

# **TOWN PLANNING BOARD**

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FOR CONSIDERATION BY  
THE TOWN PLANNING BOARD ON 16.5.2014**

**DRAFT LAI CHI WO, SIU TAN AND SAM A TSUEN  
OUTLINE ZONING PLAN NO. S/NE-LCW/C  
PRELIMINARY CONSIDERATION OF A NEW PLAN**

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**1. Purpose**

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

- (a) that the draft Lai Chi Wo, Siu Tan and Sam A Tsuen Outline Zoning Plan (OZP) No. S/NE-LCW/C (the Plan) (**Appendix I**) together with its Notes (**Appendix II**) are suitable for consultation with the North District Council (NDC) and Sha Tau Kok Rural Committee (STKRC); and
- (b) that the Explanatory Statement (ES) (**Appendix III**) is an expression of the planning intentions and objectives of the Town Planning Board (the Board) for the various land use zonings of the draft OZP and is suitable for consultation with the NDC and STKRC together with the draft OZP.

**2. Background**

- 2.1 On 26.8.2011, the draft Lai Chi Wo, Siu Tan and Sam A Tsuen Development Permission Area (DPA) Plan No. DPA/NE-LCW/1 was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). During the exhibition period, six representations were received. After giving consideration to the representations on 9.3.2012, the Board decided not to propose any amendment to the draft DPA plan to meet the representations.
- 2.2 On 26.6.2012, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Lai Chi Wo, Siu Tan and Sam A Tsuen DPA plan, which was subsequently renumbered as DPA/NE-LCW/2. On 13.7.2012, the approved Lai Chi Wo, Siu Tan and Sam A Tsuen DPA Plan No. DPA/NE-LCW/2 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.3 Pursuant to section 20(5) of the Ordinance, the Lai Chi Wo, Siu Tan and Sam A Tsuen DPA Plan is effective only for a period of three years until 26.8.2014. An OZP has to be prepared to replace the DPA Plan in order to maintain statutory planning control over the Area upon expiry of the DPA Plan.
- 2.4 On 12.3.2014, 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 Lai Chi Wo, Siu Tan and Sam A Tsuen area.



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

- 3.1 The area covers a total area of about 131 ha with 90 ha in the Lai Chi Wo area, 20 ha in the Siu Tan area, and 21 ha in the Sam A Tsuen area (the Area). The Area is surrounded by the Plover Cove Country Park except where it adjoins the Lai Chi Wo Special Area near the Lai Chi Wo and fronts on the scenic Yan Chau Tong Marine Park (**Plans 1 to 3**).
- 3.2 The Area falls within part of the Linkage Area of the “Study on the Enhancement of the Sha Tau Kok Rural Township and Surrounding Areas – Feasibility Study” (the STK Study) commenced in 2009 and completed in early 2013. The STK Study recommends an integrated area improvement plan for Sha Tau Kok Area and its surrounding areas. One of the major objectives of the Study is to keep the natural landscape intact and untouched and preserve the sensitive natural environment as much as possible in most of the Linkage Area. With the aim of minimizing external intervention, most sub-areas will be provided with basic tourism supporting facilities. The STK Study considered that the Lai Chi Wo area has great potential of tourism development due to the ecological and cultural/historic value. Therefore, a new Eco-Cultural Destination, Lai Chi Wo Ecological Centre at the vacant village school, ex-Siu Ying School, has been proposed to promote eco-tourism in the area. Besides, improvement works in the area also include addition of toilets near the pier and information boards.
- 3.3 With reference to the Landscape Value Mapping of Hong Kong (2005), the Area is situated in a remote, tranquil, harmonious and pleasant rural landscape character area of rich landscape resources, i.e. shrub and woodland, wide stream, pond, delta, wetland, coastal features, abandoned field and villages etc. The overall landscape value is high.
- 3.4 The Area comprises a variety of habitats, including undisturbed terrestrial, hilly habitats, fung shui woodland, lowland secondary forest, shrubland, ecologically important stream and other stream course, coastal mangrove, freshwater marsh, abandoned ponds and seagrass bed. These habitats not only support a large number of flora and fauna in the Area, but also are ecologically-linked with the wide stretch of vegetation in the surrounding Plover Cove Country Park. Village settlements mainly concentrate in Lai Chi Wo with some uninhabited house clusters in Kop Tong and Mui Tsz Lam and a few of the village houses in Sam A. Given the natural environment with high ecological value coupled with its inaccessibility due to lack of vehicular access, the planning framework for the Area should fundamentally be the preservation of the ecological environment and its natural resources. No large-scale development should be introduced in order to minimize encroachment onto the sensitive environment and to protect and enhance ecological conservation. Details of the land use considerations are contained in the Planning Report on Lai Chi Wo, Siu Tan and Sam A Tsuen at **Appendix IV**. 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 26.8.2011, no planning proposal or application has been received by the Board. During the exhibition period of the draft DPA Plan, a total of six representations were received. The major land use proposals raised by the representers are recapitulated below:

- (a) Green groups<sup>1</sup> suggested that conservation zonings such as “Conservation Area” (“CA”) should be designated to reflect the ecological value and protect the Ecologically Important Stream (EIS) inside the Area as well as the coastal habitats and to designate it as a country park to better conserve the integrity of the natural settings of the Area; and
- (b) the Village Representatives (VRs)<sup>2</sup> proposed to expand the Village Type Development” (“V”) zones to meet their future Small House demand.

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

On 9.3.2012, while the Board decided not to propose any amendment to the draft DPA Plan to meet the representations. It was agreed that detailed studies and analysis would be conducted to determine the appropriate zonings for areas of high ecological value and the boundary of the “V” zones.

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

- 6.1 The object of the Plan is to indicate the broad land-use zonings for the Area so that development and redevelopment within the 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..
- 6.2 The Plan is to illustrate the broad principles of development and to provide guidance for more detailed planning. It is a small-scale plan, and boundaries between the land use zones may be subject to minor adjustments as detailed planning and development proceed.

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<sup>1</sup> Green groups include Designing Hong Kong Limited, Hong Kong Bird Watching Society, WWF Hong Kong, and Kadoorie Farm & Botanic Garden Corporation (KFBG).

<sup>2</sup> VRs of Lai Chi Wo, Kop Tong, Mui Tsz Lam and Sam A.

## **7. The Planning Scheme Area (Plans 1 to 3)**

- 7.1 The Area, which comprises three sub-areas, namely the Lai Chi Wo area (about 90 ha), the Siu Tan area (about 20 ha) and the Sam A Tsuen area (about 21 hectares), covers a total area of about 131 ha. The Area is surrounded by the Plover Cove Country Park and the Lai Chi Wo Special Area at Lai Chi Wo except where it fronts on the Yan Chau Tong Marine Park. At present, the Area is accessible by boat via small piers at Lai Chi Wo and Sam A, and by walking trails leading from Wu Kau Tang and Bride's Pool (**Figure 8 of the Planning Report at Appendix IV**).

### **Lai Chi Wo (Plan 1, Figures 5a to 5h & 6a to 6f of the Planning Report at Appendix IV)**

- 7.2 The area mainly comprises mangrove, woodland, shrubland, watercourse and fallow agricultural land. Recognised villages in the area include Lai Chi Wo, Kop Tong and Mui Tsz Lam<sup>3</sup> (**Figures 5b and 5c of the Planning Report at Appendix IV**).
- 7.3 Lai Chi Wo faces the scenic Yan Chau Tong Marine Park and the Lai Chi Wo Beach Site of Special Scientific Interest (SSSI)<sup>4</sup> (**Figure 5h of the Planning Report at Appendix IV**). Behind the Lai Chi Wo is a fungus hui woodland, about 1 ha of which was designated as a "Special Area" under the Country Parks Ordinance in 2005, for its high flora diversity and the presence of uncommon tree species as well as old and valuable trees. There is a natural stream flowing across the Lai Chi Wo, about 500m of which is recognized as an Ecologically Important Stream (EIS) (**Figures 5f and 5g of the Planning Report at Appendix IV**).
- 7.4 The area includes a Geo-heritage Centre displaying the geological resources and illustrations of old Hakka village in Hong Kong. A Nature Trail links up the Lai Chi Wo and the coastal area. A graded historic building in the area is the Hip Tin Temple and Hok Shan Monastery" (Grade 3 historic buildings). The area is a popular destination for tourists and hikers. The Lai Chi Wo Site of Archaeological Interest is largely located in it (**Figures 6b and 6h of the Planning Report at Appendix IV**).

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<sup>3</sup> Lai Chi Wo village is a typical Hakka village, with about 210 houses. After the war, many villagers left Lai Chi Wo for the city or went abroad. Local population fell sharply after the 1960's and 1970's. Kop Tong and Mui Tsz Lam have been deserted.

<sup>4</sup> The Yan Chau Tong Marine Park, designated in 1996, is well-known for its rich fishery resources as it is a nursery ground for larvae and juvenile of fishes and many different marine lives. The Lai Chi Wo Beach SSSI, designated in 1979, is to protect a mangrove stand and a seagrass bed (*Halophila ovalis* (喜鹽草) and *Zostera japonica* (矮大葉藻)) in recognition of their ecological importance. Mangroves grows near the coast of the Lai Chi Wo SSSI which is regarded as one of the most important stands in Hong Kong due to the presence and abundance of some mangrove species. Both the Yan Chau Tong Marine Park and the Lai Chi Wo Beach SSSI are outside the Area. On the other hand, there are records of seagrasses in the abandoned ponds in Siu Tan.

- 7.5 Mui Tsz Lam and Kop Tong are two indigenous villages, about 1km southwest of Lai Chi Wo. Kop Tong and Mui Tsz Lam have been deserted and most of the village houses have become ruins. Fung shui woodlands, which are comparatively remote and intact, are found behind the Kop Tong and Mui Tsz Lam area. The fung shui woodland at Mui Tsz Lam has higher species diversity than that of Kop Tong (**Figure 5g of the Planning Report at Appendix IV**).

**Siu Tan (Figures 5a and 5d of the Planning Report at Appendix IV)**

- 7.6 The area mainly comprises flat and low-lying abandoned agricultural land, which has been turned into intertidal water ponds and freshwater marshes surrounded by shrubs and woodland. It is also adjacent to the Yan Chau Tong Marine Park and the Lai Chi Wo Beach SSSI where there are mangrove and seagrass habitats.
- 7.7 There is a natural stream near the western boundary of the site flowing from south to north towards the Marine Park. Habitats in Siu Tan support a high diversity of wildlife and flora species worthy of protection, and it is also identified as a hot spot for butterflies. Mangrove stands are found along the watercourse and at intertidal water ponds near the coastal area, where uncommon species of seagrass have been found. Surrounding the wetlands on the east, south and west are continuous woodlands forming the foothill of the Plover Cove Country Park.

**Sam A Tsuen (Figures 5a and 5e of the Planning Report at Appendix IV)**

- 7.8 The area mainly comprises woodland, shrubland, active and abandoned agricultural land, freshwater marsh, stream, estuarine mangrove and mudflat habitats. The woodlands in the peripheral hill-slopes and a fung shui wood behind the village form a continuum of woodland habitat together with the adjoining Plover Cove Country Park. The habitats support a high diversity of wildlife and plant species worthy of protection and are identified as hotspots for butterflies and freshwater fishes.
- 7.9 The recognised village in the area is Sam A which faces southwest, directly overlooking the scenic shore flat land and is surrounded by wooded hills on three sides in the north, west and south with some active farmland in the south-eastern part of the village. A few of the village houses have recently been refurbished and are being used for serving visitors. Some beekeeping has been operated at Sam A.

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

- 8.1 The North District Council has proposed to convert the vacant premises of the former Siu Yung School at Lai Chi Wo (**Photo 34 at Figure 6h of the Planning Report at Appendix IV**) into a geoheritage-cum-ecological education centre<sup>5</sup> as part of a project under the Signature Project Scheme. The proposed centre is intended to provide visitors with information on both the ecological features of the surrounding areas and the geological features of the adjacent Geo-Area of the Hong Kong Global Geopark of China. Under the project, an additional information board and education panels will also be installed in the Lai Chi Wo area and the board walk around the Derris vines will also be reconstructed.
- 8.2 In the course of preparation of the Plan, some views/proposals were received from green groups and individuals. They are of the view that the future land use proposals should focus on conservation and the Board should be very cautious regarding massive increase in Small House demand. KFGB submitted information on some ecological features in the Area and their major points (KFGB's proposals at **Appendix V**) are as follows:

### Lai Chi Wo

- (a) the coastal and the backshore areas adjoining the mangrove should be zoned "CA" or Coastal Protection Area ("CPA") so as to provide a buffer zone to protect these habitats. "CA" zone should be provided for the streams and their riparian zones and the woodlands including both secondary woodland and fung shui woodland in view of the densely vegetated condition and its connectivity with the surrounding country park.

### Siu Tan

- (b) Since no 'Village Environ' ('VE') is present at the area, the entire area should be zoned "CA" in order to protect the seagrass, the stream, the marsh, the woodland and the integrity of the surrounding Marine Park and Country Park.

### Sam A Tsuen

- (c) The lowland area is covered with marsh, and at least two species of conservation concern can be found – Rice Fish *Oryzias curvinotus* (弓背青鱗) and Four-spot Midget *Mortonagrion hirosei* (四斑細蟷). In view of the presence of the above species and associated habitats, except the existing village clusters, other areas within this area should be covered with "CA" zone.

- 8.3 Planning assessment of the proposal is in **Appendix VI**. The views conveyed in this proposal have been taken into account in the preparation of the Plan. Details are in paragraph 9 below.

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<sup>5</sup> The project is currently under the stage of investigation and design..

## 9. Land Use Planning Considerations

### Natural Environment (Figures 5a to 5j of Planning Report at Appendix V)

- 9.1 The north of the existing Lai Chi Wo is a relatively undisturbed native woodland with mature trees and is ecologically linked with the wide stretch of natural vegetation in the Plover Cove Country Park and the Lai Chi Wo Fung Shui Woodland. The fung shui woodlands at Mui Tsz Lam and Kop Tong support a diversity of plants, including *Pavetta hongkongensis* (香港大沙葉) and *Aquilaria sinensis* (土沉香) of conservation significance.
- 9.2 The coastal area along the eastern boundary of the Lai Chi Wo consists of mangroves, mangrove-associated plants and backshore vegetation including a large population of mature *Heritiera littoralis* (銀葉樹) and *Derris alborubra* (白花魚藤) with a high ecological value. It is located immediately adjacent to the ecologically sensitive Yan Chau Tong Marine Park and the Lai Chi Wo Beach SSSI. The wetland system in Siu Tan comprising natural stream, intertidal ponds and marshes is of ecological importance. Uncommon species of seagrass can be found in the area and the rare plant species *Ceratopteris thalictroides* (水蕨) which is a protected plant in China has been recorded at the marsh. Fauna of conservation concern including *Orthetrum poecilops poecilops* (斑灰蜻) has also been recorded in the area. The coastal area in Sam A Tsuen consists of coastal woodland and wetland system comprising mangrove stand and lowlying marshes. Such area has been identified as ecologically important. Plants species with conservation interest including *Ligustrum punctifolium* (斑葉女貞), *Myoporum bontioides* (苦檻藍) and *Scaevola hainanensis* (海南草海桐) have been recorded in the intertidal zone of the coastal area and at the headland at Ngor Tau Tsui. In addition, the fish species of conservation concern *Oryzias curvinotus* (弓背青鱗) is also recorded in a watercourse in the area. According to AFCD, these ecologically sensitive areas should be designated as "CA" so as to reflect the high ecological value of the Area and to protect the coastal area along the adjacent Yan Chau Tong Marine Park.
- 9.3 Areas with natural vegetation, woodland, hilly terrain, hillside shrubland, grassland and streamcourses including the EIS and its riparian zone have been designated as "GB" so as to protect existing green areas and preserve the hilly terrain in the Area. These areas are areas of high landscape, scenic or ecological value. All these natural features should be protected as far as possible with minimum development and AFCD considers that designating these areas as "GB" is appropriate.
- 9.4 From landscape value point of view, the areas are situated in an enclosed, remote, tranquil, harmonious and pleasant rural landscape character area of rich landscape resources, including shrub and woodland, stream course, ponds, coastal features. The CTP/UD&L, PlanD advises that the landscape value of the Area high and should be protected.

- 9.5 Some active agricultural land intermixed with abandoned farmland/grassland could be found at the southern part of the villages at Lai Chi Wo and Sam A. Besides, the land to the north of the EIS at Lai Chi Wo comprises largely wet abandoned agricultural land. The areas are proposed to be designated as “AGR” not only to retain active and fallow arable land for agricultural purpose, including leisure farming or organic farming, but also to preserve the rural setting as well as the natural environment in the Area.

#### Land for Village Development

- 9.6 Since the publication of the DPA Plan, the STKRC and the VRs are of the view that the Government should respect their entitled rights and more land should be designated for Small House development. Green groups consider that the Area comprises areas of conservation importance and conservation zonings should be designated to facilitate the restriction and regulation of incompatible developments such as Small House development on those ecologically sensitive areas.
- 9.7 According to the District Lands Officer/North (DLO/N), there is no outstanding Small House application for these villages. The 10-year forecast of demand for Small House at Lai Chi Wo, Mui Tsz Lam, Kop Tong and Sam A, as provided by the concerned VRs, are 2,800, 132, 135 and 300 respectively<sup>6</sup>. According to the established practice of the Board, if there is a substantial and unjustified increase in the updated 10-year demand forecast figure when compared with the previous corresponding figure when preparing the DPA Plan<sup>7</sup>, the latter would be adopted in the preparation of the OZP unless strong justifications are received by the respective VR. However, in the case of Lai Chi Wo, the demand forecast figure (i.e. 1,098) is without substantiation. It is therefore proposed that an incremental approach be adopted for designation of “V” zone for Small House development with an aim to consolidating Small House development at suitable locations so as to avoid undesirable disturbances to the natural environment.
- 9.8 With reference to the Small House demand and ‘VE’ for the recognized villages as enumerated above, PlanD has analyzed the site conditions of the area within ‘VE’ taking account of the existing village settlement, previously approved Small House application<sup>8</sup>, environmental conditions and natural terrain of the area. Special attention has been given to protect the ecological and landscape significance of the Area having regard to the wider natural system of the Plover Cove Country Park and the Yan Chau Tong Marine Park.

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<sup>6</sup> Based on DLO/N’s previous information (2010), the 10-year forecast of demand for Small House at Lai Chi Wo, Mui Tsz Lam, Kop Tong and Sam A are 1,098, 149, 130 and 1,200 respectively.

<sup>7</sup> The 10-year Small House demand forecast for Lai Chi Wo Village has been increased from 1,098 (as at 2010) to 2,800 (as at 2014). DLO/N advises that the latest figure of 2,800 Small House demand for Lai Chi Wo Village is based on VR’s latest information provided by the villagers but there is no verification by DLO/N.

<sup>8</sup> No Small House application has been granted/approved by LandsD/PlanD for the villages since the first gazettal of the Lai Chi Wo, Siu Tan and Sam A Tsuen DPA Plan in 2011.

- 9.9 The village at Lai Chi Wo is mainly concentrated on the lower hillslope in the north-east. According to AFCD, the north of the existing village at Lai Chi Wo is a relatively undisturbed native woodland with mature trees and is ecologically linked with the wide stretch of natural vegetation in the Plover Cove Country Park and Lai Chi Wo Fung Shui Woodland. The coastal area along the eastern boundary of the Lai Chi Wo consists of mangroves, mangrove-associated plants and backshore vegetation with a high ecological value. These ecologically sensitive areas together with the streamcourses including the EIS and its riparian zone should be protected. Besides, the land to the north of the EIS at Lai Chi Wo comprises largely wet abandoned agricultural land which should be preserved as it is adjacent to the EIS. CTP/UD&L of PlanD also points out that Lai Chi Wo has valuable and natural landscape resources including very old and large trees of unusual form in fung shui woodland, wetland, streams, mangroves, woodland, and cultural landscape features which should be protected.
- 9.10 According to AFCD and CTP/UD&L, the surrounding dense wooded areas including the fung shui woods behind the Kop Tong and Mui Tsz Lam areas should be protected so as to avoid these resources with high ecological and landscape value being damaged by the proposed small house.
- 9.11 AFCD also advises that the coastal area to the east of Sam A consists of coastal woodland and wetland system comprising mangroves and adjoining marshes which has been identified as ecologically important. In addition, the fish species of conservation concern is also recorded in a watercourse in the area. CTP/UD&L considers that the dense vegetation and trees surrounding the village at Sam A have high landscape value and should be protected.
- 9.12 Given the natural environment with conservation and landscape value, suitable land within the Area available for village development to meet the future demand is very limited. Discounting the surrounding environmentally sensitive areas, including woodland, coastal areas, natural stream, EIS, its riparian areas, estuarine mangrove, wet agricultural land and as-built GIC developments which are mainly zoned "CA" "GB", "AGR" and "G/IC", the residual area for "V" is about 6.04 ha (**Table 1**).
- 9.13 The areas reserved for Small House developments mainly cover the existing fallow agricultural land currently covered with some shrubs and vegetation in the vicinity of the existing village clusters. The proposed "V" zones on the Plan, covering a total area of about 6.04 ha including about 2.71 ha of land at Lai Chi Wo, about 1.09 ha at Mui Tsz Lam, about 0.59 ha at Kop Tong, and about 1.65 ha at Sam A. The total developable land reserved for new Small House developments amounts to about 3.33 ha, equivalent to about 133 Small House sites. This can satisfy about 8% of the total 10-year forecast of Small House demand in the Area (i.e. 133 out of 1,665) (**Table 1**).



**Table 1: Small House Demand for Lai Chi Wo, Mui Ts Lam, Kop Tong and Sam A Tsuen Villages**

Village	Small House Demand Figure in 2010		Small House Demand Figure in 2013		'VE' Area (ha) ('VE' Area in OZP)	"V" zone on draft OZP (ha)	Required land to meet new demand (ha)	Available Land to meet new demand (ha)	Percentage of the new demand met by available land
	Outstanding Demand	10-year forecast (2010 – 2019)	Outstanding Demand	10-year forecast (2013 – 2022)					
<b>Lai Chi Wo</b>	Nil	1,098*	Nil	2,800*	9.51 (9.12)	2.71	27.45	1.02	3.72%
<b>Mui Tsz Lam</b>	Nil	149	Nil	132	7.13 (7.13)	1.09	3.30	0.67	20.30%
<b>Kop Tong</b>	Nil	120	Nil	135	7.27 (6.85)	0.59	3.38	0.43	12.72%
<b>Sam A Tsuen</b>	Nil	1,200	Nil	300	8.35 (7.43)	1.65	7.50	1.21	16.13%
<b>Total</b>	Nil	2,567	Nil	3,367	32.26 (30.53)	6.04	41.63	3.33	8.00%

\* When considering the land use zoning for the "V" zone, it is noted that no justification has been provided by the VRs of Lai Chi Wo village for the substantial increase in the latest 10-year forecast (from 1,098 to 2,800). In such circumstances, while the updated Small House demand for Mui Tsz Lam, Kop Tong and Sam A Tsuen will be adopted, the previous figures for Lai Chi Wo Village (i.e. 1,098 figures rather than 2,800) have been adopted.

9.14 It should be noted that the land reserved for "V" zones in the Area are intended for Small House developments by the villagers. Although the area of the proposed "V" zone could not meet all the current forecast of Small House demand, planning application can be made in the "AGR" zones to the south the existing village clusters which provides another measure for the villagers to apply for Small House development outside "V" zone subject to the Board's approval.

9.15 As there is no existing sewer or planned public sewer for the Area, Small House development within "V" zone would have to rely on on-site septic tank and soakaway system (STS). For protection of the water quality of the area, the design and construction of on-site STS for any development proposals/submissions need to comply with relevant standards and regulations, such as Environment Protection Department (EPD)'s Practice Note for Professional Person (ProPECC PN) 5/93 "Drainage Plans subject to Comment by the Environmental Protection Department". Operation and maintenance practices for septic tank (e.g. desludging practices) are also given in EPD's "Guidance Notes on Discharges from Village Houses".

### Cultural Heritage

- 9.16 The Hip Tin Temple and Hok Shan Monastery in Lai Chi Wo is a Grade 3 historic building within the Area. The Lai Chi Wo Site of Archaeological Interest also largely falls within the Area. Prehistoric pottery shreds and ceramic shreds of Song, Ming and Qing periods were recorded in 2000. The above graded historic building/structure and site of archaeological interest are worthy of preservation.
- 9.17 Prior consultation with the Antiquities Monument Office of the Leisure and Cultural Services Department should be made if any development, redevelopment or rezoning proposals might affect the above graded historic building/structure, new items pending grading assessment, site of archaeological interest and their/its immediate environs.

### Transportation

- 9.18 At present, no vehicular access is available except the footpaths and hiking trails leading from Wu Kau Tang and Bride's Pool. The Area is accessible by boats via small piers at Lai Chi Wo and Sam A.

## **10. Planning Intention**

- 10.1 The Area forms an integral part of the natural system of the natural woodlands in the adjoining Plover Cove Country Park with a wide spectrum of natural habitats including, *inter alia*, coastal mangrove and mudflat, intertidal water ponds, EIS and freshwater streams, undisturbed terrestrial and hilly forests and woodlands, fung shui woodlands, shrubland, active and fallow agricultural land etc., which support some rare/uncommon flora and fauna of the Area and should be preserved and protected. The general planning intention of the Area is to protect its high conservation and landscape value which complements the overall naturalness and the landscape beauty of the surrounding Plover Cove Country Parks.
- 10.2 Apart from the environmental and ecological considerations, development in the Area is constrained by limited transport and infrastructural provisions. It is also intended to consolidate village development so as to avoid undesirable disturbances to the natural environment and overtaxing the limited infrastructure in the Area.

## **11. Land Use Zonings**

### **11.1 “Village Type Development” (“V”): Total Area 6.04 ha**

- 11.1.1 The planning intention of this zone is to reflect existing recognized villages and the fishermen settlement. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructure and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Board.
- 11.1.2 The recognized villages within the Area are Lai Chi Wo, Mui Tsz Lam, Kop Tong and Sam A. 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 stream courses have been avoided as far as possible.
- 11.1.3 Except for those specified, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 3-storey (8.23 m) or the height of the building which was in existence on the date of publication in the Gazette of the notice of the draft DPA plan, whichever is the greater.
- 11.1.4 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height restriction may be considered by the Board through the planning permission application system. Each proposal will be considered on its individual planning merits.

11.1.5 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 by 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, for 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 AFCD and relevant authorities and incorporate relevant comments/advice as conditions of approval wherever possible. Also, for the protection of the water quality of the streams and Rocky Harbour, the design and construction of on-site STS system for any development proposals/submissions need to comply with relevant standards and regulations, such as Environment Protection Department (EPD)'s Practice Note for Professional Person (ProPECC PN) 5/ 93 *"Drainage Plans subject to Comment by the Environmental Protection Department"*. Accordingly, the Lands Department when processing Small House grant and applications in close proximity to existing stream courses should consult concerned departments including EPD, the AFCD and the PlanD to ensure that all relevant departments would have adequate opportunity to review and comment on the applications.

## 11.2 "Government, Institution or Community" ("G/IC"): Total Area 0.11 ha

- 11.2.1 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. It is also intended to provide land for uses directly related to or in support of the work of the Government, or organizations providing social services to meet community needs, and other institutional establishments.
- 11.2.2 The major existing G/IC facilities under this zone include a single storey permanent flushing toilet and a single storey telephone exchange operated by the Hong Kong Telephone Company Ltd. at Lai Chi Wo. Besides, it also includes the current use of a single storey religious institutions of the Hip Tin Temple and Hok Shan Monastery near the entrance of the Lai Chi Wo.
- 11.2.3 Besides, the North District Council has agreed that as part of one of its projects under the Signature Project Scheme, the vacant premises of the former Siu Ying School at Lai Chi Wo would be converted into a geoheritage-cum-ecological education centre. It is proposed to designate the site as "G/IC" zone so as to accommodate its proposed use, as 'Field Study/Education/Visitor Centre' is always permitted within this zone.

- 11.2.4 To preserve the rural and low-rise character of the Area as well as to provide spatial and visual relief, development/redevelopment within this zone should be restricted to a maximum building height as stipulated on the Plan or the height of the building which was in existence on the date of first publication in the Gazette of the notice of the draft DPA plan, whichever is greater.
- 11.2.5 To provide design flexibility for particular development, minor relaxation of the building height restriction may be considered by the Board through the planning permission system. Each application will be considered on its individual planning merits.

11.3 "Agriculture" ("AGR") : Total Area 6.28 ha

- 11.3.1 The planning intention of this zone is primarily to retain and safeguard good quality agricultural land for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.
- 11.3.2 Some active agricultural land intermixed with abandoned farmland/grassland could be found at the southern part of the villages at Lai Chi Wo and Sam A. Besides, the land area to the north of the EIS comprises largely wet abandoned agricultural land. The areas are designated as "AGR" not only to retain active and fallow arable land for agricultural purpose, including leisure farming or organic farming, but also to preserve the rural setting as well as the natural environment in the Area.
- 11.3.3 As diversion of streams or filling of land/pond or excavation of land may cause adverse impacts on the natural environment and the ecological value of the adjacent area, planning approval is required for such activities. However, filling of land specifically required under prior written instructions of Government department(s), or for the purpose 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.

