

TOWN PLANNING BOARD

**TPB PAPER NO. 9420
FOR CONSIDERATION BY
THE TOWN PLANNING BOARD
ON 13.9.2013**

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

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1. Introduction

The purposes of this paper are to:

- (a) report on the results of the consultation with the Sai Kung District Council (SKDC) and the Sai Kung Rural Committee (SKRC), and other public views on the draft Pak Lap Outline Zoning Plan (OZP) No. S/SK-PL/C; and
- (b) seek Members' agreement that the draft Pak Lap OZP No. S/SK-PL/C, its Notes and Explanatory Statement (ES) (**Annexes I to III**) are suitable for public inspection under section 5 of the Town Planning Ordinance (the Ordinance).

2. Background

- 2.1 On 30.9.2010, the draft Pak Lap DPA Plan No. DPA/SK-PL/1 was exhibited for public inspection under section 5 of the Ordinance. In accordance with section 20(5) of the Ordinance, the DPA Plan is effective for three years until 30.9.2013 unless an extension is obtained from the Chief Executive in Council. On 26.4.2013, the Town Planning Board (the Board) gave preliminary consideration to the draft Pak Lap OZP No. S/SK-PL/B (TPB Paper No. 9333) and agreed that the draft OZP was suitable for submission to the SKDC and the SKRC for consultation. An extract of the minutes of the Board's meeting held on 26.4.2013 and TPB Paper No. 9333 are at **Annexes IV and V** for Members' reference.
- 2.2 For Members' easy reference, as compared to the approved Pak Lap DPA Plan where all the land are designated as "Unspecified Use", three major land uses have been designated on the draft OZP (No. S/SK-PL/B), namely "Conservation Area" ("CA") zone (3.44 ha and 50.6%), "Village Type Development" ("V") (2.36 ha and 34.7%) zone and "Agriculture" ("AGR") zone (1 ha and 14.7%) (Appendix I of **Annex V**). Major land use proposals of the draft OZP have been highlighted in the TPB Paper No. 9333 (**Annex V**) and recapitulated below:

“CA” Zone (3.44 ha and 50.6%)

- (a) According to the Director of Agriculture, Fisheries and Conservation (DAFC), many native species were found in the wooded areas which formed a continuous stretch of well-established vegetation with those located at the adjacent Sai Kung East Country Park (SKECP) and were ecologically-linked to the natural habitats therein (Appendix I and Plans 7 and 8 of **Annex V**). One of the species of conservation interest, namely *Pavetta hongkongensis* (香港大沙葉) was recorded in the woodland near the village. It was a protected plant under the Forests and Countryside Ordinance (Cap. 96). Detailed plant list can be found on Annex A of TPB Paper No. 9333 (**Annex V**). Developments that might adversely affect the general rural character and the adjacent ecologically sensitive areas should be avoided. Hence, the “CA” zoning has been proposed to cover the wooded areas at the periphery of the Pak Lap (i.e. eastern, south-eastern, southern, south-western and northern part of the Area), so that the rich ecological and biological features in the areas can be protected and preserved. In this regard, DAFC considers that the designation of these wooded areas as “CA” is appropriate;

“V” Zone (2.36 ha and 34.7%)

- (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’ (‘VE’), 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 stream courses have been avoided as far as possible (Appendix I and Plans 7 and 8 of **Annex V**).
- (c) District Lands Officer/Sai Kung (DLO/SK) advised that according to the indigenous Village Representative (VR) of Pak Lap Village in December 2012, the outstanding and the 10-year forecast demand for Small House demand for Pak Lap Village were 7 and 72 (as compared to the previous figure of 15 for the period of 2010 to 2019). As explained by the VR, the updated 10-year forecast demand has taken account of the male descendants residing overseas. Based on PlanD’s preliminary estimate, about 1.8 ha of land was required for meeting the total Small House demand of 79;

- (d) the Area is completely encircled by the SKECP. There are mountain ranges to its east, north and west and the scenic coastline of Pak Lap Wan to its south. The central and northern parts of the Area are fallow agricultural land overgrown with grass and shrubs. As the grassland in the central part of Area is flat, close to the existing village and large enough to meet the outstanding and the 10-year forecast demand for Small House demand, it is an optimal location for “V” zone;
- (e) the proposed “V” zone, located in the central part of the Area, covers a total area of 2.36 ha which mainly comprises the existing village settlements, the area approved for Small House and NTEHs development (0.56 ha) plus 1.8 ha of land to meet the 10-year forecast demand;

“AGR” Zone (1 ha and 14.7%)

- (f) the northern part of the Area, which is once the subject of excavation works, is currently occupied by an artificial pond and fallow terraced field. DAFC advises that this area has good potential for rehabilitation into agricultural use. Hence, this area is designated as “AGR” to encourage agricultural use. DAFC considers that the designation of the area as “AGR” is appropriate (Appendix I and Plans 4, 5, 7 and 8 of **Annex V**).

3. Local Consultation

- 3.1 The Sai Kung Rural Committee (SKRC) and Sai Kung District Council (SKDC) were consulted on the draft OZP on 30.4.2013 and 7.5.2013 respectively. SKDC requested the expansion of “V” zone for village type development and the provision of vehicular access within the Area. SKRC expressed objection to the draft OZP as the proposed zoning could affect development rights of the villagers. The VR of Pak Lap Village after the SKRC meeting has also submitted a counter proposal to the draft OZP (**Plan 1**). The minutes of the SKDC meeting and submissions/views from SKRC and specific proposal from the VR of Pak Lap Village are at **Annexes VI (a) to VI(c)**. Their general comments and specific proposals on the draft OZP are summarized below:

General Comments

Inadequate Infrastructure

- (a) the Area is not served by any road and other infrastructural and utility services such as public toilet, television and/or radio transmitter installation. Such type of facilities should be provided;

Small House Development in “V” zone

- (b) during the preparation of the plan, the relevant authority has not considered the historical culture and *fung shui* that shaped the layout of the whole village. The old village of the indigenous inhabitants was once facing the “Pak Fu Shan 白虎山” at its southwest. Due to poor *fung shui*, all male grown-ups died before the age of 40. Therefore, the entire village was relocated to the present location to escape from the ill fate. Besides, a temple was built at the seashore facing the Pak Fu Shan to ward off evil impact. Since then, fortune and offsprings have been sustaining for several decades. The VR wants to know whether the relevant authority has gained any insight into their situation and sympathized with them in planning the “V” zone (**Plan 1**). In addition, some local villagers have no private land for Small House development and thus, expansion of the “V” zone to the south-western part of the existing village and including Government land within the zone is required;

“Conservation Area” (“CA”) zone

- (c) the relevant department, including the Agriculture, Fisheries and Conservation Department (AFCD), has not conducted any consultation exercise nor elaborated on their conservation intention. No assessment report was made available to the inhabitants. The VR strongly requests AFCD to provide their assessment reports;

“Agriculture” (“AGR”) zone

- (d) as vehicles and farmers’ carts are restricted within the Country Park area, they questioned how agricultural land could be rehabilitated and how farming resources/products can be delivered and distributed. As there is no plan for agriculture rehabilitation, the VR worries that the “AGR” zone would limit the chance of Small House development;

Specific Proposals (Plan 1)

Rezoning the north-western and south-western parts of the Area from “CA” to “Green Belt” (“GB”) and “V” zones (Plans 1 to 4)

- (e) the VR suggested to rezone the north-western part (8,000m²) of the Area from “CA” to “GB” and the south-western part of the Area from “CA” to “GB” (2,300m²) and “V” (2,250m²);

Rezoning two house lots at the north-eastern part of the Area from “CA” to “V” zone (Plans 1, 5 to 6b)

- (f) the VR suggested to rezone the two house lots (Lot No. 70 (260m²) and Lot No. 93 (130m²)) and its surrounding area at the north-eastern part of the Area from “CA” to “V” for Small House developments;

Rezoning two pieces of land at the southern part of the Area from “CA” to “Government, Institution or Community” (“G/IC”) zone (Plans 1, 7 to 8)

- (g) the VR suggested to rezone the two pieces of land at the southern part of the Area from “CA” to “G/IC” for the provision of public toilet and television and/or radio transmitter installation. The two areas proposed for rezoning to “G/IC” are 235m² and 240m² respectively;

- 3.2 Comments from environmental concern groups have been received including Designing Hong Kong, World Wide Fund Hong Kong, Conservancy Association and Kadoorie Farm and Botanic Garden, Eco-Education & Resources Centre, Green Power and Friends of Sai Kung. In general, they support the draft OZP as woodland areas at the periphery have been covered with conservation zoning (**Annex VI (d) to (j)**). In order to better protect the area where there is conservation and landscape value, they have also put forward the following proposals:

General Comments

Designation as Country Park

- (a) to protect the valuable species and important habitats within the Area, it is proposed to incorporate the Area into SKECP;

Reduction of “V” zone

- (b) they note that the proposed “V” zone is about 2.36ha. Such a big “V” zone is to meet the outstanding and 10-year forecast demand for Small House demand in Pak Lap area, which are 7 and 72 (total of 79) while the forecast demand was only 15 in 2009. They comment that the relevant authority should verify the forecast and particularly investigate why there is substantial increase within three years;
- (c) they are also concerned about the potential sewerage problem brought by the 79 Small Houses which would seriously pollute the existing stream course flowing across the proposed “V” zone. The sewage, treated only by on-site septic tanks and soakway system, may be discharged direct to the stream course. Should this happen, the water quality of Pak Lap Wan would be polluted. The size of the “V” zone should be reduced;

