



TOWN PLANNING BOARD

**TPB PAPER NO. 9333
FOR CONSIDERATION BY
THE TOWN PLANNING BOARD
ON 26.4.2013**

**DRAFT PAK LAP OUTLINE ZONING PLAN NO. S/SK-PL/B
PRELIMINARY CONSIDERATION OF A NEW PLAN**

DRAFT PAK LAP OUTLINE ZONING PLAN NO. S/SK-PL/B
PRELIMINARY CONSIDERATION OF A NEW PLAN

1. Purpose

The purpose of this paper is to present to Members the draft Pak Lap Outline Zoning Plan (OZP) No. S/SK-PL/B and to seek Members' agreement that it is suitable for submission to the Sai Kung District Council (SKDC) and the Sai Kung Rural Committee (SKRC) for consideration.

2. Background

- 2.1 On 30.9.2010, the draft Pak Lap Development Permission Area (DPA) Plan No. DPA/SK-PL/1 was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). During the exhibition period, 14 representations were received. After giving consideration to the representations on 11.3.2011, the Town Planning Board (the Board) decided not to uphold the representations.
- 2.2 On 4.10.2011, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Pak Lap DPA Plan, which was subsequently renumbered as DPA/SK-PL/2. On 14.10.2011, the approved Pak Lap DPA Plan No. DPA/SK-PL/2 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.3 Pursuant to section 20(5) of the Ordinance, the Pak Lap 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 Pak Lap area upon expiry of the DPA Plan.
- 2.4 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 Pak Lap area.

3. Strategic Planning Context

- 3.1 The Planning Scheme Area of Pak Lap (the Area) covers a total of about 6.8 hectares. The Area is located at the southern coast of Sai Kung peninsula, about 9.5km to the south-east of Sai Kung Town. It is completely encircled by the Sai Kung East Country Park (SKECP) (**Plan 1**).

- 3.2 The Area falls within part of a “Study on South East New Territories Development Strategy Review” (2000) which emphasizes to enhance the Sub-Region of South East New Territories (SENT) as a “Leisure Garden of Hong Kong”. The SENT Sub-region covers Tseung Kwan O New Town, Sai Kung Town and rural SENT. The study recommends that the strategic growth of the Sub-region should be confined to Tseung Kwan O New Town and the rest of the Sub-region should be retained for conservation and recreation purposes with low-density residential development only at suitable locations (**Plan 2**).
- 3.3 With reference to the Landscape Value Mapping of Hong Kong (2005), the Pak Lap area is categorized as high landscape value and surrounded by high landscape valued coastal uplands and hillsides in the SKECP (**Plan 3**).
- 3.4 Given the natural environment with high 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 natural environment. Suitable land will be reserved for the need for Small House development. Details of the land use considerations are contained in the Planning Report on Pak Lap at **Appendix V**. Some major issues in relation to the proposed zonings are stated below.

4. Issues Arising from Consideration of the DPA Plan

- 4.1 Since the gazettal of the draft DPA Plan on 30.9.2010, there are three planning applications for Small House and New Territories Exempted Houses (NTEHs) development in Pak Lap Area. A total of one Small House and 11 NTEHs were approved by the Rural and New Town Planning Committee of the Board on 16.12.2011, 10.8.2012 and 25.1.2013, respectively.
- 4.2 During the 2 months’ plan exhibition period of the gazettal of the draft DPA Plan on 30.9.2010, a total of 14 representations were received. The major land use proposals raised by the representers are recapitulated below:
- (a) World Wild Fund (WWF) Hong Kong suggested that the Pak Lap should be incorporated as part of the SKECP to better conserve the integrity of the natural settings of the Pak Lap area. WWF also suggested that the excavated of agricultural land in 2009 should be zoned as “Conservation Area” (“CA”) to facilitate restoration of the natural habitats;
 - (b) Sai Kung Rural Committee (SKRC) and the village representative of Pak Lap suggested that more land should be reserved for village development and vehicular access from Sai Kung to Pak Lap area should be provided. They also stated that as many retired villagers and young people are planning to build houses in Pak Lap, there should be a balance between environmental conservation and village type development; and

- (c) some land owners of the private lots in Pak Lap area suggested that their owned private lots and the adjoining Government Land should be zoned as “Village Type Development” (“V”).

5. Town Planning Board’s Decisions and Instructions

On 11.3.2011, while the Board decided not to meet the representations and not to propose any amendment to the draft DPA Plan, it was agreed that detailed land use zonings would be worked out during the OZP stage taking account of the representers proposals.

6. Object of the Plan

The object of the Plan is to indicate the broad land use zonings for the Pak Lap area so that development and redevelopment within the Pak Lap area 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 of about 6.8 hectares. The Area is located at the southern coast of Sai Kung peninsula, about 9.5km to the south-east of Sai Kung Town. It is completely encircled by the SKECP. There are mountain ranges to its east, north and west. To the south of the Area is the scenic coastline, including the beach of Pak Lap Wan which has also been designated as part of the SKECP. The boundary of the Area is shown by a heavy broken line on the Plan (**Appendix I**).
- 7.2 The Area is characterised by a rural and countryside ambience, comprising mainly village houses, shrubland, woodland, grassland, fallow agricultural land and streamcourses. Pak Lap is the only recognized village in the Area. Village houses are mainly two to three-storey in height. Most of them are left vacant or some of them are still inhabited by the villagers. The eastern and northern parts of the Area are fallow agricultural land and now become regenerated grassland. Natural streams are found flowing across the Area from north to south into Pak Lap Wan. Further north of the Area is the High Island Reservoir.
- 7.4 The SKECP, which encircles the Area, is a famous scenic spot and a popular tourist and hiking attraction in the territory. Pak Lap Wan is a famous beach in Hong Kong. Therefore, the Area has a high landscape value which complements the overall naturalness and the landscape beauty of the surrounding SKECP. Existing physical features with the ‘village environs’ (‘VE’) for Pak Lap village is shown on **Plan 1**.

- 7.3 According to Director of Agriculture, Fisheries and Conservation (DAFC), most of the flora and fauna recorded in the Area and the adjacent SKECP are common and widespread species. Though the Area is not considered exceptional in terms of biodiversity or ecological importance, the wooded areas (including lowland forest and mixed shrubland) at the periphery of the Area form a continuous stretch of well-established vegetation with those located in the adjoining SKECP and are ecologically-linked to the natural habitats therein. In particular, a protected plant species, *Pavetta Hongkongensis* (香港大沙葉), has been recorded in the woodland near the village. A small colony of the rare *Ceratopteris thalictroides* (水蕨) were recorded in the wet abandoned fields and its occurrence is subject to site conditions.

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) environmental concern groups¹ in general suggest that the future OZP should focus on conservation and the proposed “V” zone should be confined to the existing structures and its surrounding areas while the wooded ecologically sensitive areas should be preserved and protected;
- (b) on 7.10.2010, the Land and Development Advisory Committee (LDAC) was presented a proposal by the Utahloy Education Foundation Limited to build an international school with boarding facilities at Pak Lap, Sai Kung. Members of the LDAC considered that the proposed development was not compatible with the surrounding environment and expressed concern about the potential adverse impact on the rural and countryside ambience with its high landscape and nature conservation value and decided not to support the project; and
- (c) the village representative submitted a land use proposal in July 2012 to express their view on the replacement OZP in that land within the Pak Lap ‘VE’ should be mainly reserved for village house development. The central part of Pak Lap, including the existing Pak Lap Village and the fallow agriculture land are proposed for “V” zone to accommodate the 10-year Small House demand of 41. The wooded area in the northern part of Pak Lap is proposed for “Agriculture” (“AGR”) use. The south-eastern and southern part of the Area is proposed for “Recreation” (“REC”) use. Holiday camp for disable (10m and 3 storeys in height) and disabled carparks are proposed in this zoning. The south-western part of the Area is covered by scrubland and native woodland and is proposed to be zoned as “Green Belt” (“GB”). A 4.5m width access road with 1.5m footpath to enable disabled vehicle is proposed connecting from Man Yee Road to the Area. Regarding the proposal from the village representative, DAFC proposed that the mature woodland within Pak Lap should be zoned as “CA”. For the proposed ‘vehicular access’ to Pak Lap, DAFC advised that most of the footpath falls within SKECP. Should any modification works proposed to be

¹ Environmental concern groups include WWF Hong Kong, Designing Hong Kong, Kadoorie Farm & Botanic Garden Corporation, and The Conservancy Association.

carried out for the footpath or any other construction works fall within country parks, prior written consent from the Country and Marine Parks Authority must be obtained before commencement of any works. Planning Assessments are detailed in **Appendix V**.

9. **Land Use Planning Considerations**

Environmental and Conservation Considerations

- 9.1 According to the DAFC, many native species such as *Cinnamomum camphora* (樟) and *Ficus variegata* var. *chlorocarpa* (青果榕) are found in the wooded areas and form a continuous stretch of well-established vegetation with those located at the adjacent SKECP and are ecologically-linked to the natural habitats therein. One of the species of conservation interest is *Pavetta hongkongensis* (香港大沙葉), which is recorded in the woodland near the village. It is a protected plant under the Forests and Countryside Ordinance (Cap. 96). Developments that may adversely affect the general rural character and the adjacent ecologically sensitive areas should be avoided. DAFC considers the designation of these wooded areas as “CA” is appropriate. DAFC’s survey of the plant species can be found in **Plans 7 to 8** and **Annex A**).

Land for Village Development

- 9.2 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, Pak Lap is the only recognized village in the Area and its ‘VE’ covers with an area of about 6.85 ha extends beyond the boundary of the Plan (**Plan 1**). Since the publication of the DPA Plan, the local villagers have been asking for reservation of sufficient land in the Area to cope with for the Small House demand development. SKRC has also maintained that the indigenous villagers should be allowed to build Small House within ‘VE’. In the proposal submitted by the village representative as mentioned in paragraph 8(c) above, local villagers request to designate sufficient land at the central part of the Pak Lap area for Small House development to meet their 10-year Small House demand.
- 9.3 Environmental concern groups, on the other hand, suggest that the proposed “V” zone to be designated on the OZP should be confined to the existing structures and its surrounding areas while other ecologically and environmentally sensitive areas such as lowland forest and mixed shrubland forming an integral part of the natural woodlands in the adjoining SKECP should not be included in the “V” zone.
- 9.4 Noting the requests and concerns of both the locals and environmental concern groups as mentioned above, Planning Department (PlanD) has assessed the Small House demand of Pak Lap by obtaining the latest information on the 10-year forecast and outstanding for Small House demand from the District Lands Officer/Sai Kung (DLO/SK). DLO/SK has advised that according to the indigenous VR of Pak Lap Village in December 2012, the 10-year forecast

for Small House demand for Pak Lap area is 72 (as compared to the previous figure of 15²). As explained by the indigenous VR, the updated 10-year forecast has taken account of the male descendants residing overseas. There is no change to the 7 outstanding Small House applications being processed by DLO/SK. Based on PlanD's preliminary estimate, the total land area required for meeting the total Small House demand of 79 (the outstanding and the 10-year forecast for Small House demand for Pak Lap area are 7 and 72) equates to about 1.8 ha.

- 9.5 With reference to the Small House demand and 'VE' for the recognized village as enumerated above, PlanD has analyzed the site conditions of the area within 'VE' taking account of the existing village cluster, previously approved Small House applications, environmental conditions and natural terrain of the area. 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. It should be noted that Pak Lap area is completely encircled by the SKECP. There are mountain ranges to its east, north and west. To the south of the Area is the scenic coastline of Pak Lap Wan. The central and northern parts of the Pak Lap area are fallow agricultural land overgrown with grass and shrubs. As the grassland in the central part of Pak Lap is flat, close to the existing village and large enough to meet the outstanding and the 10-year forecast for Small House demand, it is the optimal location for designation as "V" zone. Consolidation of Small House development at suitable locations could avoid undesirable disturbances to the natural environment and overtaking the limited infrastructure in the Area.
- 9.6 The currently proposed "V" zone covers a total 2.36 ha, mainly comprising the existing village settlements, cluster with its surrounding areas and the area approved for Small House and NTEHs development (0.56 ha). Within the proposed "V" zone, about 1.8 ha of land located in the central part of the Area is available (or equivalent to about 79 Small House sites) to meet the Small House demand (**Table 1**). Planning application provides another measure for the villagers to apply for Small House development outside "V" zone subject to the Board's approval.

Table 1: Small House Demand for Pak Lap

Small House Demand Figure in 2012		'VE' Area (ha)	"V" zone on draft OZP (ha)	Required land to meet new demand (ha)
Outstanding Demand	10-year forecast (2011 – 2020)			
7	72	6.85	2.36	1.8

² According to DLO/SK in Sept 2010, the 10-year forecast for Small House demand (2010-2019) for Pak Lap area is 15.

Land for Agriculture

- 9.7 The northern part of the Area, which is once the subject of unauthorized excavation works. Currently, the land is used for pond and fallow terraced field. According to the advice from DAFC, the fallow terraced field and ponds are considered with good potential for rehabilitation into agricultural use. As such, the land should be encouraged for agriculture and is recommended to be designated as “AGR” (**Plan 4** and **Appendix I**).

Footpath

- 9.8 The Area is accessible via a footpath connecting Sai Kung Man Yee Road with Pak Lap Village and a large part of the footpath falls within the SKECP. To respond the request from the local villagers for improving the steepness of the existing footpath, Sai Kung District Office (SKDO) whose is currently managing the footpath proposes to re-align the footpath and improve the pathway by providing ramps to facilitate the transportation of goods by trolleys to Pak Lap. The proposal has been submitted to Country and Marine Parks Board on 17.10.2012 for consideration (**Plan 6**).

10. Planning Intention

- 10.1 The general planning intention for the Area is to protect its high natural landscape value, to protect its natural and rural character which complement the overall naturalness and the landscape beauty of the surrounding Sai Kung East Country Park and to make provision for future Small House development for the indigenous village of Pak Lap.
- 10.2 In the designation of various zones in the Area, consideration have been given to protect the natural habitats of high ecological significance in the Area such as the wooded areas at the periphery of the Area form a continuous stretch of well-established vegetation with those located in the adjoining Sai Kung East Country Park. Fallow agricultural lands are retained as the lands with good potential for agricultural use.

11. Land Use Zonings

- 11.1 “Village Type Development” (“V”) : Total Area 2.36 ha

- 11.1.1 The planning intention of this zone is to designate both existing recognized village and areas of land considered suitable for provision of 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 and community uses may be permitted on application to the Board.

- 11.1.2 Pak Lap is the only recognized village in the Area. The boundaries of the “V” zone are drawn up having regard to the village ‘environs’, the local topography, the existing settlement pattern, site constraints, the approved applications for Small House development, the outstanding Small House applications, as well as the estimated Small House demand. Areas of difficult terrain, dense vegetation and streamcourses have been avoided as far as possible.
- 11.1.3 Some areas zoned “V” partly interface with Sai Kung East Country Park, should any works encroach onto country parks area, prior written consent from the Country and Marine Parks Authority must be obtained before commencement of the works inside country park.
- 11.1.4 In order to ensure that any future development or redevelopment within the village would retain the village character, a maximum building height of 3 storeys (8.23 m) or the height of the building(s), whichever is the greater, is imposed under this zoning. To provide flexibility for characteristics of particular sites, minor relaxation of the building height restriction may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.
- 11.1.5 As diversion of streams, or filling of land/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. To avoid any potential impacts from developments on existing stream courses in general, it is suggested that the Lands Department when processing Small House grant and applications in close proximity to existing stream courses, concerned departments including the Agriculture, Fisheries and Conservation Department and Planning Department should be consulted to ensure that all relevant departments would have adequate opportunity to review and comment on the applications.

11.2 Agriculture (“AGR”) : Total Area 1.00 ha

- 11.2.1 This zone is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.
- 11.2.2 Fallow arable land in the north-western part of the Area with good potential for rehabilitation for cultivation and other agricultural purposes is found in the Area. They are worthy of preservation from agricultural point of view.

- 11.2.3 As diversion of streams, or filling of land/pond may cause adverse drainage and environmental impacts on the adjacent areas, permission from the Board is required for such activities. However, filling of land specifically required under prior written instructions of Government department(s), or for the purposes of genuine agricultural practice including laying of soil not exceeding 1.2m in thickness for cultivation, and construction of agricultural structure with prior written approval from the Lands Department is exempted from the control.

11.3 “Conservation Area” (“CA”) : Total Area 3.44 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 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 covering the wooded areas at the periphery of the Area (i.e. eastern, south-eastern, southern, south-western and northern part of the Area) form a continuous stretch of well-established vegetation with those located in the adjoining Sai Kung East Country Park and are ecologically-linked to the natural habitats therein. According to DAFC, most of the flora and fauna in the Area are common and widespread species, including many native species such as *Cinnamomum camphora* (樟) and *Ficus variegata* var. *chlorocarpa* (青果榕). One of the species of conservation interest found is *Pavetta hongkongensis* (香港大沙葉), which is recorded in the woodland near the village. It is a protected plant under the Forests and Countryside Ordinance (Cap. 96). Developments that may adversely affect the general rural character and the adjacent ecologically sensitive areas will not be permitted in this zone.

- 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 Pak Lap DPA Plan where all the land are designated as “Unspecified Use”, majority of land uses in the draft Pak Lap OZP have been allocated to conservation zonings (about 51 %) due to the large area of environmental and ecological significance (e.g. the natural vegetation and woodland in the Area), about 35% have been reserved for village development to meet their 10-year Small House demand and about 15% have been reserved to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes.

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 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

- 10.1 The draft OZP together with its Notes and Explanatory Statement and the Planning Report have been circulated to the relevant Government bureau and departments for comments. Comments received have been incorporated into the draft OZP, its Notes and ES and Planning Report as appropriate.
- 10.2 Subject to the agreement of the Board, the draft OZP No. S/SK-PL/B will be submitted to the SKDC and the SKRC for consultation. Comments from the SKDC and the SKRC will be submitted to the Board for further consideration in due course.