11.4 "Green Belt" ("GB"): Total Area 95.19 ha

- 11.4.1 The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.
- 11.4.2 Areas with natural vegetation, woodland, hilly terrain, hillside shrubland, grassland and streamcourses including the EIS and its riparian zone have been designated as "GB" so as to protect existing green areas and preserve the hilly terrain in the Area.

- 11.4.3 The "GB" zone also comprises permitted burial ground at the central part of Lai Chi Wo, and the fringes of the planning scheme boundaries near Kop Tong. They have been in existence for many years, which are considered as existing uses and intended for burial places of deceased indigenous villagers in the Area. To respect the local ritual and tradition, burial activities within these zones are generally tolerated.
- 11.4.4 Diversion of streams, filling of land/pond or excavation of land may cause adverse drainage impacts on adjacent areas and adverse impacts on the natural environment. In view of the conservation value of the area within this zone, permission from the Board is required for such activities.

11.5 "Conservation Area" ("CA") : Total Area 23.42 ha

- 11.5.1 This zoning is intended to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment such as Country Park from the adverse effects of development. There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.
- 11.5.2 The "CA" zone covers the wooded area to the north of the existing Lai Chi Wo as it is a relatively undisturbed native woodland with mature trees and is ecologically linked with the wide stretch of natural vegetation in the Plover Cove Country Park and the Lai Chi Wo Fung Shui Woodland. The fung shui woodlands at Mui Tsz Lam and Kop Tong falls within this zone as these fung shui woodlands support a diversity of plants, including *Pavetta hongkongensis* (香港大沙葉) and *Aquilaria sinensis* (土沉香) of conservation significance.
- 11.5.3 The coastal area along the eastern boundary of the Lai Chi Wo area consists of mangroves, mangrove-associated plants and backshore vegetation including a large population of mature *Heritiera littoralis* (銀葉樹) and *Derris alborubra* (白花魚藤) with a high ecological and landscape value. It is located immediately adjacent to the ecologically sensitive Yan Chau Tong Marine Park and the Lai Chi Wo Beach SSSI and are hence proposed to be protected under "CA".

- 11.5.4 The wetland system in Siu Tan comprising natural stream, intertidal ponds and marshes is of ecological importance. Uncommon species of seagrass can be found in the area and the rare plant species *Ceratopteris thalictroides* (水蕨) which is a protected plant in China has been recorded at the marsh. Fauna species of conservation concern including *Orthetrum poecilops poecilops* (斑灰蜻) has also been recorded in the area. The coastal area in Sam A Tsuen consists of coastal woodland and wetland system comprising mangrove stand and lowlying marshes. Such area has been identified as ecologically important. Plant species with conservation interest including *Ligustrum punctifolium* (斑葉女貞), *Myoporum bontiodoides* (苦檻藍) and *Scaevola hainanensis* (海南草海桐) have been recorded in the intertidal zone of the coastal area and at the headland at Ngor Tau Tsui. In addition, the fish species of conservation concern *Oryzias curvinotus* (弓背青鱗) is also recorded in a watercourse in the area. As such, the wetland areas in Siu Tan and Sam A Tsuen are proposed for “CA” to reflect the high ecological value of the areas and to protect the coastal area along the adjacent Yan Chau Tong Marine Park.
- 11.5.5 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.
- 11.5.6 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.
- 11.6 The proposed land use pattern of the Area is shown in Figure 8 of the Planning Report at **Appendix IV**. Detailed land-use proposals of the Area are set out in paragraph 9 of the ES (**Appendix III**).
- 11.7 A comparison of land use zonings on the approved Lai Chi Wo, Siu Tan and Sam A Tsuen DPA Plan No. DPA/NE-LCW/2 and the draft OZPN o. S/NE-LCW/C is shown in the table below:

Land use zoning	Area on approved DPA Plan	Area on the Plan
“V”	4.91 ha (3.75%)	6.04 ha (4.61%)
“Unspecified”	126.14 ha (96.25%)	-
“G/IC”	-	0.11 ha (0.08%)
“AGR”	-	6.28 ha (4.79%)

<b>Land use zoning</b>	<b>Area on approved DPA Plan</b>	<b>Area on the Plan</b>
“GB”	-	95.19 ha (72.65%)
“CA”	-	23.42 ha (17.87%)
<b>Total</b>	<b>131.05 ha*</b>	<b>131.04 ha*</b>

\* The difference in the total area between the previously approved DPA plan and the current draft OZP is attributable to rounding of figures.

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

- 12.1 Attached to the Plan is a set of Notes which shows the types of uses or developments which are always permitted within the Area and other uses for which planning permission from the Board should be sought. The provision for application for planning permission under section 16 of the Ordinance allows flexibility in land-use planning and control of development to meet the changing needs. To provide flexibility for development with design adapted to the characteristics of particular sites, minor relaxation of the specific development restriction(s) stated in the Notes for particular zones may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.
- 12.2 The draft Notes are formulated on the basis of the latest set of Master Schedule of Notes (MSN) endorsed by the Board.

## **13. Consultation**

- 13.1 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.
- 13.2 Subject to the agreement of the Board, the draft OZP No. S/NE-LCW/C will be submitted to the NDC and the STKRC for consultation. Comments from the NDC and the STKRC will be submitted to the Board for consideration prior to the publication of the draft OZP under section 5 of the Ordinance.

## **14. Decision Sought**

Members are invited to:

- (a) agree that the draft Lai Chi Wo, Siu Tan and Sam A Tsuen OZP No. S/NE-LCW/C (**Appendix I**) together with its Notes (**Appendix II**) is suitable for consultation with the NDC and STKRC;

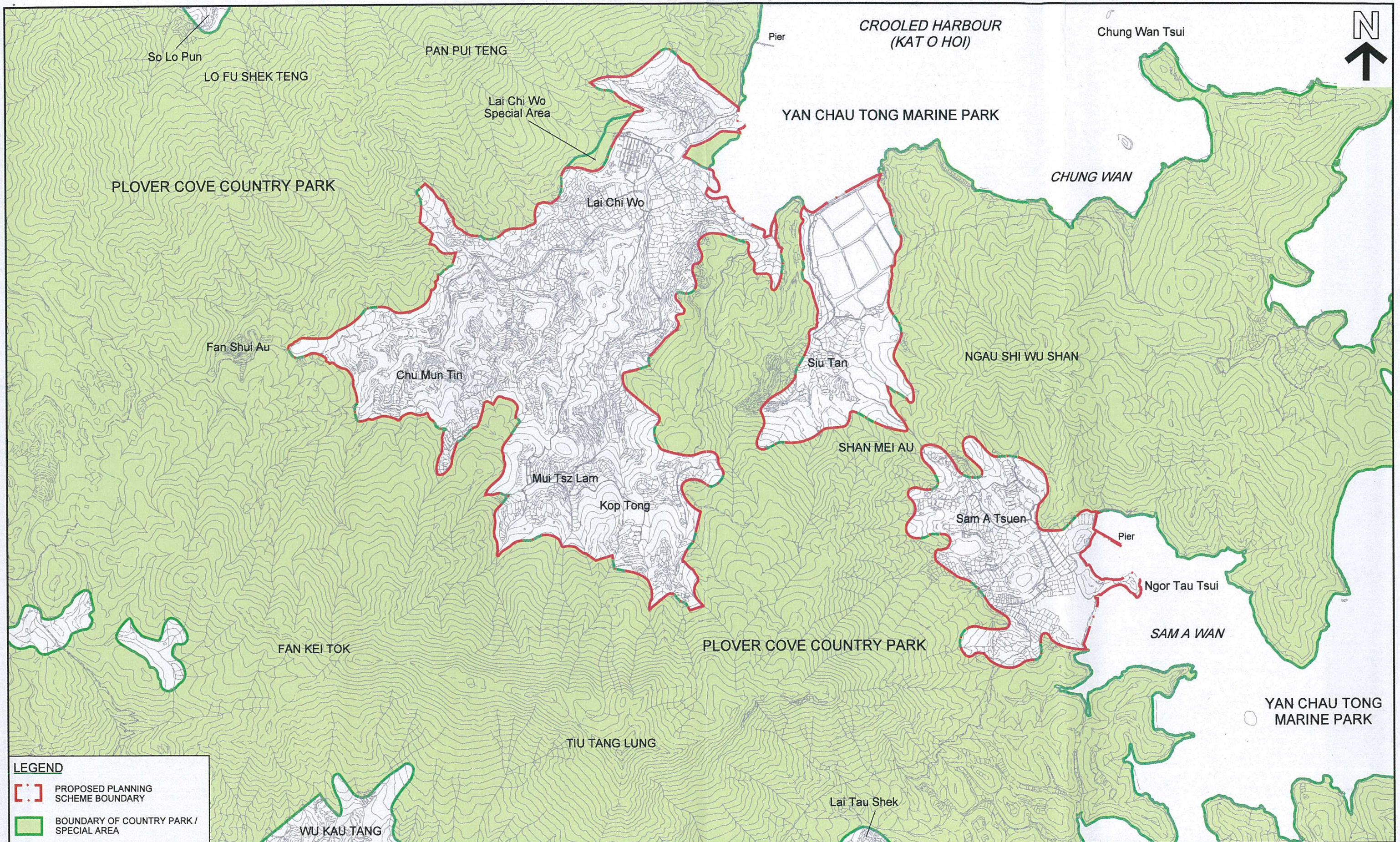


- (b) agree that the ES (**Appendix III**) is suitable to serve as an expression of the planning intentions and objectives of the Board for various land use zonings of the draft Lai Chi Wo, Siu Tan and Sam A Tsuen OZP No. S/NE-LCW/C and the ES should be issued under the name of the Board; and
- (c) agree that the ES (**Appendix III**) is suitable for consultation with the NDC and the STKKRC together with the draft OZP.

## **15. Attachments**

Plan 1	Planning Scheme Area of Lai Chi Wo, Siu Tan and Sam A Tsuen OZP
Plan 2	Aerial Photo of Lai Chi Wo, Siu Tan and Sam A Tsuen
Plan 3	Village Environs and Existing Physical Features of Lai Chi Wo, Siu Tan and Sam A Tsuen
Appendix I	Draft Lai Chi Wo, Siu Tan and Sam A Tsuen Outline Zoning Plan No. S/NE-LCW/C
Appendix II	Notes of the Draft Lai Chi Wo, Siu Tan and Sam A Tsuen OZP No. S/NE-LCW/C
Appendix III	Explanatory Statement of the Draft Lai Chi Wo, Siu Tan and Sam A Tsuen OZP No. S/NE-LCW/C
Appendix IV	Planning Report on Lai Chi Wo, Siu Tan and Sam A Tsuen
Appendix V	Proposal by the Kadoorie Farm & Botanic Garden Corporation (KFBG)
Appendix VI	Planning Assessment on the KFBG's Proposal





LEGEND  
[Red dashed line] PROPOSED PLANNING SCHEME BOUNDARY  
[Green line] BOUNDARY OF COUNTRY PARK / SPECIAL AREA

EXTRACT PLAN PREPARED ON 29.4.2014  
BASED ON SURVEY SHEETS No. 3-SE-B, 3-NE-D,  
4-NW-C AND 4-SW-A

PLANNING SCHEME AREA  
LAI CHI WO, SIU TAN AND SAM A TSUEN

SCALE 1 : 10 000  
METRES 200 0 200 400 METRES

PLANNING DEPARTMENT

REFERENCE No.  
M/CPE/LCW/14/5

PLAN  
1





LEGEND



PROPOSED PLANNING  
SCHEME BOUNDARY

EXTRACT PLAN PREPARED ON 29.4.2014 BASED ON  
AERIAL PHOTOS No. CS42014-021, CS42087-093 AND  
CS42162-169 ON 1.1.2013 BY LANDS DEPARTMENT

AERIAL PHOTOS

LAI CHI WO, SIU TAN AND SAM A TSUEN

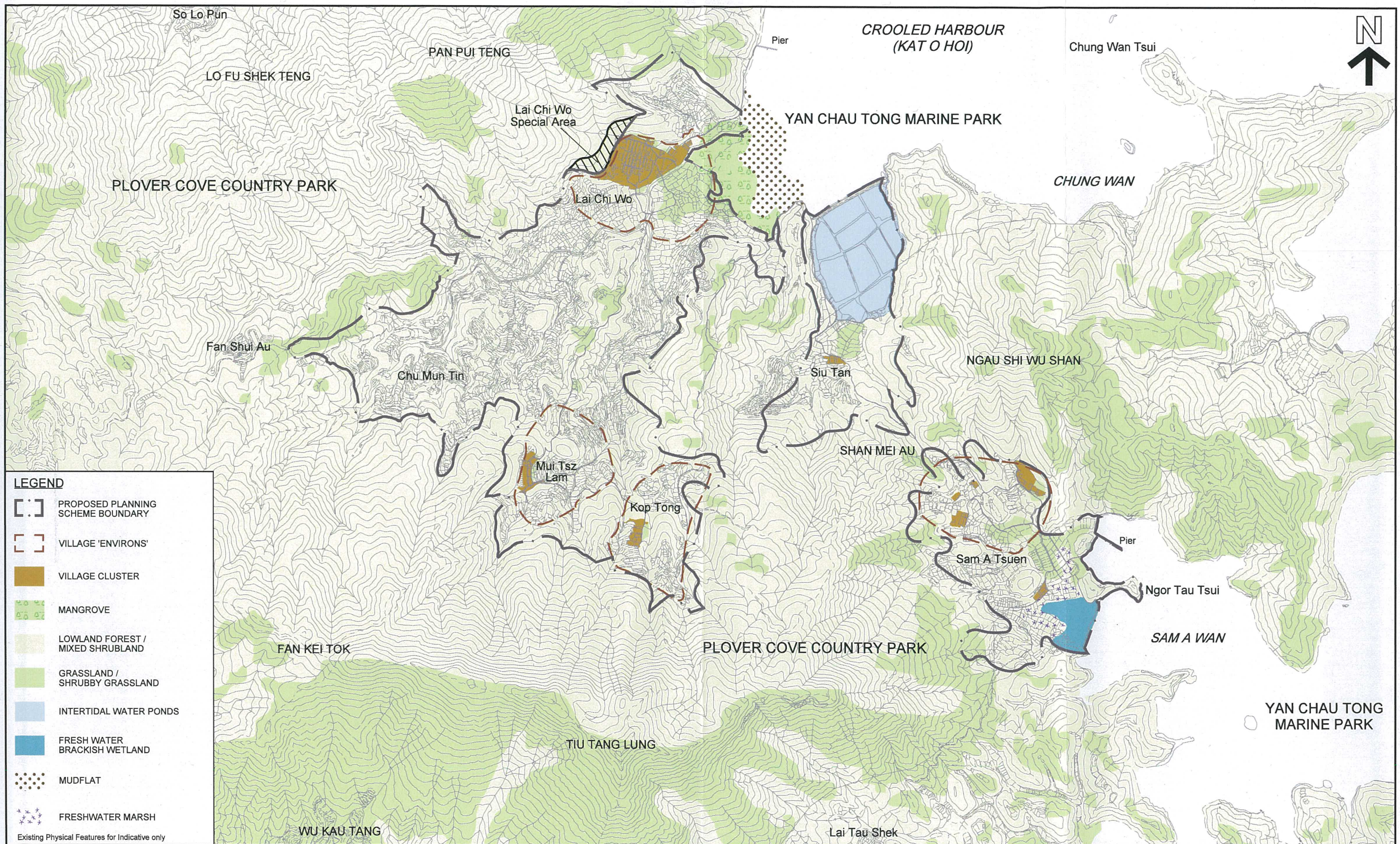
PLANNING DEPARTMENT



REFERENCE No.  
M/CPE/LCW/14/5

PLAN  
2





## VILLAGE 'ENVIRONS' AND EXISTING PHYSICAL FEATURES

LAI CHI WO, SIU TAN AND SAM A TSUEN

PLANNING DEPARTMENT



EXTRACT PLAN PREPARED ON 30.4.2014  
BASED ON SURVEY SHEETS No. 3-SE-B, 3-NE-D,  
4-NW-C AND 4-SW-A

SCALE 1 : 10 000  
METRES 200 0 200 400 METRES

REFERENCE No.  
M/CPE/LCW/14/5

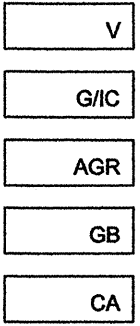
PLAN  
3



圖例  
NOTATION

ZONES

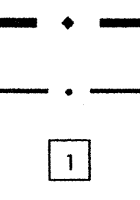
- VILLAGE TYPE DEVELOPMENT  
GOVERNMENT, INSTITUTION OR COMMUNITY  
AGRICULTURE  
GREEN BELT  
CONSERVATION AREA



- 地帶  
鄉村式發展  
政府、機構或社區  
農業  
綠化地帶  
自然保育區

MISCELLANEOUS

- BOUNDARY OF PLANNING SCHEME  
BOUNDARY OF COUNTRY PARK / SPECIAL AREA  
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)



- 其他  
規劃範圍界線  
郊野公園 / 特別地區界線  
最高建築物高度 (樓層數目)

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

USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分比	
VILLAGE TYPE DEVELOPMENT	6.04	4.81	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	0.11	0.08	政府、機構或社區
AGRICULTURE	6.28	4.79	農業
GREEN BELT	95.19	72.65	綠化地帶
CONSERVATION AREA	23.42	17.87	自然保育區
TOTAL PLANNING SCHEME AREA	131.04	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荔枝窩、小灘及三桠村分區計劃大綱圖  
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD  
LAI CHI WO, SIU TAN AND SAM A TSUEN - OUTLINE ZONING PLAN

SCALE 1:5000 比例尺  
0 100 200 300 400 500 600 METRES 米

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

圖則編號  
PLAN No. S/NE-LCW/C



**DRAFT LAI CHI WO, SIU TAN AND SAM A TSUEN  
OUTLINE ZONING PLAN NO. S/NE-LCW/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) Alignment of roads and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.
- (8) The following uses or developments are always permitted on land falling within the boundaries of the Plan except (a) where the uses or developments are specified in Column 2 of the Notes of individual zones or (b) as provided in paragraph (9) in relation to areas zoned “Conservation Area”:
- (a) maintenance, repair or demolition of a building;
  - (b) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, footpath, bus /public light bus stop or lay-by, cycle track, taxi rank, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;
  - (c) maintenance or repair of road, watercourse, nullah, sewer and drain;
  - (d) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities and waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government;
  - (e) rebuilding of New Territories Exempted House;
  - (f) replacement of an existing domestic building, i.e. a domestic building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, by a New Territories Exempted House; and
  - (g) provision, maintenance or repair of a grave of an indigenous New Territories villager or a locally based fisherman and his family members for which permission has been obtained from Government.
- (9) In areas zoned “Conservation Area”,
- (a) the following uses or developments are always permitted:
    - (i) maintenance or repair of plant nursery, amenity planting, sitting out area, rain shelter, refreshment kiosk, road, watercourse, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, shrine and grave;
    - (ii) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and
    - (iii) provision of amenity planting by Government; and

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

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

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

road and on-street vehicle park.

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

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

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

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

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

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

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

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



**DRAFT LAI CHI WO, SIU TAN AND SAM A TSUEN  
OUTLINE ZONING PLAN NO. S/NE-LCW/C**

Schedule of Uses

	<u>Page</u>
VILLAGE TYPE DEVELOPMENT	1
GOVERNMENT, INSTITUTION OR COMMUNITY	3
AGRICULTURE	5
GREEN BELT	6
CONSERVATION AREA	8

## VILLAGE TYPE DEVELOPMENT

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

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

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Eating Place  
 Library  
 School  
 Shop and Services

(Please see next page)

VILLAGE TYPE DEVELOPMENT (Cont'd)

Planning Intention

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

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (except development or redevelopment of 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
<p>Ambulance Depot Animal Quarantine Centre (in Government building only) Broadcasting, Television and/or Film Studio Eating Place (Canteen, Cooked Food Centre only) Educational Institution Exhibition or Convention Hall Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Institutional Use (not elsewhere specified) Library Market Pier Place of Recreation, Sports or Culture Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Research, Design and Development Centre Rural Committee/Village Office School Service Reservoir Social Welfare Facility Training Centre Wholesale Trade</p>	<p>Animal Boarding Establishment Animal Quarantine Centre (not elsewhere specified) Columbarium Correctional Institution Crematorium Driving School Eating Place (not elsewhere specified) Flat Funeral Facility Holiday Camp House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) Off-course Betting Centre Office Petrol Filling Station Place of Entertainment Private Club Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Residential Institution Sewage Treatment/Screening Plant Shop and Services Utility Installation for Private Project Zoo</p>

(Please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (Cont'd)

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. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.

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 a maximum building height in terms of number of storeys as stipulated on the Plan, 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 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 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.

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.

GREEN BELT

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

(Please see next page)

GREEN BELT (Cont'd)

Planning Intention

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

Remarks

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



CONSERVATION AREA

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

Planning Intention

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

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

(Please see next page)

CONSERVATION AREA (Cont'd)

Remarks

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

**DRAFT LAI CHI WO, SIU TAN AND SAM A TSUEN  
OUTLINE ZONING PLAN NO. S/NE-LCW/C**

**EXPLANATORY STATEMENT**

**DRAFT LAI CHI WO, SIU TAN AND SAM A TSUEN  
OUTLINE ZONING PLAN NO. S/NE-LCW/C**

**EXPLANATORY STATEMENT**

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**DRAFT LAI CHI WO, SIU TAN AND SAM A TSUEN  
OUTLINE ZONING PLAN NO. S/NE-LCW/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 Lai Chi Wo, Siu Tan and Sam A Tseun Outline Zoning Plan (OZP) No. S/NE-LCW/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 14.7.2011, under the power delegated by the Chief Executive, the Secretary for Development directed the Board, under section 3(1)(b) of the Town Planning Ordinance (the Ordinance), to prepare a Development Permission Area (DPA) Plan for the Lai Chi Wo, Siu Tan and Sam A Tseun area.
- 2.2 On 26.8.2011, the draft Lai Chi Wo, Siu Tan and Sam A Tsuen DPA Plan No. DPA/NE-LCW/1 was exhibited for public inspection under section 5 of the Ordinance. During the plan exhibition period, 6 representations were received. After giving consideration to the representations on 9.3.2012, the Board decided not to propose any amendment to the draft DPA plan to meet the representations.
- 2.3 On 26.6.2012, the Chief Executive in Council (CE in C) approved the draft Lai Chi Wo, Siu Tan and Sam A Tsuen DPA plan, which was subsequently renumbered as DPA/NE-LCW/2. On 13.7.2012, the approved Lai Chi Wo, Siu Tan and Sam A Tsuen DPA Plan No. DPA/NE-LCW/2 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.4 On 12.3.2014, 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 Lai Chi Wo, Siu Tan and Sam A Tseun area.
- 2.5 On XXXX, the draft Lai Chi Wo, Siu Tan and Sam A Tseun OZP No. S/NE-LCW/1 (the Plan) was exhibited for public inspection under section 5 of the Ordinance.

### **3. OBJECT OF THE PLAN**

- 3.1 The object of the Plan is to indicate the broad land-use zonings for the area of Lai Chi Wo, Siu Tan and Sam A Tsuen so that development and redevelopment within the area of Lai Chi Wo, Siu Tan and Sam A Tseun 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 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), which comprises three sub-areas, namely the Lai Chi Wo area (about 90 ha), the Siu Tan area (about 20 ha) and the Sam A Tsuen area (about 21 hectares), covers a total area of about 131 ha. The Area is surrounded by the Plover Cove Country Park except where it adjoins the Lai Chi Wo Special Area near the Lai Chi Wo and fronts on the Yan Chau Tong Marine Park. At present, the Area is accessible by boats via small piers at Lai Chi Wo and Sam A, and by walking trails leading from Wu Kau Tang and Bride's Pool. The boundary of the Area is shown by a heavy broken line on the Plan.
- 5.2 Lai Chi Wo
- 5.2.1 The area mainly comprises mangrove, woodland, shrubland, watercourse and fallow agricultural land. Recognised villages in the area include Lai Chi Wo, Kop Tong and Mui Tsz Lam.

- 5.2.2 Lai Chi Wo faces the scenic Yan Chau Tong Marine Park and the Lai Chi Wo Beach Site of Special Scientific Interest (SSSI). The Yan Chau Tong Marine Park, designated in 1996, is well-known for its rich fishery resources as it is a nursery ground for larvae and juvenile of fishes and many different marine lives. Lai Chi Wo Beach SSSI, designated in 1979, is to protect a mangrove stand and a seagrass bed (*Halophila ovalis* (喜鹽草) and *Zostera japonica* (矮大葉藻)) in recognition of their ecological importance. Mangroves grows near the coast of the Lai Chi Wo SSSI which is regarded as one of the most important stands in Hong Kong due to the presence and abundance of some mangrove species. Both the Yan Chau Tong Marine Park and the Lai Chi Wo Beach SSSI are outside the Area. On the other hand, there are records of seagrasses in the abandoned ponds in Siu Tan.
- 5.2.3 Behind Lai Chi Wo is a fung shui woodland, about 1 ha of which was designated as a “Special Area” under the Country Parks Ordinance in 2005, for its high flora diversity and the presence of uncommon tree species as well as old valuable trees. There is a natural stream flowing across the Lai Chi Wo area, about 500m of which is recognized as an Ecologically Important Stream (EIS).
- 5.2.4 The area includes a Geo-heritage Centre displaying the geological resources and illustrations of old Hakka village in Hong Kong. A Nature Trail links up Lai Chi Wo and the coastal area. A graded historic building in the area is the Hip Tin Temple and Hok Shan Monastery (Grade 3 historic buildings). The area is a popular destination for tourists and hikers. The Lai Chi Wo Site of Archaeological Interest is largely located in it.
- 5.2.5 Mui Tsz Lam and Kop Tong are two indigenous villages, about 1km southwest of Lai Chi Wo. Kop Tong and Mui Tsz Lam have been deserted and most of the village houses have become ruins. Fung shui woodlands, which are comparatively remote and intact, are found behind Kop Tong and Mui Tsz Lam. The fung shui woodland at Mui Tsz Lam has higher species diversity than that of Kop Tong.

### 5.3 Siu Tan

- 5.3.1 The area mainly comprises flat and low-lying abandoned agricultural land, which has been turned into intertidal water ponds and freshwater marshes surrounded by shrubs and woodland. It is also adjacent to the Yan Chau Tong Marine Park and the Lai Chi Wo Beach SSSI where there are mangrove and seagrass habitats.

- 5.3.2 There is a natural stream near the western boundary of the site flowing from south to north towards the Marine Park. Habitats in Siu Tan support a high diversity of wildlife and flora worthy of protection, and it is also identified as a hotspot for butterflies. Mangrove stands are found along the watercourse and at intertidal water ponds near the coastal area, where uncommon species of seagrass have been found. Surrounding the wetlands on the east, south and west are continuous woodlands forming the foothill of the Plover Cove Country Park.

5.4 Sam A Tsuen

- 5.4.1 The area mainly comprises woodland, shrubland, active and abandoned agricultural land, freshwater marsh, stream, estuarine mangrove and mudflat habitats. The woodlands in the peripheral hill-slopes and a fung shui wood behind the village form a continuum of woodland habitat together with the adjoining Plover Cove Country Park. The habitats support a high diversity of wildlife and plant species worthy of protection and are identified as hotspots for butterflies and freshwater fishes.
- 5.4.2 The recognised village in the area is Sam A which faces southwest, directly overlooking the scenic shore flat land and is surrounded by wooded hills on three sides in the north, west and south with some active farmland in the south-eastern part of the village. A few of the village houses have recently been refurbished and are being used for serving visitors. Some beekeeping has been operated at Sam A.

**6. POPULATION**

According to the 2011 Census, the total population of the Area was about 100 persons. It is expected that the total planned population of the Area would be 830 persons mainly attributed to the village expansion.



## 7. OPPORTUNITIES AND CONSTRAINTS

### 7.1 Opportunities

#### 7.1.1 Conservation and Natural Landscape

The Area is surrounded by the Plover Cove Country Park and Lai Chi Wo Special Area and fronts onto Yan Chau Tong Marine Park. The Area is rural in character and comprises a range of conservation importance with a mixture of natural habitats, including coastal mangrove, mudflat, intertidal water ponds, EIS, freshwater streams, undisturbed terrestrial and hill forests, woodlands, fungus hui woodlands, shrubland, and active and fallow agricultural land. These habitats support different flora and fauna in the Area, including some rare and uncommon species, and the natural and landscape setting is both serene and quiet. The undisturbed woodlands are quite natural in character and are ecologically-linked with the wide stretch of vegetation in the surrounding Plover Cove Country Park. With its high quality landscape and great variety of natural habitats, the Area is worthy of conservation.