Specific Comments

Exclusion of the stream and its riparian zone from “V” zone (Plans 9 to 10b)

- (d) since part of the stream falls within the “V” zone, construction and sewerage impacts from Small House development might affect the stream. Buffer zone should be set up to separate the stream from the Small House development within the “V” zone;
- (e) Pak Lap Wan is a habitat for *Amphioxus* (lancelet) (文昌魚). Chinese Striped Terrapin (中華花龜) and Chinese Bullfrog (虎皮蛙) have been found in the stream. The proposed “V” zone is bisected by a stream leading to Pak Lap Wan, the stream and its riparian areas (i.e. at least 30m buffer distance from both sides of the stream) within the “V” zone should be rezoned to “CA”;

Rezoning the “Agriculture” (“AGR”) to “CA” or “GB” zone (Plans 9 and 10c)

- (f) Pak Lap is one of the natural habitats for birds. The area zoned as “AGR” previously was a forest; the species of Rufous-gorgeted Flycatcher (橙胸姬鶯) and White-bellied Sea Eagle (白腹海鵰) have been recorded. They worry that agricultural activities including pond filling, soil excavation and stream diversion could cause significant ecological

impacts on natural habitats. Hence, it is suggested to rezone the area from “AGR” to “CA” or “GB” zone;

Rezoning the area with Water Fern from “V” to “CA” (Plans 11 to 12)

- (g) some isolated Water Fern are found within the wet abandoned field which falls within “V” zone. It is suggested to rezone the wet abandoned field from “V” to “CA” zone; and

Restricting provision of vehicular traffic

- (h) with the great demand for Small Houses, they worry that there would eventually be request for the provision of direct vehicular road to Pak Lap. The provision of EVA and allowing vehicular traffic to penetrate Sai Kung Country Park would bring about excessive pollution and pressure on the existing Country Park infrastructure. Hence, they suggest to restrict the provision of vehicular traffic in the Area.

4. Planning Department’s Responses

- 4.1 In consultation with departments concerned, the Planning Department (PlanD)’s responses to the comments and proposals raised by the aforementioned groups are as follows:

Small House Developments within “V” zone

- (a) the locals and environmental concern groups hold conflicting views on the currently proposed “V” zone for Pak Lap Village. The former would like to see further expansion of the “V” zone whilst the latter suggests to reduce its size. It should be noted that Pak Lap Village is the only recognized village in the Area and its ‘VE’ covers an area of about 6.85 ha extending slightly beyond the boundary of the Plan (**Plan 11**). District Lands Officer/Sai Kung (DLO/SK) has advised that the outstanding and the 10-year forecast for Small House demand for Pak Lap Village are 7 and 72 respectively. The boundaries of the “V” zone are drawn up having regard to the ‘VE’, 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 stream

courses have been avoided as far as possible, however “fung shui” is not a material planning consideration in defining the “V” zone boundary;

- (b) the proposed “V” zone has a total area of about 2.36 ha including 1.8 ha of land which is sufficient to meet the outstanding and 10-year forecast demand (or equivalent to about 79 Small House sites). The remaining 0.56 ha mainly comprises the existing village settlements, the area approved for Small House and NTEH developments. A summary of Small House demand and land supply for Pak Lap Village is as follows:

Small House Demand Figure in 2010		Small House Demand Figure in 2012		‘VE’ Area (ha)	“V” zone on draft OZP (ha)	Required land to meet new demand (ha) for 79 numbers	Available Land to meet new demand figure (ha)	Percentage of the new demand met by available land
Outstanding Demand	10-year forecast (2010 – 2019)	Outstanding Demand	10-year forecast (2011 – 2020)					
7	15	7	72	6.85	2.36	1.8	1.8	100%

- (c) noting the requests and concerns of both the locals and environmental concern groups, PlanD has re-confirmed the Small House demand of Pak Lap by obtaining the latest information for the 10-year forecast and outstanding for Small House demand from DLO/SK. DLO/SK has advised that according to the indigenous VR of Pak Lap Village in December 2012, the 10-year forecast demand for Small House demand for Pak Lap is 72. As explained by the VR, the updated 10-year forecast demand has taken account of the male descendants residing overseas;
- (d) the area of the currently proposed “V” zone can therefore fully meet the Small House demand and respect the development right of the indigenous villagers whilst taking account of the relevant planning considerations as enumerated in paragraph 4.1(a) above;

Exclusion of the stream and its riparian zone from “V” zone

- (h) as to the concerns of the environmental concern groups on the possible degradation of water quality of Pak Lap Wan by Small House developments around the stream which bisects the “V” zone (**Plans 9, 10a to 10c**), Director of Water Supplies advises that Pak Lap does not fall within the Water Gathering Grounds area. Moreover, Pak Lap Wan is not a gazetted beach and the stream flowing to Pak Lap Wan is neither an Ecologically Important Stream nor a Site of Special Scientific Interest

(SSSI). DAFC advises that the water course flowing through Pak Lap has largely been modified;

- (i) the need to avoid potential impacts on the stream courses and Pak Lap Wan is noted. In this regard, paragraph 9.1.5 of the Explanatory Statement (ES) of the draft OZP (**Annex III**) has been further refined to reflect the need for the Small House applications near existing streams to observe the relevant guidelines which already sets out that in accordance with the Environmental, Transport and Works Bureau's Technical Circular (Works) No. 5/2005, under the current administrative practice, for development proposals/submissions that may affect natural streams/rivers, the approving/processing authorities should consult and collate comments from the Director of Agriculture, Fisheries and Conservation (DAFC) and relevant authorities and incorporate relevant comments/advice as conditions of approval wherever possible. Also, for the protection of the water quality of the Pak Lap Wan, the design and construction of on-site septic tank system for any development proposals/submissions need to comply with relevant standards and regulations, such as Environmental Protection Department (EPD)'s Guidelines (i.e. Practice Notes for the Professional Person) ProPECC No. 5/93. DLO/SK when processing Small House grant and applications in close proximity to existing stream courses will also consult concerned departments including EPD, AFCD and PlanD to ensure that all relevant departments would have adequate opportunity to review and comment on the applications;
- (j) regarding the concern of habitat in Pak Lap Wan, DAFC advises that *Amphioxus* (lancelet) (文昌魚) is a marine benthic organism of conservation interest. The waters around Pak Lap Wan have been recorded with a high density of *amphioxus*, and are regarded as a major habitat for the animals in Hong Kong. While potential impact on the nearby *amphioxus* community should be minimized, direct impact on the animals is not expected since development in the future "V" zone is primarily land-based. As to the environmental concerns groups' concern on control of any development which may require diversion of the existing streams in the area (paragraph 3.2(f) above), restriction on diversion of streams has already been stated in the Notes of the "V" zone;

Rezoning the area with water fern from “V” to “CA”

- (k) the environmental concern groups also propose to rezone the area, where water fern is found, from “V” to “CA” (paragraph 3.2(g) above). While water ferns are found scattered in the wet abandoned agricultural land on the eastern side of Pak Lap (**Plans 11 and 12**), DAFC advises that the colony is small and its occurrence is subject to site conditions. He has no strong view on maintaining the proposed “V” zone for this area;

“Agriculture” (“AGR”) zone

- (l) the area to the north of the “V” zone was once the subject of excavation works in 2009. Currently, the land is occupied by artificial ponds and fallow terraced field. DAFC advises that the fallow terraced field and ponds have good potential for rehabilitation into agricultural use. This area should be designated as “AGR” to retain and safeguard good quality land/farm/fish ponds for agricultural purpose. Besides, to ensure development within “AGR” zone would not result in adverse environmental impact, the Notes of the OZP has stipulated that diversion of stream, and filling of land/pond within “AGR” zone are subject to the Board’s approval. DAFC advised that there may not be strong ecological grounds to rezone this area to “CA”. In the absence of any characteristic akin to the natural resources which are worthy of conservation, and without significant change in planning circumstances, the “AGR” zone should be retained;

“Conservation Area” (“CA”) zone

- (m) the locals are concerned about the basis to draw up the “CA” zone and its impact on the villagers’ development rights. It should be noted that concerned departments have been duly consulted in the plan-making process. According to DAFC, 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. DAFC advises that the proposed “CA” zone is considered appropriate to preserve the natural environment and its natural resources;

