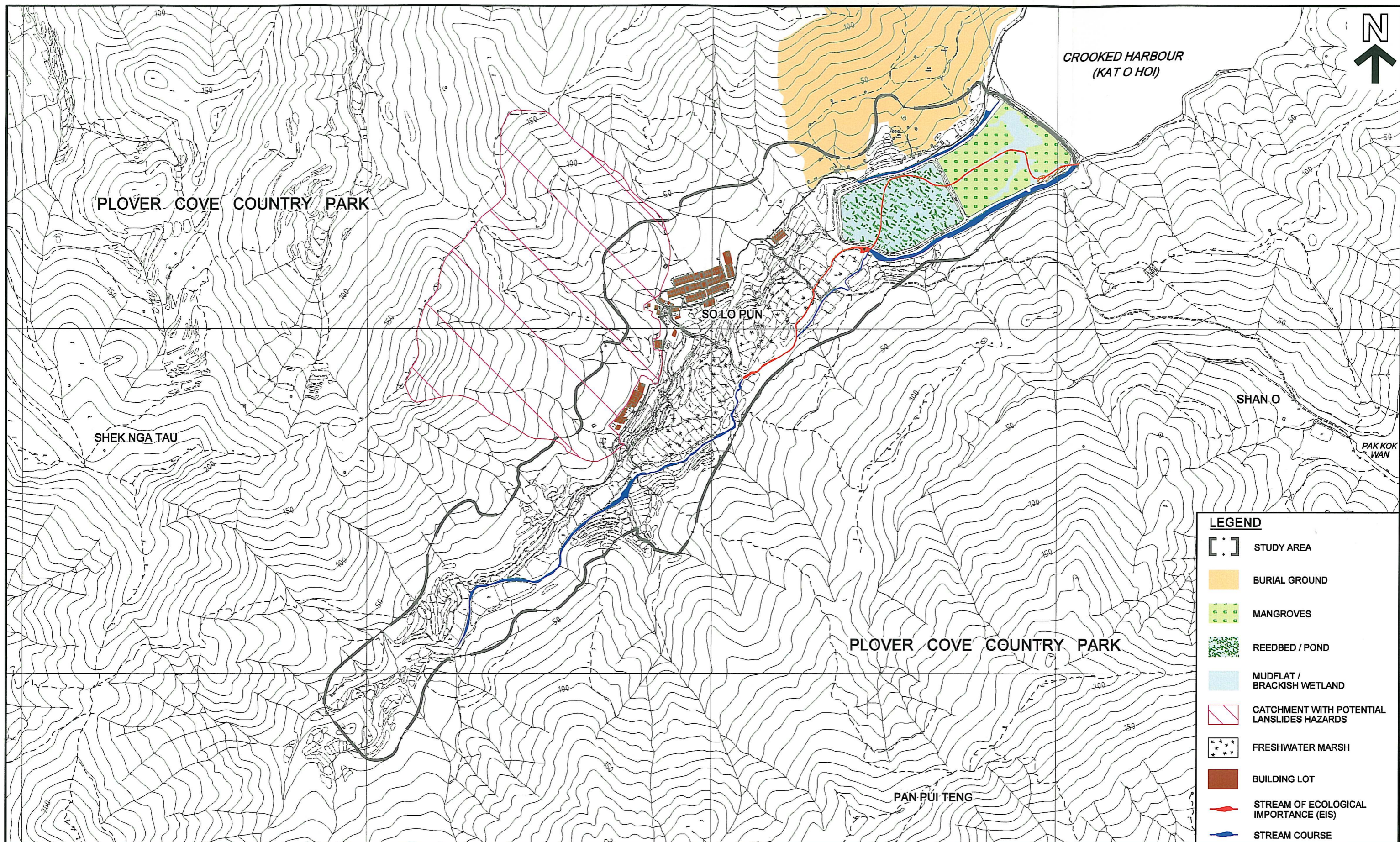
SCALE 1 : 5 000  
 METRES 100 0 100 200 METRES