11. Decision Sought

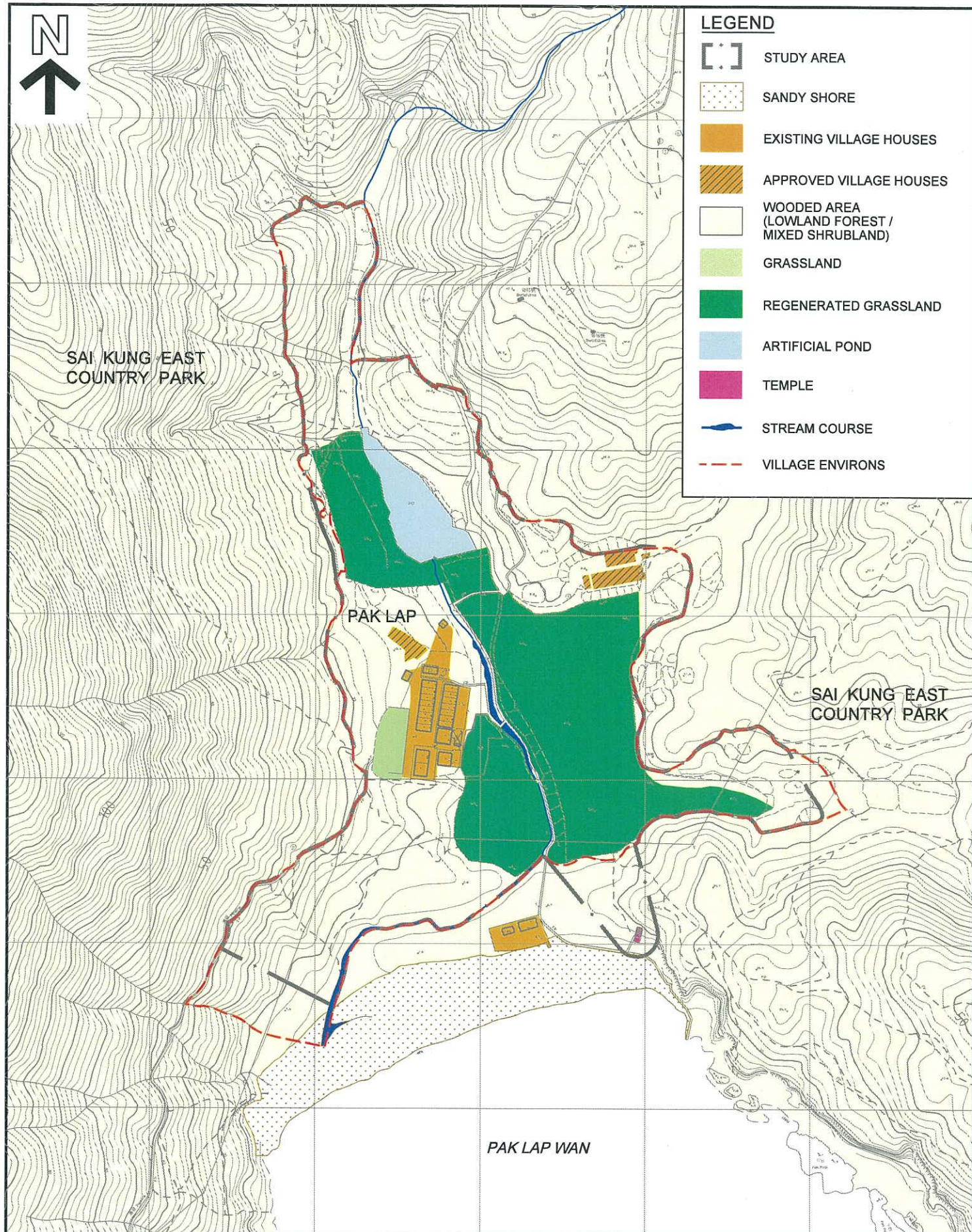
Members are invited to:

- (a) consider the draft Pak Lap OZP No. S/SK-PL/B together with its Notes and ES and the Planning Report (**Appendices I to IV**);
- (b) adopt the updated ES as an expression of the planning intentions and objectives of the Board for various land use zonings of the draft Pak Lap OZP No. S/SK-PL/B; and
- (c) agree that draft Pak Lap OZP No. S/SK-PL/B together with its Notes and ES (**Appendices I to III**) are suitable for submission to the SKDC and the SKRC for consultation.

12. Attachments

Plan 1	Village Environs and Existing Physical Features of Pak Lap
Plan 2	Plan showing “Study on South East Territories Development Strategy Review”
Plan 3	Plan showing “Landscape Value Mapping of Hong Kong”
Plan 4	Land Use Proposal
Plan 5	Land Use Proposal Proposed by Village’s Representative
Plan 6	Existing Footpath and Proposed Improvement of Existing Footpath
Plan 7	Proposed “Conservation Area” by Director of Agriculture, Fisheries and Conservation
Plan 8	Site Photos
Annex A	Plant List Provided by Director of Agriculture, Fisheries and Conservation
Appendix I	Draft Pak Lap Outline Zoning Plan No. S/SK-PL/B
Appendix II	Notes of the Draft Pak Lap Outline Zoning Plan No. S/SK-PL/B
Appendix III	Explanatory Statement of the Draft Pak Lap Outline Zoning Plan No. S/SK-PL/B
Appendix IV	Planning Report on Pak Lap
Appendix V	Planning Assessment on the Village representative’s Proposal

**PLANNING DEPARTMENT
APRIL 2013**



LEGEND

- [] STUDY AREA
- [] SANDY SHORE
- [] EXISTING VILLAGE HOUSES
- [] APPROVED VILLAGE HOUSES
- [] WOODED AREA (LOWLAND FOREST / MIXED SHRUBLAND)
- [] GRASSLAND
- [] REGENERATED GRASSLAND
- [] ARTIFICIAL POND
- [] TEMPLE
- [] STREAM COURSE
- [] VILLAGE ENVIRONS

EXTRACT PLAN PREPARED ON 19.4.2013
BASED ON SURVEY SHEETS No.
8-SE-22D & 12-NE-2B

VILLAGE 'ENVIRONS' AND EXISTING PHYSICAL FEATURES

PAK LAP

SCALE 1 : 3 000

METRES 50 0 50 100 METRES

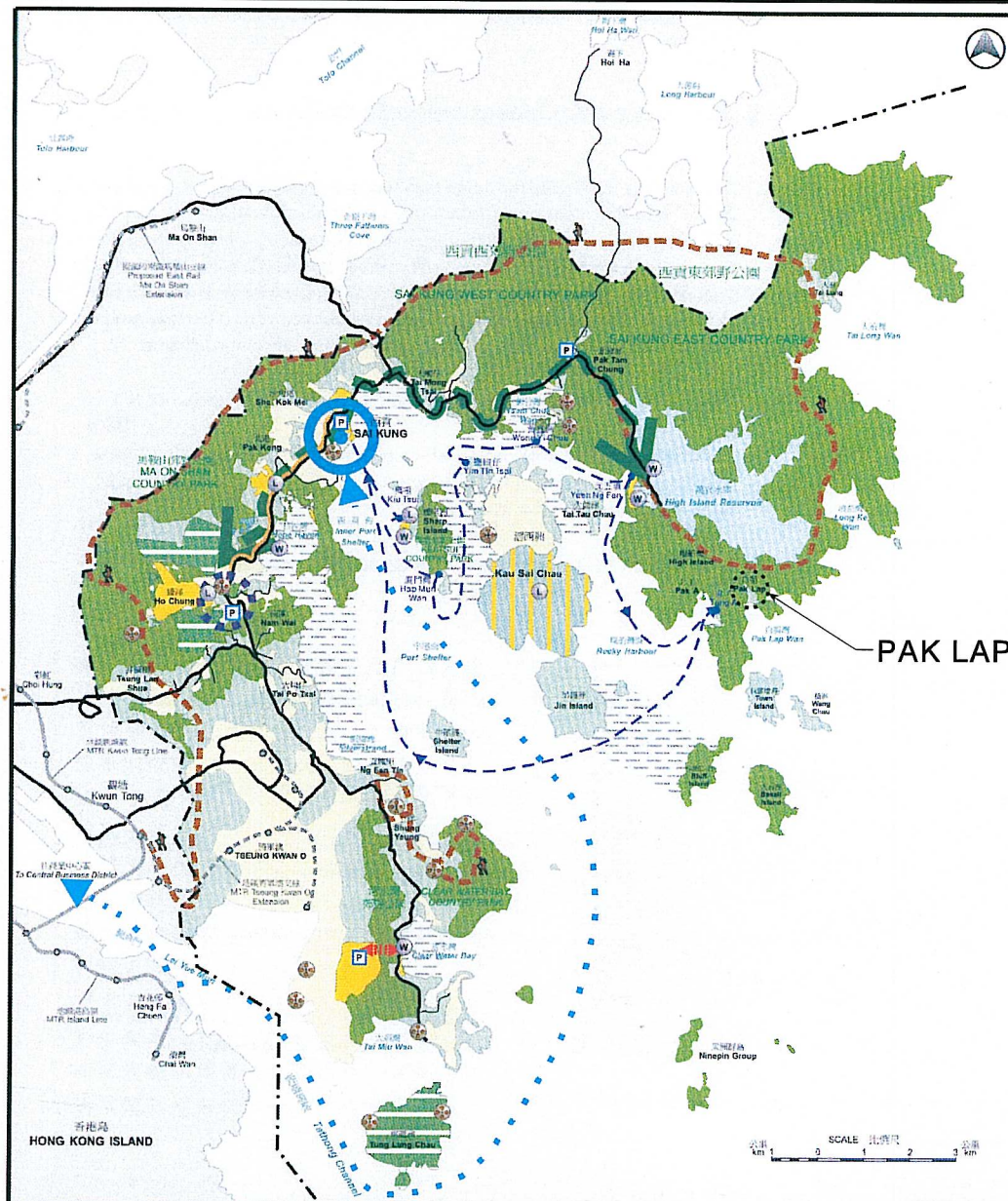
PLANNING
DEPARTMENT



REFERENCE No.
M/SK/13/07

PLAN
1

新界東南發展策略檢討研究
STUDY ON SOUTH EAST NEW TERRITORIES DEVELOPMENT STRATEGY REVIEW
旅遊及康樂大綱
Tourism and Recreation Framework



- 圖例** **LEGEND**
- 研究範圍
Study Area
 - 現有/建議的發展地區
Existing / Proposed Development Area
 - 現有的自然保育區 (郊野公園、特別地區、
擬定國家公園、自然保護區、自然公園、
SSSI, Conservation Area & Countryside Conservation Area)
 - 擬議的土地用途
PROPOSED LAND USES
 - 康樂區
Recreation Area
 - 自然保育用途的發展區
Recreation / Conservation Area
 - 景觀保護區
Landscape Protection Area
 - 具有發展潛力的郊野公園地區
Potential Country Park
 - 近海/內陸水上康樂區
Inshore / Inland Water Recreation Area
 - 步行徑
Walking Trail
 - 島嶼遊覽路線
Island Hopping Tour
 - 高速遊覽渡輪
High Speed Excursion Ferry
 - 環境友好走廊
Environmentally Friendly Transport Corridor
 - 單車徑
Cycle Route
 - 休閒通道 (長遠建議)
Leisure Link (Long-term Proposal)
 - 泊車及遊樂設施
Park & Enjoy Facilities
 - 旅遊門戶
Gateway Centre
 - 遊客中心
Visitor Centre
 - 保護/提升古蹟文物地帶
Protection / Enhancement of Cultural Heritage Site
 - 水上運動設施
Water Sport Activities Node
 - 陸上康樂設施
Land Based Recreation Facilities

規劃署
PLANNING DEPARTMENT

都市規劃顧問有限公司
CITY PLANNING CONSULTANTS LTD

圖號: FIGURE
2

STUDY ON SOUTH EAST TERRITORIES DEVELOPMENT STRATEGY REVIEW
TOURISM AND RECREATION FRAMEWORK

PAK LAP

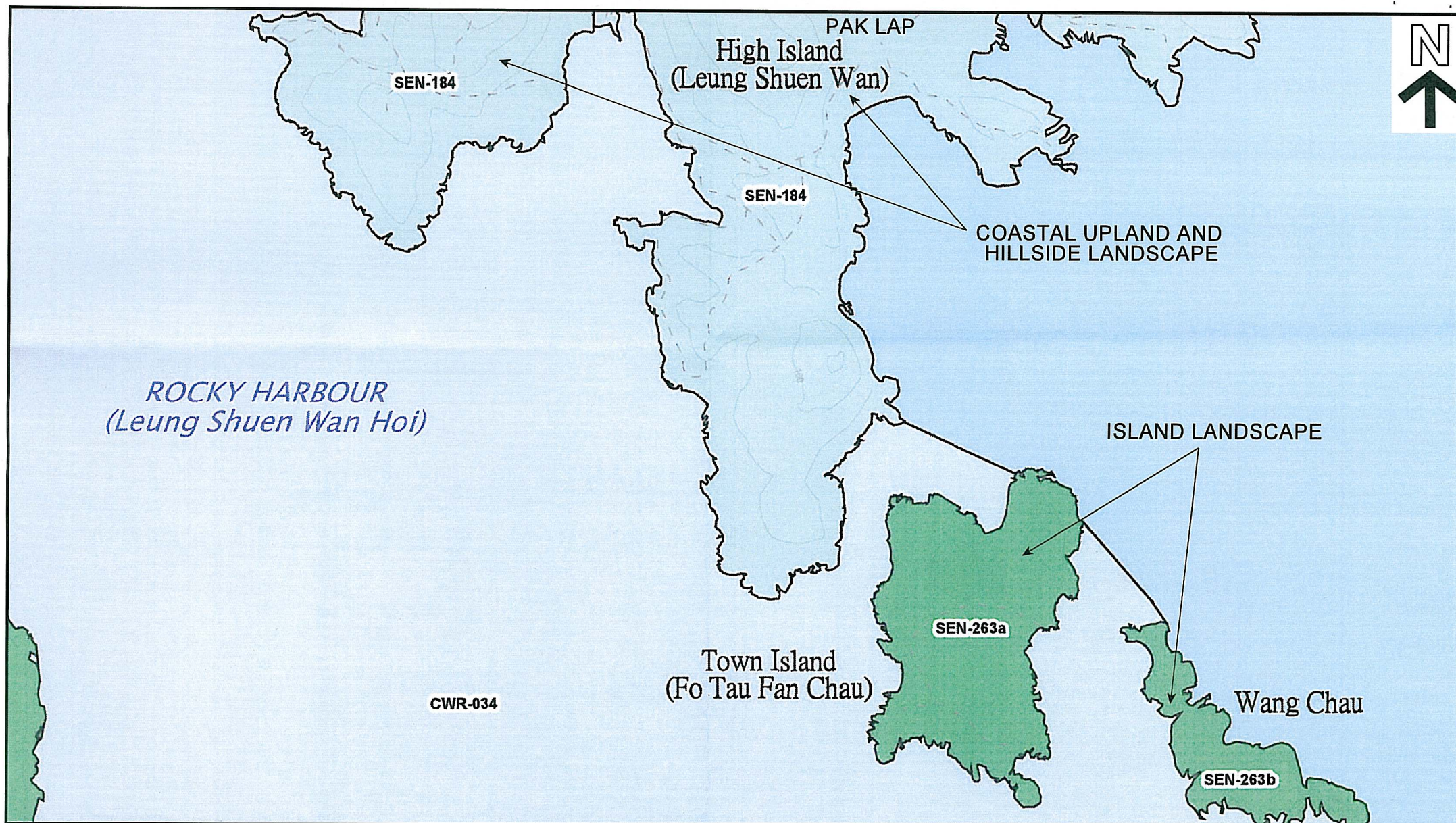
EXTRACT PLAN PREPARED ON 19.4.2014

PLANNING
DEPARTMENT



REFERENCE No.
M/SK/13/07

PLAN
2



EXTRACT PLAN PREPARED ON 19.4.2013

LANDSCAPE VALUE MAPPING OF HONG KONG

PAK LAP

PLANNING
DEPARTMENT








REFERENCE No.
M/SK/13/07

PLAN
3



LEGEND

-  PROPOSED PLANNING SCHEME BOUNDARY
-  VILLAGE TYPE DEVELOPMENT
-  AGRICULTURE
-  CONSERVATION AREA
-  VILLAGE ENVIRONS

SAI KUNG EAST
COUNTRY PARK

CA

AGR

CA

SAI KUNG EAST
COUNTRY PARK

PAK LAP

V

CA

CA

CA

PAK LAP WAN

EXTRACT PLAN PREPARED ON 19.4.2013
BASED ON SURVEY SHEETS No.
8-SE-22D & 12-NE-2B

PROPOSED LAND USES

PAK LAP

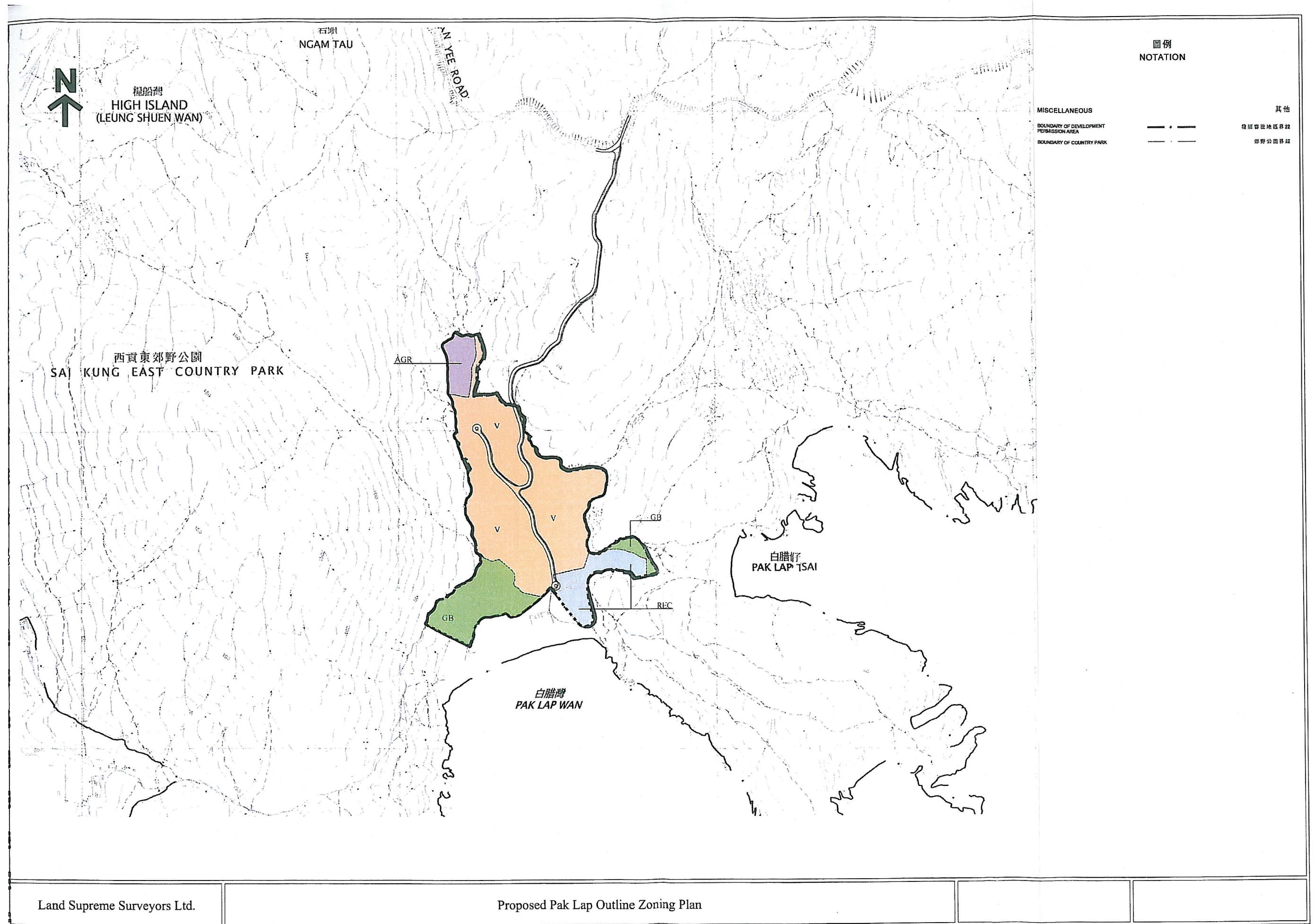
SCALE 1 : 3 000
METRES 50 0 50 100 METRES