- (n) regarding the VR's proposal to rezone the south-western part of the Area from "CA" to "V" zone for Small House development (paragraph 3.1(g) above; **Plans 1 to 3b**), DAFC advises that the wooded areas at the periphery of Pak Lap consists of relatively undisturbed, native woodland where a high diversity of plants, including protected species, can be found. Detailed plant list can be found on Annex A of TPB Paper No. 9333 (**Annex V**). To preserve the native woodland and maintain a buffer between the village area and the surrounding SKECP, encroachment of the "V" zone into the woodland is not supported from nature conservation point of view;
- (o) as to the VR's proposal to rezone the north-western and south-western parts of the Area from "CA" to "GB" zone (**Plans 1, 2, 3c and 4**), DAFC advises that the "CA" zone is to protect the relatively undisturbed, native woodland at the periphery of Pak Lap, where a high diversity of plants, including protected species, can be found. The two "CA" areas proposed by the VR for rezoning to "GB" consist of woodland of similar quality and there are little ecological grounds to differentiate these two "CA" areas from the rest of the "CA" areas which in fact form a continuous woodland integrated with the adjoining SKECP. DAFC considers that there is no strong justification to rezone part of "CA" to "GB";
- (p) the VR proposes to rezone two house lots, i.e. Lot No. 70 (60m²) and Lot No. 93 (14m²) in DD 368 from "CA" to "V" (**Plans 1, 5 to 6b**). These two lots are at the north-eastern part of the Area, and surrounded by natural vegetation, forming part of the wider "CA" zones. Lot No. 70 is on slightly elevated ground with shrubs and grass while Lot No. 93 is covered by mature trees. DLO/SK advises that these two lots are Old Schedule House Lots under the Block Crown Lease. The area of Lot No. 70 (60m²) and Lot No. 93 (14m²) under the lease is much smaller than that proposed by the VR, i.e. 260m² and 130m² respectively. Approval for redevelopment of Lots No. 70 and 93 in D.D. 368, Pak Lap Village was given on 22.8.2006 and approval letters for both lots were issued by DLO/SK on 30.1.2007. As the two lots are entitled for redevelopment, according to the Notes of OZP, 'House (Redevelopment only)' is a Column 2 use, the respective land owners can apply for planning permission from the Board for Small House development under s.16 of the Ordinance. DAFC considers that rezoning of these two lots to "V" for Small House development would cause adverse impact on the "CA"

zone. The Government's intention of protecting natural resources within "CA" zone would be undermined. Through the planning application mechanism, the respective land owners could seek the Board's approval for their redevelopment of the house lots while the Board could also maintain effective control on any undesirable development within the "CA" zone having natural resources worthy of conservation. Rezoning of these two lots from "CA" to "V" is considered not necessary;

"Government, Institution or Community" ("G/IC") zone

- (q) the VR suggests to rezone the two pieces of land at the southern part of the Area from "CA" to "G/IC" for the provision of public toilet and television and/or radio transmitter installation (**Plans 1, 7 and 8**). Regarding the request for provision of television and/or radio transmitter installation, the Office of the Communications Authority would keep in view the needs and forward the requests to the services providers when necessary;
- (r) as to the requested provision of public toilet, the Director of Food, Environment and Health (DFEH) comments that a Government Refuse Collection Point (RCP) and a public toilet would be provided in Pak Lap to serve the needs of the local residents and tourists. The site, with a required area of about 170m², should be located close to the sea for easy disposal of refuse and sewer by water transport. DEP advises that the proposed site for RCP and public toilet should not be located within 30m from the existing stream and within 50m from high-water mark of Pak Lap Wan. As the site suggested by the VR falls within 30m from the existing stream and within 50m from high-water mark of Pak Lap Wan, the site proposed by the VR is considered not suitable for development of RCP and public toilet. Taking into account DEP's comments as well as DFEH's location criteria, a piece of Government land (170m²) to the south of the existing village cluster is proposed to be rezoned from "CA" to "G/IC" (**Plans 13 to 14b**). Although the proposed site is covered with trees, DAFC has no objection provided there is an over-riding need for such public facilities to serve the residents and the tourists. The details of the proposed rezoning are described in paragraphs 5.4 to 5.6 below;

- (s) apart from the request from the VR, there is another site, which is currently occupied by an existing temple, proposed for rezoning from “CA” to “G/IC”. The details of the proposed rezoning are described in paragraphs 5.4 to 5.6 below (**Plans 8, 13 and 14b**);

Inadequate Infrastructure

- (t) according to the 2011 Census, the total population of the Area was less than 50 persons. At present, the Area is supplied with potable water, electricity and telephone services. There are neither committed/planned sewerage and drainage systems nor gas supply projects for the Area. The “V” zone in the draft OZP could accommodate a total planned population of around 230. Relevant works departments would keep in view the need for infrastructure in future subject to resources availability. Flexibility has also been provided in the Notes of the draft OZP for geotechnical works, local public works and environmental improvement works co-ordinated or implemented by the Government, which are generally necessary for provision, maintenance, daily operations and emergency repairs of local facilities for the benefits of the public and/or environmental improvement;

Vehicular Access to Pak Lap

- (u) with regard to the access to Pak Lap, District Officer/Sai Kung (DO/SK) advises that there is already proposal under the minor works project to re-align the footpath and improve the pathway by providing ramps to facilitate the transportation of goods to Pak Lap (**Plan 15**). The width of the proposed footpath though would not exceed 1.2m is sufficiently wide for village vehicles. The proposal, for pedestrian access only, was supported by Country and Marine Parks Board on 17.10.2012; and

Designation as Country Park

- (v) the environmental concern groups propose to incorporate the Area into the SKECP. DAFC advises that the suitability of Pak Lap enclave for country park designation would be assessed in due course by drawing reference to criteria such as conservation value, landscape and aesthetic value, recreation potential, existing scale of human settlement, etc. Views of the Country and Marine Parks Board will also be sought in due course.

- 4.2 In summary, the following amendments have been proposed to the draft OZP: (i) rezoning a site currently occupied by a temple from “CA” to “G/IC” to reflect the existing use; and (ii) rezoning a site to the south of the existing Pak Lap Village from “CA” to “G/IC” for provision of RCP and public toilet. Other proposed land use zonings on the draft OZP (renumbered as No. S/SK-PL/C) are considered appropriate.

5. **Land Use Zonings** (Annexes I to III)

Having regard to the above, the proposed land use zonings of the draft Pak Lap OZP No. S/SK-PL/C are as follows:

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

- 5.1 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.
- 5.2 Part of the “V” zone interfaces with Sai Kung East Country Park. Should any works encroach onto Country Park area, prior written consent from the Country and Marine Parks Authority must be obtained before commencement of the works inside Country Park.
- 5.3 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. There is no existing sewer or planned public sewer for the Area, and at present, each house is typically served with its own on-site STS system. Regarding the protection of the water quality of the Pak Lap Wan, details of the administrative practice for processing of Small House grant are explained in paragraph 9.1.5 of the ES of the draft OZP (**Annex III**).

Government, Institution or Community (“G/IC”) : Total Area 0.02 ha

- 5.4 This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory.
- 5.5 There are two sites under this zoning. One site is located at the southern part of Pak Lap and is currently occupied by a temple. Another site is located to the immediate south of the existing village for the provision of Government refuse collection point and public convenience to serve the needs of local residents and tourists.
- 5.6 This zone is subject to maximum building heights of one storey, or the height of the existing building, whichever is the greater. Minor relaxation of the building height restrictions may be considered by the Board on application under section 16 of the Ordinance.

Agriculture (“AGR”) : Total Area 1.00 ha

- 5.7 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.
- 5.8 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.
- 5.9 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.

“Conservation Area” (“CA”) : Total Area 3.42 ha

- 5.10 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.

5.11 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.

5.12 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.

5.13 A table comparing the land use budget of the Area covered by the draft Pak Lap No. S/SK-PL/C and the previously draft Pak Lap No. S/SK-PL/B is shown below:

Zoning	Draft Pak Lap No. S/SK-PL/C (ha / %)		Previously draft Pak Lap No. S/SK-PL/B (ha / %)		Increase / Decrease (ha / %)	
Village Type Development	2.36	34.71%	2.36	34.71%	No change	No change
Government, Institution or Community	0.02	0.29%	-	-	+0.02	+0.29%
Agriculture	1.00	14.71%	1.00	14.7%	No change	No change
Conservation Area	3.42	50.29%	3.44	50.59%	-0.02	-0.29%
Total Planning Area	6.8	100.00	6.8	100.00	No change	No change

6. **Consultation**

The SKDC and the SKRC will be consulted after the Board's agreement to the publication of the draft Pak Lap OZP under section 5 of the Ordinance during the exhibition period of the OZP.

7. **Decision Sought**

Members are invited to:

- (a) note the comments from and responses to the SKDC, the SKRC, the local villagers and the environmental concern groups on the draft Pak Lap OZP No. S/SK-PL/B;
- (b) agree that the draft Pak Lap OZP (to be renumbered as S/SK-PL/1 upon gazetting) and its Notes (**Annexes I and II**) are suitable for exhibition for public inspection under section 5 of the Ordinance;
- (c) adopt the Explanatory Statement (**Annex III**) 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/C; and
- (d) agree that the Explanatory Statement is suitable for exhibition for public inspection together with the draft OZP and issued under the name of the Board.