#### 7.1.2 Tourism Potential

7.1.2.1 The Area falls within part of the Linkage Area of the “Study on the Enhancement of the Sha Tau Kok Rural Township and Surrounding Areas – Feasibility Study” (the STK Study) completed in early 2013. Because of the richness in culture and heritage resources, Lai Chi Wo has great potential of tourism development due to the ecological and cultural/historic value. However, with the aim of minimizing external intervention, basic tourism supporting facilities would be provided. The ecology of the area supports a wide diversity of species, including several species of conservation importance. There are two temples, namely Hip Tin Temple and Hok Shan Monastery, which are graded 3 historical buildings. Other supporting facilities include signage, refreshment kiosk, information plates and public toilet currently provided for visitors. It also includes a Geoheritage Centre introducing the geological resources and old Hakka village in Hong Kong and a Lai Chi Wo Nature Trail, where some of its sections have boardwalks assists visitors to explore the mangroves, linking up Lai Chi Wo and the coastal area, the Hakka Villages, the Fung Shui Woods and an ancient bed of Coastal *Heritiera littoralis* (銀葉樹) and giant *Derris alborubra* (白花魚藤). Currently, Lai Chi Wo is featured in many one-day tours offered by local tour operators.

7.1.2.2 Sam A is linked to Wu Kau Tang and other ‘Shap Yeuk’ villages by a network of mountain trails. The oldest trail is believed to be the one between Sam A and Wu Kau Tang (known as Sung Yuan historic trail), which could date back almost 1,000 years to Sung and Yuan Dynasties. This trail still exists today, and is being used frequently by hikers in this area.

## 7.2 Constraints

### 7.2.1 Transportation

At present, no vehicular access is available except the footpaths and hiking trails leading from Wu Kau Tang and Bride's Pool. The Area is accessible by boats via small piers at Lai Chi Wo and Sam A.

### 7.2.2 Geotechnical

The Area is located below steep natural hillside and may be affected by potential natural terrain hazard. For new development in these areas, natural terrain hazard study would be required and suitable mitigation measures should be provided, if necessary, for any proposed development in the Area.

### 7.2.3 Ecological Significance

7.2.3.1 The Area, surrounded by the Plover Cove Country Park and the Lai Chi Wo Special Area, faces the scenic Yan Chau Tong Marine Park, part of which at Lai Chi Wo Beach was also designated as SSSI due to the presence of a mangrove stand and a seagrass bed (*Halophila ovalis* (喜鹽草) and *Zostera japonica* (矮大葉藻)). The Area contains a mixture of habitats and natural resources worthy for preservation, including the coastal mangrove and mudflat in which the *Derris alborubra* and *Heritiera* mangrove are located.

7.2.3.2 The natural stream flowing across the Lai Chi Wo area, about 500 m of which is designated as an EIS. The coastal habitat is identified as an ecologically important wetland supporting a high diversity of wild life species of conservation value. Over 30 dragonfly species including *Orthetrum poecilops poecilops* (斑灰蜻) and *Herpestes urva* (食蟹獾) and *Prionailurus bengalensis* (豹貓) of conservation interest are recorded in the area. The intertidal water ponds and freshwater marshes are located at the northern part of Siu Tan where uncommon species of seagrass have been found. The mangroves stands in the coastal area, the flat and low-lying marshes and a watercourse in the middle part of the Sam A recorded a number of freshwater fishes and invertebrates of conservation interest, including uncommon freshwater fish, Rice Fish *Oryzias curvinotus* (弓背青鱗). Butterfly species of conservation concern and uncommon odonates (dragonflies and damselflies) were recorded at the area.

7.2.3.3 The undisturbed terrestrial habitats, including the forests and woodlands, not only connect to the surrounding mature woodland of the Plover Cove Country Park, but also support a very rich species diversity and composition. The presence of a few very old and large trees with unusual forms also increases the conservation value of this woodland area, including *Macaranga sampsonii* (鼎湖血桐), *Ficus langkokensis* (青藤公), *Chrysophyllum lanceolatum* (金葉樹) and *Aquilaria sinensis* (土沉香) of conservation significance and three old and valuable trees in the fung shui woodlands in Lai Chi Wo. The fung shui woodland and the dense vegetation in the coastal area in Lai Chi Wo provide a good habitat for butterflies, including the rare *Isoteinon lamprospilus* (旖弄蝶). Besides, uncommon odonates (dragonflies and damselflies), herpetofauna, and amphibian species of conservation concern, including frogs, are also recorded at the Lai Chi Wo area. Fung shui woodlands at Kop Tong and Mui Tsz Lam also support a diversity of plants, including *Pavetta hongkongensis* (香港大沙葉) and *Aquilaria sinensis* (土沉香) of conservation significance. In view of the above, development that may adversely affect the rural character and the ecologically sensitive areas will not be recommended.

#### 7.2.4 Landscape Character

With reference to the Landscape Value Mapping of Hong Kong (2005), the overall landscape value of the Area is high. Due to the unique landscape resources and the character of the Area, no large-scale development should be introduced in order to minimize encroachment onto the sensitive environment and to protect and enhance ecological conservation.

#### 7.2.5 Burial Grounds

Several pieces of burial grounds are located in the Area, in particular in the central part of the Lai Chi Wo hilly areas and adjacent to the woodlands of Mui Tsz Lam and Kop Tong are not suitable for any development.

#### 7.2.6 Sewerage

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

### 7.2.7 Infrastructure and Utility Services

The Area is provided with electricity and telephone services. Potable water supply has been provided to the existing facilities and villagers in Lai Chi Wo and Sam A. For other remote areas such as Mui Tsz Lam and Kop Tong, there is no potable water supply. However, there are no existing nor committed/planned sewerage and drainage systems for the Area.

### 7.2.8 Cultural Heritage

7.2.8.1 The Antiquities and Monuments Office (AMO) of the Leisure and Cultural Services Department (LCSD) advises that the Hip Tin Temple and Hok Shan Monastery in Lai Chi Wo is a Grade 3 historic building within the Area. The temple was erected for the worship of Kwan Tai (關帝) who is also called Hip Tin Tai Tai (協天大帝, Emperor Assisting the Heaven) and so is the temple named Hip Tin Temple. The temple was probably built in 1900 as its wall paintings indicated. Also, the Lai Chi Wo Site of Archaeological Interest lies to the south of Lai Chi Wo. Prehistoric pottery shreds and ceramic shreds of Song, Ming and Qing periods were recorded in 2000.

7.2.8.2 There are two cannons to the east of the Temple. Da Chius (打醮) have been held every ten years in front of the Temple starting from an epidemic amongst the Hing Chun Yau villages.

## 8. GENERAL PLANNING INTENTION

8.1 The Area forms an integral part of the natural system of the natural woodlands in the adjoining Plover Cove Country Park with a wide spectrum of natural habitats including, *inter alia*, coastal mangrove, mudflat, intertidal water ponds, EIS, freshwater streams, undisturbed terrestrial and hilly forests, woodlands, fungus hui woodlands, shrubland, and active and fallow agricultural land etc., which support some rare/uncommon flora and fauna of the Area and should be preserved and protected. The general planning intention in the Area is to protect its high conservation and landscape value which complements the overall naturalness and the landscape beauty of the surrounding Plover Cove Country Parks.

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

## 9. **LAND-USE ZONINGS**

### 9.1 **“Village Type Development” (“V”)** : Total Area 6.04 ha

- 9.1.1 The planning intention of this zone is to designate both existing recognized villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board.
- 9.1.2 The recognized villages within the Area are Lai Chi Wo, Mui Tsz Lam, Kop Tong and Sam A. 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 stream courses have been avoided as far as possible.
- 9.1.3 No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23 m) or the height of the building which was in existence on the date of first publication in the Gazette of the notice of the draft DPA plan, whichever is the greater. Application for minor relaxation of these restrictions would be considered by the Board based on individual merits, taking into account site constraints, innovative architectural design and planning merits that would enhance the amenity of the locality.
- 9.1.4 Some areas zoned “V” are overlooked by steep natural hillsides and may be affected by potential natural terrain landslide hazards. For future development in these areas, the developer(s) may be required to carry out natural terrain hazard study and provide suitable hazard mitigation measures, if found necessary, as part of the development.

- 9.1.5 In accordance with the Environmental, Transport and Works Bureau's Technical Circular (Works) No. 5/ 2005, under the current administrative practice, development proposals/submissions that may affect natural streams / rivers, the approving / processing authorities at various stages of the development should consult and collate comments from the Agriculture, Fisheries and Conservation Department and relevant authorities and incorporate relevant comments/advice as conditions of approval wherever possible. Accordingly, Lands Department when processing Small House grant and applications in close proximity to existing stream courses, should consult concerned departments including the Agriculture, Fisheries and Conservation Department and the Planning Department to ensure that all relevant departments would have adequate opportunity to review and comment on the applications.
- 9.1.6 There is neither existing nor proposed public sewer in the Area. For Small House development, the design and construction of the septic tank and soakaway systems need to comply with relevant standards and regulations, such as Environment Protection Department (EPD)'s Practice Note for Professional Person (ProPECC PN) 5/93 "*Drainage Plans subject to Comment by the Environmental Protection Department*", for the protection of the water quality of the Area.
- 9.1.7 As diversion of streams or filling of pond may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activities.
- 9.2 "Government, Institute or Community" ("G/IC") : Total Area 0.11 ha
- 9.2.1 The planning intention of this zone is primarily for the provision of GIC facilities serving the needs of the local residents and a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.
- 9.2.2 The major existing GIC facilities under this zone include a single storey permanent flushing toilet and a single storey telephone exchange operated by the Hong Kong Telephone Company Ltd. at Lai Chi Wo. Besides, it also includes the current use of a single storey religious institutions of the Hip Tin Temple and Hok Shan Monastery near the entrance of the Lai Chi Wo.
- 9.2.3 Besides, the North District Council has agreed that as part of one of its projects under the Signature Project Scheme, the vacant premises of the former Siu Ying School at Lai Chi Wo be converted into a geoheritage-cum-ecological education centre. At the time this Plan is being prepared, the project is under the stage of investigation and design. It is proposed to designate the site as "G/IC" zone so as to accommodate its proposed use, as 'Field Study/Education/Visitor Centre' is always permitted within this zone.

- 9.2.4 To preserve the rural and low-rise character of the Area as well as provide spatial and visual relief, development/redevelopment within this zone should be restricted to a maximum building height as stipulated on the Plan (i.e., one storey) or the height of the building which was in existence on the date of first publication in the Gazette of the notice of the draft DPA plan, whichever is greater.

9.3 "Agriculture" ("AGR") : Total Area 6.28 ha

- 9.3.1 The planning intention of this zone is primarily to retain and safeguard good quality agricultural land 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 Some active agricultural land intermixed with abandoned farmland/grassland could be found at the southern part of the villages at Lai Chi Wo and Sam A. Besides, the land area to the north of the EIS comprises largely wet abandoned agricultural land. The areas are designated as "AGR" not only to retain active and fallow arable land for agricultural purpose, including leisure farming or organic farming, but also to preserve the rural setting as well as the natural environment in the Area.
- 9.3.3 As diversion of streams or filling of land/pond or excavation of land may cause adverse impacts on the natural environment and the ecological value of the adjacent area, planning approval is required for such activities. However, filling of land specifically required under prior written instructions of Government department(s), or for the purpose 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.

9.4 "Green Belt" ("GB") : Total Area 95.19 ha

- 9.4.1 The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.
- 9.4.2 Areas with natural vegetation, woodland, hilly terrain, hillside shrubland, grassland and streamcourses including the EIS and its riparian zone have been designated as "GB" so as to protect existing green areas and preserve the hilly terrain in the Area.

- 9.4.3 The "GB" zone also comprises permitted burial ground at the central part of Lai Chi Wo, and the fringes of the planning scheme boundaries near Kop Tong. They have been in existence for many years, which are considered as existing uses and intended for burial places of deceased indigenous villagers in the Area. To respect the local ritual and tradition, burial activities within these zones are generally tolerated
- 9.4.4 There is a general presumption against development within this zone. Development in this zone will be strictly controlled. Development proposals will be considered by the Board on individual merits taking into account the relevant Town Planning Board Guidelines.
- 9.4.5 As diversion of streams, filling of land/pond or excavation of land may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activities.
- 9.5 "Conservation Area" ("CA") : Total Area 23.42 ha
- 9.5.1 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.
- 9.5.2 The "CA" zone covers the wooded area to the north of the existing Lai Chi Wo as it is a relatively undisturbed native woodland with mature trees and is ecologically linked with the wide stretch of natural vegetation in the Plover Cove Country Park and the Lai Chi Wo Fung Shui Woodland. The fung shui woodlands at Mui Tsz Lam and Kop Tong falls within this zone as these fung shui woodlands support a diversity of plants, including *Pavetta hongkongensis* (香港大沙葉) and *Aquilaria sinensis* (土沉香) of conservation significance.
- 9.5.3 The coastal area along the eastern boundary of the Lai Chi Wo consists of mangroves, mangrove-associated plants and backshore vegetation including a large population of mature *Heritiera littoralis* (銀葉樹) and *Derris alborubra* (白花魚藤) with a high ecological and landscape value. It is located immediately adjacent to the ecologically sensitive Yan Chau Tong Marine Park and the Lai Chi Wo Beach SSSI and are hence proposed to be protected under "CA".



- 9.5.4 The wetland system in Siu Tan comprising natural stream, intertidal ponds and marshes is of ecological importance. Uncommon species of seagrass can be found in the area and the rare plant species *Ceratopteris thalictroides* (水蕨) which is a protected plant in China has been recorded at the marsh. Fauna species of conservation concern including *Orthetrum poecilops poecilops* (斑灰蜻) has also been recorded in the area. The coastal area in Sam A Tsuen consists of coastal woodland and wetland system comprising mangrove stand and lowlying marshes. Such area has been identified as ecologically important. Plants species with conservation interest including *Ligustrum punctifolium* (斑葉女貞), *Myoporum bontiioides* (苦檻藍) and *Scaevola hainanensis* (海南草海桐) have been recorded in the intertidal zone of the coastal area and at the headland at Ngor Tau Tsui. In addition, the fish species of conservation concern *Oryzias curvinotus* (弓背青鱗) is also recorded in a watercourse in the area. As such, the wetland areas in Siu Tan and Sam A Tsuen are proposed for “CA” to reflect the high ecological value of the areas and to protect the coastal area along the adjacent Yan Chau Tong Marine Park.
- 9.5.3 New residential development is not permitted under this zone. Redevelopment of existing houses may be permitted on application to the Board. The redevelopment of existing houses shall not result in a total redevelopment in excess of the plot ratio, site coverage and height of the house which was in existence on the date of the first publication of the DPA Plan.
- 9.5.4 Diversion of streams, filling of land/pond or excavation of land may cause adverse drainage impacts on adjacent areas and adverse impacts on the natural environment. In view of the conservation value of the area within this zone, permission from the Board is required for such activities.

## **10. COMMUNICATIONS**

### **10.1 Transport Network**

At present, the Area is inaccessible by vehicular traffic. The nearest roads to the Area are from Luk Keng Road and Bride's Pool Road. The Area is accessible by boat via small piers at Lai Chi Wo and Sam A, and by hiking and country trails leading from Wu Kau Tang and Luk Keng. Various on-demand ferry and 'kaito' ferry services are available for private tour groups. Ma Liu Shui and Wong Shek Piers are two popular boarding points with destination of the Area and its surrounding areas and islands, including Kat O and Ap Chau.

## **11. CULTURAL HERITAGE**

- 11.1 The Hip Tin Temple and Hok Shan Monastery in Lai Chi Wo is a Grade 3 historic building within the Area. The Lai Chi Wo Site of Archaeological Interest also largely falls within the Area. Prehistoric pottery shreds and ceramic shreds of Song, Ming and Qing periods were recorded in 2000. The above graded historic building/structure and site of archaeological interest are worthy of preservation.
- 11.2 The Antiquities Advisory Board (AAB) also released a list of new items in addition to the list of 1,444 historic buildings. These items are subject to grading assessment by the AAB. Details of the list of 1,444 historic buildings and the new items have been uploaded onto the website of the AAB at <http://www.aab.gov.hk>.
- 11.3 Prior consultation with the AMO of the LCSD should be made if any development, redevelopment or rezoning proposals might affect the above graded historic building/structure, new items pending grading assessment, site of archaeological interest and their/its immediate environs.

## **12. UTILITY SERVICES**

- 12.1 The Area is supplied with electricity and telephone services. In respect with other utility services, potable water supply to existing facilities and villagers in Lai Chi Wo and Sam A is provided. For other remote areas such as Mui Tsz Lam and Kop Tong, there is no potable water supply. There are no committed/planned sewerage and drainage systems for the Area.

## **13. IMPLEMENTATION**

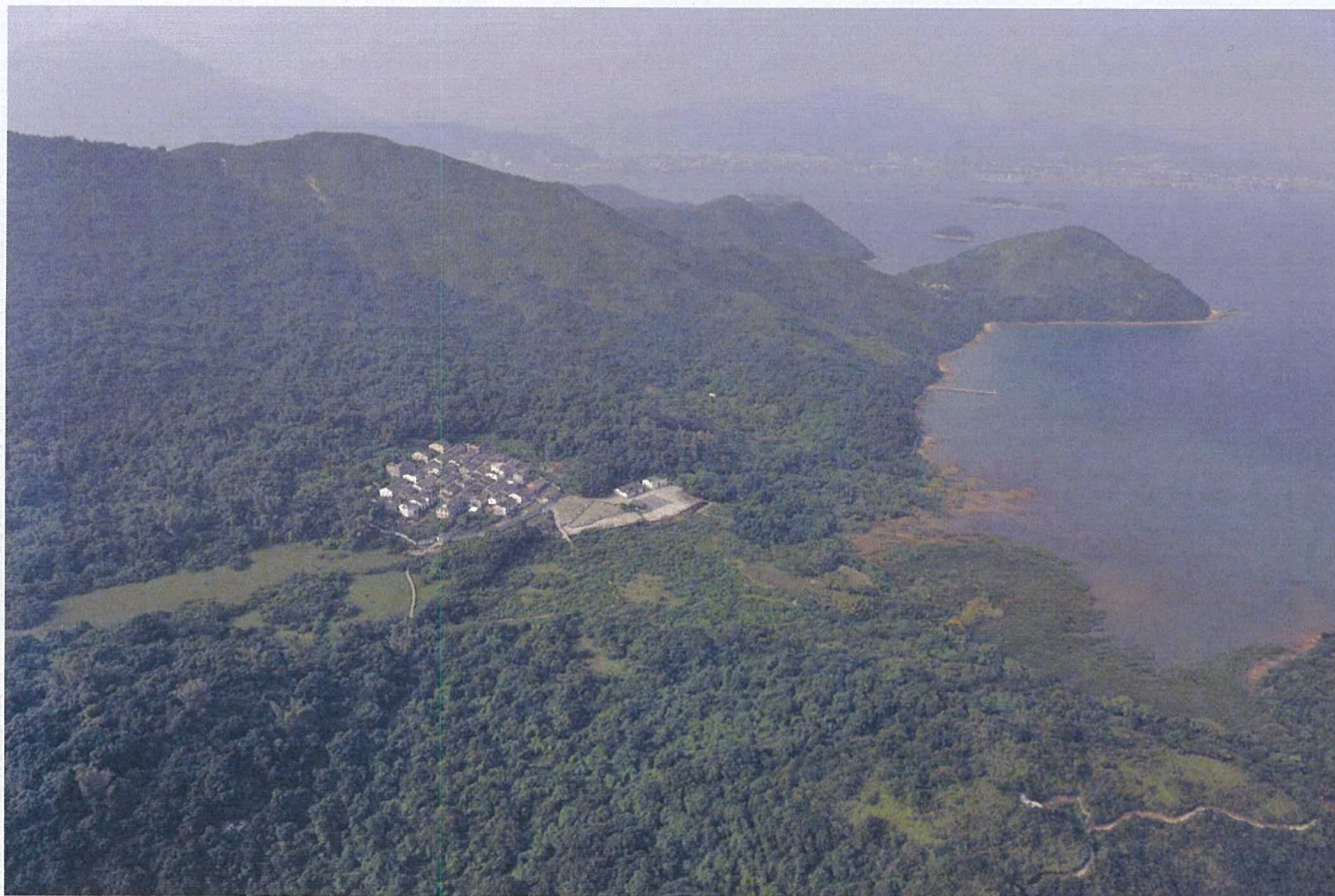
- 13.1 The Plan provides a broad land-use framework for development control and implementation of planning proposals for the Area. More detailed plans will be prepared as a basis for public works planning and private developments.
- 13.2 At present there is no overall programme for the provision of infrastructure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

## **14. PLANNING CONTROL**

- 14.1 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.
- 14.2 Uses of land or building which were in existence immediately before the first publication in the Gazette of the notice of the draft DPA Plan and which are not in compliance with the terms of the Plan may have adverse impacts on the environment, drainage and traffic of the Area. Although no action is required to make such use conform to this Plan, any material change of such use or any other development (except minor alteration and/or modification to the development of the land or building in respect of such use which is always permitted) must be always permitted in terms of the Plan or, if permission is required, in accordance with a permission granted by the Board. The Board will consider these applications on their individual merits. Those alteration and/or modification works which may lead to an environmental improvement or upgrading to the Area may be considered favourably by the Board.
- 14.3 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.
- 14.4 Any development, other than those referred to in paragraph 13.1 above or in conformity with this Plan or with the permission of the Board, undertaken or continued on land included in this Plan on or after the date of the first publication in the Gazette of the Notice of the draft DPA Plan may be subject to enforcement proceedings under the Ordinance. Any diversion of streams, filling of land/pond and excavation of land in the relevant zones on or after the date of the first publication in the Gazette of the Notice of the draft DPA Plan without permission from the Board may also be subject to enforcement proceedings. Moreover, there is a presumption against filling of ponds for temporary land uses/developments in conservation-related zonings, such as "CA".



# PLANNING REPORT ON LAI CHI WO, SIU TAN AND SAM A TUEN



SHA TIN, TAI PO & NORTH  
DISTRICT PLANNING OFFICE  
PLANNING DEPARTMENT  
MAY 2014





**PLANNING REPORT ON  
LAI CHI WO, SIU TAN AND  
SAM A TSUEN**

MAY  
2014

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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 Lai Chi Wo, Siu Tan and Sam A Tsuen (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, comprising mainly the three sub-areas of Lai Chi Wo, Siu Tan, and Sam A Tsuen, is rural in character and located in a djaacent va lleys on t he northeastern coast of the Plover Cove Country Park. It fronts onto the Yan Chau Tong Marine Park, and has been a famous tourist attraction for many years (**Figure 1**). Popular hiking trails are located in the Area including the “Lai C hi W o Nature T rail”, where some of i ts s ections ha ve boa rdwalks and supporting facilities for vi sitors to explore the mangrove along the coast, and a number of footpaths linking Lai Chi Wo, Siu Tan and Sam A from Wu Kau Tang and Bride’s Pool.

1.2.2 The A rea i s rural and natural i n character with a scenic s etting. Any uncontrolled development may affect the hi gh landscape value and t hreaten the marine ecology and mudflat habitats along the coast

of the Area. Suspected excavation and unauthorized tree felling and vegetation clearance were found in the A rea. T here was therefore an ur gent need to better protect the natural scenic character and avoid disturbance of t he e cological i nterest of t he A rea. On 14.7.2011, und er t he pow er d elegated b y t he Chief E xecutive (CE), the S ecretary for Development directed the Town Planning Board (the Board) to prepare a dr aft pl an designating t he Lai Chi W o, S iu T an and S am A T suen area as a development permission area (DPA).

1.2.3 On 26.8.2011, t he dr aft Lai C hi W o, S iu T an and Sam A T suen DPA Plan No. DPA/NE-LCW/1 was exhibited for publ ic i nspection. During t he plan exhibition period, 6 r epresentations<sup>1</sup> were received. After giving consideration to the representations on 9.3.2012, t he B oard d ecided not to pr opose any amendment to the dr aft D PA pl an to meet the representations.

1.2.4 On 26.6.2012, the Chief Executive in Council (CE in C) approved the draft Lai Chi Wo, Siu Tan and Sam A T suen DPA pl an, w hich w as s ubsequently renumbered as DPA/NE-LCW/2 (**Figure 2**). O n 13.7.2012, t he approved Lai C hi W o, S iu T an and Sam A T suen DPA Plan No. DPA/NE-LCW/2 was exhibited for public inspection under section 9(5) of

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<sup>1</sup> Including Designing Hong Kong Limited, Hong Kong Bird Watching Society, W WF H ong K ong, and Kadoorie Farm & Botanic Garden Corporation (KFBG), Village Representatives (VRs) of the villages of Lai Chi Wo, Kop Tong, Mui Tsz Lam and Sam A.



the Town Planning Ordinance (the Ordinance).

- 1.2.5 Pursuant to section 20(5) of the Ordinance, the DPA Plan is effective for three years until 26.8.2014. On 12.3.2014, the CE, pursuant to section 3(1)(a) of the Ordinance, directed the Board to prepare an OZP for the Area.

## 2. **THE STUDY AREA**

### 2.1. **Location**

The Area covers a total area of about 131 ha with 90 ha in the Lai Chi Wo area, 20 ha in the Siu Tan area, and 21 ha in the Sam A Tsuen area. The Area is surrounded by the Plover Cove Country Park except where it adjoins the Lai Chi Wo Special Area near the Lai Chi Wo and fronts on the Yan Chau Tong Marine Park. The location of the Area is shown in **Figure 3** and an overview of the Area is shown in **Figure 4**.

### 2.2. **Natural Features**

*Physical Setting and Topography (Figures 4 and 5a – 5j)*

- 2.2.1. The Lai Chi Wo area mainly comprises mangrove, woodland, shrubland, watercourse and fallow agricultural land. Recognised villages in the area include Lai Chi Wo, Kop Tong and Mui Tsz Lam.
- 2.2.2. It faces the scenic Yan Chau Tong Marine Park and the Lai Chi Wo Beach Site of Special Scientific

Interest (SSSI)<sup>2</sup>.

- 2.2.3. Behind Lai Chi Wo is a fung shui woodland, about 1 ha of which was designated as a “Special Area” under the Country Parks Ordinance in 2005, for its high flora diversity and the presence of uncommon tree species as well as old and valuable trees. There is a natural stream flowing across the Lai Chi Wo area, about 500m of which is recognized as an Ecologically Important Stream (EIS). Fung shui woodlands, which are comparatively remote and intact, are also found behind the Kop Tong and Mui Tsz Lam area. The fung shui woodland at Mui Tsz Lam has higher species diversity than that of Kop Tong (**Figures 5b and 5c**).

- 2.2.4. The Siu Tan area mainly comprises flat and low-lying abandoned agricultural land, which has been turned into intertidal water ponds and freshwater

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<sup>2</sup> The Yan Chau Tong Marine Park, designated in 1996, is well-known for its rich fishery resources as it is a nursery ground for larvae and juvenile of fishes and many different marine lives. Lai Chi Wo Beach SSSI, designated in 1979, is to protect a mangrove stand and a seagrass bed (*Halophila ovalis* (喜鹽草) and *Zostera japonica* (矮大葉藻)) in recognition of their ecological importance. Mangroves grow near the coast of the Lai Chi Wo SSSI which is regarded as one of the most important stands in Hong Kong due to the presence and abundance of some mangrove species. Both the Yan Chau Tong Marine Park and the Lai Chi Wo Beach SSSI are outside the Area. On the other hand, there are records of seagrasses in the abandoned ponds in Siu Tan.

marshes surrounded by shrubs and woodland (**Figure 5d**).

- 2.2.5. The Sam A Tsuen area encompasses the flat area on shore on the west side of the scenic Yan Chau Tong Marine Park. It opens to Sam A Bay, a well protected inlet, which in turn opens onto Yan Chau Tong. The flat area on shore is surrounded by wooded hills on all sides. The remaining shore flat land still remains as coastal wetland, with patches of mangrove growth. Wetland wildlife is active and abundant. The area mainly comprises woodland, shrubland, active and abandoned agricultural land, freshwater marsh, stream, estuarine mangrove and mudflat habitats. The habitats support a high diversity of wildlife and plant species worthy of protection and identified as hot spots for butterflies and freshwater fishes (**Figure 5e**). Sam A is the only recognized village in the area. While some active farmland is located to the south of the village, a large part of this area in the north around the village had been converted to farmland many years ago, but is now abandoned.