PLANNING
DEPARTMENT



REFERENCE No.
M/SK/13/07

PLAN
4



Land Supreme Surveyors Ltd.

Proposed Pak Lap Outline Zoning Plan

(Source : Land Use Proposal supplied by the Village Representative)

REFERENCE No.
M/SK/13/07

PLAN
5



LEGEND

- PROPOSED PLANNING SCHEME BOUNDARY
- PROPOSED IMPROVEMENT TO FOOTPATH
- EXISTING FOOTPATH

HIGH ISLAND
(LEUNG SHUEN WAN)

HIGH ISLAND
(LEUNG SHUEN WAN)

SAI KUNG EAST
COUNTRY PARK

PAK LAP

SAI KUNG EAST
COUNTRY PARK

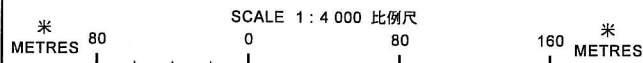
PAK LAP TSAI

PAK LAP WAN

EXISTING FOOTPATH AND PROPOSED IMPROVEMENT TO FOOTPATH

PAK LAP

EXTRACT PLAN PREPARED ON 5.4.2013
BASED ON SURVEY SHEETS No.
8-SE-22D & 12-NE-2B

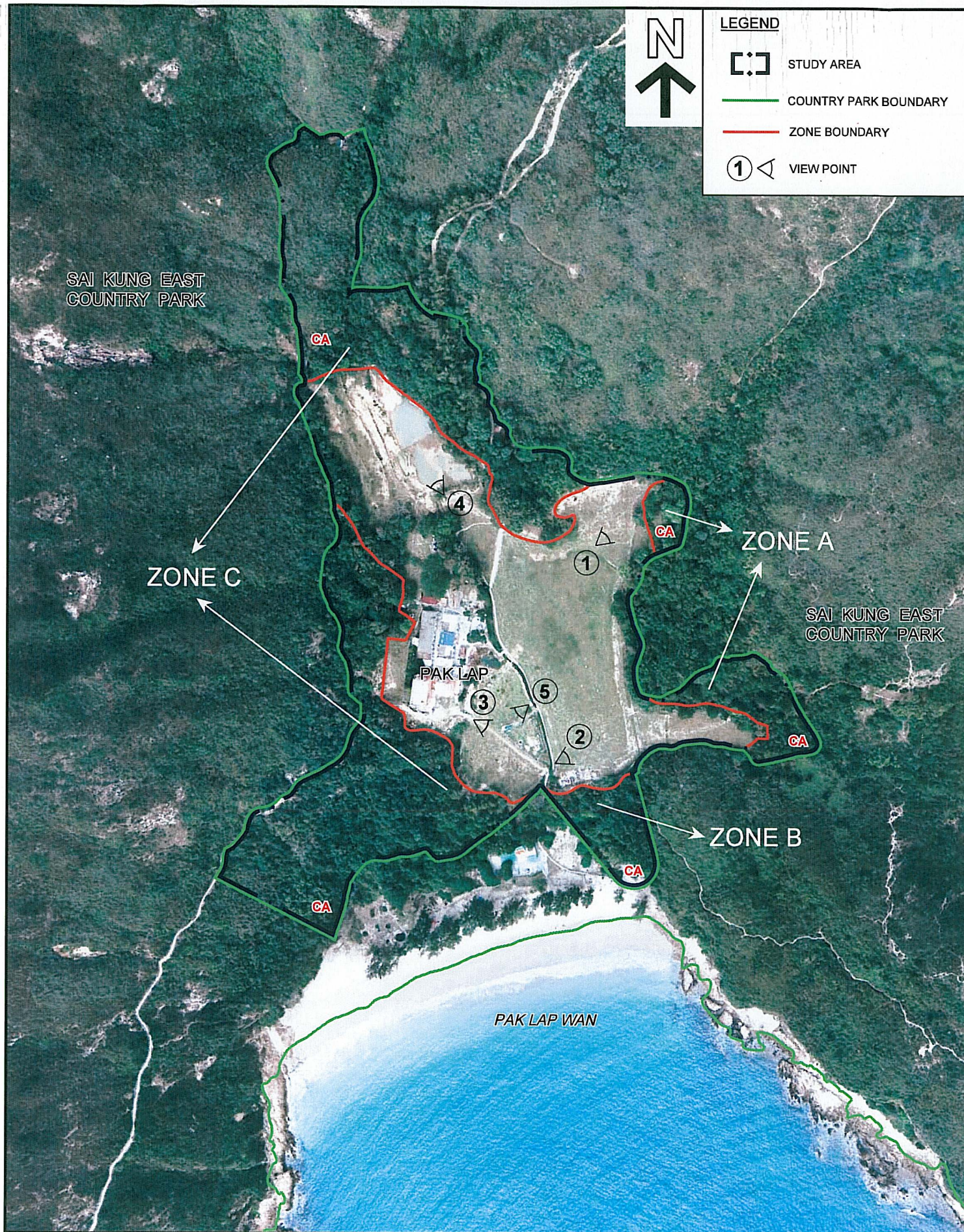


PLANNING
DEPARTMENT



REFERENCE No.
M/SK/13/07

PLAN
6



EXTRACT PLAN PREPARED ON 23.4.2013
 BASED ON AERIAL PHOTO No. CW99067
 TAKEN ON 1.1.2013
 BY LANDS DEPARTMENT

PROPOSED
 "CONSERVATION AREA" ZONING
 BY DIRECTOR OF AGRICULTURE,
 FISHERIES AND CONSERVATION

PLANNING
 DEPARTMENT



REFERENCE No.
 M/SK/13/07

PLAN
 7

ZONE A

①



ZONE A

②



ZONE B

③



ZONE C

④



ZONE C

⑤



PLAN PREPARED ON 24.4.2013
BASED ON SITE PHOTO TAKEN ON 24.3.2013

SITE PHOTOS

PROPOSED
"CONSERVATION AREA" ZONING
BY DIRECTOR OF AGRICULTURE,
FISHERIES AND CONSERVATION

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/SK/13/07

PLAN
8

Woodland at Zone A (2010.09.09)

Genus	Species	Chinese Name	Exotic?
<i>Acacia</i>	<i>confusa</i>	臺灣相思	*
<i>Alocasia</i>	<i>odora</i>	海芋	
<i>Archidendron</i>	<i>lucidum</i>	亮葉猴耳環	
<i>Baeckea</i>	<i>frutescens</i>	崗松	
<i>Bambusa</i>	<i>sp.</i>	竹 <i>sp.</i>	
<i>Berchemia</i>	<i>floribunda</i>	多花勾兒茶	
<i>Breynia</i>	<i>fruticosa</i>	黑面神	
<i>Bridelia</i>	<i>tomentosa</i>	土蜜樹	
<i>Brucea</i>	<i>javanica</i>	鴉膽子	
<i>Callicarpa</i>	<i>kochiana</i>	枇杷葉紫珠	
<i>Cassytha</i>	<i>filiformis</i>	無根藤	
<i>Celtis</i>	<i>sinensis</i>	朴樹	
<i>Centotheca</i>	<i>lappacea</i>	假淡竹葉	
<i>Cerbera</i>	<i>manghas</i>	海杧果	
<i>Cinnamomum</i>	<i>camphora</i>	樟	
<i>Cleistocalyx</i>	<i>operculatus</i>	水翁	
<i>Dalbergia</i>	<i>benthamii</i>	兩廣黃檀	
<i>Dicranopteris</i>	<i>pedata</i>	芒萁	
<i>Diospyros</i>	<i>morrisiana</i>	羅浮柿	
<i>Embelia</i>	<i>laeta</i>	酸藤子	
<i>Embelia</i>	<i>ribes</i>	白花酸藤子	
<i>Eurya</i>	<i>nitida</i>	細齒葉柃	
<i>Ficus</i>	<i>hispida</i>	對葉榕	
<i>Ficus</i>	<i>variegata</i> var. <i>chlorocarpa</i>	青果榕	
<i>Glochidion</i>	<i>eriocarpum</i>	毛果算盤子	
<i>Glochidion</i>	<i>hirsutum</i>	厚葉算盤子	
<i>Glochidion</i>	<i>zeylanicum</i>	香港算盤子	
<i>Gnetum</i>	<i>luofuense</i>	羅浮買麻藤	
<i>Ipomoea</i>	<i>cairica</i>	五爪金龍	*
<i>Lantana</i>	<i>camara</i>	馬纓丹	*
<i>Litsea</i>	<i>glutinosa</i>	潺槁樹	
<i>Litsea</i>	<i>rotundifolia</i> var. <i>oblongifolia</i>	豺皮樟	
<i>Lygodium</i>	<i>japonicum</i>	海金沙	
<i>Lygodium</i>	<i>scandens</i>	小葉海金沙	
<i>Macaranga</i>	<i>tanarius</i>	血桐	
<i>Mallotus</i>	<i>paniculatus</i>	白楸	
<i>Mikania</i>	<i>micrantha</i>	薇甘菊	*
<i>Murraya</i>	<i>paniculata</i>	九里香	
<i>Pavetta</i>	<i>hongkongensis</i>	香港大沙葉	
<i>Psychotria</i>	<i>asiatica</i>	九節	

<i>Psychotria</i>	<i>serpens</i>	蔓九節	
<i>Pueraria</i>	<i>lobata</i> var. <i>montana</i>	葛麻姆	
<i>Rhodomyrtus</i>	<i>tomentosa</i>	桃金娘	*
<i>Rhus</i>	<i>succedanea</i>	木蠟樹	
<i>Rubus</i>	<i>reflexus</i>	鏽毛莓	
<i>Sapium</i>	<i>sebiferum</i>	烏柏	
<i>Schefflera</i>	<i>heptaphylla</i>	鵝掌柴	
<i>Scleria</i>	<i>ciliaris</i>	緣毛珍珠茅	
<i>Scolopia</i>	<i>chinensis</i>	刺柎	
<i>Sterculia</i>	<i>lanceolata</i>	假蘋婆	
<i>Strychnos</i>	<i>angustiflora</i>	牛眼馬錢	
<i>Syzygium</i>	<i>hancei</i>	韓氏蒲桃	
<i>Trema</i>	<i>tomentosa</i>	山黃麻	
<i>Urena</i>	<i>lobata</i>	肖梵天花	
<i>Uvaria</i>	<i>macrophylla</i>	紫玉盤	
<i>Viburnum</i>	<i>odoratissimum</i>	珊瑚樹	
<i>Vitis</i>	<i>balanseana</i>	小果葡萄	
<i>Zanthoxylum</i>	<i>avicennae</i>	簕欓花椒	

Woodland at Zone B (2010.09.09)

Genus	Species	Chinese Name	Exotic?
<i>Adenanthera</i>	<i>microsperma</i>	海紅豆	
<i>Alocasia</i>	<i>odora</i>	海芋	
<i>Bambusa</i>	<i>SP.</i>	竹sp.	
<i>Bidens</i>	<i>alba</i>	白花鬼針草	*
<i>Brucea</i>	<i>javanica</i>	鴉膽子	
<i>Carica</i>	<i>papaya</i>	番木瓜	*
<i>Casuarina</i>	<i>equisetifolia</i>	木麻黃	*
<i>Celtis</i>	<i>sinensis</i>	朴樹	
<i>Celtis</i>	<i>timorensis</i>	假玉桂	
<i>Clerodendrum</i>	<i>inermis</i>	苦郎樹	
<i>Dimocarpus</i>	<i>longan</i>	龍眼	*
<i>Elaeocarpus</i>	<i>sylvestris</i>	山杜英	
<i>Gnetum</i>	<i>luofuense</i>	羅浮買麻藤	
<i>Lantana</i>	<i>camara</i>	馬纓丹	*
<i>Macaranga</i>	<i>tanarius</i>	血桐	
<i>Mikania</i>	<i>micrantha</i>	薇甘菊	*
<i>Murraya</i>	<i>paniculata</i>	九里香	
<i>Pandanus</i>	<i>tectorius</i>	露兜樹	
<i>Rhus</i>	<i>hypoleuca</i>	白背鹽膚木	
<i>Rhus</i>	<i>succedanea</i>	木蠟樹	
<i>Ricinus</i>	<i>communis</i>	蓖麻	*
<i>Sageretia</i>	<i>thea</i>	雀梅藤	
<i>Schefflera</i>	<i>heptaphylla</i>	鵝掌柴	
<i>Sterculia</i>	<i>lanceolata</i>	假蘋婆	
<i>Wedelia</i>	<i>trilobata</i>	三裂葉蟛蜞菊	*

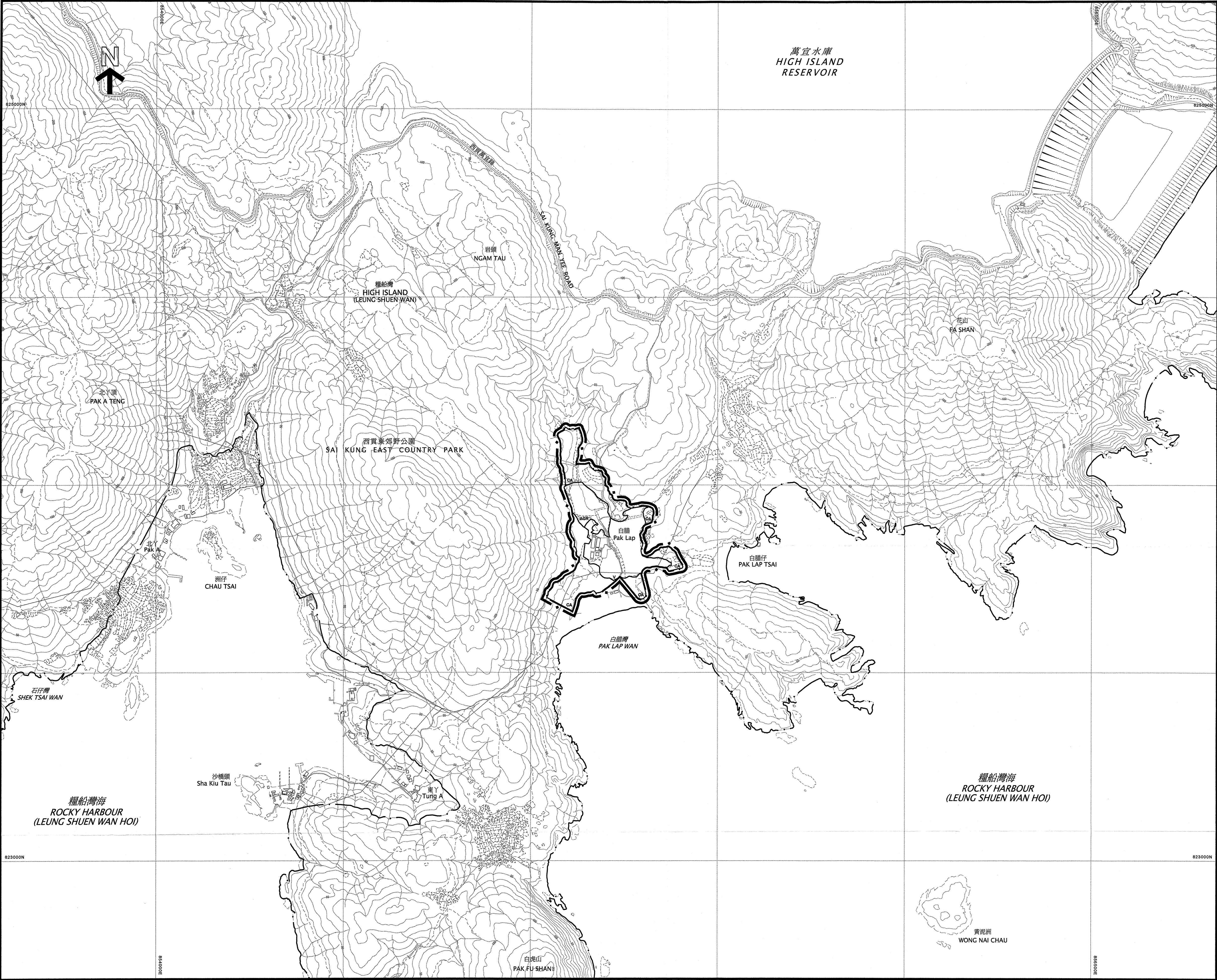
Woodland at Zone C (2010.09.09)