8. **Attachments**

Plan 1	Land Use Proposal Plan supplies by Pak Lap Village Representative
Plan 2	Locations of Photos taken
Plan 3a – 3c	Site Photos of the Proposed Rezoning from “Conservation Area” to “Village Type Development” by Pak Lap Village Representative
Plan 4	Site Photos of the Proposed Rezoning from “Conservation Area” to “Green Belt” by Pak Lap Village Representative
Plan 5	Location of two House Lots Proposed Rezoning from “Conservation Area” to “Village Type Development” by Pak Lap Village Representative
Plan 6a – 6b	Site Photos of two House Lots Proposed Rezoning from “Conservation Area” to “Village Type Development” by Pak Lap Village

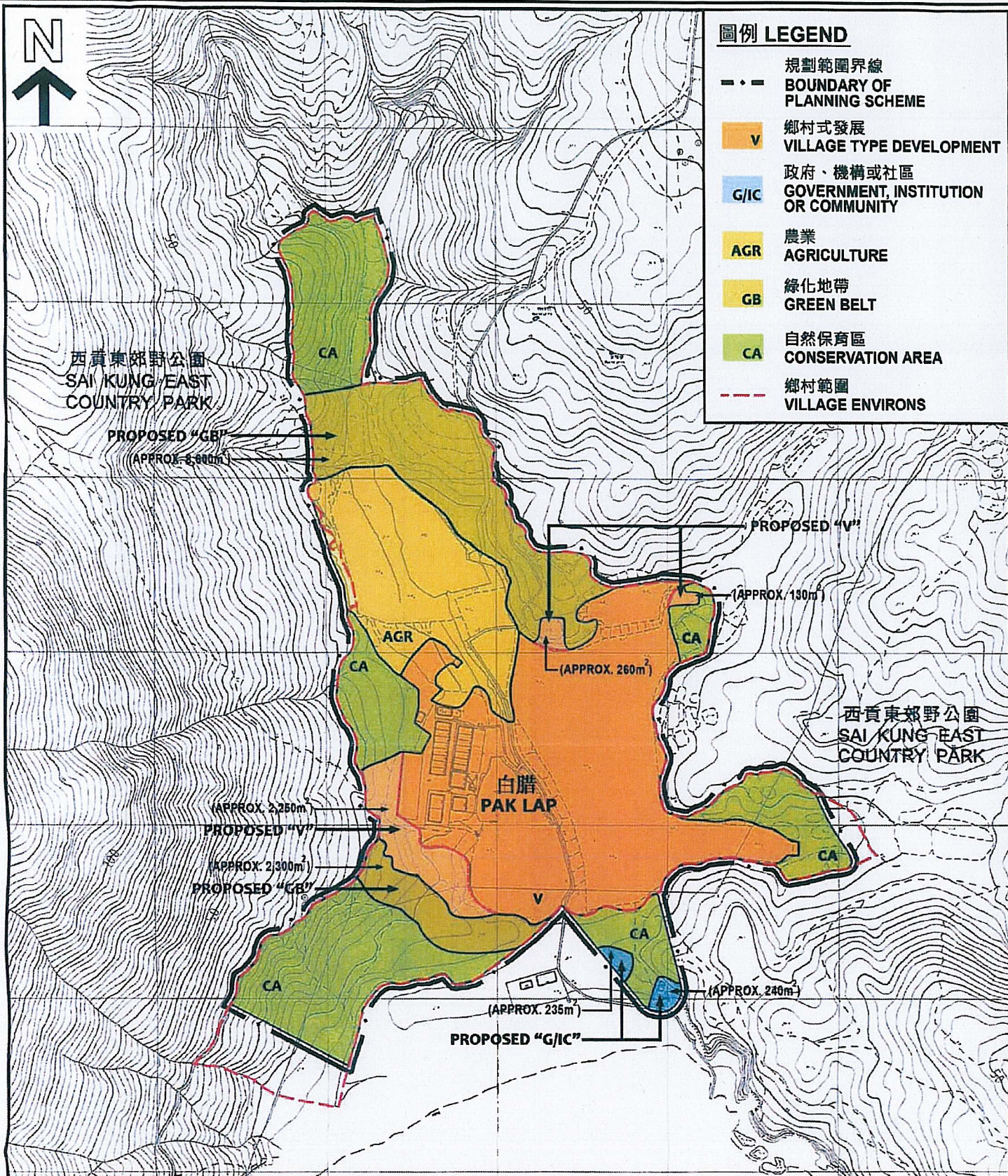
	Representative
Plan 7	Location of Existing Temple
Plan 8	Site Photos - Proposed Rezoning from “Conservation Area” to “Government, Institution or Community” by Pak Lap Village Representative
Plan 9	Location of Existing Stream in Pak Lap Village
Plan 10a – 10c	Photos of the Existing Stream in Pak Lap Village
Plan 11	Location of Water Fern
Plan 12	Photos of Water Fern
Plan 13	Proposed “Government, Institution or Community” zones (for RCP & Public Toilet and Temple) in Pak Lap
Plan 14a	Site Photo - Proposed “Government, Institution or Community” zone for RCP & Public toilet in Pak Lap
Plan 14b	Aerial Photo - Proposed “Government, Institution or Community” zone for RCP & Public toilet and Temple in Pak Lap
Plan 15	Existing Footpath and Proposed Improvement to Footpath in Pak Lap
Annex I	Draft Pak Lap OZP No. S/SK-PL/C
Annex II	Notes of the Draft Pak Lap OZP No. S/SK-PL/C
Annex III	Explanatory Statement of the Draft Pak Lap OZP No. S/SK-PL/C
Annex IV	Extract of Minutes of the Town Planning Board Meeting held on 26.4.2013
Annex V	TPB Paper No. 9333
Annex VI	Submissions/Views from Sai Kung District Council, Pak Lap Village Representative, Sai Kung Rural Committee and Green Groups

PLANNING DEPARTMENT
SEPTEMBER 2013



圖例 LEGEND

-  規劃範圍界線
BOUNDARY OF PLANNING SCHEME
-  鄉村式發展
VILLAGE TYPE DEVELOPMENT
-  政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY
-  農業
AGRICULTURE
-  綠化地帶
GREEN BELT
-  自然保育區
CONSERVATION AREA
-  鄉村範圍
VILLAGE ENVIRONS



(資料來源 : 由村代表提供的土地用途建議圖)

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

本摘要圖於2013年8月9日擬備
EXTRACT PLAN PREPARED ON 9.8.2013

由村代表提供的土地用途建議圖
LAND USE PROPOSAL PLAN
SUPPLIED BY
THE VILLAGE REPRESENTATIVE

規劃署
PLANNING
DEPARTMENT







參考編號
REFERENCE No.
M/SK13/39

圖 PLAN
1



西貢東郊野公園
SAI KUNG EAST
COUNTRY PARK

圖例 LEGEND

-  規劃範圍界線
BOUNDARY OF PLANNING SCHEME
-  鄉村式發展
VILLAGE TYPE DEVELOPMENT
-  農業
AGRICULTURE
-  自然保育區
CONSERVATION AREA
-  觀景點
VIEW POINT

白腊
PAK LAP

AGR

西貢東郊野公園
SAI KUNG EAST
COUNTRY PARK

白腊灣
PAK LAP WAN

位置圖 LOCATION PLAN

村代表建議
把「自然保育區」地帶改劃為「鄉村式發展」地帶
THE PROPOSED REZONING
FROM "CA" ZONE TO "V" ZONE
BY PAK LAP VILLAGE REPRESENTATIVE

SCALE 1 : 3 000
METRES 50 0 50 100 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/SK13/39

圖 PLAN
2

本摘要圖於2013年8月9日擬備，
所根據的資料為測量圖編號
8-SE-22D及12-NE-2B
EXTRACT PLAN PREPARED ON 9.8.2013
BASED ON SURVEY SHEETS No.
8-SE-22D & 12-NE-2B

①



②



實地照片 SITE PHOTO

村代表建議把「自然保育區」地帶
改劃為「鄉村式發展」地帶
THE PROPOSED REZONING
FROM "CA" ZONE TO "V" ZONE
BY PAK LAP VILLAGE REPRESENTATIVE

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/SK13/39

圖 PLAN
3a

本圖於2013年8月9日擬備，所根據
的資料為攝於2013年7月11日的實地照片
PLAN PREPARED ON 9.8.2013 BASED ON
SITE PHOTOS TAKEN ON 11.7.2013

3



實地照片 SITE PHOTO

本圖於2013年8月9日擬備，所根據的資料為攝於2013年7月11日的實地照片
PLAN PREPARED ON 9.8.2013 BASED ON
SITE PHOTO TAKEN ON 11.7.2013

村代表建議把「自然保育區」地帶
改劃為「鄉村式發展」地帶
THE PROPOSED REZONING
FROM "CA" ZONE TO "V" ZONE
BY PAK LAP VILLAGE REPRESENTATIVE