**PLANNING DEPARTMENT**



REFERENCE No.  
 M/NP/SLP/12/1

FIGURE  
 9



# **LEGEND**

- [ ] STUDY AREA
- BURIAL GROUND
- MANGROVES
- REEDBED / POND
- MUDFLAT / BRACKISH WETLAND
- CATCHMENT WITH POTENTIAL LANDSLIDES HAZARDS
- FRESHWATER MARSH
- BUILDING LOT
- STREAM OF ECOLOGICAL IMPORTANCE (EIS)
- STREAM COURSE

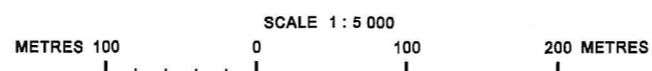
## **DEVELOPMENT CONSTRAINTS**

SO LO PUN

PLANNING DEPARTMENT



EXTRACT PLAN PREPARED ON 22.4.2013  
BASED ON SURVEY SHEETS No. 3-NE-14D, 15C/D, 19B/D AND 20A/B/C/D



REFERENCE No.  
M/NP/SLP/12/1

FIGURE  
10



EXCAVATION WORKS IN SEPTEMBER 2010



CURRENT SITUATION

EXTRACT PLAN PREPARED ON  
17.4.2013 BASED ON SITE PHOTOS  
TAKEN ON 8.9.2010 AND 31.10.2012

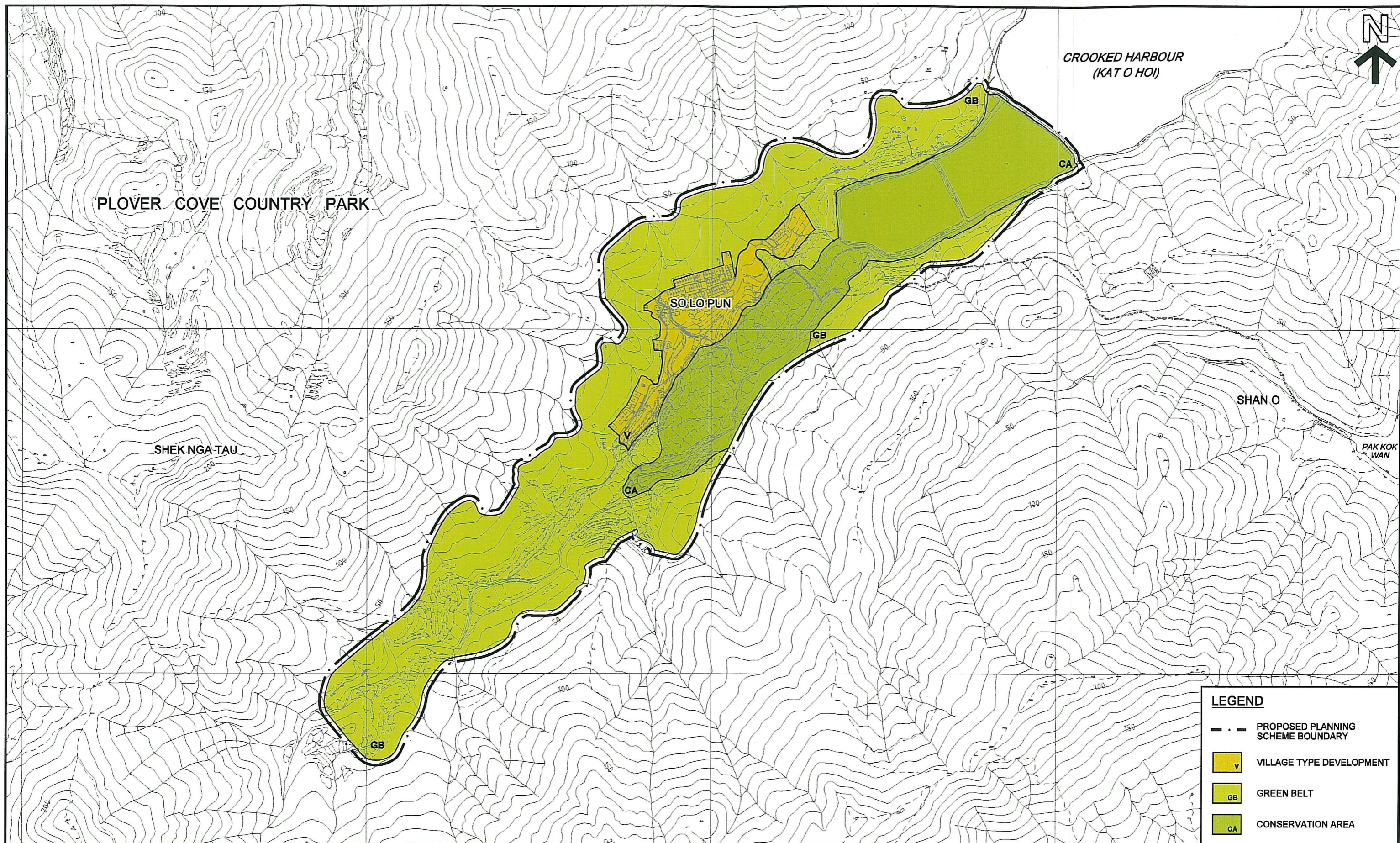
EXCAVATION WORKS AT ESTUARINE MANGROVE  
ALONG COASTLINE OF KAT O HOI  
IN SO LO PUN