*Natural Habitats (Figures 4, 5b – 5i)*

- 2.2.6. The natural habitats in the Area include undisturbed terrestrial, highly habitats, fung shui woodland, lowland secondary forest, shrubland, stream, coastal mangrove, freshwater marsh, abandoned ponds and seagrass bed. These habitats support a large number of flora and fauna in the Area which are ecologically-linked with the wide stretch of

vegetation in the surrounding Plover Cove Country Park. Plant species of conservation concern have been recorded in these habitats, and a number of animal species of conservation concern have also been recorded in the Area or in its vicinity. Details of the natural habitats are listed below:

**Woodland/shrubland (Figure 4 and Figures 5b - 5e and 5g)**

- (a) In 2005, the majority of Lai Chi Wo Fung Shui woodland was designated as Lai Chi Wo Special Area so as to protect the mature and complete woodland habitat supporting a very rich species diversity and composition. The presence of a few very old and large trees with unusual forms also increases the conservation value of this woodland area. Over 100 flora species including *Macaranga sampsonii* (鼎湖血桐), *Ficus langkokensis* (青藤公), *Chrysophyllum lanceolatum* (金葉樹) and *Aquilaria sinensis* (土沉香) of conservation significance and three old and valuable trees could be found in the woodland, including the five fingers camphor tree and “Hollow Tree”. As the fung shui woodland and the dense vegetation in the coastal area provided a good habitat for butterflies, the site is identified as a butterfly hotspot with records of 89 butterfly species including the rare *Isoteinon lamprospilus* (旖弄蝶). Besides, uncommon odonates (dragonflies and damselflies), herpetofauna and amphibian

species of conservation concern, including frogs, are also recorded at the Lai Chi Wo area<sup>3</sup>. Fung shui woodlands at Kop Tong and Mui Tsz Lam also support a diversity of plants, including *Pavetta hongkongensis* (香港大沙葉) and *Aquilaria sinensis* (土沉香) of conservation significance (**Figure 5g**).

- (b) Woodland and shrubland mainly located at the southern part of Siu Tan while woodlands in Sam A are located in the peripheral hill-slopes with a fung shui wood behind the village. The woodland together with the adjoining Plover Cove Country Park form a continuum of woodland habitat which complement the overall naturalness and landscape beauty of the country park. The fung shui wood at Sam A comprises a high diversity of plant species including the protected species *Aquilaria sinensis* (土沉香) and *Pavetta hongkongensis* (香港大沙葉) and provides a good breeding habitat for butterflies.

#### Mangrove/Marsh (**Figure 4 and Figures 5h and 5i**)

- (c) Coastal habitat of high ecological and conservation value are represented by the Lai

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<sup>3</sup> According to Study on the Enhancement of the She Tau Kok Rural Township and Surrounding Areas, amphibian species of conservation concern at Lai Chi Wo include Chinese Bullfrog *Hoplobatrachus chinensis*, Big-headed Frog *Limnonectes fujianensis* and Lesser Spiny Frog *Paa exilispinosa*.

Chi Wo Beach SSSI designated in 1979 for the intertidal mudflat and seagrass bed of high ecological value (e.g. *Halophila ovalis* (喜鹽草) and *Zostera japonica* (矮大葉藻))<sup>4</sup>. The mangroves stand along the coast of Lai Chi Wo is regarded as one of the three extremely important mangroves worthy of conservation. Indeed, all Hong Kong's eight species are found in the area, namely, Leather Fern (*Acrostichum aureum*) (鹵蕨), Aegiceras (*Aegiceras corniculatum*) (蠟燭果), Black Mangrove (*Avicennia marina*) (海欖雌), Many-petaled Mangrove (*Bruguiera gymnorhiza*) (木欖), Milky Mangrove (*Excoecaria agallocha*) (海漆), Coastal Heritiera (*Heritiera littoralis*) (銀葉樹), *Kandelia obovata* (秋茄樹) and *Lumnitzera racemosa* (欖李). Huge specimens of a woody climber *Derris alborubra* (白花魚藤) can also be found in the area that becomes unusual in comparison with other coastal mangrove stands. The mangroves in Lai Chi Wo comprises a rich ecological resource and is a good nursery ground for many marine organisms.

- (d) The intertidal water ponds and freshwater marshes are located at the northern part of Siu Tan where uncommon species of seagrass have been found and the rare plant species *Ceratopteris thalictroides* (水蕨) which is a

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<sup>4</sup> The SSSI covers the sand flat just outside the Area.

protected plant in China has been recorded at the marsh. Fauna of conservation concern including *Orthetrum poecilops poecilops* (斑灰蜻) has also been recorded in the area.

- (e) The coastal area in Sam A Tsuen consists of coastal woodland and wetland system comprising mangrove stand and lowlying marshes. Such area has been identified as ecologically important. Plant species with conservation interest including *Ligustrum punctifolium* (斑葉女貞), *Myoporum bontioides* (苦檻藍) and *Scaevola hainanensis* (海南草海桐) have been recorded in the intertidal zone of the coastal area and at the headland at Ngor Tau Tsui. In addition, the fish species of conservation concern *Oryzias curvinotus* (弓背青鱗) is also recorded in a watercourse in the area. Butterfly species of conservation concern and uncommon odonates (dragonflies and damselflies) were recorded at the area.

#### Stream courses (Figure 5f)

- (f) There is a natural stream flowing across the Lai Chi Wo area from west to east down to Yan Chau Tong Marine Park, about 500m of which is recognized as an EIS. The coastal habitat is identified as an ecologically important wetland. Over 30 dragonfly species including *Orthetrum poecilops poecilops* (斑灰蜻) and a wide variety of fauna, *Herpestes urva* (食蟹獾) and

*Prionailurus bengalensis* (豹貓) of conservation interest are recorded in the area.

#### Agricultural land (Figure 5j)

- (g) While fallow agricultural land mainly spreads around the village clusters, some active agricultural land could be found to the south of the existing villages at Lai Chi Wo and Sam A.

## **2.3 Historical Development**

2.3.1 The Area lies on the northeast coast of the New Territories, and comprises recognized villages of Lai Chi Wo, Kop Tong, Mui Tsz Lam and Sam A. Lai Chi Wo is a typical Hakka village, with about 210 houses, mostly of blue brick and mud brick constructions. After the war, many villagers left Lai Chi Wo for the city or went abroad. Local population fell sharply after the 1960's and 1970's. Kop Tong and Mui Tsz Lam have been deserted and most of the village houses have become ruins.

2.3.2 The historic Sam A was inhabited by a Tsang Clan. It is believed to be about 300 years old. With less than 10 village houses and an ancestor hall arranged in a row, the village faces southwest, directly overlooking the scenic shore flat land and surrounded by wooded hills on three sides in the north, west and south. A few of the village houses have recently been refurbished and are being used for serving visitors.

2.3.3 There are historical and archaeological interests in the Area, including the Hip Tin Temple and Hok Shan Monastery within the Lai Chi Wo area (**Figure 6b**) and the Lai Chi Wo Site of Archaeological Interest.

2.3.4 Hip Tin Temple and Hok Shan Monastery, which lie outside and to the east of the wall of the Lai Chi Wo is a Grade 3 historic building. The Lai Chi Wo Site of Archaeological Interest largely falls within the Area, mainly lying to the south of Lai Chi Wo. Prehistoric pottery shreds and ceramic shreds of Song, Ming and Qing periods were recorded in 2000.

## 2.4 Population and Employment

In 2011 Census, the total population in the Area was about 100 persons. Since the Lai Chi Wo area has been a famous attraction because it contains both natural and cultural heritage, it becomes a popular destination for a number of green tourism attractions. There are a number of existing restaurants/provision shops offering snacks and chicken congee to hikers and tourists during weekends and public holidays in Lai Chi Wo and Sam A (**Figure 6f**).

## 2.5 Existing Land Uses (Figures 6c – 6h)

2.5.1 The major existing land uses include the following:

*Village Type Development (Figures 6c – 6f)*

2.5.2 The recognized villages within the Area are Lai Chi Wo, Mui Tsz Lam, Kop Tong and Sam A. Village

settlements, now largely abandoned, are mainly concentrated in Lai Chi Wo (**Figures 6c and 6d**), with some uninhabited house clusters in Kop Tong and Mui Tsz Lam (**Figure 6e**). A few of the village houses in Sam A are being used as a restaurant for visitors. Some beekeeping has been operated at Sam A (**Figure 6f**).

2.5.3 According to the District Lands Office/North of the Lands Department (DLO/N), there is no outstanding Small House application for these villages. However, the 10-year forecast of demand for Small House at Lai Chi Wo, Mui Tsz Lam, Kop Tong and Sam A, as provided by the concerned Village Representatives (VRs), are 2,800, 132, 135 and 300 respectively.

*Government, Institution or Community (GIC) Facilities (Figure 6g – 6i)*

2.5.4 Major GIC facilities in the Area to meet the community needs include a permanent flushing toilet and a telephone exchange operated by the Hong Kong Telephone Company Ltd. near the entrance of Lai Chi Wo (**Figure 6g**).

2.5.5 A Geo-heritage Centre displaying the geological resources and illustrations of old Hakka village is located in Lai Chi Wo. The Centre is established by voluntary group, local villagers and the government. The exhibits and rock specimens not only provide information on geology, but also illustrate the culture, history and ecology of the area. It aims to

raise the public awareness of geoconservation. The currently disused Siu Ying School is also located next to the Temple and Monastery at Lai Chi Wo (**Figure 6h**).

#### *Cultural Heritage Resources (Figure 6b)*

2.5.6 The Antiquities and Monuments Office (AMO) of the Leisure and Cultural Services Department (LCSD) advises that the Hip Tin Temple and Hok Shan Monastery in Lai Chi Wo is a Grade 3 historic building within the Area. The temple was erected for the worship of Kwan Tai (關帝) who is also called Hip Tin Tai Tai (協天大帝, Emperor Assisting the Heaven) and so is the temple named Hip Tin Temple. The temple was probably built in 1900 as its wall paintings indicated. Also, the Lai Chi Wo Site of Archaeological Interest lies to the south of Lai Chi Wo. Prehistoric pottery shreds and ceramic shreds of Song, Ming and Qing periods were recorded in 2000.

2.5.7 There are two cannons to the east of the Temple. Da Chius (打醮) have been held every ten years in front of the Temple starting from an epidemic amongst the Hing Chun Yeuk villages.

#### *Burial Grounds*

2.5.6 Several pieces of burial grounds are located in the Area, in particular in the central part of the Lai Chi Wo hilly areas and adjacent to the Mui Tsz Lam and Kop Tong (**Figure 7**).

## **2.6 Land Ownership**

Slightly over half of land in the Area (about 56%) is Government land while the remaining (about 44%) is private land comprising mainly agricultural land and some building lots (**Figure 7**).

## **2.7 Transportation and Access (Figure 8)**

At present, the Area is inaccessible by vehicular traffic. The nearest roads to the Area are from Luk Keng Road and Bride's Pool Road. The Area is accessible by boats via small piers at Lai Chi Wo and Sam A, and by hiking and country trails leading from Wu Kau Tang and Luk Keng. Various on-demand ferry and 'kaito' ferry services are available for private tour groups. Ma Liu Shui and Wong Shek Piers are two popular boarding points with destination of the Area and its surrounding areas and islands, including Kat O and Ap Chau.

## **2.8 Infrastructure and Utility Services**

The Area is provided with electricity and telephone services. Potable water supply has been provided to the existing facilities and villagers in Lai Chi Wo and Sam A. For other remote areas such as Mui Tsz Lam and Kop Tong, there is no potable water supply. However, there are no existing nor committed/planned sewerage and drainage systems for the Area.

## **3. PLANNING ANALYSIS**

### 3.1 Planning Contexts

3.1.1 The Area comprises a variety of habitats, including undisturbed terrestrial, highly habitats, fungus woodland, lowland secondary forest, shrubland, ecologically important stream and other stream course, coastal mangrove, freshwater marsh, abandoned ponds and seagrass bed. These habitats not only support a large number of flora and fauna in the Area, but also are ecologically-linked with the wide stretch of vegetation in the surrounding Plover Cove Country Park. Village settlements mainly concentrate in Lai Chi Wo with some uninhabited house clusters in Kop Tong and Mui Tsz Lam and a few of the village houses in Sam A. Given the natural environment with high landscape and ecological value coupled with its inaccessibility due to lack of vehicular access, the planning framework for the Area should fundamentally be the preservation of the ecological environment and its natural resources. No large-scale development should be introduced in order to minimize encroachment onto the sensitive environment and to protect and enhance landscape and ecological conservation.

3.1.2 The Area falls within part of the Linkage Area of the “Study on the Enhancement of the Sha Tau Kok Rural Township and Surrounding Areas – Feasibility Study” (the STK Study) commenced in 2009 and completed in early 2013. The STK Study recommends an integrated area improvement plan for Sha Tau Kok Area and its surrounding areas.

One of the major objectives of the Study is to keep the natural landscape intact and untouched and preserve the sensitive natural environment as much as possible in most of the Linkage Area. With the aim of minimizing external intervention, most sub-areas will be provided with basic tourism supporting facilities. The STK Study considered that the Lai Chi Wo area has great potential of tourism development due to the ecological and cultural/historic value. Therefore, a new Eco-Cultural Destination, Lai Chi Wo Ecological Centre at the vacant village school, ex-Siu Ying School, has been proposed to promote eco-tourism in the area. Besides, improvement works in Lai Chi Wo also include addition of toilets near the pier and information boards.

3.1.3 With reference to the Landscape Value Mapping of Hong Kong (2005), the Area is situated in a remote, tranquil, harmonious and pleasant rural landscape character area of rich landscape resources, i.e. shrub and woodland, wide stream, pond, delta, wetland, coastal features, abandoned field and villages etc. The overall landscape value is high. Due to the unique landscape resources and the character of the Area, the planning intention should aim at protecting and preserving the existing landscape character and resources.

### 3.2 Environment and Conservation (Figure 9)

The Area is surrounded by the Plover Cove Country Park and Lai Chi Wo Special Area and fronts onto Yan Chau

Tong Marine Park. The Area is rural in character and comprises areas of conservation importance with a mixture of natural habitats, including coastal mangrove, mudflat, intertidal water ponds, EIS, freshwater streams, undisturbed terrestrial and hilly forests, woodlands, fung shui woodlands, shrubland, and active and fallow agricultural land. These habitats support different species of flora and fauna in the Area, including some rare and uncommon species, and the natural setting is both serene and quiet. The undisturbed woodlands are quite natural in character and are ecologically-linked with the wide stretch of vegetation in the surrounding Plover Cove Country Park.

### 3.3 Development Constraints (Figure 10)

#### *Transportation (Road Access)*

- 3.3.1 At present, no vehicular access is available except the footpaths and hiking trails leading from Wu Kau Tang and Bride's Pool. The Area is accessible by boats via small piers at Lai Chi Wo and Sam A.

#### *Geotechnical*

- 3.3.2 The Area is located below steep natural hillside and may be affected by potential natural terrain hazard. For new development in these areas, natural terrain hazard study would be required and suitable mitigation measures should be provided, if necessary, for any proposed development in the Area.

#### *Ecological Significance*

- 3.3.3 The Area, surrounded by the Plover Cove Country Park and the Lai Chi Wo Special Area, faces the scenic Yan Chau Tong Marine Park, part of which at Lai Chi Wo Beach was also designated as SSSI due to the presence of a mangrove stand and a seagrass bed (*Halophila ovalis* (喜鹽草) and *Zostera japonica* (矮大葉藻). The Area contains a mixture of habitats and natural resources worthy for preservation, including the coastal mangrove and mudflat in which the *Derris alborubra* and *Heritiera* mangrove are located. The natural stream flowing across the Lai Chi Wo area, about 500 m of which is designated as an EIS. The coastal habitat is identified as a ecologically important wetland supporting a high diversity of wild life species of conservation value. Over 30 dragonfly species including *Orthetrum poecilops poecilops* (斑灰蜻) and *Herpestes urva* (食蟹蟻) and *Prionailurus bengalensis* (豹貓) of conservation interest are recorded in the area. The intertidal water ponds and freshwater marshes are located at the northern part of Siu Tan where uncommon species of seagrass have been found. The mangroves stands in the coastal area, the flat and low-lying marshes and a watercourse in the middle part of the Sam A recorded a number of freshwater fishes and invertebrates of conservation interest, including uncommon freshwater fish, Rice Fish *Oryzias curvinotus* (弓背青鱗). Butterfly species of conservation concern and uncommon odonates (dragonflies and damselflies) were recorded at the area.



3.3.4 The undisturbed terrestrial habitats, including the forests and woodlands, not only connect to the surrounding mature woodland of the Plover Cove Country Park, but also support a very rich species diversity and composition. The presence of a few very old and large trees with unusual forms also increases the conservation value of this woodland area, including *Macaranga sampsonii* (鼎湖血桐), *Ficus langkokensis* (青藤公), *Chrysophyllum lanceolatum* (金葉樹) and *Aquilaria sinensis* (土沉香) of conservation significance and three old and valuable trees in the fung shui woodlands in Lai Chi Wo. The fung shui woodland and the dense vegetation in the coastal area in Lai Chi Wo provide a good habitat for butterflies, including the rare *Isoteinon lamprospilus* (旖弄蝶). Besides, uncommon odonates (dragonflies and damselflies), herpetofauna and amphibian species of conservation concern, including frogs, are also recorded at the Lai Chi Wo area. Fung shui woodlands at Kop Tong and Mui Tsz Lam also support a diversity of plants, including including *Pavetta hongkongensis* (香港大沙葉) and *Aquilaria sinensis* (土沉香) of conservation significance. In view of the above, development that may adversely affect the rural character and the ecologically sensitive areas will not be recommended.

#### *Landscape Significance*

3.3.5 With reference to the Landscape Value Mapping of

Hong Kong (2005), the overall landscape value of the Area is high. Due to the unique landscape resources and the character of the Area, including the fung shui woods, old and valuable trees, wetland, streams, mangroves, woodland, cultural landscape such as old village, temple, wall etc, no large-scale development should be introduced in order to minimize encroachment onto the sensitive environment and to protect and enhance landscape conservation.

#### *Sewerage and Utility Services*

3.3.6 There is no existing sewer or planned public sewer for the Area. Any increase in population, number of visitors to the Area or further recreation/residential developments would require additional facilities, in particular sewerage disposal facilities.

3.3.7 The Area is provided with electricity and telephone services. Potable water supply has been provided to the existing facilities and villagers in Lai Chi Wo and Sam A. For other remote areas such as Mui Tsz Lam and Kop Tong, there is no potable water supply. However, there are no existing nor committed/planned sewerage and drainage systems for the Area.

#### *Cultural Heritage*

3.3.8 The Hip Tin Temple and Hok Shan Monastery in Lai Chi Wo is a Grade 3 historic building within the Area. The Lai Chi Wo Site of Archaeological

Interest also largely falls within the Area. Prehistoric pottery shreds and ceramic shreds of Song, Ming and Qing periods were recorded in 2000. The above graded historic building/structure and site of archaeological interest are worthy of preservation.

3.3.9 The Antiquities Advisory Board (AAB) also released a list of new items in addition to the list of 1,444 historic buildings. These items are subject to grading assessment by the AAB. Details of the list of 1,444 historic buildings and the new items have been uploaded onto the website of the AAB at <http://www.aab.gov.hk>.

3.3.10 Prior consultation with the AMO should be made if any development, redevelopment or rezoning proposals might affect the above graded historic building/structure, new items pending grading assessment, site of archaeological interest and their/its immediate environs.

#### *Burial Grounds*

3.3.11 Several pieces of burial grounds are located in the Area, in particular in the central part of the Lai Chi Wo hilly areas and adjacent to the woodlands of Mui Tsz Lam and Kop Tong. These areas are not suitable for any development.

### **3.4 Development Opportunities**

#### *Conservation Potential*

3.4.1 There are various areas which warrant protection by conservation-related zoning including the Lai Chi Wo EIS, the coastal areas in which the *Derris alborubra* and *Heritiera* mangrove are located, other mangrove, mudflat, intertidal ponds, and fung shui woodland. With its high quality landscape and great variety of natural habitats, the Area is worthy of conservation.

#### *Tourism Potential (Figure 8)*

3.4.2 Because of the richness in culture and heritage resources, Lai Chi Wo has great potential of tourism development due to the ecological and cultural/historic value. The ecology of the area supports a wide diversity of species, including several species of conservation importance. Some of the trees in the fung shui woodland and the large *Derris alborubra* associated with the mangroves are of high aesthetic value. In terms of cultural heritage, there are two temples, namely Hip Tin Temple and Hok Shan Monastery, which are graded three historical buildings. Besides, Lai Chi Wo has very good supporting facilities, including signage, refreshment kiosk, information plates and public toilet currently provided for visitors. It also includes a Geoheritage Centre introducing the geological resources and old Hakka village in Hong Kong and a Lai Chi Wo Nature Trail, where some of its sections have boardwalks assists visitors to explore the mangroves, linking up Lai Chi Wo and the coastal area, the Hakka village, the fung shui Woods and ancient bed of Coastal *Heritiera* and giant *Derris*

*alborubra*. They are popular spots for hikers and tourists. Currently, Lai Chi Wo is featured in many one-day tours offered by local tour operators.

- 3.4.3 With the aim of minimizing external intervention, most sub-areas will be provided with basic tourism supporting facilities. The STK Study considered that Lai Chi Wo has great potential of tourism development due to the ecological and cultural/historic value. Therefore, a new Eco-Cultural Destination, Lai Chi Wo Ecological Centre at the vacant village school, ex-Siu Ying School, has been proposed to provide visitors with information on both the ecological features of the surrounding areas and the coastal, cultural and built heritage in a nice and tranquil environment which would complement the existing Geoheritage Centre in Lai Chi Wo to promote eco-tourism in the area. Besides, improvement works in the area also include addition of toilets near the pier and information boards.

- 3.4.4 Sam A is linked to Wu Kau Tang and other ‘Shap Yeuk’ villages by a network of mountain trails. The oldest trail is believed to be the one between Sam A and Wu Kau Tang (known as Sung Yuan historic trail), which could date back almost 1,000 years to Sung and Yuan Dynasties. This trail still exists today, and is being used frequently by hikers in this area. A few of the village houses have recently been refurbished and are being used as a restaurant for visitors.

### 3.5 Development Pressure

- 3.5.1 From 2008 to 2010, suspected unauthorized tree felling, vegetation clearance and excavation were found near Lai Chi Wo pier, at Mui Tsz Lam, Siu Tan and Sam A. No further report was received within the past few years.

- 3.5.2 Village settlements are mainly concentrated in the recognized villages of Lai Chi Wo, Kop Tong, Mui Tsz Lam<sup>5</sup> and Sam A. At present, there are no records of Small House development in the Area including applications to the Board under section 16 of the Ordinance or LandsD. However, the 10-year forecast of demand for Small House at Lai Chi Wo, Mui Tsz Lam, Kop Tong and Sam A, as provided by the concerned Village Representatives (VRs), are 2,800, 132, 135 and 300 respectively. Suitable land should be reserved to meet the future demand of village house developments.

### 3.6 Development Proposals Received in the Course of Preparation of the Plan

- 3.6.1 Since the gazetting of the draft D PAP plan on 26.8.2011, no planning application has been received.
- 3.6.2 The North District Council has proposed that as part

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<sup>5</sup> Lai Chi Wo is a typical Hakka village, with about 210 houses. After the war, many villagers left Lai Chi Wo for the city or went abroad. Local population fell sharply after the 1960's and 1970's. Kop Tong and Mui Tsz Lam have been deserted.

of one of its projects under the Signature Project Scheme, the vacant premises of the former Siu Yung School at Lai Chi Wo be converted into a geoheritage-cum-ecological education centre. The proposed centre is intended to provide visitors with information on both the ecological features of the surrounding areas and the geological features of the adjacent Geo-Area of the Hong Kong Global Geopark of China. Under the project, additional information boards and education panels will also be installed in the Lai Chi Wo area and the board walk around the Dennis vines will also be reconstructed. The project is currently under the stage of investigation and design.

- 3.6.3 In the course of preparing the Plan, information on some ecological features in the Area has been submitted by Kadoorie Farm and Botanic Garden and their major points are as follows:

Lai Chi Wo

- (a) The coastal and the backshore areas adjoining the mangrove should be zoned Conservation Area ("CA") or Coastal Protection Area ("CPA") so as to provide a buffer zone to protect these habitats. "CA" zone should be provided for the streams and their riparian zones and the woodlands including both secondary woodland and fung shui woodland in view of the densely vegetated condition and its connectivity with the surrounding country park.

Siu Tan

- (b) Since no "Village Environ" ('VE') is present at the area, the entire area should be zoned "CA" in order to protect the seagrass, the stream, the marsh, the woodland and the integrity of the surrounding Marine Park and Country Park.

Sam A Tsuen

- (c) The lowland area is covered with marsh, and at least two species of conservation concern can be found – Rice Fish *Oryzias curvinotus* (弓背青鱗) and Four-spot Midget *Mortonagrion hirosei* (四斑細蟳). In view of the presence of the above species and associated habitats, except the existing village clusters, other areas within this area should be covered with "CA" zone.

## **4 PLANNING PROPOSALS**

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

The draft Lai Chi Wo, Siu Tan and Sam A Tsuen OZP (the Plan) prepared under section 3(1) of the Ordinance is to provide a statutory basis for planning control over the Area. It will supersede the approved Lai Chi Wo, Siu Tan and Sam A Tsuen DPA Plan No. DPA/NE-LCW/2, which was exhibited for public inspection under section 9(5) of the Ordinance on 26.6.2012. 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

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 high natural landscape and ecological significance of the Area 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

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

- (a) The Area, surrounded by the Plover Cove Country Park and the Lai Chi Wo Special Area and facing the Yan Chau Tong Marine Park, comprises a variety of habitats, including undisturbed terrestrial, highly habitats, fung shui woodland, lowland secondary forest, shrubland, ecologically important stream and other stream course, coastal mangrove, freshwater marsh, abandoned ponds and seagrass bed. These habitats not only support a large number of flora and fauna in the Area, but also are ecologically-linked with the wide stretch of

vegetation in the surrounding Plover Cove Country Park. The rural setting and the natural landscape and environment of the Area should be preserved and protected.

- (b) Small House development in recognized villages will be concentrated at suitable locations so as to preserve the rural character of the Area. Future development and redevelopment should also demonstrate such a low-rise characteristic and not to overtax the limited infrastructure.

## 4.4 Land Use Proposals (Figure 11)

- 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. The following land use zones are proposed to be designated on the Plan.

### 4.4.2 Village Type Development (6.04 ha or 4.61%)

- (a) The planning intention of this zone is to designate both existing recognized villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected

commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Board.

- (b) The recognized villages within the Area are Lai Chi Wo, Mui Tsz Lam, Kop Tong and Sam A. The boundaries of the “V” zone are drawn up having regard to the village ‘environs’, the number of outstanding Small House applications, Small House demand forecast, local topography and site constraints. Areas of difficult terrain, dense vegetation, stream courses and burial grounds have been avoided as far as possible.
- (c) According to the District Lands Officer/North (DLO/N), there is no outstanding Small House application for these villages. The 10-year forecast of demand for Small House at Lai Chi Wo, Mui Tsz Lam, Kop Tong and Sam A, as provided by the concerned VRs, are 2,800, 132, 135 and 300 respectively<sup>6</sup>. According to the established practice of the Board, if there is a substantial and unjustified increase in the

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<sup>6</sup> Based on DLO/N’s previous information (2010), the 10-year forecast of demand for Small House at Lai Chi Wo, Mui Tsz Lam, Kop Tong and Sam A are 1,098, 149, 130 and 1,200 respectively.

updated 10-year demand forecast figure when compared with the previous corresponding figure when preparing the DPA Plan<sup>7</sup>, the latter would be adopted in the preparation of the OZP unless strong justifications are received by the respective VR. However, in the case of Lai Chi Wo, the demand forecast figure (i.e. 1,098) is without substantiation. It is therefore proposed that an incremental approach be adopted for designation of “V” zone for Small House development with an aim to consolidating Small House development at suitable locations so as to avoid undesirable disturbances to the natural environment.

- (d) With reference to the Small House demand and ‘VE’ for the recognized villages as enumerated above, PlanD has analyzed the site conditions of the area within ‘VE’ taking account of the existing village settlement, previously approved Small House application<sup>8</sup>, environmental conditions and natural terrain of the area. In

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<sup>7</sup> The 10-year Small House demand forecast for Lai Chi Wo Village has been increased from 1,098 (as at 2010) to 2,800 (as at 2014). DLO/N advises that the latest figure of 2,800 Small House demand for Lai Chi Wo Village is based on VR’s latest information provided by the villagers but there is no verification by DLO/N.

<sup>8</sup> No Small House application has been granted/approved by LandsD/PlanD for the villages since the first gazettal of the Lai Chi Wo, Siu Tan and Sam A Tsuen DPA Plan in 2011.

drawing up the Plan and its land use proposals, special attention has been given to protect the ecological and landscape significance of the Area having regard to the wider natural system of the Plover Cove Country Park and the Yan Chau Tong Marine Park.