規劃署
PLANNING
DEPARTMENT



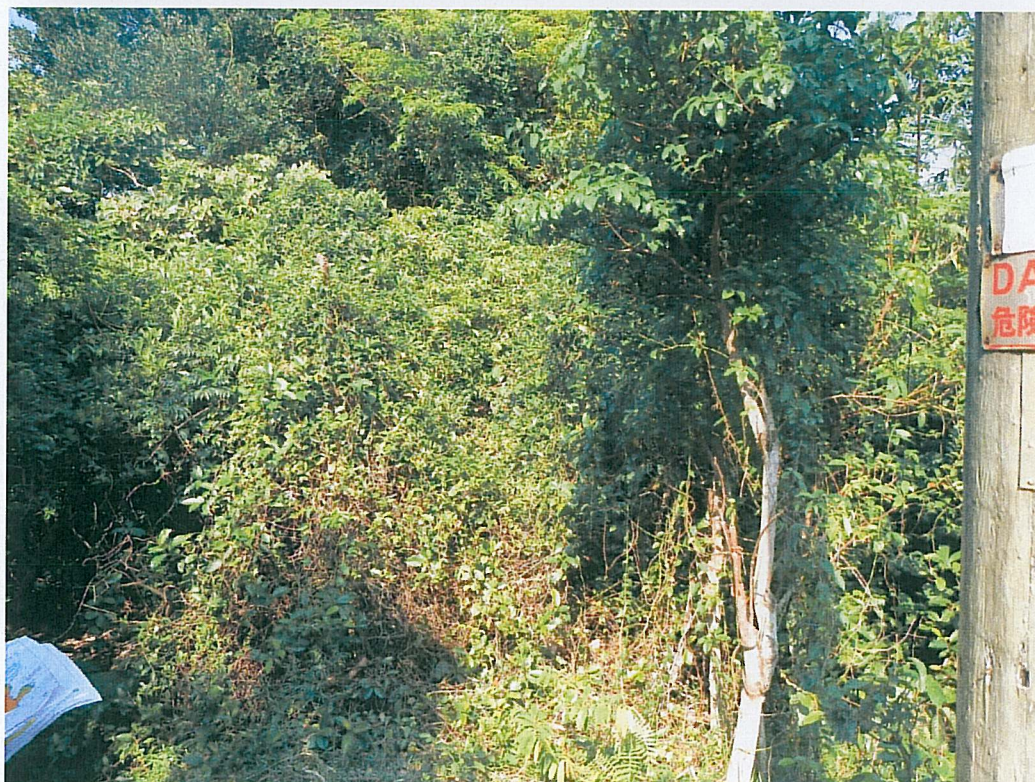
參考編號
REFERENCE No.
M/SK13/39

圖 PLAN
3b

4



5



實地照片 SITE PHOTO

村代表建議把「自然保育區」地帶
改劃為「綠化地帶」
THE PROPOSED REZONING
FROM "CA" ZONE TO "GB" ZONE
BY PAK LAP VILLAGE REPRESENTATIVE

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/SK13/39

圖 PLAN
3c

本圖於2013年8月9日擬備，所根據
的資料為攝於2013年7月11日的實地照片
PLAN PREPARED ON 9.8.2013 BASED ON
SITE PHOTOS TAKEN ON 11.7.2013

⑥



⑦



實地照片 SITE PHOTO

村代表建議把「自然保育區」地帶
改劃為「綠化地帶」

PHOTOS OF THE PROPOSED REZONING
FROM "CA" ZONE TO "GB" ZONE
BY PAK LAP VILLAGE REPRESENTATIVE

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/SK13/39

圖 PLAN
4






本圖於2013年8月9日擬備，所根據
的資料為攝於2013年7月11日的實地照片
PLAN PREPARED ON 9.8.2013 BASED ON
SITE PHOTOS TAKEN ON 11.7.2013



D.D. 368

西貢東郊野公園
SAI KUNG EAST
COUNTRY PARK

圖例 LEGEND

-  規劃範圍界線
BOUNDARY OF
PLANNING SCHEME
-  鄉村式發展
VILLAGE TYPE DEVELOPMENT
-  農業
AGRICULTURE
-  自然保育區
CONSERVATION AREA
-  觀景點
VIEW POINT

CA

白腊
PAK LAP

AGR

Lot 70 (60 m²)

Lot 93 (14 m²)

9

8

CA

西貢東郊野公園
SAI KUNG EAST
COUNTRY PARK

CA

V

CA

CA

白腊灣
PAK LAP WAN

位置圖 LOCATION PLAN

兩個屋宇地段
村代表建議把「自然保育區」地帶
改劃為「鄉村式發展」地帶

TWO HOUSE LOTS

PROPOSED REZONING FROM "CA" ZONE TO "V" ZONE
BY PAK LAP VILLAGE REPRESENTATIVE

SCALE 1:3 000

METRES 50 0 50 100 METRES

規劃署
PLANNING
DEPARTMENT



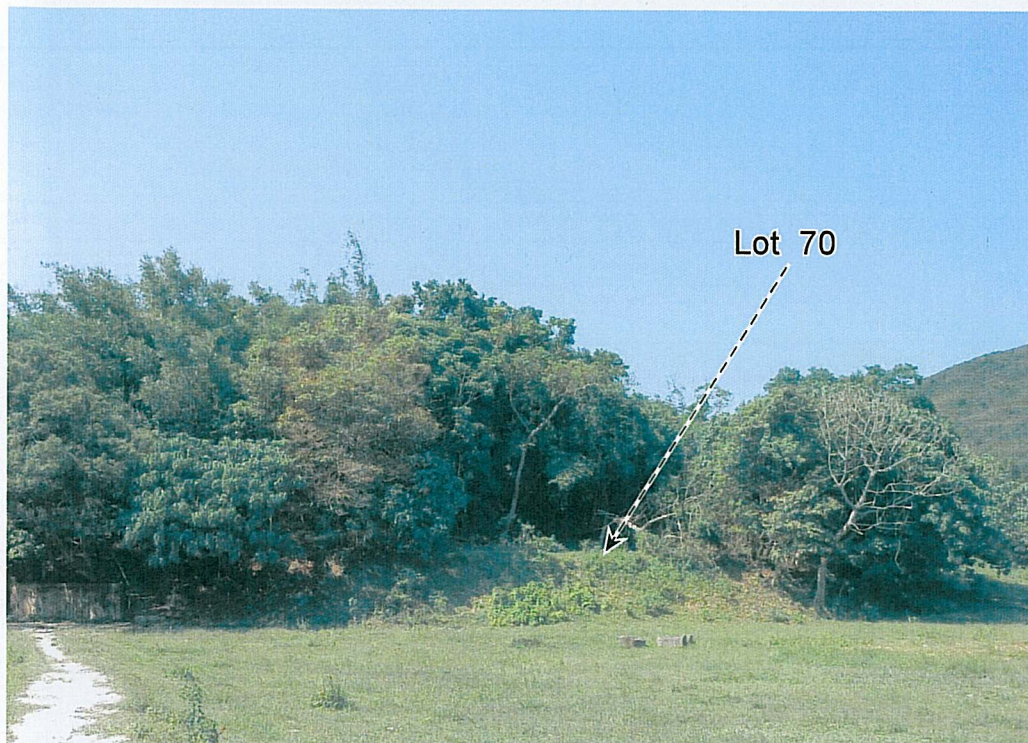
參考編號
REFERENCE No.
M/SK13/39

圖 PLAN
5

本摘要圖於2013年8月9日擬備，
所根據的資料為測量圖編號
8-SE-22D及12-NE-2B

EXTRACT PLAN PREPARED ON 9.8.2013
BASED ON SURVEY SHEETS No.
8-SE-22D & 12-NE-2B

8



9



實地照片 SITE PHOTO

兩個屋宇地段
村代表建議把「自然保育區」地帶
改劃為「鄉村式發展」地帶
PHOTOS OF TWO HOUSE LOTS
PROPOSED REZONING
FROM "CA" ZONE TO "V" ZONE
BY PAK LAP VILLAGE REPRESENTATIVE

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/SK13/39

圖 PLAN
6a

本圖於2013年9月3日擬備，所根據
的資料為攝於2013年7月11日的實地照片
PLAN PREPARED ON 3.9.2013 BASED ON
SITE PHOTOS TAKEN ON 11.7.2013



西貢東郊野公園
SAI KUNG EAST
COUNTRY PARK

D.D. 368

Lot 70

CA

Lot 93

CA

AGR

白腊
PAK LAP

V

CA

西貢東郊野公園
SAI KUNG EAST
COUNTRY PARK

圖例 LEGEND

- ♦ — 規劃範圍界線
BOUNDARY OF
PLANNING SCHEME
- [V] 鄉村式發展
VILLAGE TYPE DEVELOPMENT
- [AGR] 農業
AGRICULTURE
- [CA] 自然保育區
CONSERVATION AREA

航攝照片 AERIAL PHOTO

本摘要圖於2013年9月3日擬備，所根據的資料為地政總署於2013年1月1日拍得的航攝照片編號CW99067
EXTRACT PLAN PREPARED ON 3.9.2013
BASED ON AERIAL PHOTO No.
CW99067 TAKEN ON 1.1.2013
BY LANDS DEPARTMENT

兩個屋宇地段
村代表建議把「自然保育區」地帶
改劃為「鄉村式發展」地帶
PHOTOS OF TWO HOUSE LOTS
PROPOSED REZONING
FROM "CA" ZONE TO "V" ZONE
BY PAK LAP VILLAGE REPRESENTATIVE

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/SK13/39

圖 PLAN
6b



西貢東郊野公園
SAI KUNG EAST
COUNTRY PARK

CA

白腊
PAK LAP

AGR

CA

西貢東郊野公園
SAI KUNG EAST
COUNTRY PARK






CA

廟宇
TEMPLE

白腊村代表建議的
「政府、機構或社區」地點
PROPOSED "G/I/C" SITES
BY PAK LAP VILLAGE
REPRESENTATIVE

白腊灣
PAK LAP WAN

圖例 LEGEND

-  規劃範圍界線
BOUNDARY OF
PLANNING SCHEME
-  鄉村式發展
VILLAGE TYPE DEVELOPMENT
-  農業
AGRICULTURE
-  自然保育區
CONSERVATION AREA
-  觀景點
VIEW POINT

