

# **TOWN PLANNING BOARD**

**TPB Paper No. 9680  
For consideration by the  
Town Planning Board  
on 4.7.2014**

**PROPOSED AMENDMENT TO THE  
DRAFT SO LO PUN OUTLINE ZONING PLAN NO. S/NE-SLP/1  
ARISING FROM THE CONSIDERATION OF REPRESENTATIONS AND COMMENTS  
ON OUTLINE ZONING PLAN NO. S/NE-SLP/1**

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**1. Purpose**

This paper is to seek Members' agreement that:

- (a) the proposed amendment to the draft So Lo Pun Outline Zoning Plan (OZP) No. S/NE-SLP/1 set out at **Annex I** is suitable for publication for public inspection under section 6C(2) of the Town Planning Ordinance (the Ordinance); and
- (b) the revised Explanatory Statement (ES) of the OZP (**Annex II**) is suitable for publication together with the Plan.

**2. Background**

- 2.1 On 27.9.2013, the draft So Lo Pun OZP No. S/NE-SLP/1 was exhibited for public inspection under section 5 of the Ordinance. During the plan exhibition period, a total of 10,748 representations and 3,673 comments were received.
- 2.2 After considering the representations and comments in April and May 2014<sup>1</sup>, the Town Planning Board (the Board), on 4.6.2014, decided to partially uphold some representations by rezoning two pieces of land at the north-eastern end and south-western end of the "Village Type Development" ("V") zone to "Green Belt" ("GB") (**Plan Ha-1**). Members also requested Planning Department (PlanD) to submit the proposed amendment to the draft OZP to the Board for agreement prior to the gazetting of the proposed amendment under section 6C(2) of the Ordinance.

**3. Revision of the Boundary of the "V" zone (Annex I)**

- 3.1 Both the north-eastern end and the south-western end of land currently designated as "V" will be rezoned to "GB".
- 3.2 Compared with the draft OZP No. S/NE-SLP/1, the area of the "V" zone will be reduced from 4.12 ha to 2.48 ha, with 1.72 ha of land available for Small House development (68 Small Houses) meeting about 25% of the Small House demand<sup>2</sup>.
- 3.3 A table comparing the land use budget of the area covered by the draft So Lo Pun OZP No. S/NE-SLP/1 and the proposed amendment to the draft OZP to be exhibited under s.6C(2) is shown below:

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<sup>1</sup> The hearing dates were on 28.4, 8.5, 12.5 and 19.5.2014.

<sup>2</sup> The Small House demand figure is 270.

Zoning	Draft So Lo Pun OZP No. S/NE-SLP/1 (ha / % )		Proposed amendment to the draft OZP to be exhibited under s.6C(2) (ha / % )		Increase / Decrease (ha / %)	
Village Type Development	4.12	14.88%	2.48	8.96%	-1.64	-39.80%
Green Belt	15.51	56.04%	17.15	61.96%	+1.64	+10.57%
Conservation Area	8.05	29.08%	8.05	29.08%	no change	no change
Total Planning Area	27.68	100.00%	27.68	100.00%	no change	no change

#### 4. Proposed Amendment to the Draft So Lo Pun OZP

##### 4.1 Proposed Amendment to Matter shown on the OZP (Annex I)

Amendment Item A (about 1.64 ha)

Rezoning the north-eastern end and the south-western end of land currently designated as “V” to “GB”.

##### 4.2 Proposed Amendment to the ES of the OZP (Annex II)

The ES of the current draft SLP OZP No. S/NE-SLP/1 has been revised to incorporate the proposed amendment as mentioned in paragraph 4.1 above. Relevant extracts of the revised ES (with proposed amendment highlighted in ***bold and italics*** and deletion ~~crossed-out~~) are at **Annex II** for Members’ consideration.