- (e) The village at Lai Chi Wo is mainly concentrated on the lower hillslope in the north-east. According to AFCD, the north of the existing village at Lai Chi Wo is a relatively undisturbed native woodland with mature trees and is ecologically linked with the wide stretch of natural vegetation in the Plover Cove Country Park and Lai Chi Wo Fung Shui Woodland. The coastal area along the eastern boundary of the Lai Chi Wo consists of mangroves, mangrove-associated plants and backshore vegetation with a high ecological value. These ecologically sensitive areas together with the streamcourses including the EIS and its riparian zones should be protected. Besides, the land to the north of the EIS at Lai Chi Wo comprises largely wet abandoned agricultural land which as per AFCD should be retained for agricultural purpose. According to CTP/UD&L of PlanD, Lai Chi Wo has a valuable and natural landscape resources including very old and large trees of unusual form in Fung Shui Wood, wetland, streams, mangroves, woodland, cultural landscape which should be protected.
- (f) According to AFCD and CTP/UD&L, the surrounding dense wooded areas including the fung shui woods behind the Kop Tong and Mui Tsz Lam area should be protected so as to avoid these resources with high ecological and landscape value being damaged by the proposed small house.
- (g) According to AFCD, the coastal area to the east of Sam A consists of coastal woodland and wetland system comprising mangrove stand and lowlying marshes which has been identified as ecologically important. In addition, the fish species of conservation concern is also recorded in a watercourse in the area. CTP/UD&L advises that the dense vegetation and trees surrounding the village at Sam A have high landscape value and should be protected.
- (h) Given the natural environment with conservation and landscape value, suitable land within the Area available for village development to meet the future demand is very limited. Discounting the surrounding environmentally sensitive areas, including woodland, coastal areas, natural stream, EIS, its riparian areas, estuarine mangrove, wet agricultural land and as-built GIC developments which are mainly zoned "CA", "GB", "AGR" and "G/IC", the residual area for "V" is about 6.04 ha (**Table 1**).
- (i) The areas reserved for Small House

developments mainly cover the existing fallow agricultural land currently covered with some shrubs and vegetation in the vicinity of the existing village clusters. The proposed “V” zones on the Plan, covering a total area of about 6.04 ha including about 2.71 ha of land at Lai Chi Wo, about 1.09 ha at Mui Tsz Lam, about 0.59 ha at Kop Tong, and about 1.65 ha at Sam A. The total developable land reserved for new Small House developments amounts to about 3.33 ha, equivalent to about 133 Small House sites. This can satisfy about 8% of the total 10-year forecast of Small House demand in the Area (i.e. 133 out of 1,665) (**Table 1**).

- (j) It should be noted that the land reserved for “V” zones in the Area are intended for Small House developments by the villagers. Although the area of the proposed “V” zone could not meet all the current forecast of Small House demand, planning application can be made in the “AGR” zones to the south of the existing village clusters which provides another measure for the villagers to apply for Small House development outside “V” zones subject to the Board’s approval.
- (k) As there is no existing sewer or planned public sewer for the Area, Small House development within “V” zone would have to rely on on-site septic tank and soakaway system (STS). For protection of the water quality of the area, the design and construction of on-site STS for any

development proposals/submissions need to comply with relevant standards and regulations, such as Environment Protection Department (EPD)’s Practice Note for Professional Person (ProPECC PN) 5/93 “*Drainage Plans subject to Comment by the Environmental Protection Department*”. Operation and maintenance practices for septic tank (e.g. desludging practices) are also given in EPD “Guidance Notes on Discharges from Village Houses”.

- (l) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23 m) or the height of the building which was in existence on the date of first publication in the Gazette of the notice of the draft DPA plan, whichever is the greater.
- (m) 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.

#### 4.4.3 Government, Institute or Community (“G/IC”) (0.11 ha or 0.08%)

- (a) The planning intention of this zone is primarily for the provision of G/IC facilities serving the needs of the local residents and a wider district,



region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.

- (b) The major existing GIC facilities under this zone include a single storey permanent flushing toilet and a single storey telephone exchange operated by the Hong Kong Telephone Company Ltd. at Lai Chi Wo. Besides, it also includes the current use of a single storey religious institutions of the Hip Tin Temple and Hok Shan Monastery near the entrance of the Lai Chi Wo.
- (c) Besides, the North District Council has agreed that a part of one of its projects under the Signature Project Scheme, the vacant premises of the former Siu Ying School at Lai Chi Wo be converted into a geoheritage-cum-ecological education centre. At the time this Plan is being prepared, the project is under the stage of investigation and design. It is proposed to designate the site as “G/IC” zone so as to accommodate its proposed use, as ‘Field Study/Education/Visitor Centre’ is always permitted within this zone.
- (d) To preserve the rural and low-rise character of the Area as well as provide spatial and visual relief, development/redevelopment within this

zone should be restricted to a maximum building height as stipulated on the Plan (i.e., one storey) or the height of the building which was in existence on the date of first publication in the Gazette of the notice of the draft DPA plan, whichever is greater.

#### 4.4.4 Agriculture (“AGR”) (6.28 ha or 4.79%)

- (a) The planning intention of this zone is primarily to retain and safeguard good quality agricultural land for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.
- (b) Some active agricultural land intermixed with abandoned farmland/grassland could be found at the southern part of the villages at Lai Chi Wo and Sam A. Besides, the land area to the north of the EIS at Lai Chi Wo comprises largely wet abandoned agricultural land. The area is redesignated for “AGR” not only to retain active and fallow arable land for agricultural purpose, including leisure farming or organic farming, but also to preserve the rural setting as well as the natural environment in the Area.
- (c) As diversion of streams or filling of land/pond or excavation of land may cause adverse impacts on the natural environment and the ecological value of the adjacent area, planning approval is required for such activities.

However, filling of land specifically required under prior written instructions of Government department(s), or for the purpose 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.

#### 4.4.5 Green Belt ("GB") (95.19 ha or 72.65%)

- (a) The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.
- (b) Areas with natural vegetation, woodland, hilly terrain, hillside shrubland, grassland and streamcourses including the EIS and its riparian zone have been designated as "GB" so as to protect existing green areas and preserve the hilly terrain in the Area.
- (c) The "GB" zone also comprises permitted burial ground at the central part of Lai Chi Wo, and the fringes of the planning scheme boundaries near Kop Tong. They have been in existence for many years, which are considered as existing uses and intended for burial places of deceased indigenous villagers in the Area. To

respect the local ritual and tradition, burial activities within these zones are generally tolerated.

- (d) As diversion of streams, filling of land and or excavation of land may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activities.

#### 4.4.6 Conservation Area ("CA") (23.42 ha or 17.87%)

- (a) This zone is intended to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment such as Country Park from the adverse effects of development. There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.
- (b) The "CA" zone covers the wooded area to the north of the existing Lai Chi Wo as it is a relatively undisturbed native woodland with mature trees and is ecologically linked with the wide stretch of natural vegetation in the Plover Cove Country Park and the Lai Chi Wo Fung Shui Woodland. The fung shui woodlands at

Mui Tsz Lam and Kopp Tong falls within this zone as these fungus hui woodlands support a diversity of plants, including *Pavetta hongkongensis* (香港大沙葉) and *Aquilaria sinensis* (土沉香) of conservation significance.

- (c) The coastal area along the eastern boundary of the Lai Chi Wo area consists of mangroves, mangrove-associated plants and backshore vegetation including a large population of mature *Heritiera littoralis* (銀葉樹) and *Derris alborubra* (白花魚藤) with a high ecological and landscape value. It is located immediately adjacent to the ecologically sensitive Yan Chau Tong Marine Park and the Lai Chi Wo Beach SSSI and are hence proposed to be protected under "CA".
- (d) The wetland system in Siu Tan comprising natural stream, intertidal ponds and marshes is of ecological importance. Uncommon species of seagrass can be found in the area and the rare plant species *Ceratopteris thalictroides* (水蕨) which is a protected plant in China has been recorded at the marsh. Fauna species of conservation concern including *Orthetrum poecilops poecilops* (斑灰蜻) has also been recorded in the area. The coastal area in Sam A Tsuen consists of coastal woodland and wetland system comprising mangroves and lowlying marshes. Such area has been identified as ecologically important. Plants species with

conservation interest including *Ligustrum punctifolium* (斑葉女貞), *Myoporum bontiodides* (苦檻藍) and *Scaevola hainanensis* (海南草海桐) have been recorded in the intertidal zone of the coastal area and at the headland at Ngor Tau Tsui. In addition, the fish species of conservation concern *Oryzias curvinotus* (弓背青鱗) is also recorded in a watercourse in the area. As such, the wetland areas in Siu Tan and Sam A Tsuen are proposed for "CA" to reflect the high ecological value of the areas and to protect the coastal area along the adjacent Yan Chau Tong Marine Park.

- (e) 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 IMPLEMENTATION

### *Infrastructural Provisions*

- 5.1 The Area is supplied with electricity and telephone services. In respect with other utility services, potable water supply to existing facilities and villagers in Lai Chi Wo and Sam A is

provided. For other remote areas such as Mui Tsz Lam and Kop Tong, there is no potable water supply. There are no committed/planned sewerage and drainage systems for the Area.

*Statutory Development Control*

- 5.2 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.
- 5.3 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.
- 5.4 Notwithstanding the above, minor improvement works, e.g., access improvements and laying of roads, 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.
- 5.5 Any development, other than those referred to in paragraph 5.1 above or in conformity with this Plan or with the permission of the Board, undertaken or continued on land

included in this Plan on or after the date of the first publication in the Gazette of the Notice of the draft DPA Plan may be subject to enforcement proceedings under the Ordinance. Any diversion of streams, filling of land/pond and excavation of land in the relevant zones on or after the date of the first publication in the Gazette of the Notice of the draft DPA Plan without permission from the Board may also be subject to enforcement proceedings. Moreover, there is a presumption against filling of ponds for temporary land uses/developments in conservation-related zonings, such as “CA”.

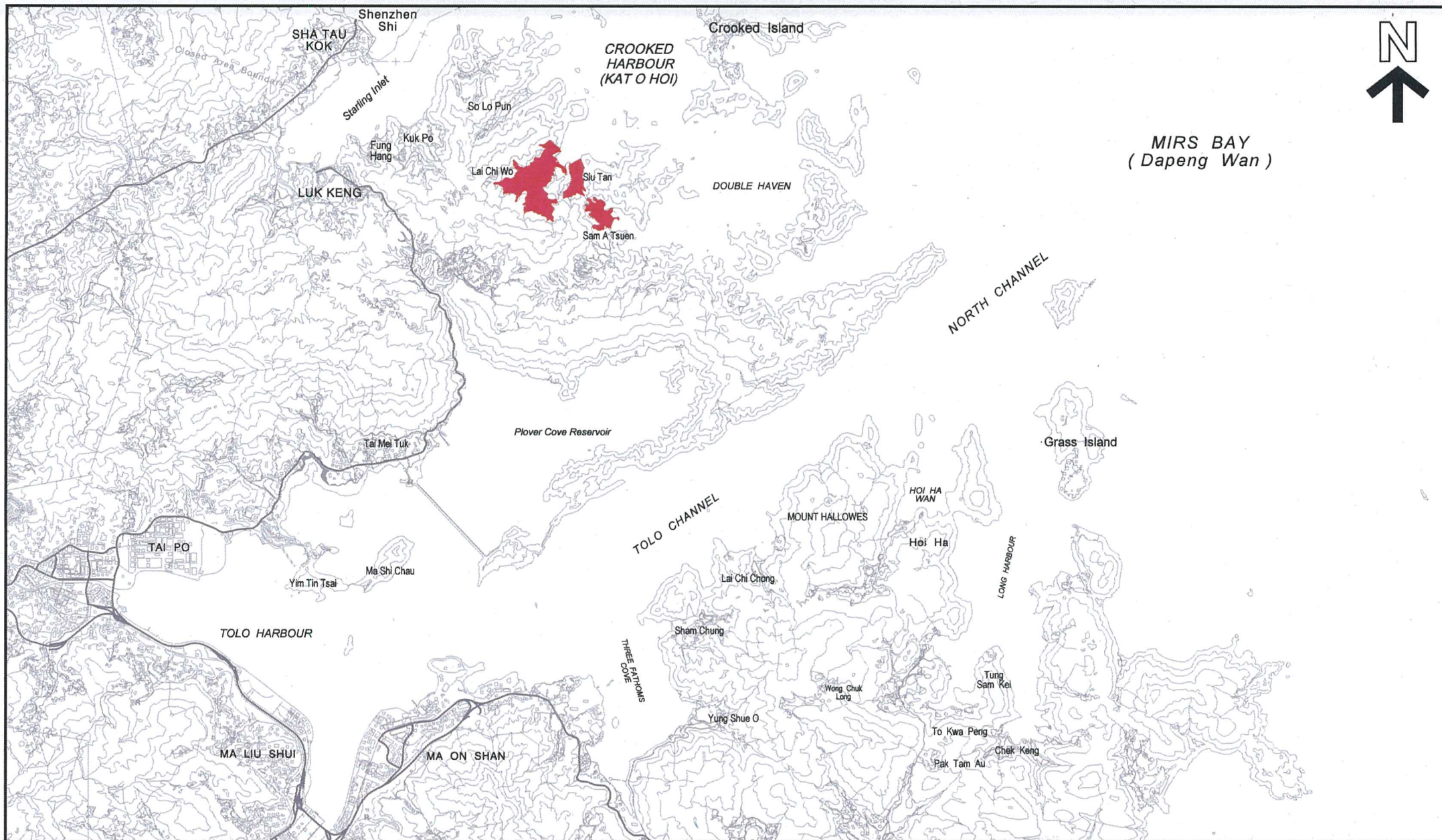
**PLANNING DEPARTMENT  
MAY 2014**



**Table 1: Small House Demand in the Area**

Village	Small House Demand Figure in 2010		Small House Demand Figure in 2013		‘VE’ Area (ha) (‘VE’ Area in OZP)	“V” zone on draft OZP (ha)	Required land to meet new demand (ha)	Available Land to meet new demand (ha)	Percentage of the new demand met by available land
	Outstanding Demand	10-year forecast (2010 – 2019)	Outstanding Demand	10-year forecast (2013 – 2022)					
<b>Lai Chi Wo</b>	Nil	1,098*	Nil	2,800*	9.51 (9.12)	2.71	27.45	1.02	3.72%
<b>Mui Tsz Lam</b>	Nil	149	Nil	132	7.13 (7.13)	1.09	3.30	0.67	20.30%
<b>Kop Tong</b>	Nil	120	Nil	135	7.27 (6.85)	0.59	3.38	0.43	12.72%
<b>Sam A Tsuen</b>	Nil	1,200	Nil	300	8.35 (7.43)	1.65	7.50	1.21	16.13%
<b>Total</b>	Nil	2,567	Nil	3,367	32.26 (30.53)	6.04	41.63	3.33	8.00%

\* When considering the land use zoning for the “V” zone, it is noted that no justification has been provided by the VRs of Lai Chi Wo village for the substantial increase in the latest 10-year forecast (from 1,098 to 2,800). In such circumstances, while the updated Small House demand for Mui Tsz Lam, Kop Tong and Sam A Tsuen will be adopted, the previous figures for Lai Chi Wo Village (i.e. 1,098 figures rather than 2,800) have been adopted.

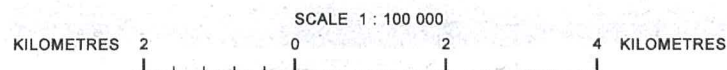


STUDY AREA

EXTRACT PLAN PREPARED ON 11.3.2014  
BASED ON SURVEY SHEET SERIES HM100C

## LOCATION PLAN

LAI CHI WO, SIU TAN AND SAM A TSUEN



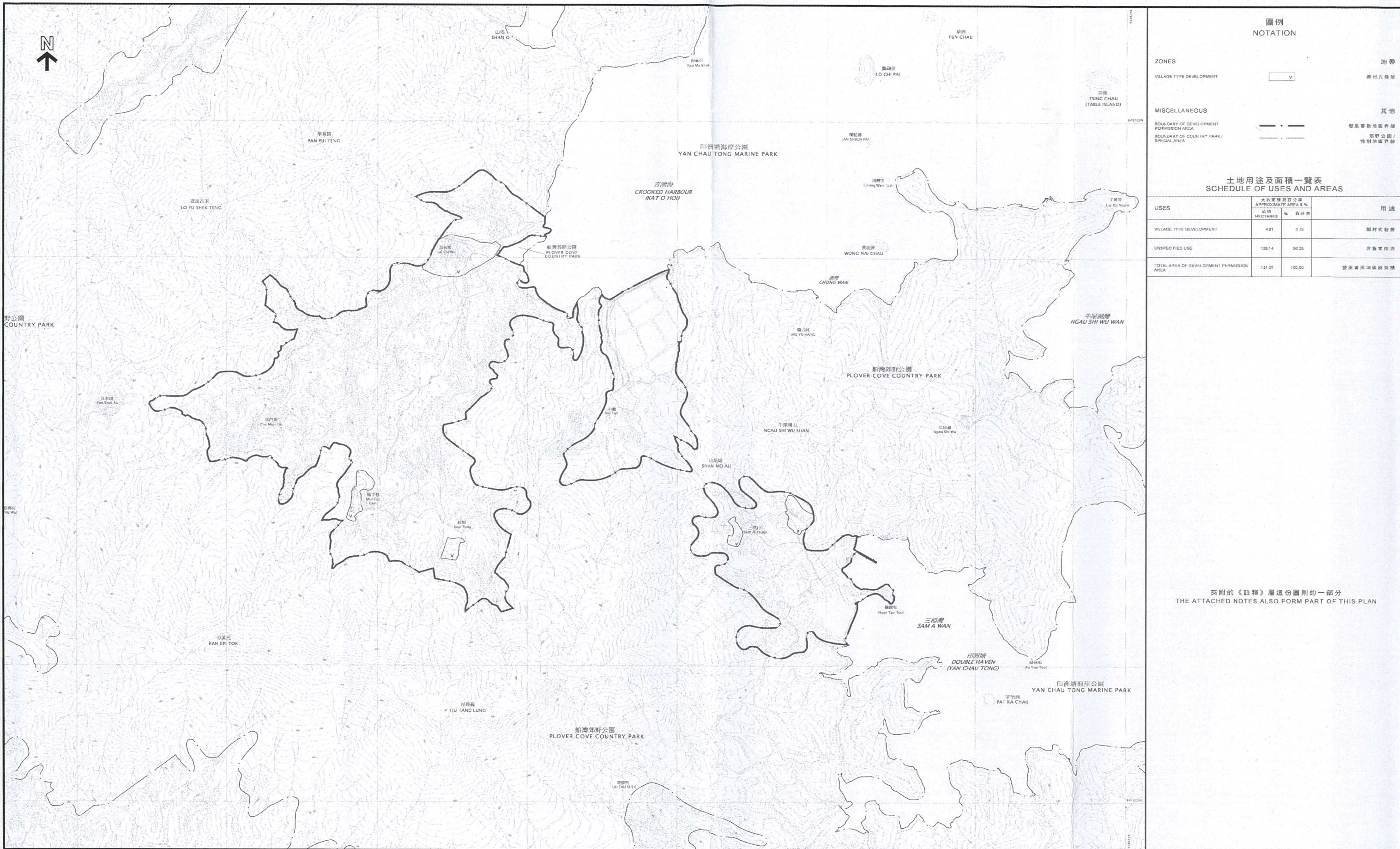
PLANNING  
DEPARTMENT



REFERENCE No.  
M/CPE/LCW/14/1

FIGURE  
1





圖例  
NOTATION

ZONES	地帶
VILLAGE TYPE DEVELOPMENT	鄉村式發展
MISCELLANEOUS	其他
BOUNDARY OF DEVELOPMENT PERMISSION AREA	發展審批地區界線
BOUNDARY OF COUNTRY PARK / SPECIAL AREA	郊野公園 / 特別地區界線

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

USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	%	
VILLAGE TYPE DEVELOPMENT	4.91	3.75	鄉村式發展
UNSPECIFIED USE	126.14	96.25	未經指定用途
TOTAL AREA OF DEVELOPMENT PERMISSION AREA	131.05	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

LAI CHI WO, SIU TAN AND SAM A TSUEN  
DEVELOPMENT PERMISSION AREA PLAN

PLANNING DEPARTMENT



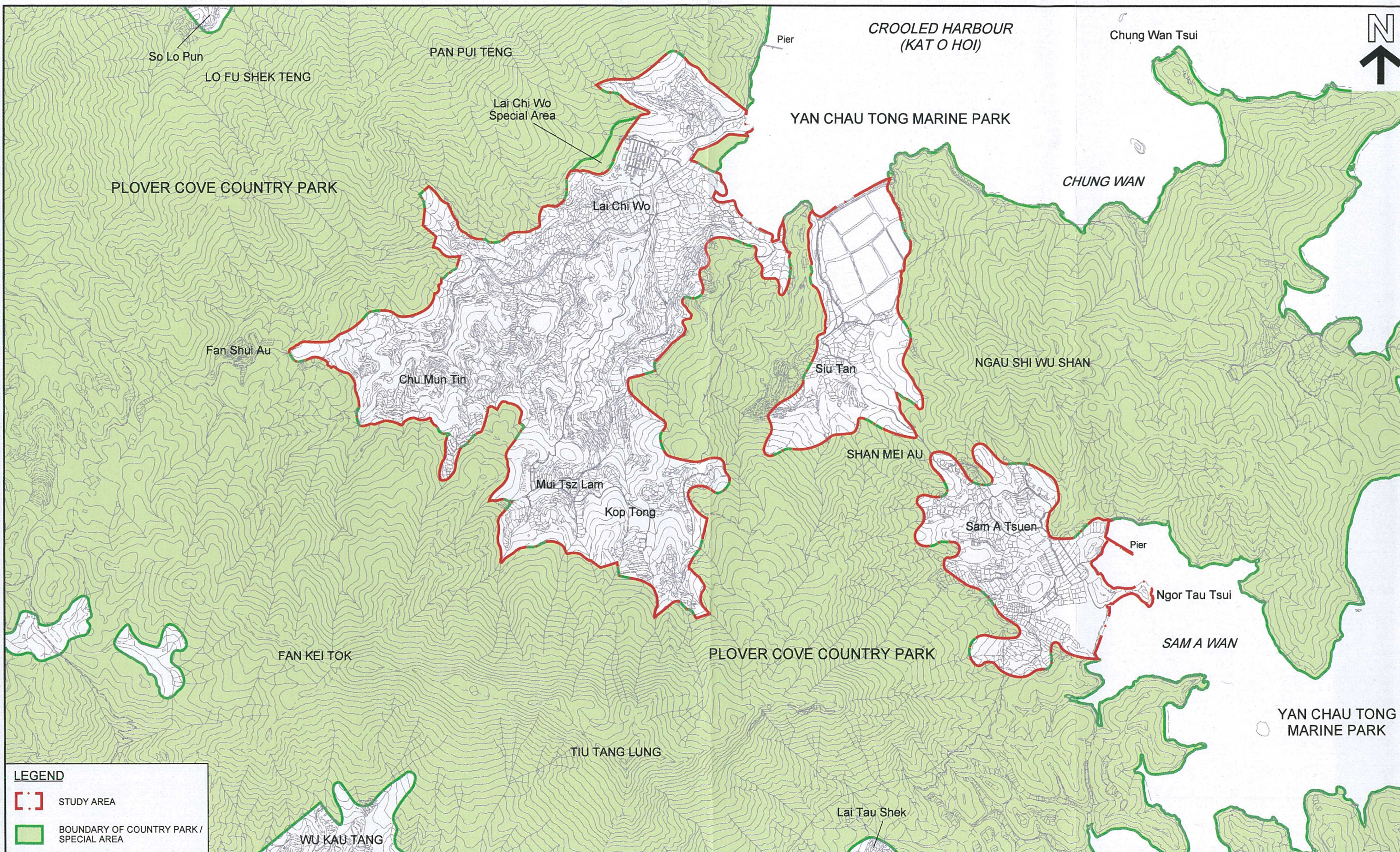
EXTRACT PLAN PREPARED ON 28.1.2014  
BASED ON DEVELOPMENT PERMISSION  
AREA PLAN No. DPA/NE-LCW/2 APPROVED ON 26.6.2012

METRES 200 0 200 400 METRES

REFERENCE No.  
M/CPE/LCW/14/1

FIGURE  
2





**LEGEND**

[Red dashed line] STUDY AREA

[Green solid line] BOUNDARY OF COUNTRY PARK / SPECIAL AREA

**STUDY AREA**

LAI CHI WO, SIU TAN AND SAM A TSUEN

SCALE 1 : 10 000

METRES 200 0 200 400 METRES

EXTRACT PLAN PREPARED ON 29.4.2014  
 BASED ON SURVEY SHEETS No. 3-SE-B, 3-NE-D,  
 4-NW-C AND 4-SW-A

PLANNING DEPARTMENT

REFERENCE No. M/CPE/LCW/14/1	<b>FIGURE</b> 3
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LEGEND



STUDY AREA

AERIAL PHOTO

LAI CHI WO, SIU TAN AND SAM A TSUEN

PLANNING DEPARTMENT

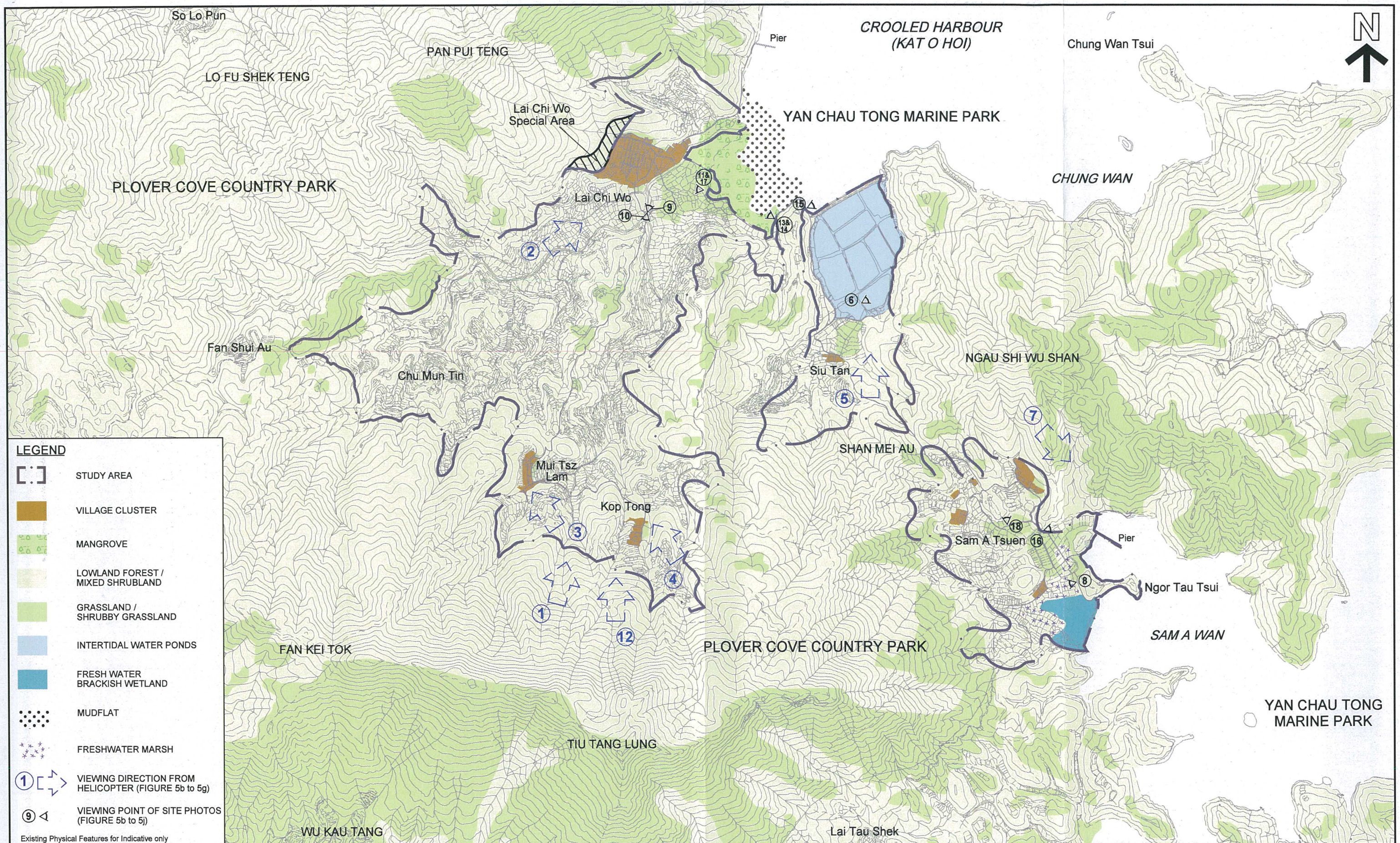


EXTRACT PLAN PREPARED ON 28.4.2014 BASED ON  
AERIAL PHOTOS No. CS42014-021, CS42087-093 AND  
CS42162-169 ON 1.1.2013 BY LANDS DEPARTMENT

REFERENCE No.  
M/CPE/LCW/14/1

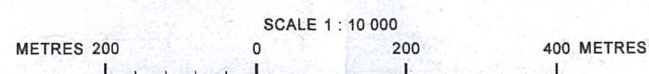
FIGURE  
4





## EXISTING PHYSICAL FEATURES

LAI CHI WO, SIU TAN AND SAM A TSUEN



PLANNING DEPARTMENT

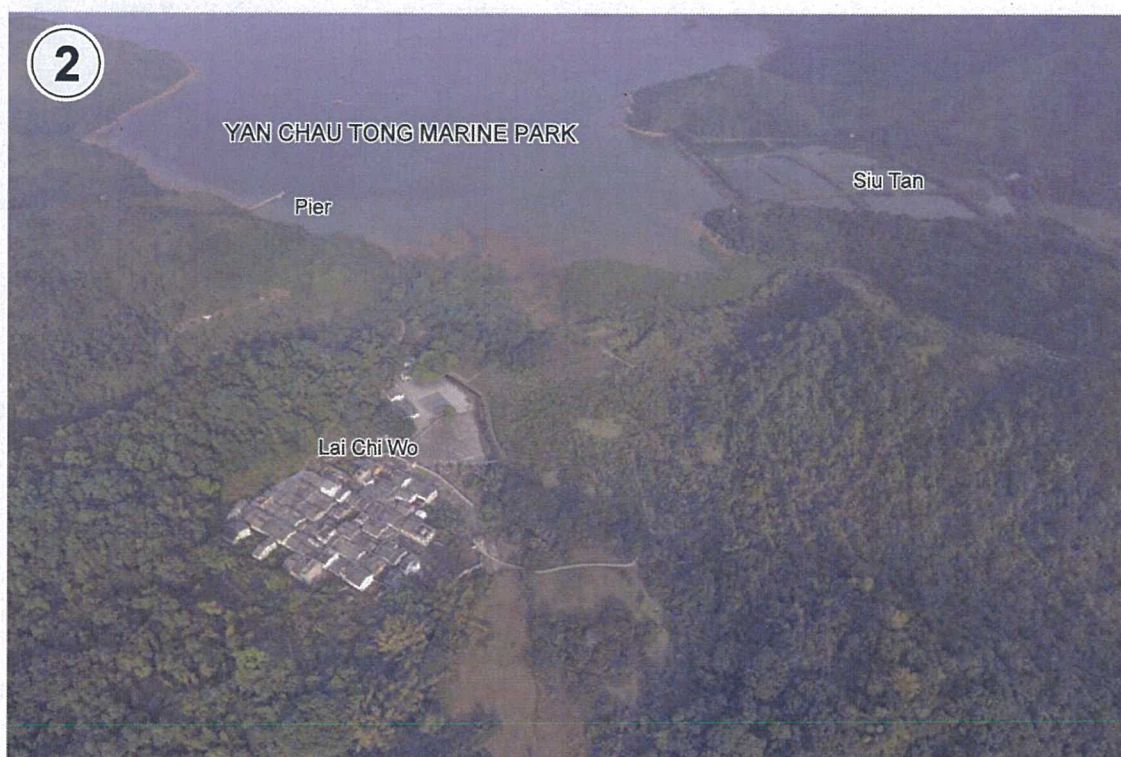


REFERENCE No.  
M/CPE/LCW/14/1

FIGURE  
5a

EXTRACT PLAN PREPARED ON 29.4.2014  
BASED ON SURVEY SHEETS No. 3-SE-B, 3-NE-D,  
4-NW-C AND 4-SW-A





PHOTOS TAKEN FROM HELICOPTER

**SITE PHOTOS -  
EXISTING PHYSICAL FEATURES**

**LAI CHI WO**

**PLANNING  
DEPARTMENT**



PLAN PREPARED ON 2.4.2014  
BASE ON SITE PHOTOS TAKEN ON  
28.1.2013

REFERENCE No.