位置圖 LOCATION PLAN

現有廟宇
EXISTING TEMPLE

SCALE 1 : 3 000
METRES 50 0 50 100 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/SK13/39

圖 PLAN
7

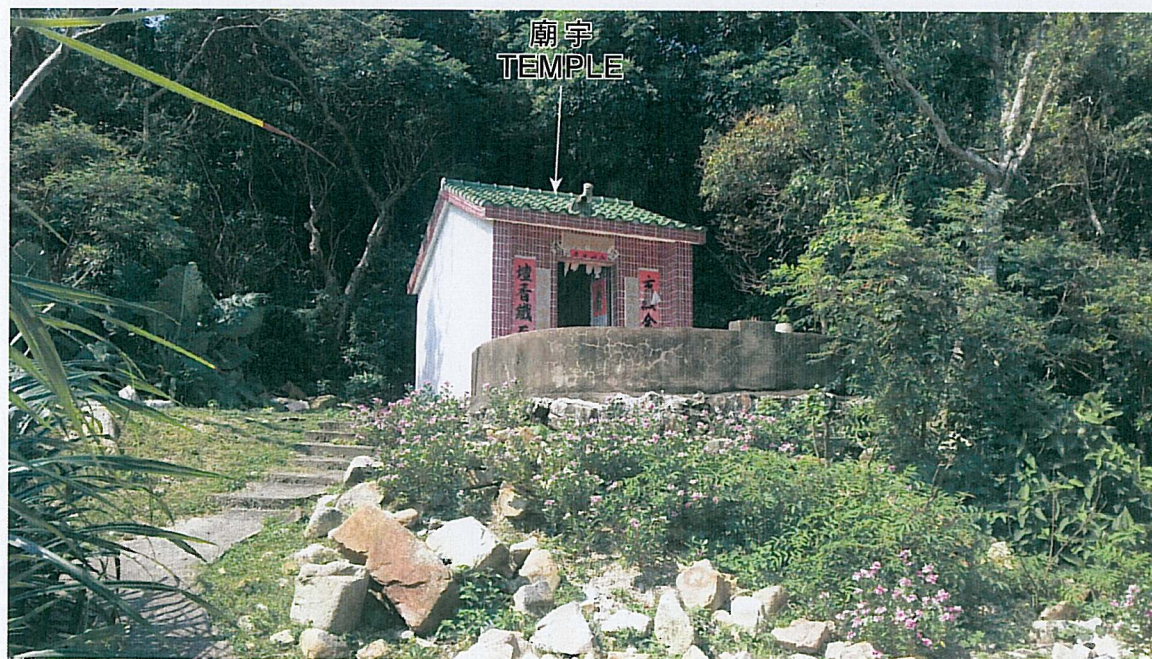
本摘要圖於2013年8月9日擬備，
所根據的資料為測量圖編號
8-SE-22D及12-NE-2B
EXTRACT PLAN PREPARED ON 9.8.2013
BASED ON SURVEY SHEETS No.
8-SE-22D & 12-NE-2B

村代表建議把「自然保育區」地帶
改劃為「政府、機構或社區」地帶
PROPOSED REZONING
FROM "CA" ZONE TO "G/IC" ZONE
BY PAK LAP VILLAGE REPRESENTATIVE

10



11



實地照片 SITE PHOTO

村代表建議把「自然保育區」地帶
改劃為「政府、機構或社區」地帶
PROPOSED REZONING
FROM "CA" ZONE TO "G/IC" ZONE
BY PAK LAP VILLAGE REPRESENTATIVE

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/SK13/39

圖 PLAN
8

本圖於2013年8月9日擬備，所根據
的資料為攝於2013年7月11日的實地照片
PLAN PREPARED ON 9.8.2013 BASED ON
SITE PHOTOS TAKEN ON 11.7.2013



西貢東郊野公園
SAI KUNG EAST
COUNTRY PARK

CA

白腊
PAK LAP

15

16

AGR

河流
STREAM

12

13

14

V



CA

CA

河流
STREAM

白腊灣
PAK LAP WAN

圖例 LEGEND

-  規劃範圍界線
BOUNDARY OF PLANNING SCHEME
-  鄉村式發展
VILLAGE TYPE DEVELOPMENT
-  農業
AGRICULTURE
-  自然保育區
CONSERVATION AREA
-  觀景點
VIEW POINT

西貢東郊野公園
SAI KUNG EAST
COUNTRY PARK

位置圖 LOCATION PLAN

白腊村現有的河流
EXISTING STREAM
IN PAK LAP VILLAGE

SCALE 1 : 3 000
METRES 50 0 50 100 METRES

規劃署
PLANNING
DEPARTMENT

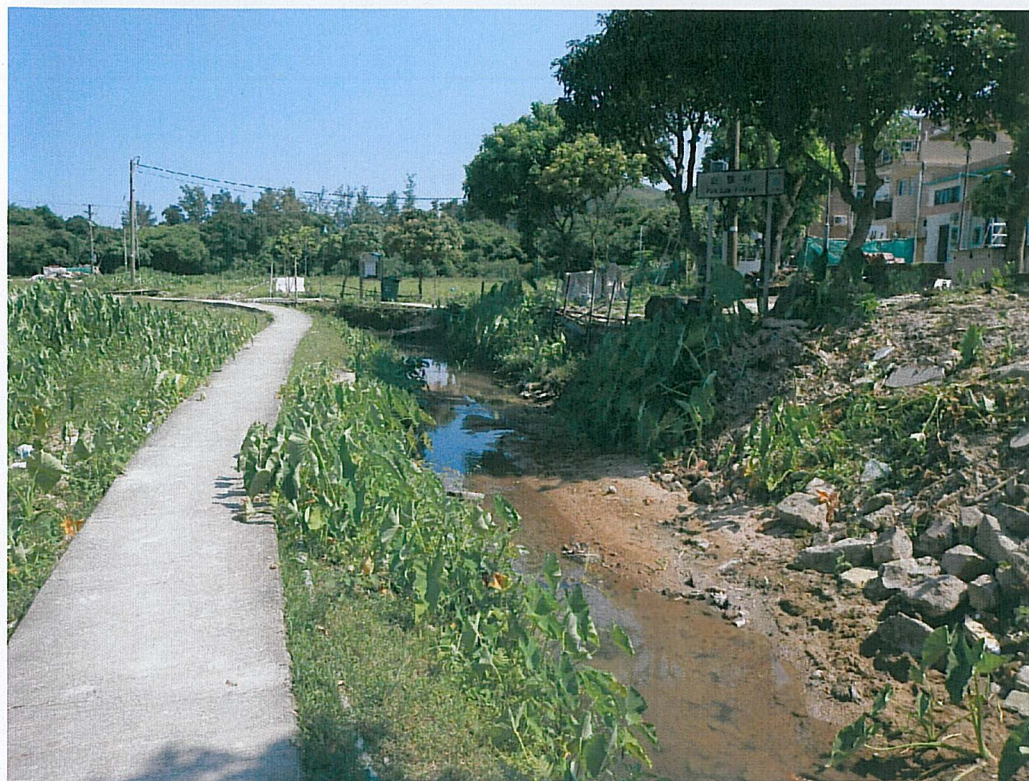


參考編號
REFERENCE No.
M/SK13/39

圖 PLAN
9

本摘要圖於2013年8月9日擬備，
所根據的資料為測量圖編號
8-SE-22D及12-NE-2B
EXTRACT PLAN PREPARED ON 9.8.2013
BASED ON SURVEY SHEETS No.
8-SE-22D & 12-NE-2B

12



13



實地照片 SITE PHOTO

白腊村現有的河流
EXISTING STREAM
IN PAK LAP VILLAGE

本圖於2013年8月9日擬備，所根據
的資料為攝於2013年7月11日的實地照片
PLAN PREPARED ON 9.8.2013 BASED ON
SITE PHOTOS TAKEN ON 11.7.2013

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/SK13/39

圖 PLAN
10a

14



實地照片 SITE PHOTO

白腊村現有的河流
EXISTING STREAM
IN PAK LAP VILLAGE

本圖於2013年8月9日擬備，所根據
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SITE PHOTO TAKEN ON 11.7.2013

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/SK13/39

圖 PLAN
10b

15



16



實地照片 SITE PHOTO

白腊村現有的河流
EXISTING STREAM
IN PAK LAP VILLAGE

本圖於2013年8月9日擬備，所根據
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PLAN PREPARED ON 9.8.2013 BASED ON
SITE PHOTOS TAKEN ON 11.7.2013

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/SK13/39

圖 PLAN
10c



西貢東郊野公園
SAI KUNG EAST
COUNTRY PARK

CA

白腊
PAK LAP

AGR

17

水蕨
WATER FERN

CA

西貢東郊野公園
SAI KUNG EAST
COUNTRY PARK

CA







V

CA

CA

白腊灣
PAK LAP WAN

圖例 LEGEND

-  規劃範圍界線
BOUNDARY OF
PLANNING SCHEME
-  鄉村範圍
VILLAGE ENVIRONS
-  鄉村式發展
VILLAGE TYPE DEVELOPMENT
-  農業
AGRICULTURE
-  自然保育區
CONSERVATION AREA
-  觀景點
VIEW POINT