Genus	Species	Chinese Name	Exotic?
<i>Abutilon</i>	<i>indicum</i>	磨盤草	
<i>Acacia</i>	<i>confusa</i>	臺灣相思	*
<i>Achyranthes</i>	<i>aspera</i>	土牛膝	
<i>Adenosma</i>	<i>glutinosum</i>	毛麝香	
<i>Adinandra</i>	<i>millettii</i>	黃瑞木	
<i>Ageratum</i>	<i>conyzoides</i>	藿香薊	*
<i>Albizia</i>	<i>corniculata</i>	天香藤	
<i>Alocasia</i>	<i>odora</i>	海芋	
<i>Antirhea</i>	<i>chinensis</i>	毛茶	
<i>Aporosa</i>	<i>dioica</i>	銀柴	
<i>Baeckea</i>	<i>frutescens</i>	崗松	
<i>Berchemia</i>	<i>floribunda</i>	多花勾兒茶	
<i>Bidens</i>	<i>alba</i>	白花鬼針草	*
<i>Blechnum</i>	<i>orientale</i>	烏毛蕨	
<i>Breynia</i>	<i>fruticosa</i>	黑面神	
<i>Bridelia</i>	<i>tomentosa</i>	土蜜樹	
<i>Brucea</i>	<i>javanica</i>	鴉膽子	
<i>Callicarpa</i>	<i>kochiana</i>	枇杷葉紫珠	
<i>Callicarpa</i>	<i>nudiflora</i>	裸花紫珠	
<i>Carallia</i>	<i>brachiata</i>	竹節樹	
<i>Cassytha</i>	<i>filiformis</i>	無根藤	
<i>Cayratia</i>	<i>corniculata</i>	角花烏蘞莓	
<i>Celastrus</i>	<i>hindsii</i>	青江藤	
<i>Celtis</i>	<i>sinensis</i>	朴樹	
<i>Celtis</i>	<i>timorensis</i>	假玉桂	
<i>Cleistocalyx</i>	<i>operculatus</i>	水翁	
<i>Clerodendrum</i>	<i>canescens</i>	灰毛大青	
<i>Cratoxylum</i>	<i>cochinchinense</i>	黃牛木	
<i>Cyclea</i>	<i>hypoglauca</i>	粉葉輪環藤	
<i>Dalbergia</i>	<i>bentharii</i>	兩廣黃檀	
<i>Desmos</i>	<i>chinensis</i>	假鷹爪	
<i>Dicranopteris</i>	<i>pedata</i>	芒萁	
<i>Dimocarpus</i>	<i>longan</i>	龍眼	*
<i>Dioscorea</i>	<i>fordii</i>	山薯	
<i>Diospyros</i>	<i>morrisiana</i>	羅浮柿	
<i>Diospyros</i>	<i>vaccinioides</i>	小果柿	
<i>Elaeagnus</i>	<i>loureirii</i>	雞柏紫藤	
<i>Elaeocarpus</i>	<i>sylvestris</i>	山杜英	
<i>Elephantopus</i>	<i>scaber</i>	地膽草	
<i>Embelia</i>	<i>laeta</i>	酸藤子	
<i>Embelia</i>	<i>ribes</i>	白花酸藤子	

The Plant List was provided by
Director of Agriculture, Fisheries and
Conservation

<i>Euonymus</i>	<i>nitidus</i>	中華衛矛
<i>Eupatorium</i>	<i>catarium</i>	假臭草 *
<i>Eurya</i>	<i>nitida</i>	細齒葉柃
<i>Ficus</i>	<i>fistulosa</i>	水同木
<i>Ficus</i>	<i>hirta</i>	粗葉榕
<i>Ficus</i>	<i>superba</i> var. <i>japonica</i>	筆管榕
<i>Ficus</i>	<i>variegata</i> var. <i>chlorocarpa</i>	青果榕
<i>Ficus</i>	<i>variolosa</i>	變葉榕
<i>Gahnia</i>	<i>tristis</i>	黑莎草
<i>Gardenia</i>	<i>jasminoides</i>	梔子
<i>Glochidion</i>	<i>eriocarpum</i>	毛果算盤子
<i>Gymnema</i>	<i>sylvestre</i>	匙羹藤
<i>Gynura</i>	<i>divaricata</i>	白子菜
<i>Hedyotis</i>	<i>hedyotide</i>	牛白藤
<i>Hedyotis</i>	<i>uncinella</i>	長節耳草
<i>Helicteres</i>	<i>angustifolia</i>	山芝麻
<i>Heterosmilax</i>	<i>japonica</i> var. <i>gaudichaudiana</i>	肖菝葜
<i>Hypserpa</i>	<i>nitida</i>	夜花藤
<i>Ilex</i>	<i>asprella</i>	梅葉冬青
<i>Ilex</i>	<i>pubescens</i>	毛冬青
<i>Ilex</i>	<i>rotunda</i> var. <i>microcarpa</i>	小果鐵冬青
<i>Ipomoea</i>	<i>cairica</i>	五爪金龍 *
<i>Ischaemum</i>	<i>barbatum</i>	粗毛鴨嘴草
<i>Justicia</i>	<i>procumbens</i>	爵床
<i>Liriope</i>	<i>spicata</i>	山麥冬
<i>Litsea</i>	<i>glutinosa</i>	潺槁樹
<i>Litsea</i>	<i>rotundifolia</i> var. <i>oblongifolia</i>	豺皮樟
<i>Lophatherum</i>	<i>gracile</i>	淡竹葉
<i>Lophostemon</i>	<i>confertus</i>	紅膠木 *
<i>Lygodium</i>	<i>japonicum</i>	海金沙
<i>Macaranga</i>	<i>tanarius</i>	血桐
<i>Mallotus</i>	<i>paniculatus</i>	白楸
<i>Melastoma</i>	<i>sanguineum</i>	毛萼
<i>Melia</i>	<i>azedarach</i>	楝 *
<i>Millettia</i>	<i>speciosa</i>	美麗崖豆藤
<i>Miscanthus</i>	<i>floridulus</i>	五節芒
<i>Musa</i>	<i>x paradisiaca</i>	大蕉 *
<i>Mussaenda</i>	<i>pubescens</i>	玉葉金花
<i>Pavetta</i>	<i>hongkongensis</i>	香港大沙葉
<i>Phyllanthus</i>	<i>emblica</i>	餘甘子
<i>Phyllanthus</i>	<i>reticulatus</i>	小果葉下珠
<i>Pinus</i>	<i>elliottii</i>	濕地松 *
<i>Pittosporum</i>	<i>glabratum</i>	光葉海桐

<i>Pottsia</i>	<i>laxiflora</i>	簾子藤	
<i>Psychotria</i>	<i>asiatica</i>	九節	
<i>Psychotria</i>	<i>serpens</i>	蔓九節	
<i>Rhaphiolepis</i>	<i>indica</i>	石斑木	
<i>Rhodomyrtus</i>	<i>tomentosa</i>	桃金娘	*
<i>Rhus</i>	<i>hypoleuca</i>	白背鹽膚木	
<i>Rhus</i>	<i>succedanea</i>	木蠟樹	
<i>Ricinus</i>	<i>communis</i>	蓖麻	*
<i>Saccharum</i>	<i>arundinaceum</i>	斑茅	
<i>Sageretia</i>	<i>thea</i>	雀梅藤	
<i>Sapium</i>	<i>discolor</i>	山烏柏	
<i>Sapium</i>	<i>sebiferum</i>	烏柏	
<i>Schefflera</i>	<i>heptaphylla</i>	鵝掌柴	
<i>Scleria</i>	<i>ciliaris</i>	緣毛珍珠茅	
<i>Scolopia</i>	<i>chinensis</i>	刺楸	
<i>Sesbania</i>	<i>javanica</i>	沼生田菁	
<i>Setaria</i>	<i>geniculata</i>	莠狗尾草	
<i>Smilax</i>	<i>glabra</i>	土茯苓	
<i>Solena</i>	<i>amplexicaulis</i>	茅瓜	
<i>Stachytarpheta</i>	<i>jamaicensis</i>	假馬鞭	*
<i>Sterculia</i>	<i>lanceolata</i>	假蘋婆	
<i>Strophanthus</i>	<i>divaricatus</i>	羊角拗	
<i>Strychnos</i>	<i>angustiflora</i>	牛眼馬錢	
<i>Synedrella</i>	<i>nodiflora</i>	金腰箭	*
<i>Syzygium</i>	<i>hancei</i>	韓氏蒲桃	
<i>Tadehagi</i>	<i>triquetrum</i>	葫蘆茶	
<i>Tetracera</i>	<i>asiatica</i>	錫葉藤	
<i>Toxocarpus</i>	<i>wightianus</i>	弓果藤	
<i>Trema</i>	<i>tomentosa</i>	山黃麻	
<i>Uvaria</i>	<i>macrophylla</i>	紫玉盤	
<i>Vernonia</i>	<i>cinerea</i>	夜香牛	
<i>Viburnum</i>	<i>odoratissimum</i>	珊瑚樹	
<i>Vitex</i>	<i>quinata</i>	山牡荊	*
<i>Vitis</i>	<i>retordii</i>	綿毛葡萄	
<i>Wedelia</i>	<i>trilobata</i>	三裂葉蟛蜞菊	*
<i>Zanthoxylum</i>	<i>avicennae</i>	簕欖花椒	
<i>Zanthoxylum</i>	<i>nitidum</i>	兩面針	



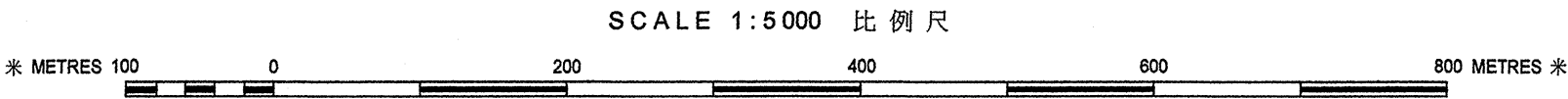
圖例
NOTATION

ZONES		地帶
VILLAGE TYPE DEVELOPMENT	V	鄉村式發展
AGRICULTURE	AGR	農業
CONSERVATION AREA	CA	自然保育區
MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME	— • —	規劃範圍界線
BOUNDARY OF COUNTRY PARK	— . —	郊野公園界線

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分率 APPROXIMATE AREA & %			用途
	公頃 HECTARES	%	百分率	
VILLAGE TYPE DEVELOPMENT	2.36	34.71		鄉村式發展
AGRICULTURE	1.00	14.70		農業
CONSERVATION AREA	3.44	50.59		自然保育區
TOTAL PLANNING SCHEME AREA	6.80	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白腊分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
PAK LAP - 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/SK-PL/B

DRAFT PAK LAP OUTLINE ZONING PLAN NO. S/SK-PL/B

(Being a Draft Plan for the Purposes of the Town Planning Ordinance)

NOTES

(N.B. These form part of the Plan)

- (1) These Notes show the uses or developments on land falling within the boundaries of the Plan which are always permitted and which may be permitted by the Town Planning Board, with or without conditions, on application. Where permission from the Town Planning Board for a use or development is required, the application for such permission should be made in a prescribed form. The application shall be addressed to the Secretary of the Town Planning Board, from whom the prescribed application form may be obtained.
- (2) Any use or development which is always permitted or may be permitted in accordance with these Notes must also conform to any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, as may be applicable.
- (3) No action is required to make the use of any land or building which was in existence immediately before the first publication in the Gazette of the notice of the draft development permission area plan conform to this Plan, provided such use has continued since it came into existence. Any material change of such use or any other development (except minor alteration and/or modification to the development of the land or building in respect of such use which is always permitted) must be always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board.
- (4) 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) 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) (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 (10)(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.

- (11) 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.

- (12) 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 PAK LAP OUTLINE ZONING PLAN NO. S/SK-PL/B

Schedule of Uses

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VILLAGE TYPE DEVELOPMENT	1
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VILLAGE TYPE DEVELOPMENT

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

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

Eating Place

Library

School

Shop and Services

(Please see next page)

VILLAGE TYPE DEVELOPMENT (Cont'd)Planning Intention

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

Remarks

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

AGRICULTURE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use	Animal Boarding Establishment
Government Use (Police Reporting Centre only)	Barbecue Spot
On-Farm Domestic Structure	Burial Ground
Public Convenience	Field Study/Education/Visitor Centre
Religious Institution (Ancestral Hall only)	Government Refuse Collection Point
Rural Committee/Village Office	Government Use (not elsewhere specified)
	House (New Territories Exempted House only, other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes)
	Picnic Area
	Place of Recreation, Sports or Culture (Horse Riding School, Hobby Farm, Fishing Ground only)
	Public Utility Installation
	Religious Institution (not elsewhere specified)
	School
	Utility Installation for Private Project

Planning Intention

This zone is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

(Please see next page)

AGRICULTURE (Cont'd)

Remarks

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

- (i) laying of soil not exceeding 1.2m in thickness for cultivation; or
- (ii) construction of any agricultural structure with prior written approval issued by the Lands Department.

CONSERVATION AREA

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use (other than Plant Nursery) Nature Reserve Nature Trail On-Farm Domestic Structure Wild Animals Protection Area	Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) House (Redevelopment only) Public Convenience Public Utility Installation Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation

Planning Intention

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

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

(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 PAK LAP
OUTLINE ZONING PLAN NO. S/SK-PL/B

EXPLANATORY STATEMENT

DRAFT PAK LAP OUTLINE ZONING PLAN NO. S/SK-PL/A

EXPLANATORY STATEMENT

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DRAFT PAK LAP OUTLINE ZONING PLAN NO. S/SK-PL/B

(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 Pak Lap Outline Zoning Plan (OZP) No. S/SK-PL/A. 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 draft plan designating the Pak Lap area as a development permission area (DPA).
- 2.2 On 30 September 2010, the draft Pak Lap DPA Plan No. DPA/SK-PL/1 was exhibited for public inspection under section 5 of the Ordinance. During the plan exhibition period, 14 representations were received. When the representations were published, no comment was received. After giving consideration to the representations on 11 March 2011, the Board noted the supportive view of representations and decided not to uphold the adverse representations.
- 2.3 On 4 October 2011, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Pak Lap DPA Plan, which was subsequently renumbered as DPA/SK-PL/2. On 14 October 2011, the approved Pak Lap DPA Plan No. DPA/SK-PL/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 Pak Lap area.
- 2.5 On XXXX 2013, the draft Pak Lap OZP No. S/SK-PL/B (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 Pak Lap so that development and redevelopment within the area of Pak Lap 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 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), covering a total area of about 6.8 ha, is located at the southern coast of Sai Kung peninsula, and accessible by a footpath leading from Sai Kung Man Yee Road which is a service road being maintained and managed by the Water Supplies Department. There is no vehicular or marine access to the Area. The Area is enclosed by the Sai Kung East Country Park, with its south side opening towards the scenic Pak Lap Wan.
- 5.2 The Area is characterised by a rural and countryside ambience, comprising mainly village houses, shrubland, woodland, grassland, fallow agricultural land and streamcourses. Pak Lap is the only recognized village in the Area. Village houses are mainly two to three-storey in height. The main cluster of village houses is in the middle of the Area. Most of them are left vacant while some of them are still being used for habitation.
- 5.3 The eastern and northern parts of the Area are fallow agricultural land with evidence of previous excavation works. However, with the subsequent cessation of the excavation works, these pieces of land are now overgrown with grass and shrubs.

5.4 According to Director of Agriculture, Fisheries and Conservation (DAFC), most of the flora and fauna recorded in the Area and the adjacent Sai Kung East Country Park are common and widespread species. Though the Area is not considered exceptional in terms of biodiversity or ecological importance, the wooded areas at the periphery of the Area form a continuous stretch of well-established vegetation with those located in the adjoining Sai Kung East Country Park and are ecologically-linked to the natural habitats therein. In particular, a protected plant species, *Pavetta Hongkongensis* (香港大沙葉) has been recorded in the woodland near the village. A small colony of the rare *Ceratopteris thalictroides* (水蕨) were recorded in the wet abandoned fields and its occurrence is subject to site conditions. The Sai Kung East Country Park encircling the Area is a famous scenic spot and also a popular tourist and hiking attraction in the territory. Pak Lap Wan is a famous beach in Hong Kong. The Area has a high landscape value which complements the overall naturalness and the landscape beauty of the surrounding Sai Kung East Country Park.

5.5 Natural streams are found flowing across the Area from north to south leading to Pak Lap Wan. To the further north of the Area is the High Island Reservoir.

6. **POPULATION**

According to the 2011 Census, the total population of the Area was around less than 50 persons.

7. **OPPORTUNITIES AND CONSTRAINTS**

7.1 Opportunities

7.1.1 Conservation and Natural Landscape

Amid the Sai Kung East Country Park, the Area has high scenic and landscape value which complements the natural landscape of the surrounding Sai Kung East Country Park. The natural landscape and the coastal environment of the Area are worthy of conservation while the scale of the village development should be compatible with the rural setting and surrounding landscape.

7.1.2 Agriculture Potential

The northern parts of the Area which are once the subject of the excavation works were previously used for agricultural use. With the cessation of excavation works, the fallow agricultural lands are now overgrown with grass and shrubs and are considered in good quality with good potential for agricultural use.