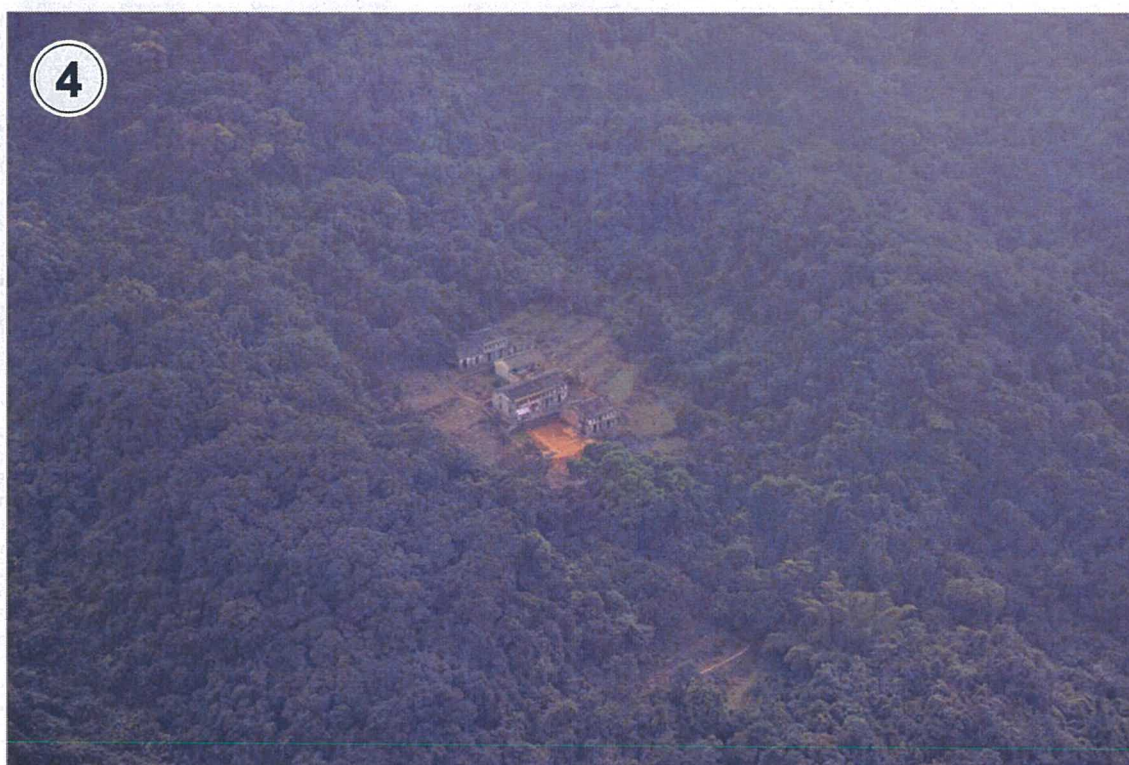
M/CPE/LCW/14/1

**FIGURE  
5b**





MUI TSZ LAM



KOP TONG

PHOTOS TAKEN FROM HELICOPTER

**SITE PHOTOS -  
EXISTING PHYSICAL FEATURES**

**LAI CHI WO**

**PLANNING  
DEPARTMENT**



PLAN PREPARED ON 2.4.2014  
BASE ON SITE PHOTOS TAKEN ON  
28.1.2013

REFERENCE No.

M/CPE/LCW/14/1

**FIGURE**

**5c**





SIU TAN

PHOTO TAKEN FROM HELICOPTER



INTERTIDAL POND AT SIU TAN

**SITE PHOTOS -  
EXISTING PHYSICAL FEATURES**

SIU TAN

PLANNING  
DEPARTMENT



PLAN PREPARED ON 2.4.2014  
BASE ON SITE PHOTOS TAKEN ON  
28.1.2013 AND 5.2.2014

REFERENCE No.  
M/CPE/LCW/14/1

FIGURE  
5d





SAM A TSUEN

PHOTO TAKEN FROM HELICOPTER



WETLAND AT SAM A TSUEN

**SITE PHOTOS -  
EXISTING PHYSICAL FEATURES**

**SAM A TSUEN**

**PLANNING  
DEPARTMENT**



PLAN PREPARED ON 2.4.2014  
BASE ON SITE PHOTOS TAKEN ON  
28.1.2013 AND 5.2.2014

REFERENCE No.  
M/CPE/LCW/14/1

**FIGURE  
5e**





ECOLOGICALLY IMPORTANT STREAM AT LAI CHI WO

**SITE PHOTOS -  
EXISTING PHYSICAL FEATURES**

**LAI CHI WO**

**PLANNING  
DEPARTMENT**

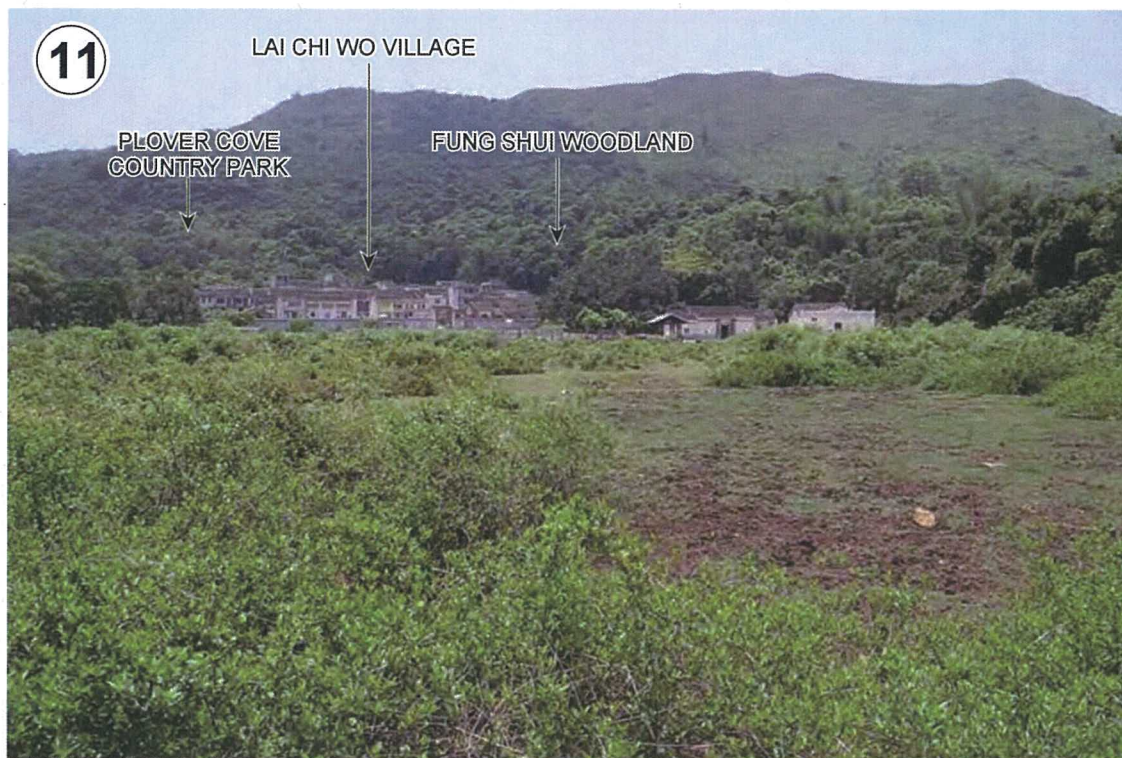


PLAN PREPARED ON 25.2.2014  
BASE ON SITE PHOTOS TAKEN ON  
5.2.2014

REFERENCE No.  
M/CPE/LCW/14/1

**FIGURE**  
**5f**





FUNG SHUI WOODLAND AT LAI CHI WO



PHOTO TAKEN FROM HELICOPTER

FUNG SHUI WOODLAND AT MUI TSZ LAM AND KOP TONG

**SITE PHOTOS -  
EXISTING PHYSICAL FEATURES**

**LAI CHI WO**

**PLANNING  
DEPARTMENT**



PLAN PREPARED ON 2.4.2014  
BASE ON SITE PHOTOS TAKEN ON  
26.5.2011 AND 28.1.2013

REFERENCE No.  
M/CPE/LCW/14/1

**FIGURE**  
**5g**



13



14



MANGROVE AND MUDFLAT AT LAI CHI WO

SITE PHOTOS -  
EXISTING PHYSICAL FEATURES

LAI CHI WO

PLANNING  
DEPARTMENT

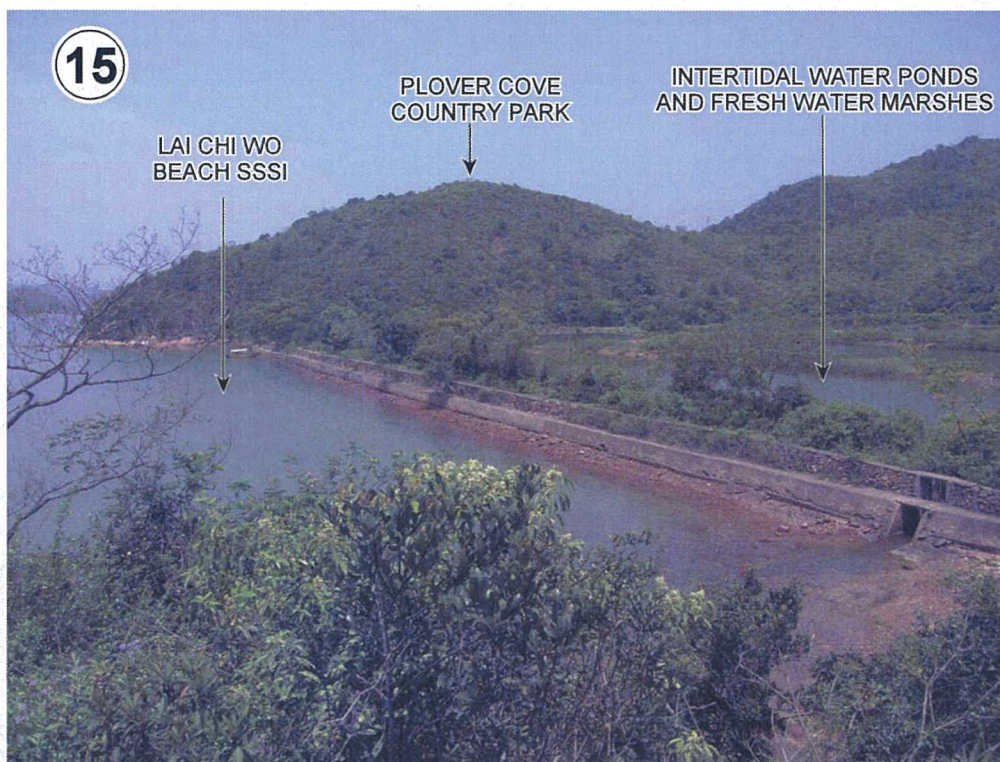


PLAN PREPARED ON 14.3.2014  
BASE ON SITE PHOTOS TAKEN ON  
26.5.2011 AND 5.2.2014

REFERENCE No.  
M/CPE/LCW/14/1

FIGURE  
5h





INTERTIDAL PONDS AT SIU TAN



EASTERN PART OF SAM A TSUEN

**SITE PHOTOS -  
EXISTING PHYSICAL FEATURES**

**SIU TAN AND SAM A TSUEN**

**PLANNING  
DEPARTMENT**



PLAN PREPARED ON 28.3.2014  
BASE ON SITE PHOTOS TAKEN ON  
26.5.2011

REFERENCE No.  
M/CPE/LCW/14/1

**FIGURE  
5i**





FELLOW AGRICULTURAL LAND AT LAI CHI WO



AGRICULTURAL LAND AT SAM A TSUEN

SITE PHOTOS -  
EXISTING PHYSICAL FEATURES

LAI CHI WO AND SAM A TSUEN

PLANNING  
DEPARTMENT

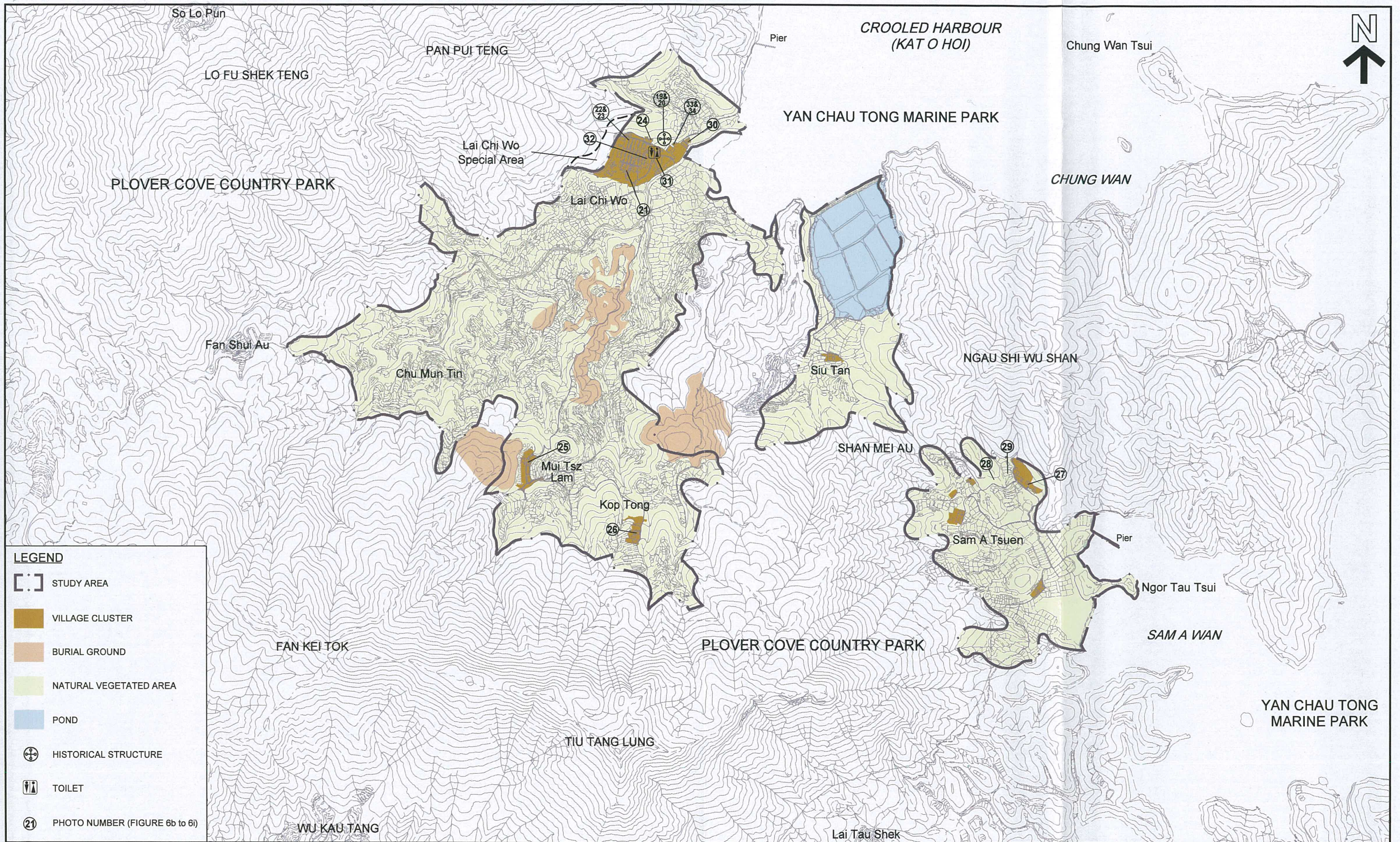


PLAN PREPARED ON 3.3.2014  
BASE ON SITE PHOTOS TAKEN ON  
5.2.2014

REFERENCE No.  
M/CPE/LCW/14/1

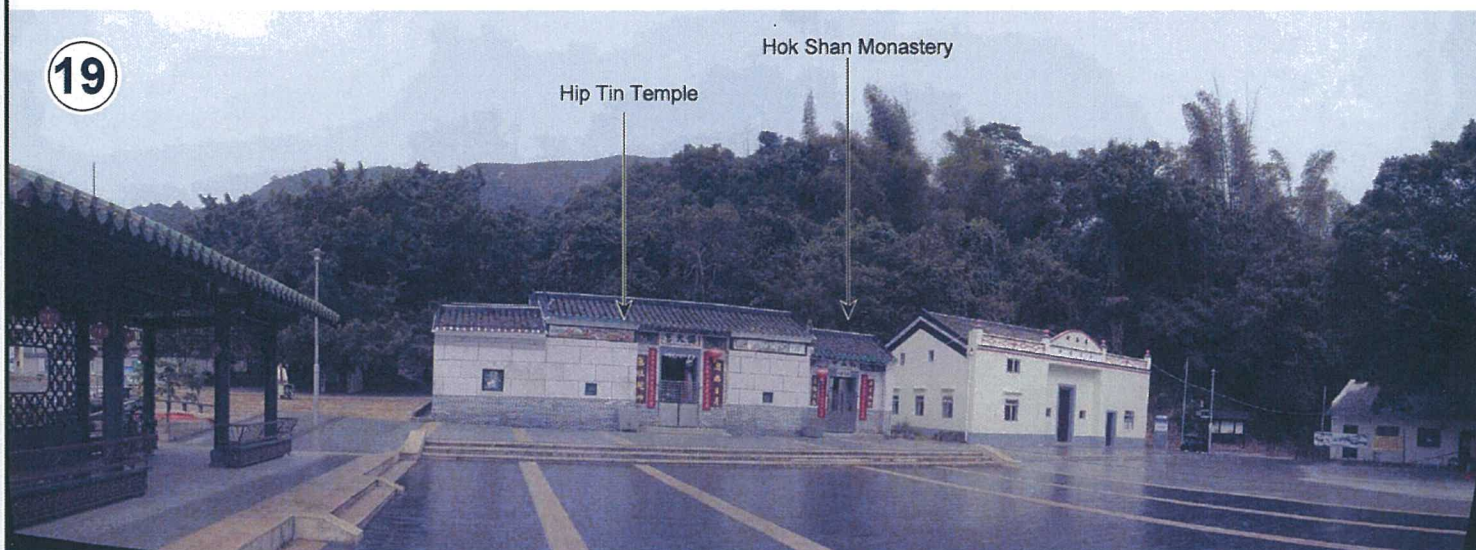
FIGURE  
5j





EXTRACT PLAN PREPARED ON 30.4.2014  
BASED ON SURVEY SHEETS No. 3-SE-B, 3-NE-D,  
4-NW-C AND 4-SW-A





HIP TIN TEMPLE AND HOK SHAN MONASTERY

SITE PHOTOS -  
EXISTING LAND USES

LAI CHI WO

PLANNING  
DEPARTMENT



PLAN PREPARED ON 6.3.2014  
BASE ON SITE PHOTOS TAKEN ON  
5.2.2014

REFERENCE No.  
M/CPE/LCW/14/1

FIGURE  
6b





VILLAGE HOUSES AT LAI CHI WO

SITE PHOTOS -  
EXISTING LAND USES

LAI CHI WO

PLANNING  
DEPARTMENT



PLAN PREPARED ON 25.2.2014  
BASE ON SITE PHOTOS TAKEN ON  
5.2.2014

REFERENCE No.

M/CPE/LCW/14/1

FIGURE

6c





VILLAGE HOUSES AT LAI CHI WO

SITE PHOTOS -  
EXISTING LAND USES

LAI CHI WO

PLANNING  
DEPARTMENT



PLAN PREPARED ON 25.2.2014  
BASE ON SITE PHOTOS TAKEN ON  
5.2.2014

REFERENCE No.