位置圖 LOCATION PLAN

水蕨
WATER FERN

SCALE 1 : 3 000
METRES 50 0 50 100 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/SK13/39

圖 PLAN
11

本摘要圖於2013年8月9日擬備，
所根據的資料為測量圖編號
8-SE-22D及12-NE-2B
EXTRACT PLAN PREPARED ON 9.8.2013
BASED ON SURVEY SHEETS No.
8-SE-22D & 12-NE-2B

17



擬議「鄉村式發展」地帶裡的水蕨
WATER FERN
IN PROPOSED "V" ZONE

實地照片 SITE PHOTO

水蕨
WATER FERN

本圖於2013年8月9日擬備，所根據
的資料為攝於2013年7月11日的實地照片
PLAN PREPARED ON 9.8.2013 BASED ON
SITE PHOTO TAKEN ON 11.7.2013

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/SK13/39

圖 PLAN
12



圖例 LEGEND

- 規劃範圍界線
BOUNDARY OF PLANNING SCHEME
- V 鄉村式發展
VILLAGE TYPE DEVELOPMENT
- AGR 農業
AGRICULTURE
- CA 自然保育區
CONSERVATION AREA
- 18 觀景點
VIEW POINT

西貢東郊野公園
SAI KUNG EAST
COUNTRY PARK

CA

白腊
PAK LAP

AGR

CA

西貢東郊野公園
SAI KUNG EAST
COUNTRY PARK

CA

擬議「政府、機構或社區」地帶
(用作垃圾收集站及公廁，
大約170平方米)
PROPOSED "G/IC" ZONE
(FOR RCP & PUBLIC TOILET,
APPROX. 170 m²)

18

V

CA

CA

擬議「政府、機構或社區」地帶
(用作廟宇，大約20平方米)
PROPOSED "G/IC" ZONE
(FOR A TEMPLE, APPROX. 20 m²)

白腊灣
PAK LAP WAN

位置圖 LOCATION PLAN

擬議白腊「政府、機構或社區」地帶
(用作垃圾收集站及公廁和廟宇)
PROPOSED "G/IC" ZONES
(FOR RCP & PUBLIC TOILET AND TEMPLE)
IN PAK LAP

SCALE 1 : 3 000
METRES 50 0 50 100 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/SK13/39

圖 PLAN
13

本摘要圖於2013年8月9日擬備，
所根據的資料為測量圖編號
8-SE-22D及12-NE-2B
EXTRACT PLAN PREPARED ON 9.8.2013
BASED ON SURVEY SHEETS No.
8-SE-22D & 12-NE-2B

擬議「政府、機構或社區」地帶
 (用作垃圾收集站及公廁，
 大約 1 7 0 平方米)
PROPOSED "G/IC" ZONE
(FOR RCP & PUBLIC TOILET,
APPROX. 170 m²)

18



實地照片 SITE PHOTO

本圖於2013年8月9日擬備，所根據
 的資料為攝於2013年7月11日的實地照片
 PLAN PREPARED ON 9.8.2013 BASED ON
 SITE PHOTO TAKEN ON 11.7.2013

擬議「政府、機構或社區」地帶
 (用作垃圾收集站及公廁)
PROPOSED "G/IC" ZONE
(FOR RCP & PUBLIC TOILET)

規劃署
**PLANNING
 DEPARTMENT**



參考編號
 REFERENCE No.
M/SK13/39

圖 **PLAN**
14a



圖例 LEGEND

- 規劃範圍界線
BOUNDARY OF PLANNING SCHEME
- V 鄉村式發展
VILLAGE TYPE DEVELOPMENT
- AGR 農業
AGRICULTURE
- CA 自然保育區
CONSERVATION AREA

西貢東郊野公園
SAI KUNG EAST
COUNTRY PARK

CA

白腊
PAK LAP
AGR

CA

西貢東郊野公園
SAI KUNG EAST
COUNTRY PARK

擬議「政府、機構或社區」地帶
(用作垃圾收集站及公廁,
大約170平方米)
PROPOSED "G/I/C" ZONE
(FOR RCP & PUBLIC TOILET,
APPROX. 170m²)

CA

V

CA

CA

擬議「政府、機構或社區」地帶
(用作廟宇, 大約20平方米)
PROPOSED "G/I/C" ZONE
(FOR A TEMPLE, APPROX. 20m²)

白腊灣
PAK LAP WAN

航攝照片 AERIAL PHOTO

本摘要圖於2013年8月9日擬備, 所根據
的資料為地政總署於2013年1月1日拍得
的航攝照片編號CW99067
EXTRACT PLAN PREPARED ON 9.8.2013
BASED ON AERIAL PHOTO No.
CW99067 TAKEN ON 1.1.2013
BY LANDS DEPARTMENT

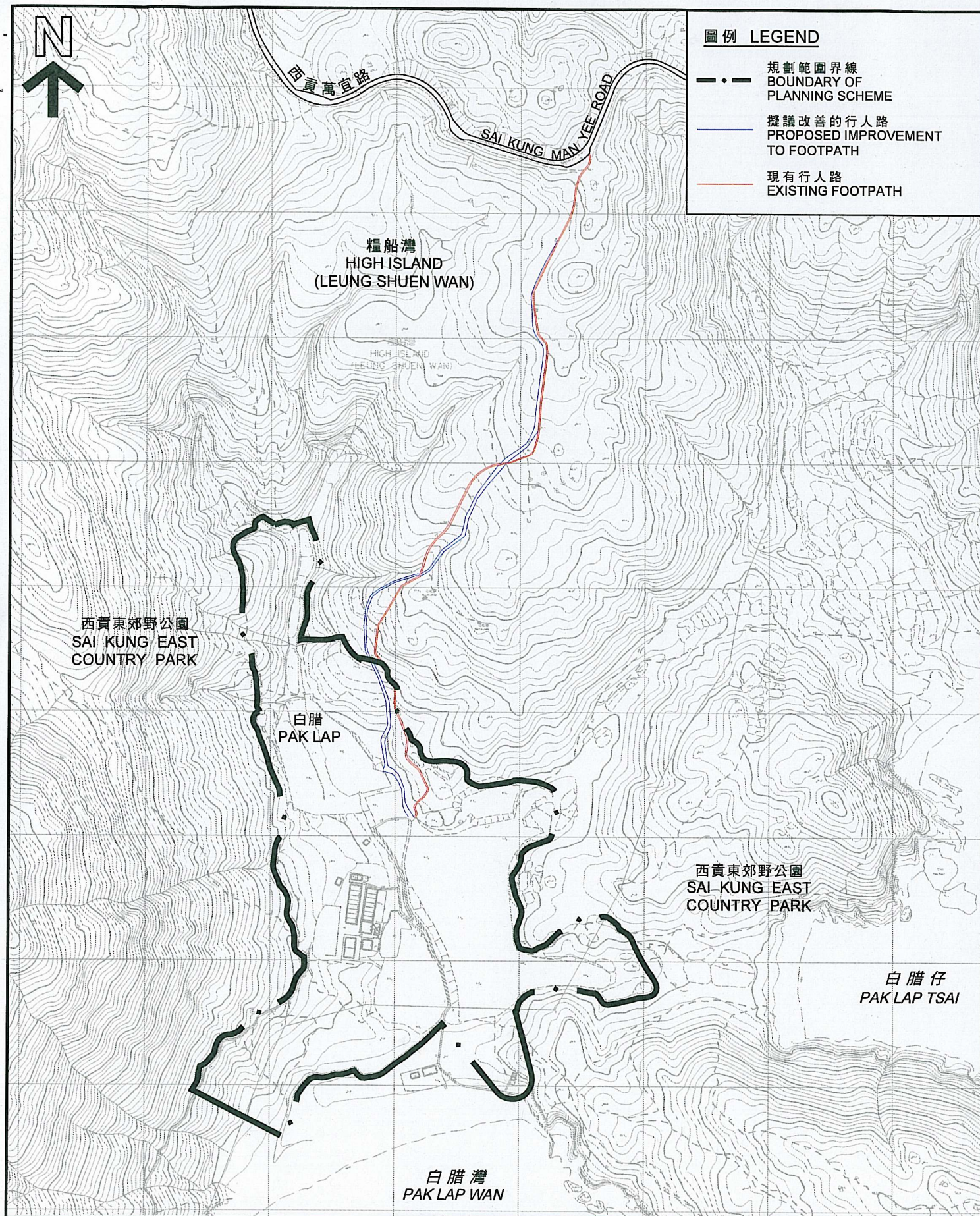
擬議白腊「政府、機構或社區」地帶
(用作垃圾收集站及公廁和廟宇)
PROPOSED "G/I/C" ZONES
(FOR RCP & PUBLIC TOILET AND TEMPLE)
IN PAK LAP