7.1.3 Tourism Potential

The Area is one of the famous hiking trails, “Maclehose Trail” in Sai Kung. The route includes several coastal scenic attractions along High Island Reservoir at the Sai Kung East Country Park such as Pak Lap Wan, Long Ke Wan and Tai Long Wan, Tai Long Sai Wan, etc. Moreover, the footpath passes through the coastal area of Pak Lap Wan and connects to other coastal rock feature of Muk Min Cave (木棉洞), attracting some adventurous hikers.

7.2 Constraints

7.2.1 Ecological Significance

Most of the flora and fauna in the Area are common and widespread species. Many native species such as *Cinnamomum camphora* (樟) and *Ficus variegata* var. *chlorocarpa* (青果榕) are found in the wooded areas forming a continuous stretch of well-established vegetation with those located at the adjacent Sai Kung East Country Park and are ecologically-linked to the natural habitats therein. One of the species of conservation interest found is *Pavetta hongkongensis* (香港大沙葉), which is recorded in the woodland near the village. It is a protected plant under the Forests and Countryside Ordinance (Cap. 96). A small colony of the rare *Ceratopteris thalictroides* (水蕨) were recorded in the wet abandoned fields and its occurrence is subject to site conditions. Developments that may adversely affect the general rural character and the adjacent ecologically sensitive areas should be avoided.

7.2.2 Landscape Character

The Area contains extensive areas of high quality natural and coastal landscape. Pak Lap is enclosed by the scenic and landscape sensitive Sai Kung East Country Park. Some disturbance was previously found in this area. The fallow land regenerates into a large piece of grassland. The landscape comprises a juxtaposition of distinct landscape character areas. Because of the topography and natural character of the area, development in the area will have impact on the present landscape character. In order to ensure minimal deterioration of the existing landscape quality, the existing ridgelines should be retained and development should not encroach upon slopes, surrounding woodland vegetation, coastal beach, steamcourses and seasonal wetland. Development should be confined to the existing village clusters and areas suitable for village-type development where buildings are in human scale and in harmony with the existing character. Open vista from the coastal front to the mountain backdrop should be preserved.

7.2.3 Sewerage

There is no existing sewer or planned public sewer for the Area, and at present, each house is served with by its own on-site septic tanks and

soakaway (STS) system. Any increase in population, number of visitors to the Area or further recreational/residential developments would require additional facilities. The design and construction of the STS systems need to comply with relevant standards and regulations, such as Environmental Protection Department (EPD)'s Practice Note for the Professional Person (ProPECC) 5/93, for the protection of the water quality and the natural streams flowing through the Area.

7.2.4 Geotechnical Constraint

The western part of the existing village cluster is located below steep natural terrain and may be affected by potential natural terrain landslide hazards. For new development in this area, natural terrain hazard study would be required and suitable mitigation measures should be provided, if found necessary, as part of the development or redevelopment.

7.2.5 Infrastructure and Utility Services

The Area is supplied with electricity and telephone services. In respect of other utility services, potable water supply to existing facilities and villagers of the Area is provided, but there are neither committed/planned sewerage and drainage systems nor gas supply projects for the Area.

8. GENERAL PLANNING INTENTION

- 8.1 The general planning intention for the Area is to protect its high natural landscape value, to protect its natural and rural character which complement the overall naturalness and the landscape beauty of the surrounding Sai Kung East Country Park and to make provision for future Small House development for the indigenous villagers of Pak Lap.
- 8.2 In the designation of various zones in the Area, consideration has been given to protect the natural habitats of high ecological significance in the Area such as the wooded areas at the periphery of the Area form a continuous stretch of well-established vegetation with those located in the adjoining Sai Kung East Country Park. Fallow agricultural lands are retained in view of the good potential for agricultural use.

9. LAND-USE ZONINGS

9.1 "Village Type Development" ("V") : Total Area 2.36 ha

- 9.1.1 The planning intention of this zone is to designate both existing recognized village and areas of land considered suitable for provision of 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 and community uses may be permitted on application to the Board.

- 9.1.2 Pak Lap is the only recognized village in the Area. The boundaries of the “V” zone are drawn up having regard to the village ‘environs’, the local topography, the existing settlement pattern, site constraints, the approved applications for Small House development, the outstanding Small House applications, as well as the estimated Small House demand. Areas of difficult terrain, dense vegetation and streamcourses have been avoided as far as possible.
- 9.1.3 Some areas zoned “V” partly interface with Sai Kung East Country Park, should any works encroach onto country parks area, prior written consent from the Country and Marine Parks Authority must be obtained before commencement of the works inside country park.
- 9.1.4 In order to ensure that any future development or redevelopment within the village would retain the village character, a maximum building height of 3 storeys (8.23 m) or the height of the building(s), whichever is the greater, is imposed under this zoning. To provide flexibility for characteristics of particular sites, minor relaxation of the building height restriction may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.
- 9.1.5 As diversion of streams, or filling of land/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. To avoid any potential impacts from developments on existing stream courses in general, it is suggested that the Lands Department when processing Small House grant and applications in close proximity to existing stream courses, concerned departments including the Agriculture, Fisheries and Conservation Department and Planning Department should be consulted to ensure that all relevant departments would have adequate opportunity to review and comment on the applications.

9.2 Agriculture (“AGR”) : Total Area 1.00 ha

- 9.2.1 This zone is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.
- 9.2.2 Fallow arable land in the north-western part of the Area with good potential for rehabilitation for cultivation and other agricultural

purposes is found in the Area. They are worthy of preservation from agricultural point of view.

- 9.2.3 As diversion of streams, or filling of land/pond may cause adverse drainage and environmental impacts on the adjacent areas, permission from the Board is required for such activities. However, filling of land specifically required under prior written instructions of Government department(s), or for the purposes of genuine agricultural practice including laying of soil not exceeding 1.2m in thickness for cultivation, and construction of agricultural structure with prior written approval from the Lands Department is exempted from the control.

9.3 “Conservation Area” (“CA”) : Total Area 3.44 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 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 covering the wooded areas at the periphery of the Area (i.e. eastern, south-eastern, southern, south-western and northern part of the Area) form a continuous stretch of well-established vegetation with those located in the adjoining Sai Kung East Country Park and are ecologically-linked to the natural habitats therein. According to DAFC, most of the flora and fauna in the Area are common and widespread species, including many native species such as *Cinnamomum camphora* (樟) and *Ficus variegata* var. *chlorocarpa* (青果榕). One of the species of conservation interest found is *Pavetta hongkongensis* (香港大沙葉), which is recorded in the woodland near the village. It is a protected plant under the Forests and Countryside Ordinance (Cap. 96). Developments that may adversely affect the general rural character and the adjacent ecologically sensitive areas will not be permitted in this zone.
- 9.3.3 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

The Area is accessible via footpath leading to Sai Kung Man Yee Road. There is no vehicular or marine access to the Area.

11. UTILITY SERVICES

The Area is supplied with potable water, electricity and telephone services. There are no committed/planned sewerage and drainage systems nor gas supply projects for 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 public and private sectors.
- 12.3 Notwithstanding the above, minor improvement works, e.g., access improvements, utility services installation and public works projects will be implemented through the Public Works Programme and the Rural Public Works 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 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 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 or after 30 September 2010 on land included in a plan of the Pak Lap DPA may be subject to enforcement proceedings under the Ordinance. Any diversion of streams, filling of land/pond or excavation of land in the relevant zones on or after the exhibition of the specific plan referred to in the Notes of the relevant zones without the permission from the Board may also be subject to enforcement proceedings.

TOWN PLANNING BOARD
APRIL 2013

PLANNING REPORT ON PAK LAP

APPENDIX IV



SAI KUNG & ISLANDS
DISTRICT PLANNING OFFICE
PLANNING DEPARTMENT
APRIL 2013



PLANNING REPORT ON PAK LAP

ARPIL 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 Pak Lap 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 at the southern coast of Sai Kung peninsula, about 9.5km to the south-east of Sai Kung Town. It is completely enclosed by the Sai Kung East Country Park. There are mountain ranges to its east, north and west. To the south of the Area is the scenic coastline, including the beach of Pak Lap Wan which has also been designated as part of the Sai Kung East Country Park (**Figure 1**).

1.2.2. The Area is rural and natural in character comprising mainly village houses, shrubland, woodland, grassland, fallow agricultural land and streamcourses. Excavation works were once found in the eastern and northern parts of the Area, causing adverse impact to the landscape character of the Area and the surrounding areas within the Sai Kung East Country Park. There is a need to

better protect the natural and landscape character of the Area so as to avoid further disturbance to the natural environment. In the circumstances, it is necessary to prepare a DPA plan to cover the Area to provide planning guidance and development control pending preparation of an OZP and to enable enforcement actions to be taken against any unauthorized development. 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 Pak Lap DPA Plan No. DPA/SK-PL/1 was exhibited for public inspection on 30.9.2010. During the exhibition period, 14 representations were received. When the representations were published, no comment was received. After giving consideration to the representations on 11.3.2011, the Board decided not to propose any amendment to the draft DPA plan to meet the representations.

1.2.4. On 4.10.2011, the Chief Executive in Council (CE in C) approved the draft Pak Lap DPA Plan, which was subsequently renumbered as DPA/SK-PL/2 (**Figure 2**). On 14.10.2011, the approved Pak Lap DPA Plan No. DPA/SK-PL/2 was exhibited for public inspection under section 9(5) of 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

- 2.1.1. The Area covers an area of about 6.8 ha. It is completely encircled by the Sai Kung East Country Park. To the south is the scenic coastline of Pak Lap Wan. The boundary of the Area is shown by a heavy broken line on the Plan. The location of the Area is shown in **Figure 3**.

2.2. Natural Features

Physical Setting and Topography (Figures 4 to 5b)

- 2.2.1. The Area is characterised by a rural and countryside ambience, comprising mainly village houses, shrubland, woodland, grassland, fallow agricultural land and streamcourses. Pak Lap is the only recognized village in the Area. Village houses are mainly two to three-storey in height. The main cluster of village houses is in the middle of the Area. Most of them are left vacant or have been converted to holiday houses while some of them are still being used for habitation.

- 2.2.2. The eastern and northern parts of the Area are fallow agricultural land with evidence of previous excavation works. However, with the subsequent cessation of the excavation works, these pieces of land are now overgrown with grass and shrubs. Recently, there have been excavation activities in the northern part of the Area.

- 2.2.3. Natural streams are found flowing across the Area from north to south leading to Pak Lap Wan. To the further north of the Area is the High Island Reservoir.

Natural Habitats

- 2.2.4. Advised by Director of Agriculture, Fisheries and Conservation (DAFC), most of the flora and fauna recorded in the Area and the adjacent Sai Kung East Country Park are common and widespread species. Though the Area is not considered exceptional in terms of biodiversity or ecological importance, the wooded areas at the periphery of the Area form a continuous stretch of well-established vegetation with those located in the adjoining Sai Kung East Country Park and are ecologically-linked to the natural habitats therein. In particular, a protected plant species, *Pavetta Hongkongensis* (香港大沙葉) has been recorded in the woodland near the village. The rare *Ceratopteris thalictroides* (水蕨) has also recorded in the abandoned wet agricultural land to the eastern side of the Area.

2.3. Historical Development

- 2.3.1. Pak Lap Village, which has a 300-year history, is situated inside Pak Lap Wan. It is a Hakka Village. In the past, the villagers depended on both farming and fishing. Since the early 1980s, most villagers have moved out and farming activity has ceased. No record of build heritage and archaeological sites at the Area were detected.

2.4. Population and Employment

- 2.4.1. According to the 2011 Census, the population in Pak Lap Village was around less than 50.

2.5. Existing Land Uses (Figures 6a and 6b)

(a) Recognized Village

Pak Lap Village is the only recognized village in the Area. Village houses are two to three-storey in height. Most of them are left vacant while some of them are still being used for habitation. The main cluster of village houses is located at the middle part of the Area. The 'village environ' of Pak Lap is shown on **Figure 7**. The Indigenous Inhabitant Representative has not provided the DLO/SK with any figure regarding the forecast 10-year small house demand for Pak Lap Village until end of 2012, he advised that the 10-year forecast demand for Pak Lap Village would be 72 cases. However, according to DLO/SK's available record since 2007, the estimated figure was 15. There are 7 outstanding Small House applications including 1 application on private land and 6

applications on Government land. Land around 1.8 ha (or equivalent to about 79 Small House sites) should be reserved to meet the future demand of village house developments.

(b) Agricultural land

The eastern and northern parts of the Area which are once the subject of the excavation works were previously used for agricultural use. With the cessation of excavation works, these two pieces of fallow agricultural land are now overgrown with grass and shrubs.

(c) Woodland/shrubland/grassland

According to DAFC, most of the flora and fauna in the Area are common and widespread species, including many native species such as *Cinnamomum camphora* (樟) and *Ficus variegata* var. *chlorocarpa* (青果榕) are found in the wooded areas and form a continuous stretch of well-established vegetation with those located at the adjacent Sai Kung East Country Park and are ecologically-linked to the natural habitats therein. One of the species of conservation interest found is *Pavetta hongkongensis* (香港大沙葉), which is recorded in the woodland near the village. It is a protected plant under the Forests and Countryside Ordinance (Cap. 96). A small colony of the rare *Ceratopteris thalictroides* (水蕨) were recorded in the wet abandoned fields and its occurrence is subject to site conditions.

(d) Streamcourses

Natural streams are found flowing across the Area from north to south leading to Pak Lap Wan. To the further north of the Area is the High Island Reservoir.

2.6. Land Ownership

The majority of land in the Area (about 56%) is Government land, and the remaining 44% are private land comprising mainly the agricultural land and building lots in the middle part of the Area (**Figure 7**).

2.7. Transportation

At present, the Area is accessible via a footpath leading to Sai Kung Man Yee Road which is a service road being maintained and managed by Water Supplies Department. There is no vehicular or marine access to the Area.

2.8. Other Infrastructure and Utility services

The Area is supplied with electricity and telephone services. In respect of other utility services, potable water supply to existing facilities and villagers of the Area is provided, but there are neither committed/planned sewerage and drainage systems nor gas supply projects for the Area.

3. PLANNING ANALYSIS

3.1. Strategic and Planning Contexts

3.1.1. The Area falls within a “Study on South East New Territories Development Strategy Review” (2000) which emphasis to enhance the Sub-Region of South East New Territories (SENT) as a “Leisure Garden of Hong Kong”. The SENT covers Tseung Kwan O New Town, Sai Kung Town and rural SENT. It is indicated that the strategic growth of the Sub-region should be confined to Tseung Kwan O New Town and the rest of the Sub-region should be retained for conservation and recreation purposes with low-density residential development only at suitable locations.

3.1.2. With reference to the Landscape Value Mapping of Hong Kong (2005), the Area is categorized as high landscape value and surrounded by high landscape valued coastal uplands and hillsides in the Sai Kung East Country Park.

3.2. Environmental and Conservation Considerations

According to DAFC, the Area and its adjacent Sai Kung East Country Park are largely natural in character and is consisting of species of conservation interest (i.e. *Pavetta hongkongensis* (香港大沙葉) are found in the woodland near the village. A small colony of the rare *Ceratopteris thalictroides* (水蕨) were recorded in the wet abandoned fields and its occurrence is subject to site conditions. The Area is worthy for protection from a nature conservation point of view.

3.3. Development Constraints

Transportation (Road Access)

- 3.3.1. At present, the Area is accessible via a footpath leading to Sai Kung Man Yee Road. There is no vehicular or marine access to the Area. There is also no planning infrastructure under the purview of Transport Department.

Geotechnical

- 3.3.2. The western part of the existing village is located below steep natural terrain and may be affected by potential natural terrain landslide hazards. For new development in this area, natural terrain hazard study would be required and suitable mitigation measures should be provided, if found necessary, as part of the development or redevelopment.

Sewerage

- 3.3.3. 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 tank 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.

Infrastructure and Utility Services

- 3.3.4. The Area is supplied with electricity and telephone services. In respect of other utility services, potable water supply to existing facilities and villagers of the Area is provided, but there are neither committed/planned sewerage and drainage systems nor gas supply projects for the Area.

3.4. Development Opportunities

Conservation Potential

- 3.4.1. Amid the Sai Kung East Country Park, the Area has high scenic and landscape value which complements the natural landscape of the surrounding Sai Kung East Country Park. The natural landscape and the coastal environment of the Area are worthy of conservation while the scale of the village development should be compatible with the rural setting and surrounding landscape.
- 3.4.2. According to DAFC, a high diversity of plants (over 100 species) can be found in the woodlands which is to the north, east, southwest and south of the Area, with many native species such as *Cinnamomum camphora* (樟) and *Ficus variegata* var. *chlorocarpa* (青果榕). One of the species of conservation interest found is *Pavetta hongkongensis* (香港大沙葉), which is recorded in the woodland near the village. It is a protected plant under the Forests and Countryside Ordinance (Cap. 96). As such, it is worth protecting the

wooded areas by designating them as “Conservation Area” (“CA”) zone.

Agriculture Potential

- 3.4.3. The northern parts of the Area which are once the subject of the excavation works were previously used for agricultural use. With the cessation of excavation works, the fallow agricultural lands are now overgrown with grass and shrubs and are considered in good quality with good potential for agricultural use.

Tourism Potential

- 3.4.4. The Area is one of the famous hiking trails, “Maclehose Trail” in Sai Kung. The route includes several coastal scenic attractions along High Island Reservoir at the Sai Kung East Country Park such as Pak Lap Wan, Long Ke Wan and Tai Long Wan, Tai Long Sai Wan, etc. Moreover, the footpath passes through the coastal area of Pak Lap Wan and connects to other coastal rock feature of Muk Min Cave (木棉洞), attracting some adventurous hikers.