PLANNING  
DEPARTMENT



REFERENCE No.  
M/NP/SLP/12/1

FIGURE  
11



#### LEGEND

- PROPOSED PLANNING SCHEME BOUNDARY
- V VILLAGE TYPE DEVELOPMENT
- GB GREEN BELT
- CA CONSERVATION AREA

#### PROPOSED LAND USES

SO LO PUN

PLANNING DEPARTMENT



EXTRACT PLAN PREPARED ON 19.4.2013  
BASED ON SURVEY SHEETS No. 3-NE-14D, 15C/D, 19B/D AND 20A/B/C/D

SCALE 1 : 5 000  
METRES 100 0 100 200 METRES

REFERENCE No.  
M/NP/SLP/12/1

FIGURE  
12

**Planning Assessments on the Ecological Note on So Lo Pun submitted by  
Kadoorie Farm and Botanic Garden (KFBG)**

**Introduction**

1. In December 2012, Kadoorie Farm and Botanic Garden (KFBG) submitted an ecological note on So Lo Pun (the Area) to Planning Department to facilitate the preparation of the OZP.

**Ecological Information**

**Woodland**

2. Secondary woodland is present along the stream and around the village at the Area, and this woodland contains some species of conservation concern, such as Incense Tree (*Aquilaria sinensis*) (土沉香), Crab-eating Mongoose (*Herpestes urva*) (食蟹獾) and Yellow-bellied Weasel (*Mustela kathiah*) (黃腹鼬). The woodland has some stream courses where signs from the AFCD asking people not to set turtle traps were observed. The tributaries would be providing habitats for the Globally Critically Endangered Golden Coin Turtle (*Cuora trifasciata*) (三線閉殼龜). This species can wander around riparian woodland/marsh and thus the woodland adjacent to the stream is considered to be a potential habitat for this species.

**Ponds**

3. The Area has two ponds which are filled with seagrass bed (*Zostera japonica*) (矮大葉藻), mangrove and reedbeds. *Z. Japonica* is not common in Hong Kong and can only be observed at several sites. Mangrove is also considered to be important fish nursery.

**Marshes**

4. There are several freshwater marshes in the flat area of the valley which are likely to have evolved from abandoned wet agricultural lands. Along the footpath and in some areas next to the hillside/village, there are many marshy patches where at least two species of conservation concern are found, namely Water Fern (*Ceratopteris thalictroides*) (水蕨) and Rice Fish (*Oryzias Curvinotus*) (弓背青鱗).

**Stream**

5. The stream courses and their tributaries are able to provide habitats for some species of conservation concern, including Big-headed Frog (*Limnonectes fujianensis*) (大頭蛙), Rice Fish, and Golden Coin Turtle. Also, the whole stream course should be considered to be of ecological importance as they provide habitats for diadromous species<sup>1</sup> (e.g. the Japanese Eel, the Puffer Fish and Mitten Crab).

---

<sup>1</sup> Diadromous species need to migrate between the stream and the sea.