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/SK13/39

圖 PLAN
14b



位置圖 LOCATION PLAN

現有行人路及
擬議改善的行人路
EXISTING FOOTPATH AND
PROPOSED IMPROVEMENT TO FOOTPATH

SCALE 1:4 000 比例尺
米 80 0 80 160 米
METRES

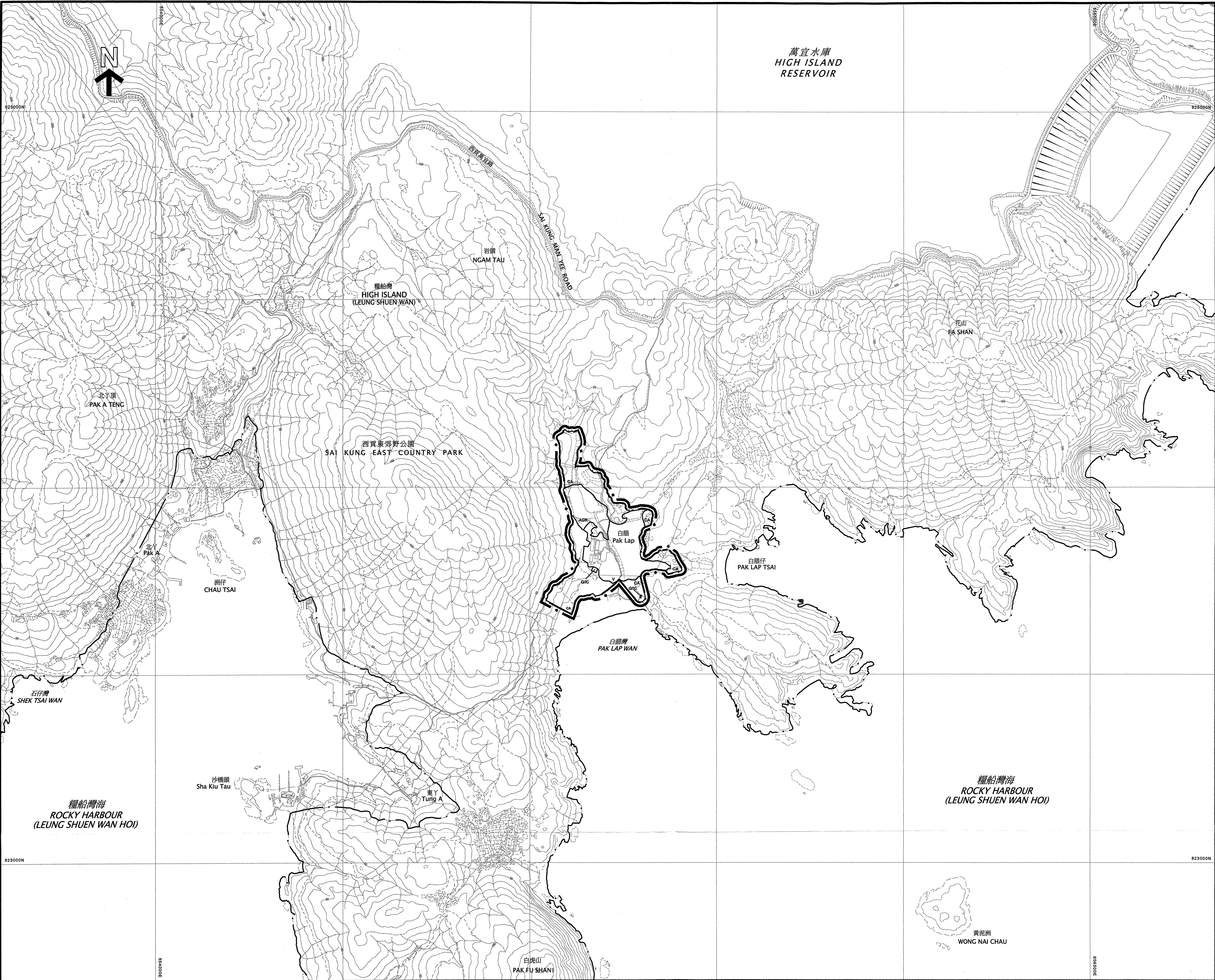
本摘要圖於2013年8月9日擬備，
所根據的資料為測量圖編號
8-SE-22D及12-NE-2B
EXTRACT PLAN PREPARED ON 9.8.2013
BASED ON SURVEY SHEETS No.
8-SE-22D & 12-NE-2B

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/SK13/39

圖 PLAN
15



圖例
NOTATION

ZONES

- VILLAGE TYPE DEVELOPMENT V
- GOVERNMENT, INSTITUTION OR COMMUNITY G/I/C
- AGRICULTURE AGR
- CONSERVATION AREA CA

地帶

- 鄉村式發展
- 政府、機構或社區
- 農業
- 自然保育區

MISCELLANEOUS

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

其他

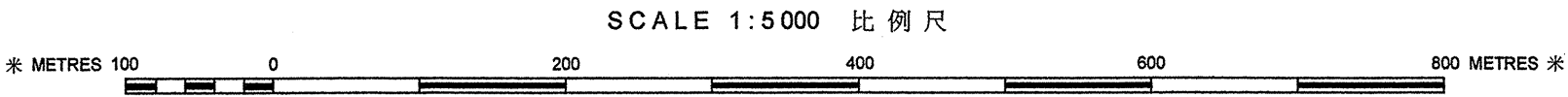
- 規劃範圍界線
- 郊野公園 / 特別地區界線

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分比 APPROXIMATE AREA & %			用途
	公頃 HECTARES	%	百分率	
VILLAGE TYPE DEVELOPMENT	2.36	34.71		鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	0.02	0.29		政府、機構或社區
AGRICULTURE	1.00	14.71		農業
CONSERVATION AREA	3.42	50.29		自然保育區
TOTAL PLANNING SCHEME AREA	6.80	100.00		規劃範圍總面積

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

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/C

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

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

NOTES

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

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

Schedule of Uses

	<u>Page</u>
VILLAGE TYPE DEVELOPMENT	1
GOVERNMENT, INSTITUTION OR COMMUNITY	3
AGRICULTURE	4
CONSERVATION AREA	6

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.

GOVERNMENT, INSTITUTION OR COMMUNITY

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Government Refuse Collection Point Public Convenience Public Utility Installation Religious Institution Rural Committee/Village Office	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Utility Installation for Private Project

Planning Intention

This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building heights of one storey, or the height of the existing building, whichever is the greater.
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application 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 Government Use (Police Reporting Centre only) On-Farm Domestic Structure Public Convenience Religious Institution (Ancestral Hall only) Rural Committee/Village Office	Animal Boarding Establishment Barbecue Spot Burial Ground Field Study/Education/Visitor Centre Government Refuse Collection Point 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/C

EXPLANATORY STATEMENT

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

EXPLANATORY STATEMENT

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1. INTRODUCTION	1
2. AUTHORITY FOR THE PLAN AND PROCEDURE	1
3. OBJECT OF THE PLAN	2
4. NOTES OF THE PLAN	2
5. THE PLANNING SCHEME AREA	2
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7. OPPORTUNITIES AND CONSTRAINTS	3
8. GENERAL PLANNING INTENTION	4
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10. COMMUNICATIONS	8
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DRAFT PAK LAP OUTLINE ZONING PLAN NO. S/SK-PL/C

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

EXPLANATORY STATEMENT

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

1. INTRODUCTION

This Explanatory Statement is intended to assist an understanding of the draft Pak Lap Outline Zoning Plan (OZP) No. S/SK-PL/C. 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/C (the Plan) was exhibited for public inspection under section 5 of the Ordinance.

3. OBJECT OF THE PLAN

- 3.1 The object of the Plan is to 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 *Ceratopteris thalictroides* (水蕨) was recorded in the wet abandoned fields and its occasional 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 A stream is 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.
- 5.6 A temple constructed by the local residents is found at the southern part of the Area.

6. POPULATION

According to the 2011 Census, the total population of the Area was around less than 50 persons. It is expected the total planned population of the Area would be about 230 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. 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 *Ceratopteris thalictroides* (水蕨) was recorded in the wet abandoned fields and its occasional 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 and steamcourses. 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 stream 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 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. There is no existing sewer or planned public sewer for the Area, and at present, each house is typically served with its own on-site STS system. In accordance with the Environmental, Transport and Works Bureau’s Technical Circular (Works) No. 5/2005, under the current administrative practice, development proposals/submissions that may affect natural streams/rivers, the approving/processing authorities at various stages of the development should consult and collate comments from the DAFC and relevant authorities and incorporate relevant comments/advice as conditions of approval wherever possible. Also, for the protection of the water quality of the Pak Lap Wan, the design and construction of on-site STS system for any development proposals/submissions need to comply with relevant standards and regulations, such as Environmental Protection Department (EPD)’s Practice Note for Professional Person (ProPECC) 5/93. Accordingly, LandsD when processing Small House grant and applications in close proximity to existing stream courses should consult concerned departments including EPD, AFCD and Planning Department (PlanD) to ensure that all relevant departments would have adequate opportunity to review and comment on the applications.

9.2 Government, Institution or Community (“G/IC”) : Total Area 0.02 ha

- 9.2.1 This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory.
- 9.2.2 The zone is also subject to a maximum building height of one storey, or the height of the existing building, whichever is the greater. 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.
- 9.2.3 There are two sites under this zoning. One site located at the southern part of Pak Lap is currently occupied by a temple constructed by the local villagers. Another site is reserved for provision of Government refuse collection point and public convenience to serve the needs of local residents and tourists.

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

- 9.3.1 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.
- 9.3.2 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.
- 9.3.3 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 3.42 ha

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

9.3.2 The “CA” zoning 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 neither 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.