3.5. Development Pressure

- 3.5.1. 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, Pak Lap is the only recognized village in the Area and its ‘VE’

covers with an area of about 6.85 ha extends beyond the boundary of the Plan. Since the publication of the DPA Plan, the local villagers have been asking for reservation of sufficient land in the Area to cope with for the Small House demand development. The Rural Committee (RC) has also maintained that the indigenous villagers should be allowed to build Small House within ‘VE’. Local villagers request to designate sufficient land at the central part of the Pak Lap area for Small House development to meet their 10-year Small House demand.

- 3.5.2. Environmental concerned groups, on the other hand, suggest that the proposed “V” zone to be designated on the OZP should be confined to the existing structures and its surrounding areas while other ecologically and environmentally sensitive areas such as lowland forest and mixed shrubland forming an integral part of the natural woodlands in the adjoining SKECP should not be included in the “V” zone.
- 3.5.3. Noting the requests and concerns of both the locals and environmental concern groups as mentioned above, Planning Department (PlanD) has assessed the Small House demand of Pak Lap by obtaining the latest information on the 10-year forecast for Small House demand from the District Lands Officer/Sai Kung (DLO/SK). DLO/SK has advised that according to the indigenous VR of Pak Lap Village in December 2012, the outstanding and the 10-year forecast for Small House demand for Pak

Lap area are 7 and 72 (as compared to the previous figure of 15¹). As explained by the indigenous VR, the updated 10-year forecast has taken account of the male descendants residing overseas. Based on PlanD's preliminary estimate, the total land required area for meeting the total Small House demand of 79 (the outstanding and the 10-year forecast for Small House demand for Pak Lap area are 7 and 72) equates to about 1.8 ha.

- 3.5.4. With reference to the Small House demand and 'VE' for the recognized village as enumerated above, PlanD has analyzed the site conditions of the area within 'VE' taking account of the existing village cluster, previously approved Small House applications, environmental conditions and natural terrain of the area. 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. It should be noted that Pak Lap area is completely encircled by the SKECP. There are mountain ranges to its east, north and west. To the south of the Area is the scenic coastline of Pak Lap Wan. The central and northern parts of the Pak Lap area are fallow agricultural land overgrown with grass and shrubs. As the grassland in the central part of Pak Lap is

flat, close to the existing village and large enough to meet the outstanding and the 10-year forecast for Small House demand, it is the optimal location for designation as "V" zone. Consolidation of Small House development at suitable locations could avoid undesirable disturbances to the natural environment and overtaking the limited infrastructure in the Area. The surrounding woodland adjoining SKECP are hence suggested to be protected.

- 3.5.5. The currently proposed "V" zone covering a total 2.36 ha, mainly comprising the existing village settlements, cluster with its surrounding areas and the area approved for Small House and NTEHs development² (0.56 ha) have been reserved for Small House development. Within the proposed "V" zone, about 1.8 ha of land located in the central part of the Area is available (or equivalent to about 79 Small House sites) to meet the Small House demand (Table 1). The Indigenous Inhabitant Representative has not provided the DLO/SK with any figure regarding the forecast 10-year small house demand for Pak Lap Village until end of 2012, he advised that the 10-year forecast demand for Pak Lap Village would be 72 (**Table 1**).

¹ According to DLO/SK in Sept 2010, the 10-year forecast for Small House demand (2010-2019) for Pak Lap area is 15.

² Since the gazettal of the draft DPA Plan on 30.9.2010, there are three planning applications for Small House and New Territories Exempted Houses (NTEHs) development in Pak Lap Area. A total of one Small House and 11 NTEHs were approved in 16.12.2011, 10.8.2012 and 25.1.2013, respectively.

However, according to DLO/SK's available record since 2007, the estimated figure was 15. There are 7 outstanding Small House applications including 1 application on private land and 6 applications on Government land. Land around 1.8 ha (or equivalent to about 79 Small House sites) should be reserved to meet the future demand of village house developments.

Table 1: Small House Demand for Pak Lap

Small House Demand Figure in 2012		'VE' Area (ha)	'V' zone on draft OZP (ha)	Required land to meet new demand (ha)
Outstanding Demand	10-year forecast (2011 – 2020)			
7	72	6.85	2.36	1.8

3.6. 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) environmental concern groups³ in general suggested that the future OZP should focus on conservation and the proposed "V" zone should be confined to the existing structures and its surrounding areas while the wooded ecologically sensitive areas should be preserved and protected;
- (b) on 7.10.2010, the Land and Development Advisory Committee (LDAC) presented a proposal by the Utahloy Education Foundation Limited to build an international school with boarding facilities at Pak Lap, Sai Kung. Members of the LDAC considered that the proposed development was not compatible with the surrounding environment and expressed concern about the potential adverse impact on the rural and countryside ambience with its high landscape and nature conservation value and decided not to support the project; and
- (c) the Village's representatives submitted a land use proposal in July 2012 to express their view that land within the Pak Lap 'VE' should be mainly reserved for village house development. The central part of Pak Lap, including the existing Pak Lap Village and the fallow agriculture land are proposed for "V" zone to accommodate the 10-year Small House demand of 41. The wooded area in the northern part of the Area is proposed for "Agriculture" ("AGR") use. The south-eastern and

³ Environmental concerned groups include WWF Hong Kong, Designing Hong Kong, Kadoorie Farm & Botanic Garden Corporation, and The Conservancy Association.

southern part of the Area is proposed for “Recreation” (“REC”) use. Holiday camp for disable (10m and 3 storeys in height) and carparks for disable are proposed in this zoning. The south-western part of the Pak Lap area is covered by scrubland and native woodland and is proposed to be zoned as “Green Belt” (“GB”). A 4.5m width access road with 1.5m footpath to enable disable vehicle is proposed connecting from Man Yee Road to the Pak Lap. Regarding the proposal from the Village’s representatives, DAFC proposed that the mature woodland within Pak Lap should be zoned as “CA”. For the proposed ‘vehicular access’ to Pak Lap, DAFC advised that most of the footpath falls within SKECP. Should any modification works proposed to be carried out for the footpath or any other construction works fall within country parks, prior written consent from the Country and Marine Parks Authority must be obtained before commencement of any works.

4. PLANNING PROPOSALS

4.1. The Outline Zoning Plan

The draft Pak Lap OZP 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 Pak Lap DPA Plan No. DPA/SK-PL/2, which was exhibited for public inspection under section 9(5) of the Ordinance on 14.10.2011. 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 co-ordinated basis;
- (b) to conserve the Areas’ 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 Sai Kung East Country Park with a wide spectrum of natural habitats including,

inter alia, mature woodland and hillside shrubland 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; and
- (c) Needs for local community is addressing.

4.4. Land Use Proposals (Figure 8)

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 from DAFC, land use development options by Village's representatives 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

- (a) The planning intention of this zone is to designate both existing recognized village and

areas of land considered suitable for provision of 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 and community uses may be permitted on application to the Board.

- (b) Pak Lap is the only recognized village in the Area. The boundaries of the "V" zone are drawn up having regard to the village 'environs', the local topography, the existing settlement pattern, site constraints, the approved applications for Small House development, the outstanding Small House applications, as well as the estimated Small House demand. Areas of difficult terrain, dense vegetation and streamcourses have been avoided as far as possible.
- (c) Some areas zoned "V" partly interface with Sai Kung East Country Park, should any works encroach onto country parks area, prior written consent from the Country and Marine Parks Authority must be obtained before

commencement of the Works inside country Parks.

- (d) In order to ensure that any future development or redevelopment within the village would retain the village character, a maximum building height of 3 storeys (8.23 m) or the height of the building(s), whichever is the greater, is imposed under this zoning. To provide flexibility for characteristics of particular sites, minor relaxation of the building height restriction may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.
- (e) As diversion of streams, or filling of land/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. To avoid any potential impacts from developments on existing stream courses in general, it is suggested that the Lands Department when processing Small House grant and applications in close proximity to existing stream courses, concerned departments including the Agriculture, Fisheries and Conservation Department and Planning Department should be consulted to ensure that all relevant departments would have adequate opportunity to review and comment on the applications.

4.4.3. Agriculture (“AGR”)

- (a) This zone is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.
- (b) Fallow arable land at the north-western part of the Area with good potential for rehabilitation for cultivation and other agricultural purposes is found in the Area. They are worthy of preservation from agricultural point of view.
- (c) As diversion of streams, or filling of land/pond may cause adverse drainage and environmental impacts on the adjacent areas, permission from the Board is required for such activities. However, filling of land specifically required under prior written instructions of Government department(s), or for the purposes of genuine agricultural practice including laying of soil not exceeding 1.2m in thickness for cultivation, and construction of agricultural structure with prior written approval from the Lands Department is exempted from the control.

4.4.4. Conservation Area (“CA”)

- (a) 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 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 covering the wooded areas at the periphery of the Area (i.e. eastern, south-eastern, southern, south-western and northern part of the Area) form a continuous stretch of well-established vegetation with those located in the adjoining Sai Kung East Country Park and are ecologically-linked to the natural habitats therein. According to DAFC, most of the flora and fauna in the Area are common and widespread species, including many native species such as *Cinnamomum camphora* (樟) and *Ficus variegata* var. *chlorocarpa* (青果榕). One of the species of conservation interest found is *Pavetta hongkongensis* (香港大沙葉), which is recorded in the woodland near the village. It is a protected plant under the Forests and Countryside Ordinance (Cap. 96). Developments that may adversely affect the general rural character and the adjacent

ecologically sensitive areas will not be permitted in this zone.

- (c) 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

Utilities Services

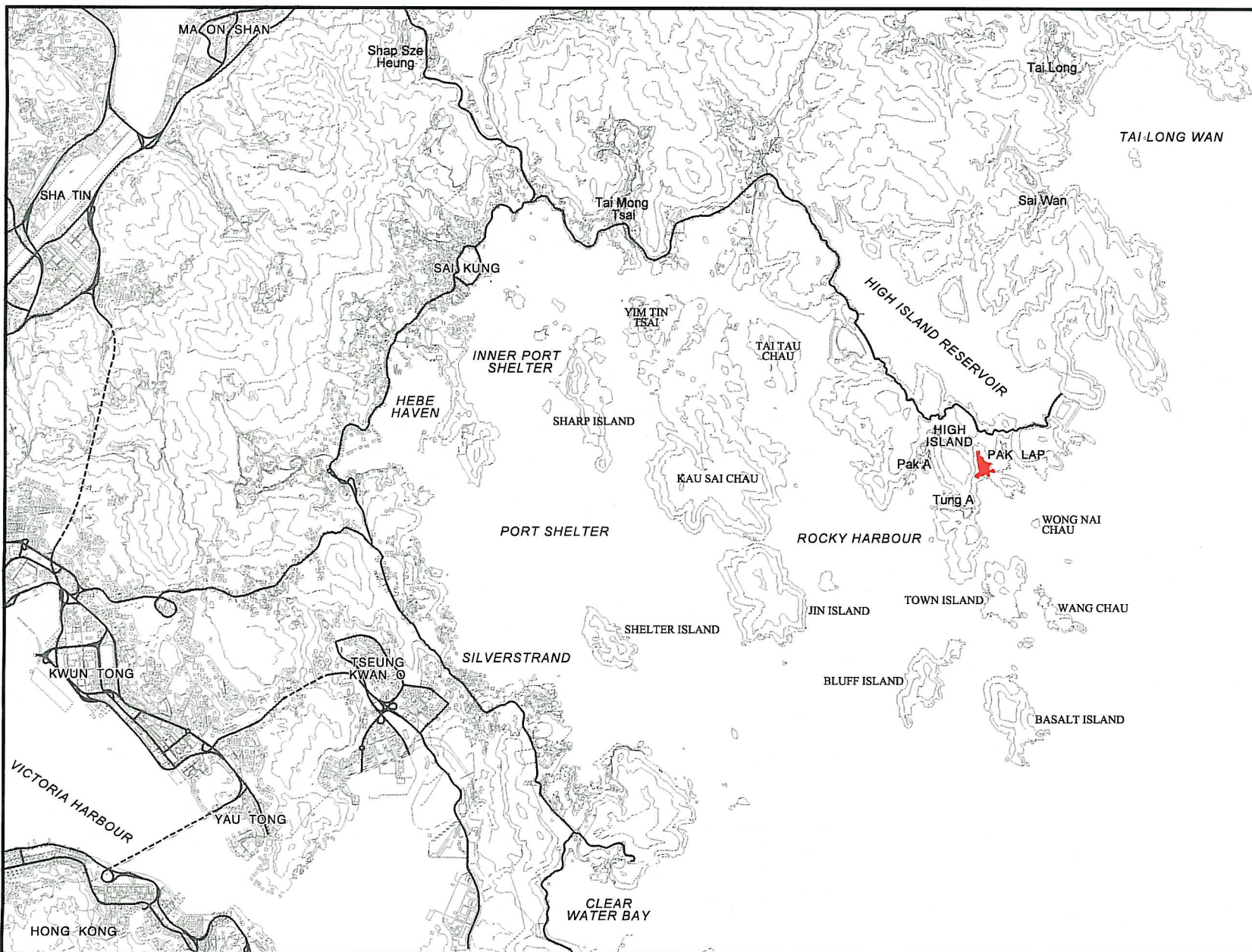
- 5.1. The Area is supplied with electricity and telephone services. In respect of other utility services, potable water supply to existing facilities and villagers of the Area is provided, but there are neither committed/planned sewerage and drainage systems nor gas supply projects for the Area.
- 5.2. Any increase in population, number of visitors to the Area or further recreational/residential developments would require additional facilities. The design and construction of the STS systems need to comply with relevant standards and regulations, such as Environmental Protection Department (EPD)’s Practice Note for the Professional Person (ProPECC) 5/93, for the protection of the water quality and the natural streams flowing through the Area.

Statutory Development Control

- 5.3. 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 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.
- 5.4. 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.
- 5.5. Footpaths, 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.

- 5.6. Any development, or in conformity with this Plan or with the permission of the Board, undertaken or continued on or after 30.9.2010 on land included in a plan of the Draft Pak Lap DPA, may be subject to enforcement proceedings under the Ordinance.

**PLANNING DEPARTMENT
APRIL 2013**



 STUDY AREA

LOCATION PLAN

PAK LAP

SCALE 1 : 100 000



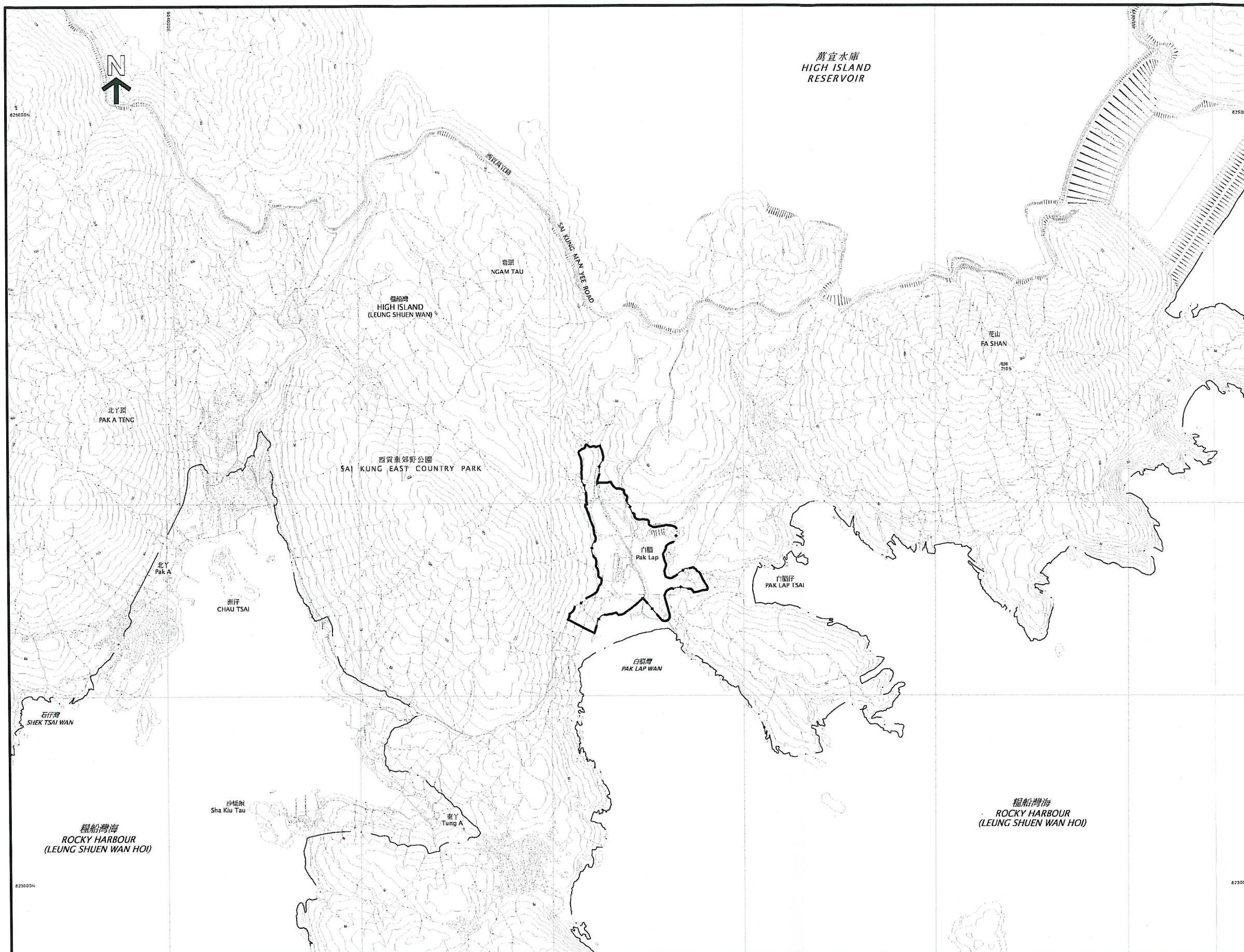
EXTRACT PLAN PREPARED ON 20.2.2013
BASED ON SURVEY SHEET SERIES HM100C