### Recommendations

6. The woodland, the marshes and the stream courses should be covered by “Conservation Area” (“CA”) zone and the ponds should be covered by “CA” zone or “Coastal Protection Area” zone because many species of conservation importance were recorded in these habitats.
7. The riparian areas of the main stream and the tributaries should also be covered by zoning for conservation protection and there should be buffer zones on both sides of the main stream which are very important in maintaining the ecological integrity of a stream.
8. The conservation importance of the Area is very high (in view of presence of the habitat mosaic and its ecological linkage with the surrounding Country Park) and thus it is recommended that So Lo Pun should be eventually incorporated into the Country Park system which gives the appropriate protection.

### Planning Assessments

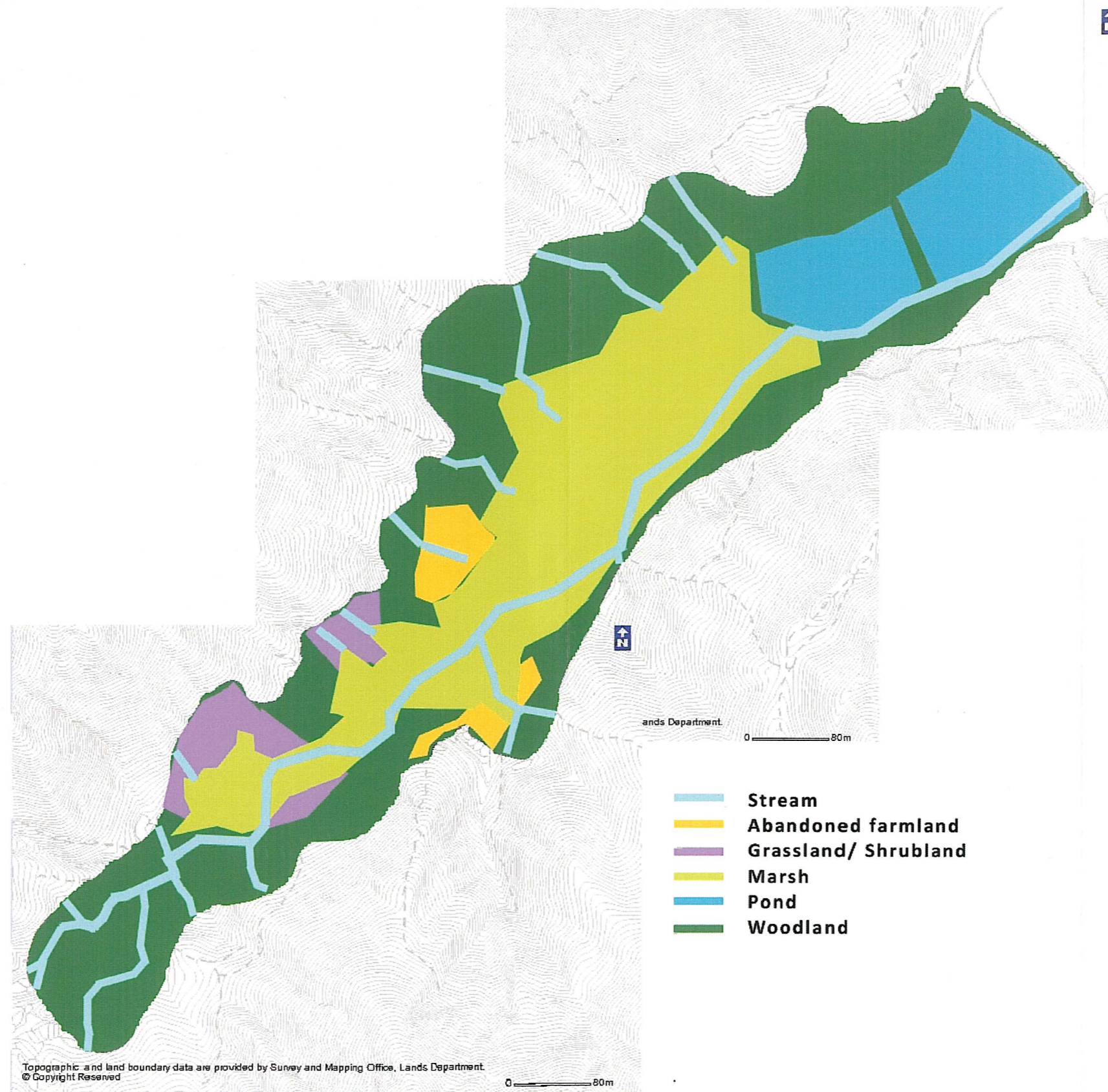
9. Agricultural, Fisheries and Conservation Department (AFCD) shared the view of the KFBG on the ecological importance of the natural habitats including mangroves, freshwater marshes and the woodlands at the Area.
10. The Area forms an integral part of the natural system of the natural woodlands in the adjoining Plover Cove Country Park with a wide spectrum of natural habitats including, inter alia, natural woodland, hillside shrubland, freshwater marsh and mangrove and an Ecologically Important Stream (EIS) which support some rare/uncommon flora and fauna of the Area and should be preserved and protected. The general planning intention of the Area is hence to protect its high landscape value which complements the overall naturalness and the landscape beauty of the surrounding country park.
11. According to AFCD, the wetland system in So Lo Pun including the intertidal habitats with mangrove and seagrass bed, reed pond, a natural stream identified as EIS and the freshwater marsh are of ecological importance. A relatively high diversity of fish and a number of species of conservation interest including water fern *Ceratopteris thalictroides* (水蕨), seagrass *Zostera japonica* (矮大葉藻) and a bat species *Tylonycteris robustula* (褐扁顛蝠), as well as the uncommon dragonfly *Orthetrum poecilops poecilops* (班灰蜻) and a fish species *Oryzias curvinotus* (弓背青鱗) have been recorded in the wetland complex. According to the available information, the So Lo Pun EIS and its adjoining freshwater marsh is one of the remaining habitats in Hong Kong that support a healthy and natural population of *Oryzias curvinotus* (弓背青鱗). In addition, the water fern *Ceratopteris thalictroides* (水蕨), which is a protected plant in China, has been recorded throughout the marsh. Hence, these important habitats, including the riparian areas of the EIS, for a variety