M/CPE/LCW/14/1

FIGURE

6d





VILLAGE HOUSES AT MUI TSZ LAM



VILLAGE HOUSES AT KOP TONG

**SITE PHOTOS -  
EXISTING LAND USES**

**LAI CHI WO**

PLAN PREPARED ON 25.2.2014  
BASE ON SITE PHOTOS TAKEN ON  
5.2.2014

**PLANNING  
DEPARTMENT**



REFERENCE No.  
M/CPE/LCW/14/1

**FIGURE  
6e**





PROVISION SHOP AT SAM A TSUEN



FRUIT TREES AT SAM A TSUEN



BEEKEEPING AT SAM A TSUEN

SITE PHOTOS -  
EXISTING LAND USES

SAM A TSUEN

PLANNING  
DEPARTMENT



PLAN PREPARED ON 25.2.2014  
BASE ON SITE PHOTOS TAKEN ON  
5.2.2014

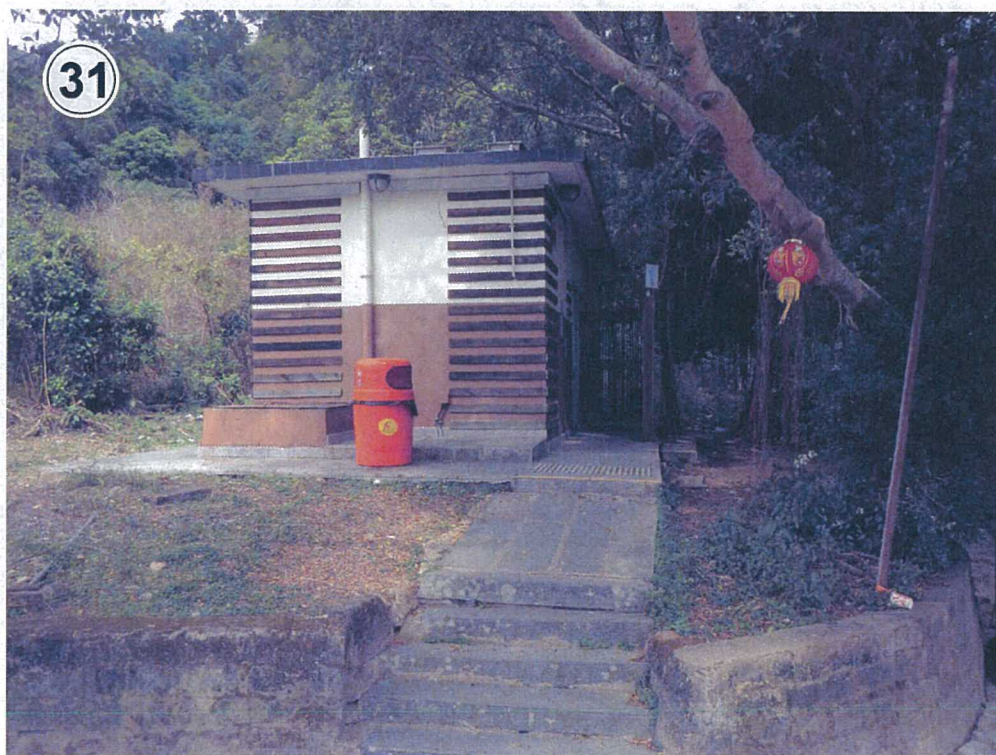
REFERENCE No.  
M/CPE/LCW/14/1

FIGURE  
6f





TELEPHONE EXCHANGE



PUBLIC TOILET

SITE PHOTOS -  
EXISTING LAND USES

LAI CHI WO

PLANNING  
DEPARTMENT



PLAN PREPARED ON 24.2.2014  
BASE ON SITE PHOTOS TAKEN ON  
5.2.2014

REFERENCE No.  
M/CPE/LCW/14/1

FIGURE  
6g





LAI CHI WO GEOHERITAGE CENTRE



HING CHUN YENK / SIU YING SCHOOL



EX - SIU YING SCHOOL AT LAI CHI WO

SITE PHOTOS -  
EXISTING LAND USES

LAI CHI WO

PLANNING  
DEPARTMENT

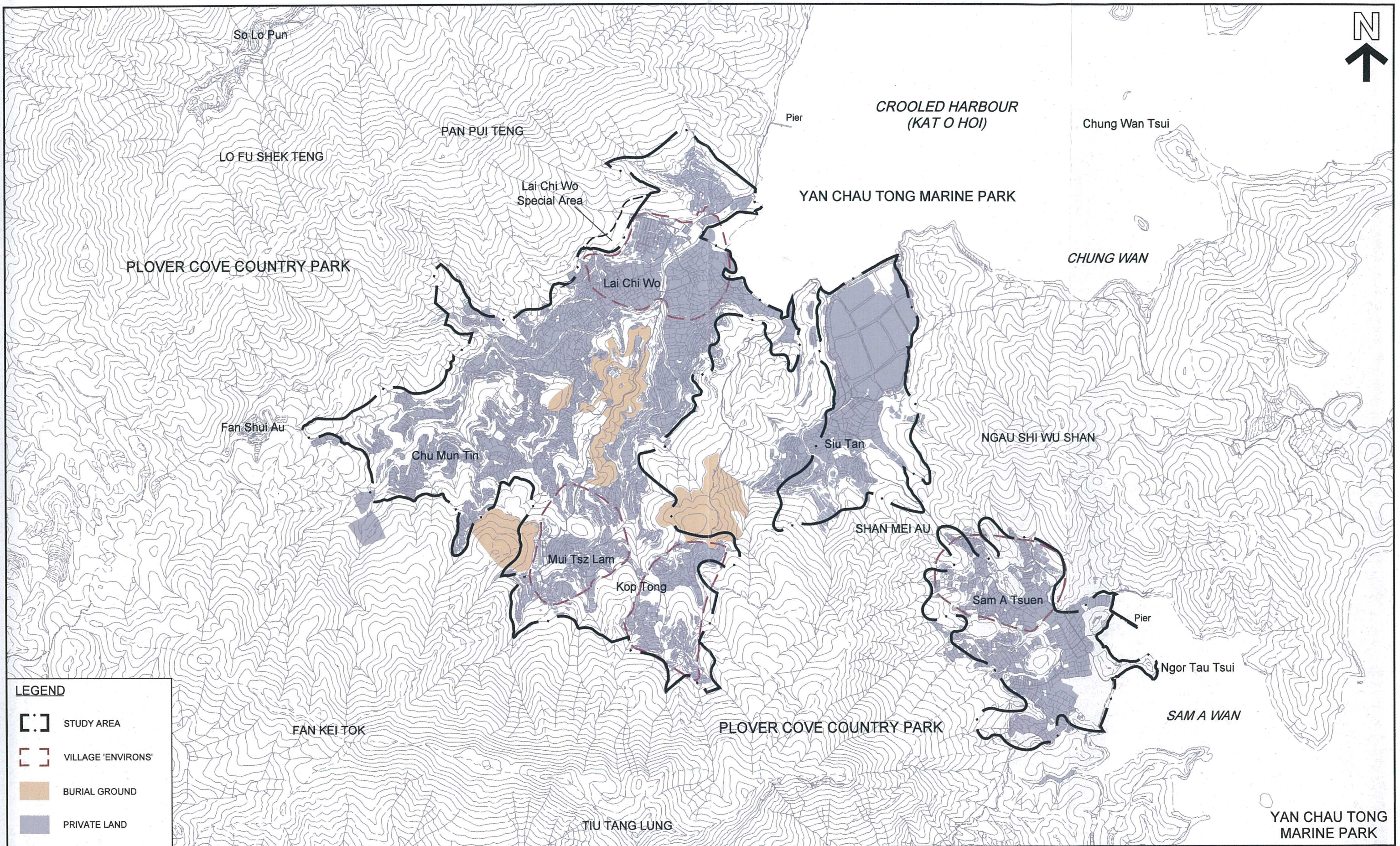


PLAN PREPARED ON 10.3.2014  
BASE ON SITE PHOTOS TAKEN ON  
5.2.2014

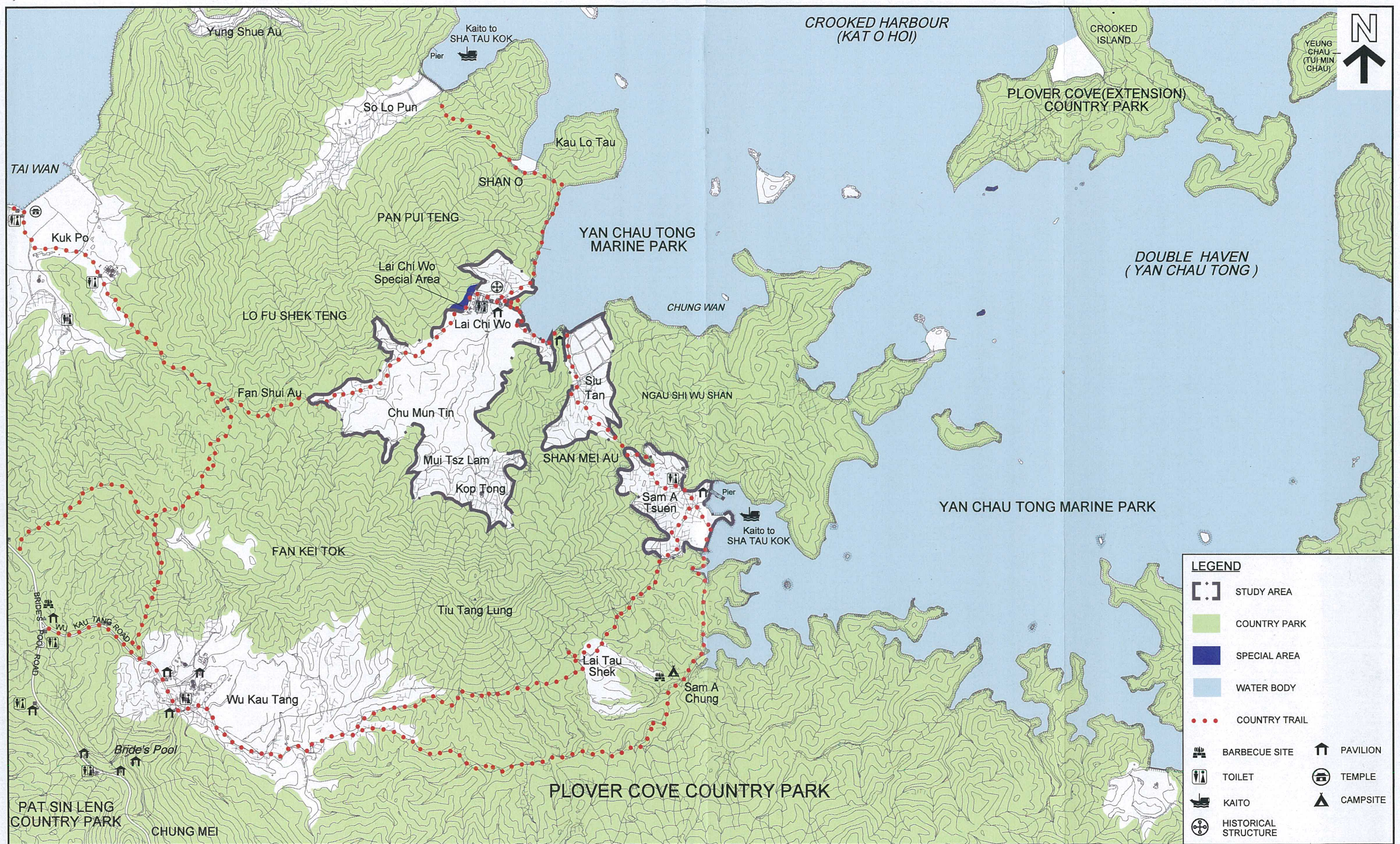
REFERENCE No.  
M/CPE/LCW/14/1

FIGURE  
6h









**EXISTING GIC, INFRASTRUCTURAL  
AND TOURISM-RELATED FACILITIES**

LAI CHI WO, SIU TAN AND SAM A TSUEN

SCALE 1 : 20 000  
METRES 400 0 400 800 METRES

PLANNING DEPARTMENT

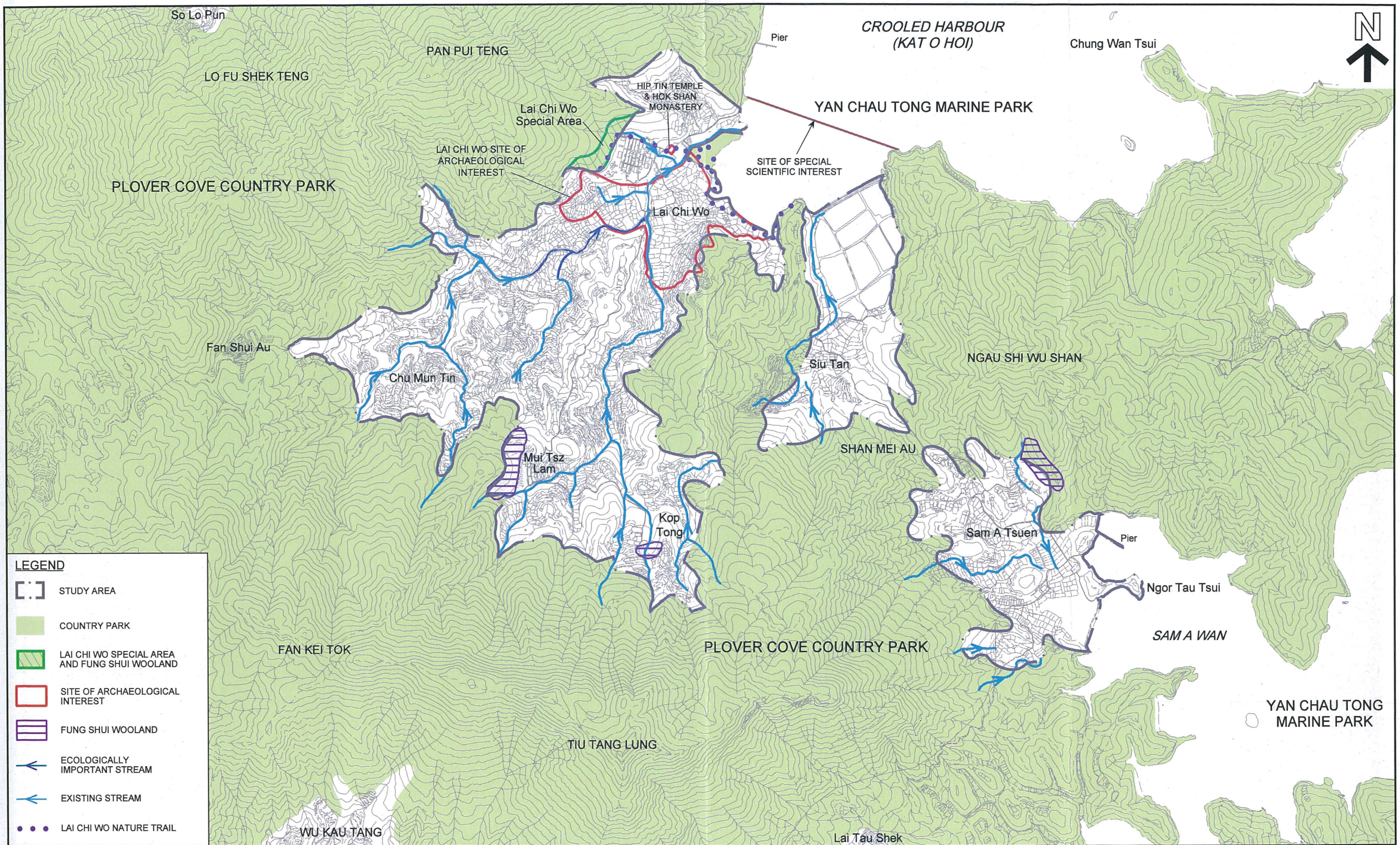


REFERENCE No.  
M/CPE/LCW/14/1

FIGURE  
8

EXTRACT PLAN PREPARED ON 30.3.2014  
BASED ON SURVEY SHEETS No. 3-SE-B, 3-NE-D,  
4-NW-C AND 4-SW-A





## ECOLOGICAL AND CULTURAL HERITAGE RESOURCES

LAI CHI WO, SIU TAN AND SAM A TSUEN

PLANNING DEPARTMENT



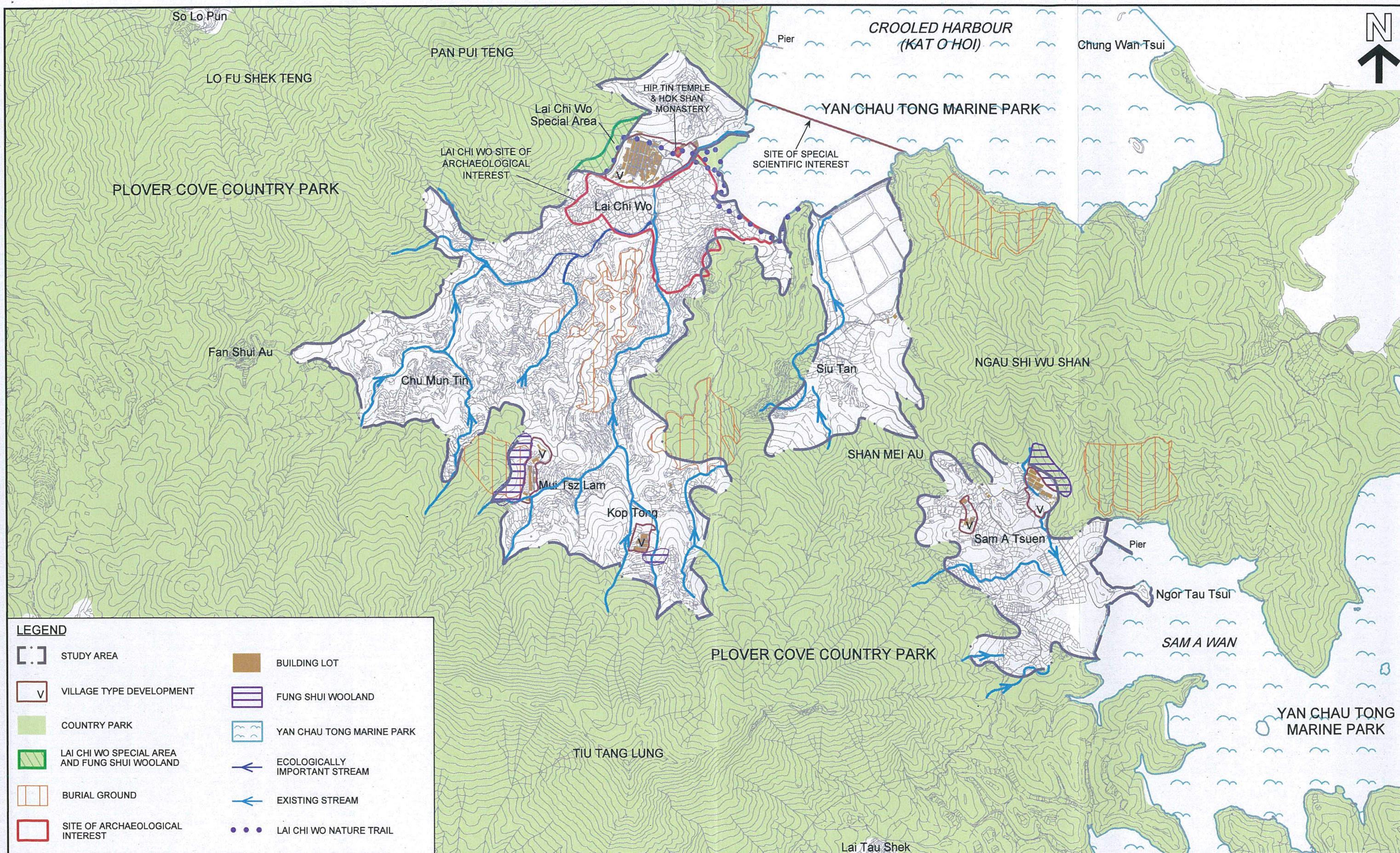
EXTRACT PLAN PREPARED ON 30.4.2014  
BASED ON SURVEY SHEETS No. 3-SE-B, 3-NE-D,  
4-NW-C AND 4-SW-A

SCALE 1 : 10 000  
METRES 200 0 200 400 METRES













REFERENCE No.  
M/CPE/LCW/14/1

FIGURE  
9





# LEGEND

- |  |   |   |                               |
|--|---|---|-------------------------------|
|  | STUDY AREA                                    |  | BUILDING LOT                  |
|  | VILLAGE TYPE DEVELOPMENT                      |  | FUNG SHUI WOOLAND             |
|  | COUNTRY PARK                                  |  | YAN CHAU TONG MARINE PARK     |
|  | LAI CHI WO SPECIAL AREA AND FUNG SHUI WOOLAND |  | ECOLOGICALLY IMPORTANT STREAM |
|  | BURIAL GROUND                                 |  | EXISTING STREAM               |
|  | SITE OF ARCHAEOLOGICAL INTEREST               |  | LAI CHI WO NATURE TRAIL       |

## DEVELOPMENT CONSTRAINTS

LAI CHI WO, SIU TAN AND SAM A TSUEN

SCALE 1 : 10 000  
METRES 200 0 200 400 METRES

PLANNING DEPARTMENT

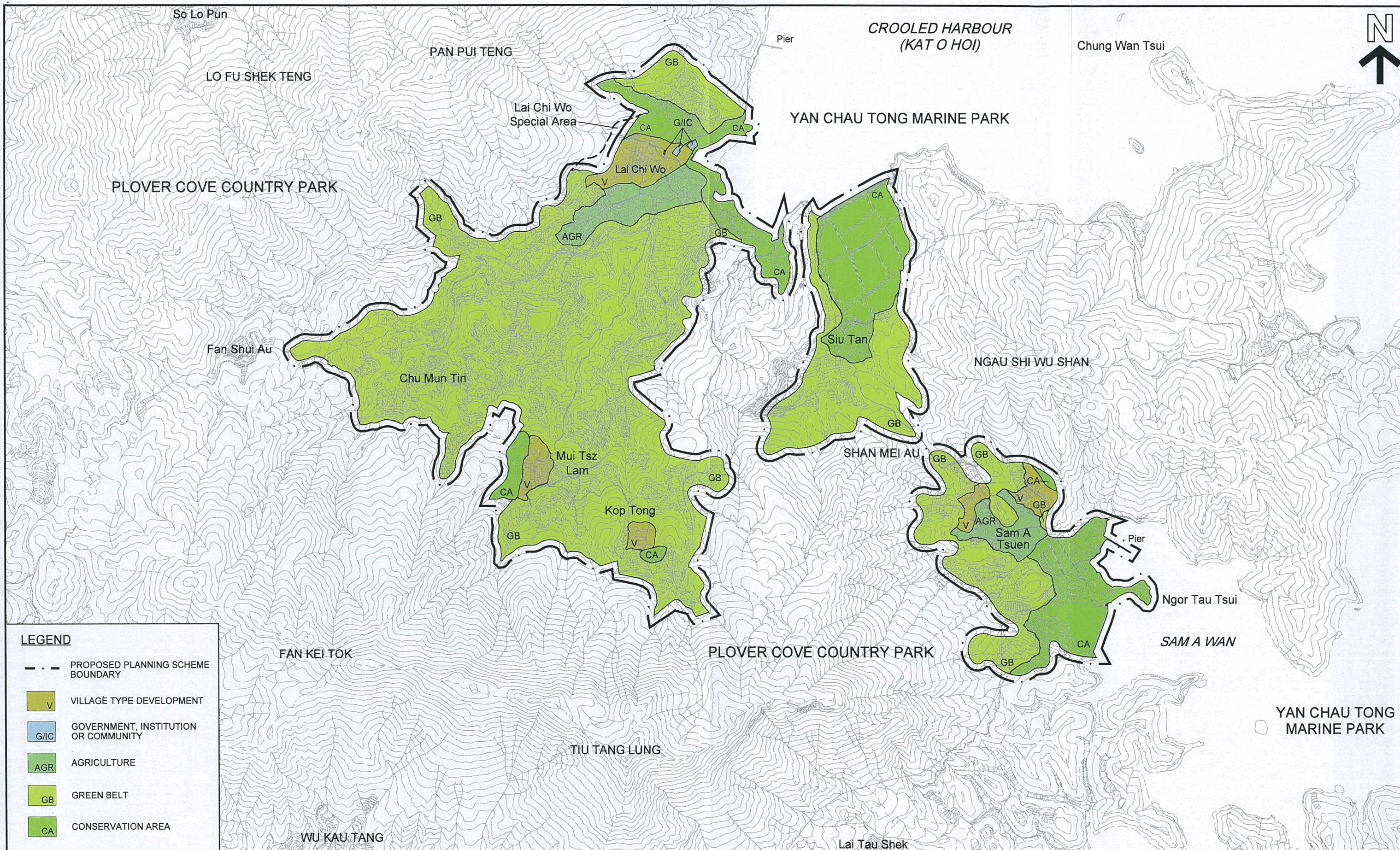


REFERENCE No.  
M/CPE/LCW/14/1

FIGURE  
10

EXTRACT PLAN PREPARED ON 30.4.2014  
BASED ON SURVEY SHEETS No. 3-SE-B, 3-NE-D,  
4-NW-C AND 4-SW-A





EXTRACT PLAN PREPARED ON 15.5.2014  
 BASED ON SURVEY SHEETS No. 3-SE-B, 3-NE-D,  
 4-NW-C AND 4-SW-A

**PROPOSED LAND USES**  
 LAI CHI WO, SIU TAN AND SAM A TSUEN

SCALE 1 : 10 000  
 METRES 200 0 200 400 METRES

PLANNING DEPARTMENT



REFERENCE No.  
 M/CPE/LCW/14/1

FIGURE  
 11



## Ecological Importance of Lai Chi Wo, Mui Tsz Lam, Kop Tong, Siu Tan, Sam A Tsuen

### Lai Chi Wo, Mui Tsz Lam and Kop Tong (Plover Cove Country Park Enclave)

The TPB Paper No. 8885 already documents some ecologically important features of this Enclave and its surrounding areas. For instance, the site is mainly covered with secondary woodland and contains marshes and natural streams. The coastal fringe of Lai Chi Wo contains mangrove and one of the largest seagrass beds in Hong Kong, which are also within the Yan Chau Tong Marine Park.

#### Woodland

The Aerial Photo shown in Plan 3 of the aforementioned TPB Paper should have shown that the Enclave is mainly covered with dense woodland, and the village clusters at Mui Tsz Lam and Kop Tong are also surrounded by dense woodland. The habitat map of these places shown in a Planning Department's Report: "Study on the Enhancement of the Sha Tau Kok Rural Township and Surrounding Areas – Feasibility Study" should have indicated the approximate extent of the secondary woodland (extracted and shown in **Figure 1**). Plan 2b of the TPB Paper also shows the extent of the three Fung Shui Woodlands behind Lai Chi Wo Village, Mui Tsz Lam Village and Kop Tong Village. As these woodlands are ecologically linked with the surrounding Plover Cove Country Park, they should be preserved. These woodlands, especially the riparian ones, provide habitats for many species of conservation importance (see below).

#### Stream

##### *Fish*

Chan (2001) has found two fish species of conservation concern in the streams at Lai Chi Wo, namely *Anguilla japonica* and *Pseudogobiopsis* sp. The former is a catadromous species and needs to migrate between the sea and the stream, but can also inhabit brackish waters. It can inhabit the natural lower section of the Lai Chi Wo Stream and its estuary. Lee *et al.* (2004) considered that it is uncommon and appears in low abundance in Hong Kong. In fact, this species is suffering from overfishing globally (although nearly all Japanese Eel individuals appearing in the market are from fish farms, fry of this species are still heavily harvested from the wild to support the culture business), and the Japan government has recently listed it as an endangered species (<http://www.env.go.jp/press/press.php?serial=16264>). The other species was suspected to be new to Hong Kong by Chan (2001) and was only found in Lai Chi Wo. Orange Peacock Puffer *Takifugu ocellatus* was also found in this stream according to the aforementioned planning study (Planning Department 2013); this species is considered to be of Local Conservation Concern by Fellowes *et al.* (2002).

##### *Amphibian*

Besides the fishes mentioned above, the stream system at Lai Chi Wo, Mui Tsz Lam and Kop Tong would also provide habitats for three amphibian species of conservation concern – Chinese Bullfrog *Hoplobatrachus chinensis*, Big-headed Frog *Limnonectes fujianensis* and Lesser Spiny Frog *Paa*



*exilispinosa*, according to the record of the AFCD (Chan *et al.* 2005); the first one would be found in the lowland area of the Enclave (e.g., the marsh and the lowland streamcourses) and the other two species would be recorded in the upper sections of the stream system (e.g., in the Chu Mun Tin, Mui Tsz Lam and Kop Tong areas), based on the figures shown in Chan *et al.* (2005). The conservation status of these species is listed below:

Name	AFCD rating	Other conservation status
Big-headed Frog	Potential Concern	- Locally restricted to central and northeastern New Territories
Chinese Bullfrog	Potential Concern	- List of State Key Protected Wildlife in China: Class II Protected Animal
Lesser Spiny Frog	Potential Concern	- IUCN Red List: Globally Vulnerable

**Source:** The Proposed Action Plan for the Conservation of Amphibians in Hong Kong (prepared by AFCD)

([http://www.epd.gov.hk/epd/english/boards/advisory\\_council/files/ncsc\\_paper04\\_2009.pdf](http://www.epd.gov.hk/epd/english/boards/advisory_council/files/ncsc_paper04_2009.pdf))

### *Dragonfly*

Mangrove Skimmer *Orthetrum poecilops* has been recorded in Lai Chi Wo by the AFCD (Tam *et al.* 2011). This species is considered to be Globally Vulnerable by the IUCN (2013). It occurs “*where small streams cascade into tidal mangroves*” (Tam *et al.* 2011).

### *Riparian Zone*

The aforementioned amphibians of course utilise the riparian zones. The dragonfly would also be flying in this zone for foraging. This zone is also very important in protecting the integrity of the stream system (i.e., physically and biochemically trapping pollutants, influencing micro-climate, providing food sources for aquatic fauna, etc). The extensive stream system of this Enclave is shown in **Figure 2**.

### Conclusion

From the above, we recommend that:

- The mangrove, the seagrass bed and the Yan Chau Tong Marine Park outside should be protected by a buffer zone not allowing any development; thus the coastal and the backshore areas adjoining the mangrove should be zoned Conservation Area (CA) or Coastal Protection Area (CPA).
- In view of the densely vegetated condition and its connectivity with the surrounding Country Park areas, the woodlands (both secondary and Fung Shui) should be zoned CA; the extent of the woodlands is shown in **Figure 1**.
- One section of the stream system has already been designated as an Ecologically Important Stream by the AFCD; these streams also drain into the coastal area which contains the mangrove and the seagrass bed as well as the Yan Chau Tong Marine Park. If these streams receive pollutants (e.g., potential pollutants from the construction and operation of Small Houses), not only the streams but the Marine Park will also be affected. Therefore, to protect the coast, the Marine Park and the important species aforementioned, the streams and their riparian zones should be zoned CA.
- The footpath passing through this Enclave, which completely merges with the natural landscape, is a popular hiking trail (**Figure 3**). In order to protect the right of the public to enjoy the natural beauty of and the important habitats within and surrounding this area, we do not consider that it is appropriate to provide big Village Type Development zones (V zones) under the Outline Zoning Plan of this Enclave.

## **Siu Tan (Plover Cove Country Park Enclave)**

The ecological importance of seagrass has been well recognised by the AFCD (Kwok *et al.* 2005); according to the AFCD, three seagrass species, *Halophila minor*, *H. ovalis* and *Zostera japonica*, appear at Siu Tan, and this is the only site in Hong Kong containing three seagrass species (see **Figure 4**). During a recent site visit, we also observed one seagrass species, *Halophila* sp., within the tidal ponds of this Enclave (**Figure 5**).

The tidal ponds at this site are likely to be connected with each other and are in close proximity to the Yau Chau Tong Marine Park (e.g., the Lai Chi Wo area); in view of the calm condition of these ponds and their potential ecological linkage with the seagrass bed in Lai Chi Wo, we consider that these tidal ponds could provide important seagrass habitats.

Habitat map of this site is shown in **Figure 1**, although this map does not show the seagrass habitat. According to this map, the southern part of this site contains marsh (**Figure 6**) and secondary woodland; both can be considered to be of certain ecological value. There is also a stream on the western side of the Enclave (**Figure 7**). This stream connects with the marsh, the ponds and also the Marine Park outside; pollutants entering this stream would affect all these habitats.

In view of the above and the fact that no “Village Environ” is present at this site (based on the TPB Paper No. 8885), we consider that the entire Enclave should be zoned CA in order to protect the seagrass, the stream, the marsh, the woodland and the integrity of the surrounding Marine Park and Country Park. Allowing more Small Houses to be built at this site would just add more burden to the natural environment in this highly undisturbed area.



## Sam A Tsuen (Plover Cove Country Park Enclave)

Habitat map of this site is shown in **Figure 8**. According to this map, the lowland area of this Enclave is covered with marsh, and the village clusters are surrounded by this marsh and secondary woodland; during our recent site visit, we recorded freshwater marsh, brackish marsh and mangrove in this area (**Figure 9**); a watercourse also drains into this wetland mosaic (**Figure 10**; please also see **Figure 11**). The condition of this wetland mosaic is similar to the one at So Lo Pun, which has now been proposed to be covered with a CA zone.