PLANNING
DEPARTMENT



REFERENCE No.
M/SK/13/07

FIGURE
1



圖例
NOTATION

MISCELLANEOUS		其他
BOUNDARY OF DEVELOPMENT PERMISSION AREA	— • —	發展審批地區界線
BOUNDARY OF COUNTRY PARK	— • —	郊野公園界線

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分比	
UNSPECIFIED USE	0.00	100.00	非指定用途
TOTAL AREA OF DEVELOPMENT PERMISSION AREA	6.80	100.00	發展審批地區總面積

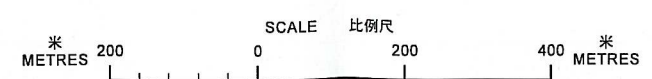
夾附的《註釋》屬這份圖則的一部分
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN

PAK LAP
DEVELOPMENT PERMISSION AREA PLAN

PLANNING DEPARTMENT



EXTRACT PLAN PREPARED ON 20.2.2013
BASED ON DEVELOPMENT PERMISSION
AREA PLAN No. DPA/SK-PL/2 APPROVED ON 4.10.2011



REFERENCE No.
M/SK/13/07

FIGURE
2



LEGEND



STUDY AREA



COUNTRY PARK

SAI KUNG EAST
COUNTRY PARK

PAK LAP

SAI KUNG EAST
COUNTRY PARK

PAK LAP WAN

STUDY AREA OF PAK LAP

PAK LAP

SCALE 1 : 3 000

METRES 50 0 50 100 METRES

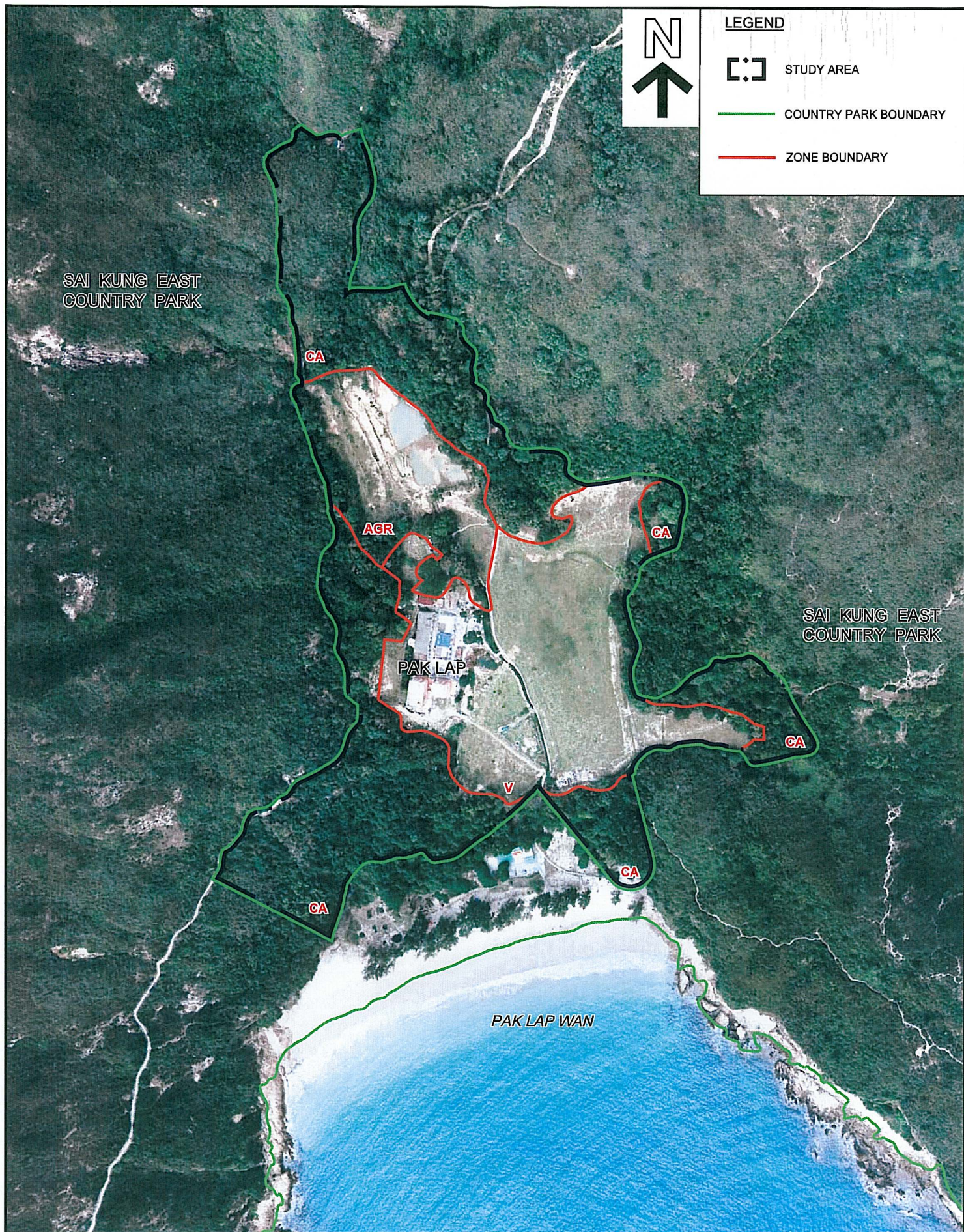
EXTRACT PLAN PREPARED ON 20.2.2013
BASED ON SURVEY SHEETS No.
8-SE-22D & 12-NE-2B

PLANNING
DEPARTMENT



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M/SK/13/07

FIGURE
3



EXTRACT PLAN PREPARED ON 19.4.2013
 BASED ON AERIAL PHOTO No. CW99067
 TAKEN ON 1.1.2013
 BY LANDS DEPARTMENT

AERIAL PHOTO

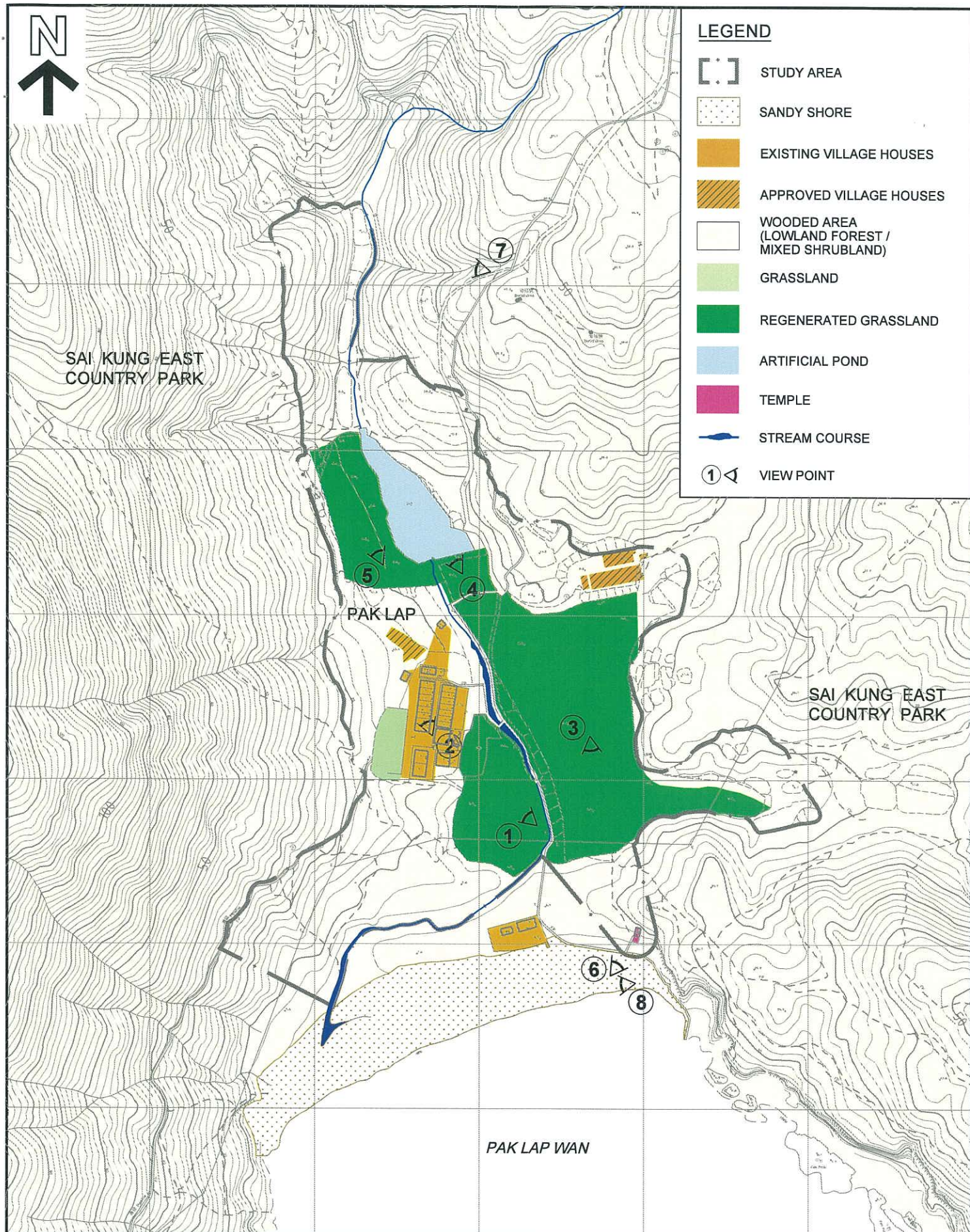
PAK LAP

PLANNING
 DEPARTMENT



REFERENCE No.
 M/SK/13/07

FIGURE
 4



EXTRACT PLAN PREPARED ON 19.4.2013
BASED ON SURVEY SHEETS No.
8-SE-22D & 12-NE-2B

EXISTING PHYSICAL FEATURES

PAK LAP

SCALE 1 : 3 000
METRES 50 0 50 100 METRES

PLANNING
DEPARTMENT



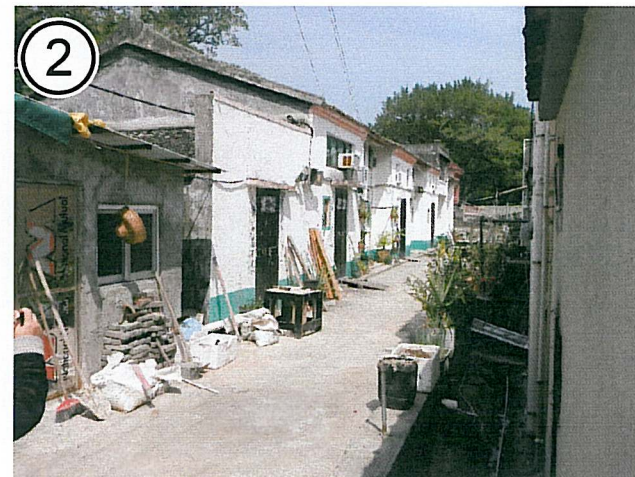
REFERENCE No.
M/SK/13/07

FIGURE
5

VILLAGE HOUSES 1



VILLAGE HOUSES 2



REGENERATED GRASSLAND



ARTIFICIAL POND



PLAN PREPARED ON 2.4.2013
BASED ON SITE PHOTO TAKEN ON 4.3.2013

SITE PHOTOS

EXISTING LAND USE
PAK LAP

規劃署
PLANNING
DEPARTMENT



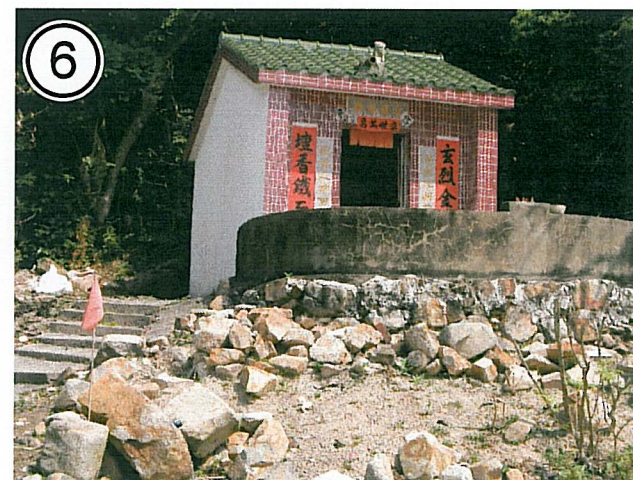
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REFERENCE No.
M/SK/13/07

FIGURE
6a

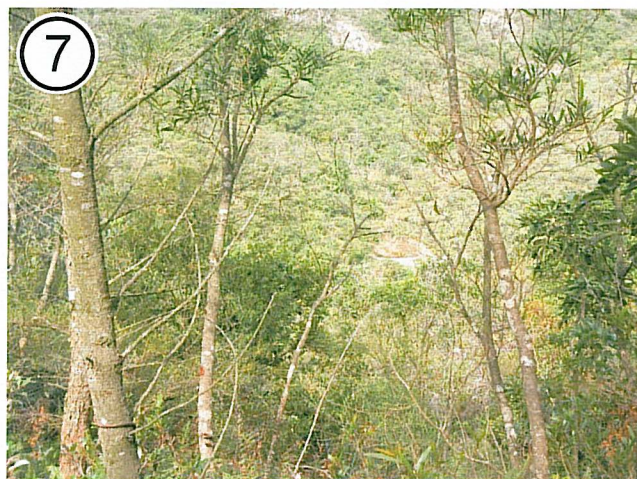
TERRACED FIELDS



TEMPLE



LOWLAND FOREST / MIXED SHRUBLAND



SANDY SHORE



PLAN PREPARED ON 2.4.2013
BASED ON SITE PHOTO TAKEN ON 4.3.2013

SITE PHOTOS

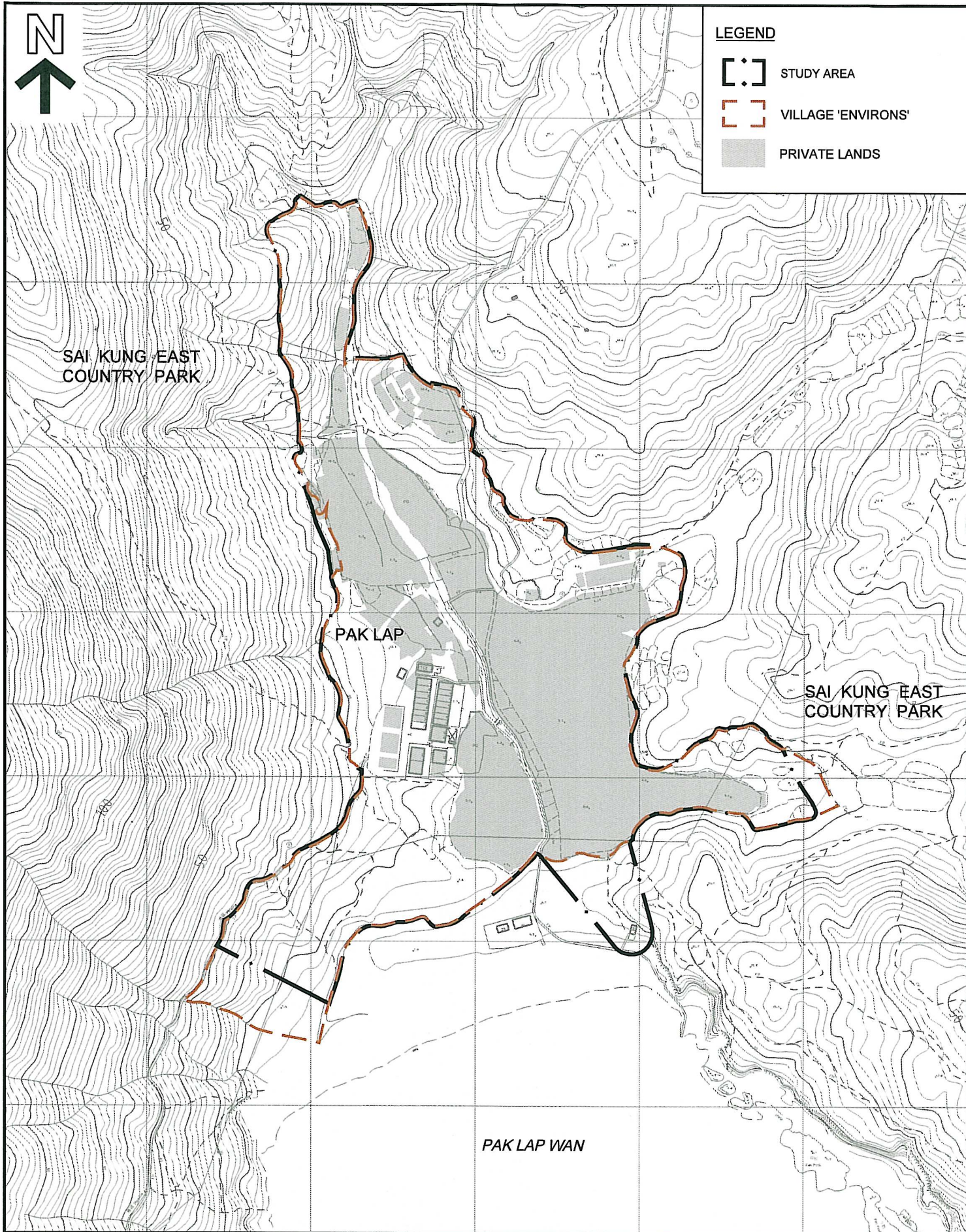
EXISTING LAND USE
PAK LAP

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/SK/13/07

FIGURE
6b



EXTRACT PLAN PREPARED ON 20.2.2013
BASED ON SURVEY SHEETS No.
8-SE-22D & 12-NE-2B

LAND OWNERSHIP AND VILLAGE "ENVIRONS"