of rare and uncommon flora and fauna should be protected and are hence recommended to be designated as “CA”.

12. The surrounding woodland and shrubland which form a continuous stretch of well-established vegetation of the natural woodlands in the adjoining Plover Cove Country Park are proposed to be designated as “Green Belt” zone so as to provide a buffer between the development and conservation areas or Country Park.
13. While the major theme of KFGB’s recommendations is to conserve the environment, So Lo Pun Village is the only recognized village in the area and a “Village Type Development” (“V”) zone will be designated to reserve land suitable for village expansion to meet their Small House demand. However, given the natural environment with high conservation and landscape value coupled with its inaccessibility due to lack of vehicular access, it is intended to consolidate village so as to avoid undesirable disturbances to the natural environment and overtaxing the limited infrastructure in the Area. Hence, land mainly comprising the existing village settlements with its surrounding areas is proposed for “V” zone for Small House development.
14. The designation of the Area as ‘Country Park’ is under the jurisdiction of the Country and Marine Parks under the Country Parks Ordinance (Cap. 208) which is outside the purview of the Board. DAFC advises that advice of the Country and Marine Parks Board should be sought on the most appropriate measure to protect the natural environment of the subject planning areas. DAFC also advises that the inclusion of a country park enclave into the surrounding/adjacent country park should be assessed by making reference to some established principles and criteria such as conservation value, landscape and aesthetic values, recreation potential, size, proximity of the existing country parks, land status and existing land uses.

### **Attachment**

Figure A      So Lo Pun Habitat Map from Kadoorie Farm and Botanic Garden



EXTRACT PLAN PREPARED ON 24.4.2013

# SO LO PUN HABITAT MAP FROM KADOORIE FARM AND BOTANIC GARDEN

SCALE 1 : 5 000  
METRES 100 0 100 200 METRES

PLANNING DEPARTMENT



REFERENCE No.  
M/NP/SLP/12/1

FIGURE  
A