In this wetland, at least two species of conservation concern can be found – Rice Fish *Oryzias curvinotus* (Lee *et al.* 2004) and Four-spot Midget *Mortonagrion hirosei* (Stanton and Allcock 2011). These two species were also recorded by a KFBG staff at Sam A Tsuen; they can inhabit the watercourse, the freshwater marsh, the brackish marsh and also the mangrove area. The conservation status of these two species is listed below:

Name	Conservation status
Rice Fish	Freshwater fish of conservation concern <sup>1</sup>
Four-spot Midget	Globally Near Threatened <sup>2</sup>

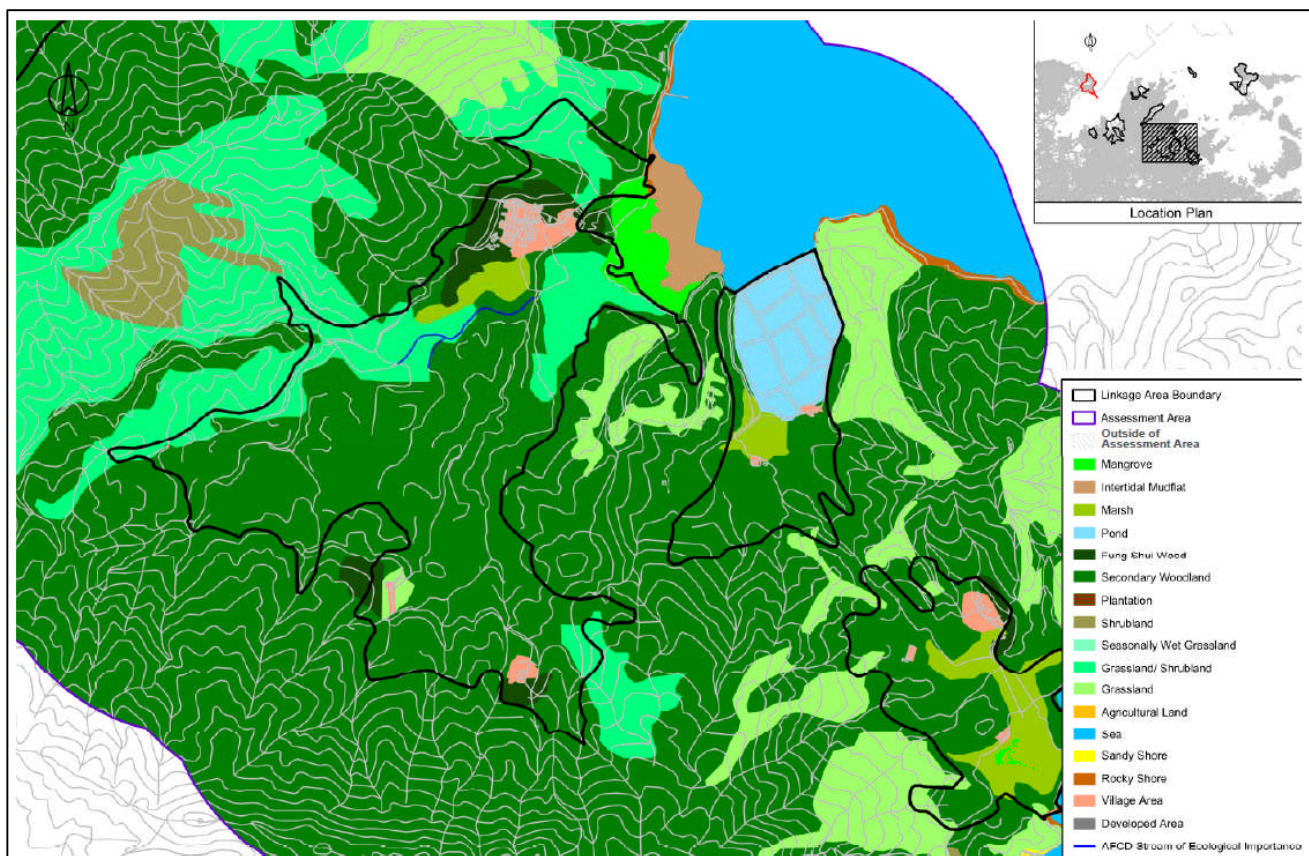
1. The Proposed Action Plan for the Conservation of Freshwater Fish in Hong Kong (prepared by AFCD)

([http://www.epd.gov.hk/epd/english/boards/advisory\\_council/files/ncsc\\_paper01\\_2011.pdf](http://www.epd.gov.hk/epd/english/boards/advisory_council/files/ncsc_paper01_2011.pdf))

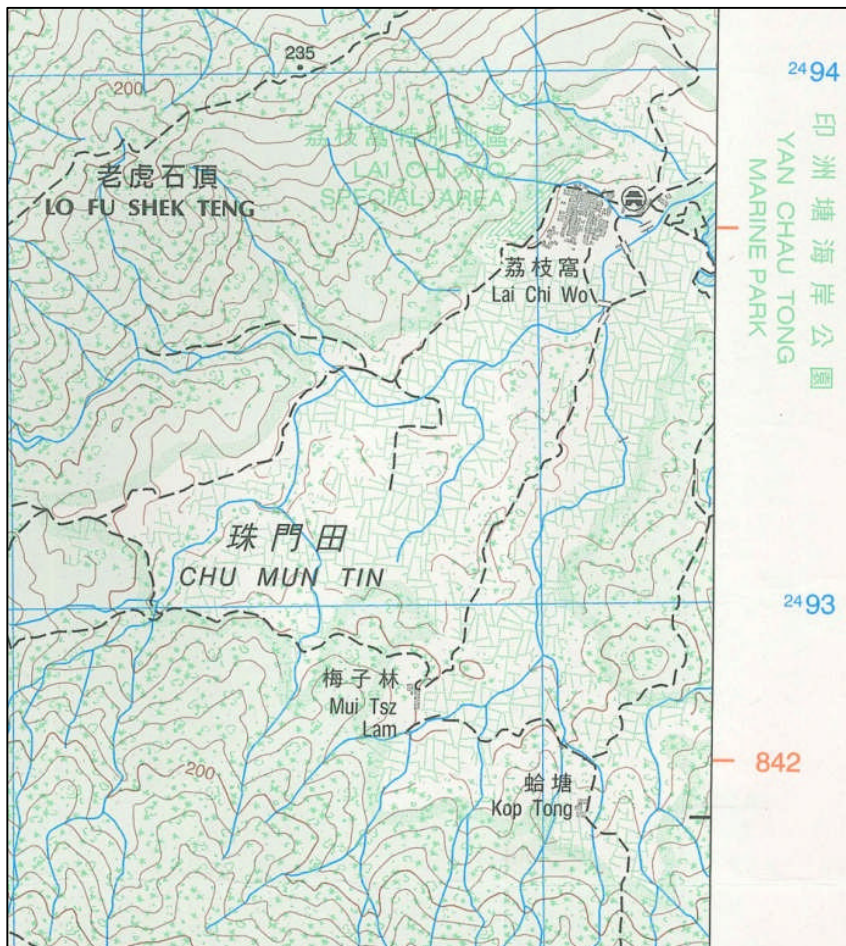
2. IUCN (2013)

In view of the presence of the above species and associated habitats, the connectivity of the woodland with the surrounding Country Park and the connectivity of the wetland mosaic with the Yan Chau Tong Marine Park, we consider that, except the existing village clusters, other areas within this Enclave should be covered with CA zone.

**Figure 1.** Habitat map of Lai Chi Wo and Siu Tan

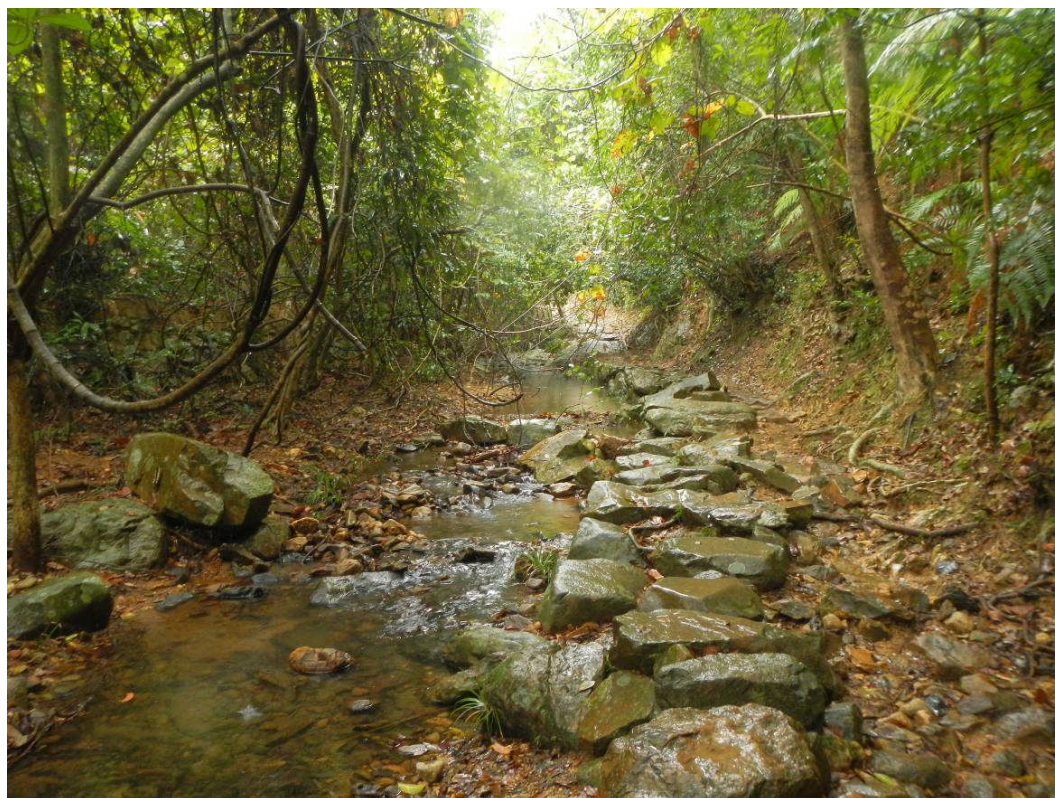


**Figure 2.** Stream system at Lai Chi Wo, Mui Tsz Lam and Kop Tong

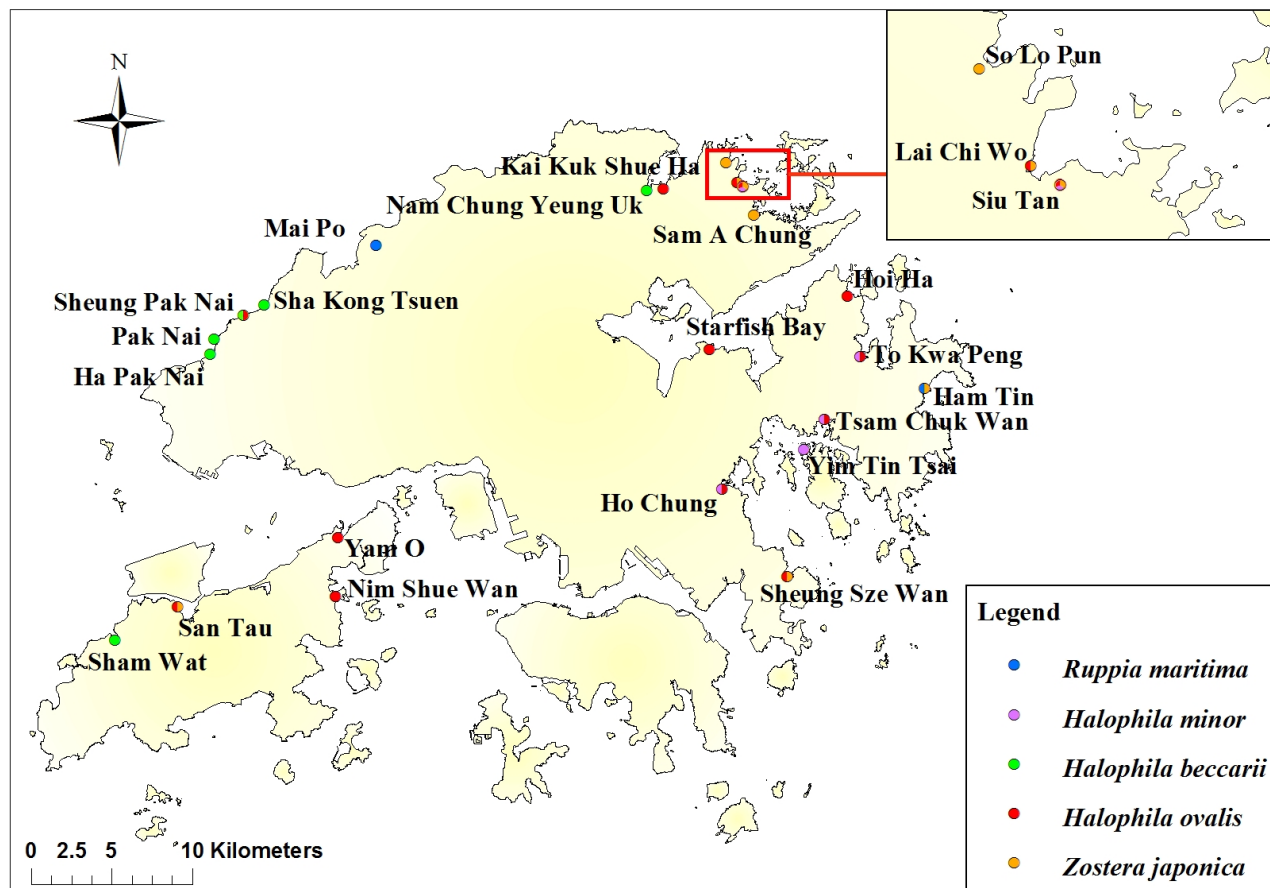




**Figure 3.** Hiking trail within the Lai Chi Wo Enclave



**Figure 4.** Seagrass distribution in Hong Kong (figure prepared by AFCD; [http://www.afcd.gov.hk/tc\\_chi/conservation/con\\_wet/con\\_wet\\_sea/con\\_wet\\_sea\\_dis/con\\_wet\\_sea\\_dis.html](http://www.afcd.gov.hk/tc_chi/conservation/con_wet/con_wet_sea/con_wet_sea_dis/con_wet_sea_dis.html))





**Figure 5.** *Halophila* sp. observed in the tidal pond at Siu Tan



**Figure 6.** Marsh at Siu Tan

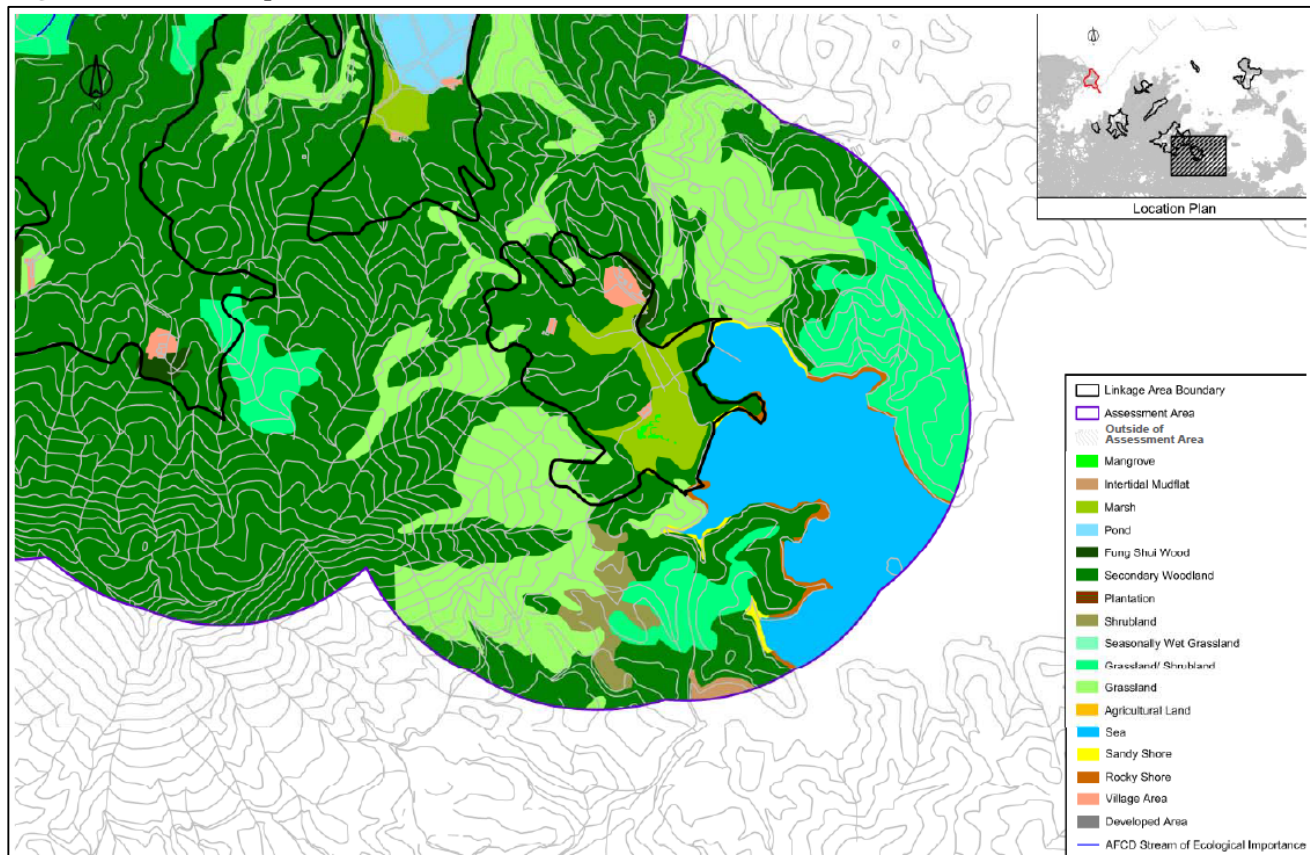




**Figure 7.** Stream system at Siu Tan

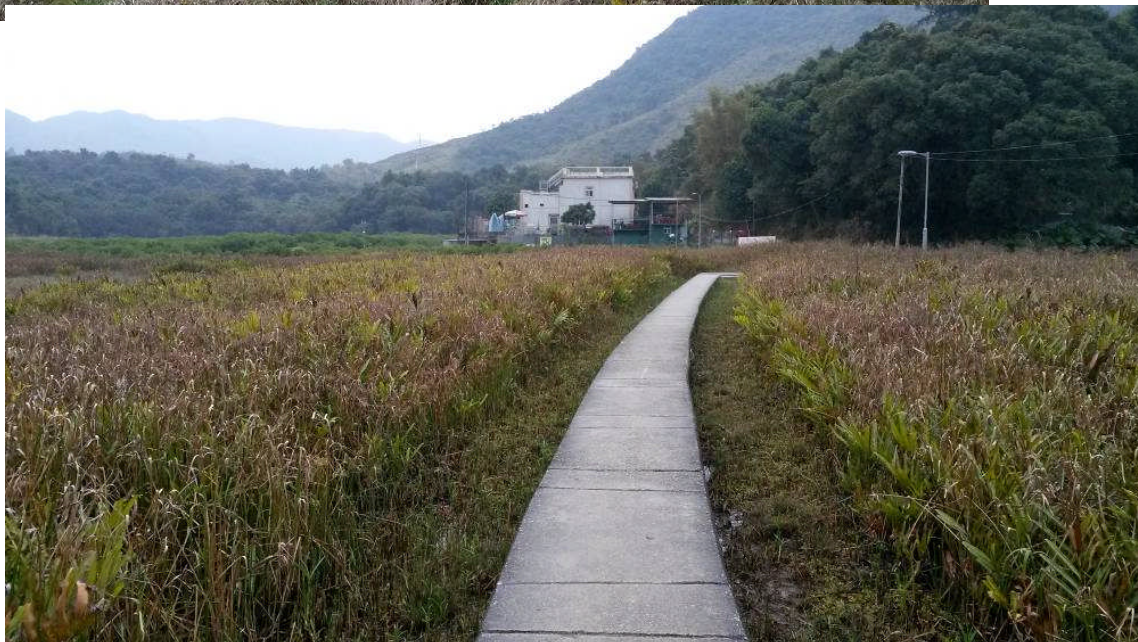


**Figure 8.** Habitat map of Sam A Tsuen





**Figure 9.** Wetland mosaic at Sam A Tsuen

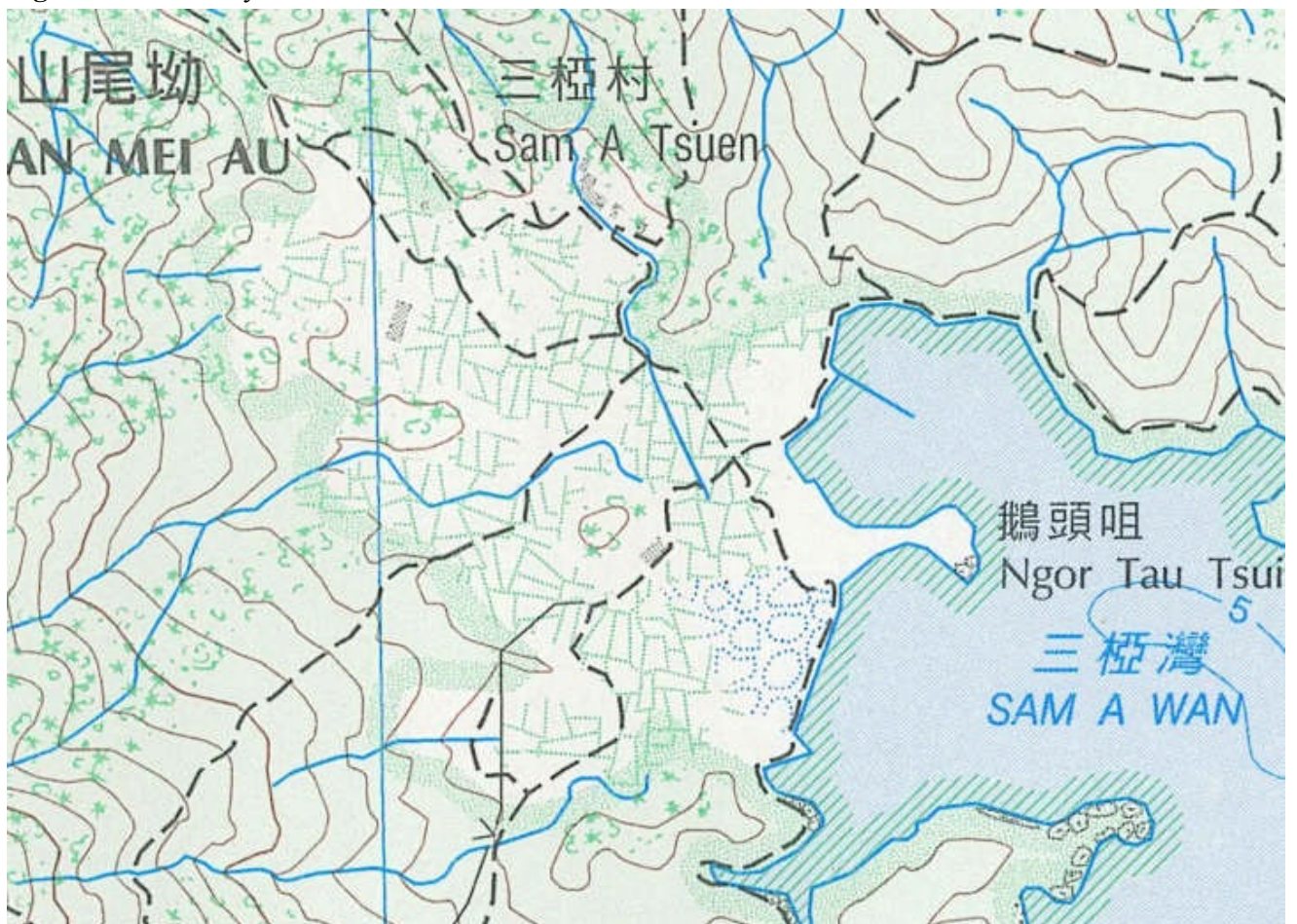




**Figure 10.** Watercourse which drains into the Sam A Tsuen wetland mosaic



**Figure 11.** Stream system at Sam A Tsuen



**Planning Assessments on the Development Proposals  
Received in the Course of Preparation of the Plan**

**Introduction**

1. On 21.2.2014, The Kadoorie Farm & Botanic Garden Corporation (KFBG) submitted a proposal titled “Ecological Importance of Lai Chi Wo, Mui Tsz Lam, Kop Tong, Siu Tan and Sam A Tsuen” to the Planning Department (PlanD).

**KFBG’s Proposals**

**Lai Chi Wo, Mui Tsz Lam and Kop Tong**

2. The area is mainly covered with dense woodland, and the village clusters at Mui Tsz Lam and Kop Tong are also surrounded by dense woodland. The habitat map of these places As these woodlands are ecologically linked with the surrounding Plover Cove Country Park, they should be preserved. These woodlands, especially the riparian ones, provide habitats for many species of conservation importance<sup>1</sup>. The stream system at Lai Chi Wo, Mui Tsz Lam and Kop Tong would also provide habitats for three amphibian species of conservation concern – Chinese Bullfrog *Hoplobatrachus chinensis*, Big-headed Frog *Limnonectes fujianensis* and Lesser Spiny Frog *Paa exilispinosa*. Mangrove Skimmer *Orthetrum poecilops* has been recorded in Lai Chi Wo. The aforementioned amphibians of course utilise the riparian zones. The dragonfly would also be flying in this zone for foraging. This zone is also very important in protecting the integrity of the stream system.
3. KFBG recommends that:
  - The mangrove, the seagrass bed and the Yan Chau Tong Marine Park outside should be protected by a buffer zone not allowing any development; thus the coastal and the backshore areas adjoining the mangrove should be zoned “Conservation Area” (“CA”) or “Coastal Protection Area” (“CPA”). The woodlands (both secondary and Fung Shui) should be zoned CA. To protect the coast, the Marine Park and the important species aforementioned, the streams and their riparian zones should be zoned “CA”.
  - The footpath passing through this Enclave, which completely merges with the natural landscape, is a popular hiking trail. In order to protect the right of the public to enjoy the natural beauty of and the important habitats within and surrounding this area, it is not appropriate to provide large “Village Type Development” zone (“V”).

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<sup>1</sup> Two fish species of conservation concern in the streams at Lai Chi Wo, namely *Anguilla japonica* and *Pseudogobiopsis* sp. The former is a catadromous species and needs to migrate between the sea and the stream, but can also inhabit brackish waters. It can inhabit the natural lower section of the Lai Chi Wo Stream and its estuary. Orange Peacock Puffer *Takifugu ocellatus* was also found in this stream. This species is considered to be of Local Conservation Concern.



### Siu Tan

4. According to the AFCD, three seagrass species, *Halophila minor*, *H. ovalis* and *Zostera japonica*, appear at Siu Tan, and this is the only site in Hong Kong containing three seagrass species. The southern part of this site contains marsh and secondary woodland; both can be considered to be of certain ecological value. There is also a stream on the western side of the area. This stream connects with the marsh, the ponds and also the Marine Park outside; pollutants entering this stream would affect all these habitats. In view of the above and the fact that no “Village Environ” is present at this site, they consider that the entire area should be zoned “CA” in order to protect the seagrass, the stream, the marsh, the woodland and the integrity of the surrounding Marine Park and Country Park.

### Sam A Tsuen

5. The lowland area of the area is covered with marsh, and the village clusters are surrounded by this marsh and secondary woodland. In this wetland, at least two species of conservation concern can be found – Rice Fish *Oryzias curvinotus* and Four-spot Midget *Mortonagrion hirosei*. They can inhabit the watercourse, the freshwater marsh, the brackish marsh and also the mangrove area. In view of the presence of the above species and associated habitats, the connectivity of the woodland with the surrounding Country Park and the connectivity of the wetland mosaic with the Yan Chau Tong Marine Park, it is considered that, except the existing village clusters, other areas within the area should be covered with “CA” zone.

### **Planning Assessment**

6. AFCD is of the view that most of the ecological information/findings from the submission of KFGB are extracted from existing literature, publications from his department, relevant planning study and TPB paper. The information provided in the submission is largely valid. As such, he has no specific comment on the submission.

### Environmental and Conservation Considerations

7. According to AFCD, the north of the existing Lai Chi Wo Village is a relatively undisturbed native woodland with mature trees and is ecologically linked with the wide stretch of natural vegetation in the Plover Cove Country Park and Lai Chi Wo Fung Shui Woodland. The fung shui woodlands at Mui Tsz Lam and Kop Tong support a diversity of plants, including *Aquilaria sinensis* (土沉香) of conservation significance, and a rare woody climber.
8. The coastal area along the eastern boundary of the Lai Chi Wo consists of mangroves, mangrove-associated plants and backshore vegetation including a large population of mature *Heritiera littoralis* (銀葉樹) and *Derris alborubra* (白花魚藤) with a high ecological value. It is located immediately adjacent to the ecologically sensitive Yan Chau Tong Marine Park and the Lai Chi Wo Beach SSSI.
9. The wetland system in Siu Tan comprising natural stream, intertidal ponds and marshes is of ecological importance. Uncommon species of seagrass can be

found in the area and the rare plant species *Ceratopteris thalictroides* (水蕨) which is a protected plant in China has been recorded at the marsh. Fauna species of conservation concern including *Orthetrum poecilops poecilops* (斑灰蜻) has also been recorded in the area.

10. The coastal area in Sam A Tsuen consists of coastal woodland and wetland system comprising mangrove stand and lowlying marshes. Such area has been identified as ecologically important. Plants species with conservation interest including *Ligustrum punctifolium* (斑葉女貞), *Myoporum bontiodides* (苦檻藍) and *Scaevola hainanensis* (海南草海桐) have been recorded in the intertidal zone of the coastal area and at the headland at Ngor Tau Tsui. In addition, the fish species of conservation concern *Oryzias curvinotus* (弓背青鱗) is also recorded in a watercourse in the area.
11. According to AFCD, these ecologically sensitive areas should be designated as "CA" so as to reflect the high ecological value of the areas and to protect the coastal area along the adjacent Yan Chau Tong Marine Park.
12. Areas with natural vegetation, woodland, hilly terrain, hillside shrubland and grassland and streamcourses, including the EIS and its riparian areas, have been designated as "GB" so as to protect existing green areas and preserve the hilly terrain in the Area. These areas are areas of high landscape, scenic or ecological value. All these natural features should be protected as far as possible with minimum development and AFCD considers that designating these areas as "GB" is appropriate.

#### Village Type Development

13. Since Lai Chi Wo, Mui Tsz Lam, Kop Tong and Sam A are the recognized villages in the Area, there is a need to reflect the existing villages. Given the natural environment with conservation and landscape value coupled with its inaccessibility due to lack of vehicular access, an incremental approach for designation of "V" zone for Small House development has been adopted with an aim to consolidating Small House development at suitable locations so as to avoid undesirable disturbances to the natural environment and overtaking the limited infrastructure in the Area. Discounting the surrounding environmentally sensitive areas, including the coastal areas, *Fung Shui* Wood, secondary woodland, the natural stream which are zoned "CA" and "GB", the residual area would be the areas occupied mainly by fallow agricultural land in the vicinity of the village clusters for village type development.