PAK LAP

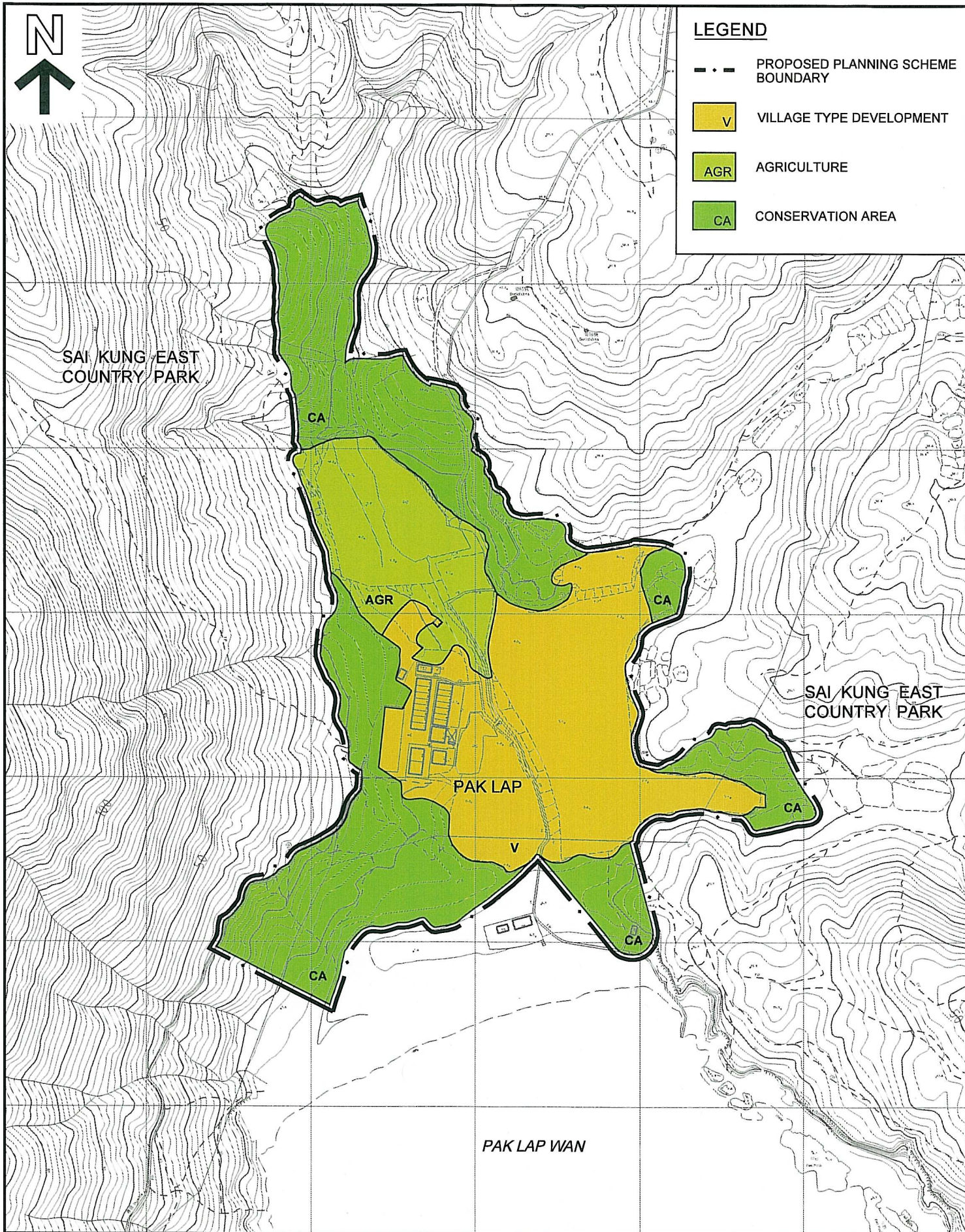
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**PLANNING
DEPARTMENT**



REFERENCE No.
M/SK/13/07

**FIGURE
7**

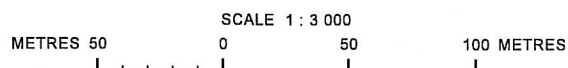


LEGEND

- PROPOSED PLANNING SCHEME BOUNDARY
- V VILLAGE TYPE DEVELOPMENT
- AGR AGRICULTURE
- CA CONSERVATION AREA

PROPOSED LAND USES

PAK LAP



**PLANNING
DEPARTMENT**



REFERENCE No.
M/SK/13/07

**FIGURE
8**

EXTRACT PLAN PREPARED ON 19.4.2013
BASED ON SURVEY SHEETS No.
8-SE-22D & 12-NE-2B

Planning Assessments on the Pak Lap Village Representative's Proposal

Introduction

1. In July 2012, Pak Lap Village Representative represented by Land Supreme Surveyors submitted a Planning Study for Pak Lap Area (the Area) to Planning Department to facilitate the preparation of the OZP.

Proposed Outline Zoning Plan

The Pak Lap Village Representative pointed out that the Area was not included in the Sai Kung East Country Park (SKECP) in the 1970s, then the Area should still not be included in SKECP, in particular that large area of land are in private ownership. However, considering sustainable development for Pak Lap, a land use proposal for the draft Pak Lap Outline Zoning Plan (OZP) is proposed:

“Village Type Development” (“V”) (4.5ha)

2. The planning intention of this zone is to designate both existing recognized villages and areas of land suitable for village expansion. The areas of north-eastern edge, south-western corner, and the flat paddy fields in the middle of Pak Lap are proposed to be zoned as “V” (**Drawing 1**). The area could meet the demand of 41 Small Houses in the coming 10 years and the area required should be around 0.87ha (**Drawing 2**). With some minor landscaping improvement works, all the Small Houses, including both those already in existence and those that would be built in the future.

“Recreation” (“REC”) (0.66ha)

3. The zone is intended primarily for recreational developments for the use of the general public. This zone also encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the recreational developments may be permitted subject to planning permission. It is proposed part of the south-eastern portion could for designated as “REC” use. It is suggested that a holiday camp for disable (i.e. buildings are of 10m (about) and 3 storeys in height) be erected in this zone (**Drawing 2**).

“Agriculture” (“AGR”) (0.34ha)

4. The northern headland of Pak Lap is suggested to be zoned for agricultural use as the headland is government land and topographically is a gentle slope (**Drawing 1**).

“Green Belt” (“GB”) (1.3ha)

5. The planning intention of this zone is primarily to define the limits of development area, to preserve existing well-wooded and other natural features, as well as to provide passive recreational outlets for the local population and visitors. The south-western of Pak Lap is covered by scrubland and native plantation woodland and is suggested to be zoned as “GB” (**Drawing 1**).

‘Road’

6. A proposed 4.5m width access road with 1.5m footpath is proposed to connecting Man Yee Road to Pak Lap. Carparking spaces and carparking spaces for disable are proposed within the “REC” zone (**Drawing 2**).

Ecological Survey Appraisal Report

7. A visit was conducted on 27th June 2012 to conduct a rapid ecological assessment (REA) of habitats present in the vicinity of the existing village. Surveys were conducted to cover flora and key groups of fauna, including mammals, birds, reptiles and amphibians, freshwater fish and invertebrates and intertidal fauna. Habitat mapping was also conducted from aerial photographs and on site habitat survey. This Ecological Survey Report will be utilized for the process of preparation of the Pak Lap OZP (**Drawing 3**).

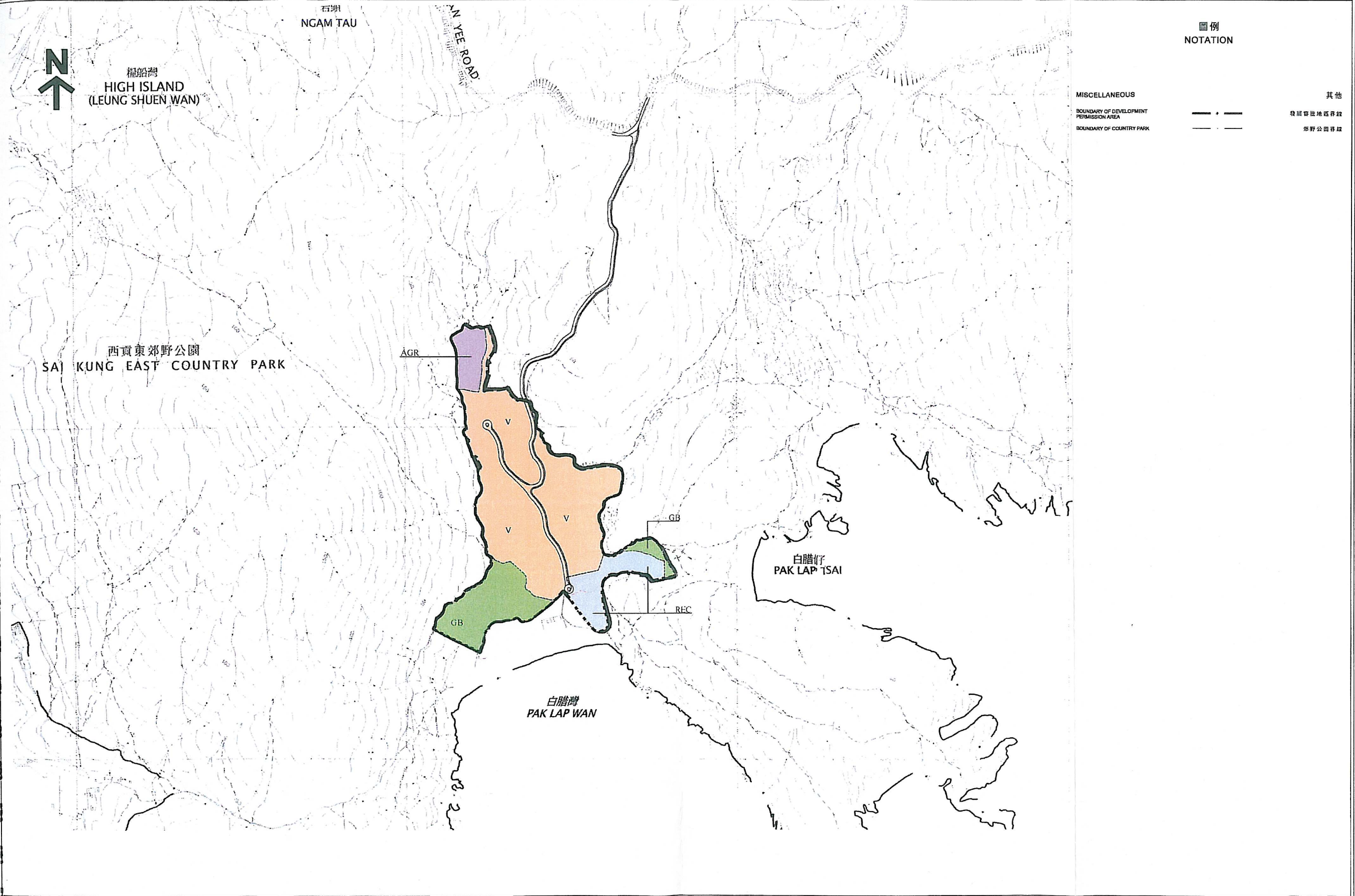
Planning Assessments

8. The northern part of Pak Lap is covered by mature woodland, which is not suitable for agricultural use, Director of Agricultural, Fisheries and Conservation (DAFC) considers that the mature woodland in the periphery of Pak Lap should be more appropriate to be zoned as “CA” zone.
9. The southern and south-eastern of Pak Lap are covered by mature woodland, which is not suitable to clear up the trees for recreation use, i.e. holiday camp for disable (about 10m and 3 storeys in height) and carparking spaces. DAFC recommends that the mature woodland in the periphery of Pak Lap should be zoned as “CA” zone. Moreover, from urban design point of view, no development parameters have been proposed for the development within “REC” zone, such as plot ratio and building heights. No assessments have also been provided on the implementation implication of recreation development in the Area. In the absence of this information, it is not possible to ascertain the potential visual impact arising from developments within the proposed zoning.

10. The north-western part of Pak Lap, currently occupied by pond and terraced-field is suggested to be zoned as “V”. DAFC advised that the site occupied by the pond and terraced-field has good potential for agricultural use and should be more appropriate to be zoned as “AGR” instead of “V”.
11. Regarding the proposed vehicular access from Man Yee Road to Pak Lap, DAFC points out that currently there is only a footpath connecting Sai Kung Man Yee Road and Pak Lap Village and most of the footpath falls within Sai Kung East Country Park. Should any modification works proposed to be carried out for the footpath or any other construction works fall within country parks, prior written consent from the Country and Marine Parks Authority must be obtained before commencement of any works within country park area. As confirmed by Sai Kung District Office (DO/SK), the footpath improvement works carried out by DO/SK is to provide a ramp for pedestrians and their use of trolleys, and not designed as a vehicular access.
12. Transport Department (TD) shares the similar view with AFCD, Sai Kung Man Yee Road is a service road being maintained and managed by Water Supplies Department. The proposed access road leading to Pak Lap will presumably be a village access road outside TD’s purview. Further comments should be sought from DO/SK or other possible implementation/management/maintenance department(s). Also, provision of vehicular road within country park is likely a designated project under the Environmental Impact Assessment Ordinance (**Drawing 2**).
13. Chief Town Planner/Urban Design and Landscape of Planning Department (CTP/UD&L of PlanD) points that the area of Pak Lap is surrounded by the Sai Kung East Country Park which has restricted vehicular access under the Country Parks Ordinance. As the area of Pak Lap is located on the lower vegetated valley, the proposed access road connecting from the Man Yee Reservoir to Pak Lap may require considerable site formation work and most likely cause adverse landscape impact on both existing landform and woodland vegetation, which may degrade the overall landscape quality of the Country Park. According to the findings of the study of Ecological Survey Appraisal Report provided, eight “*Ketleeria fortune*” (油杉) are recorded within the plantation woodland along the existing footpath within the Country Park. These are protected species under Forests and Countryside Ordinance (Cap. 96) in Hong Kong and may be affected by the proposed access road (**Drawing 3**).

Attachments

- | | |
|-----------|---|
| Drawing 1 | Proposed Pak Lap Outline Zoning Plan |
| Drawing 2 | Proposed Layout Plan |
| Drawing 3 | Habitat Map extracted from Ecological Survey Appraisal Report |



Land Supreme Surveyors Ltd.

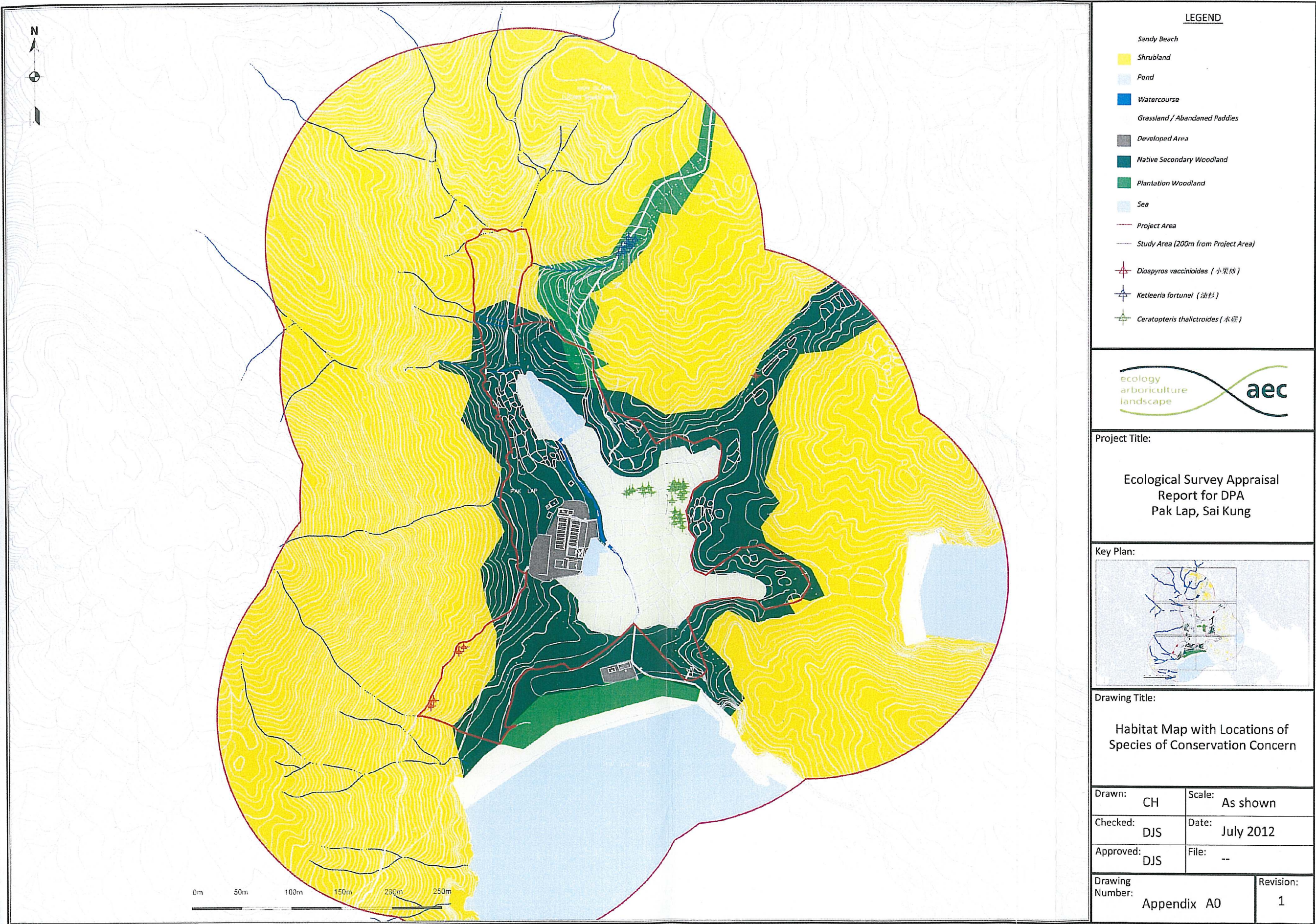
Proposed Pak Lap Outline Zoning Plan

(Source : Land Use Proposal supplied by the Village Representative)

REFERENCE No.
M/SK/13/07

DRAWING
1





(Source : Habitat Map with Locations of Species of Conservation Concern supplied by the Village Representative)