#### 5. Advice Sought

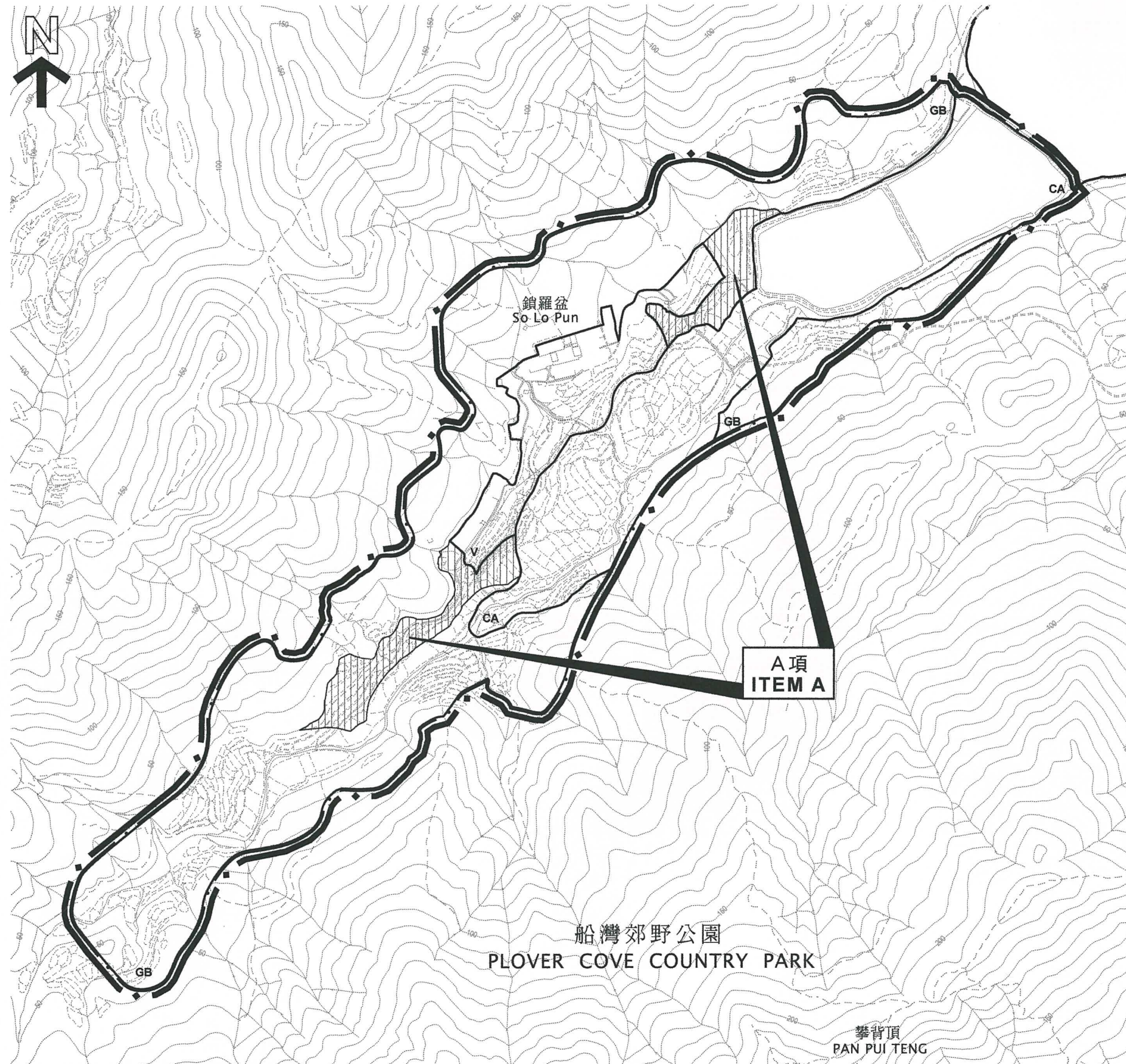
Members are invited to agree that the proposed amendment to the draft SLP OZP No. S/NE-SLP/1 as shown at **Annex I** is suitable for publication for public inspection in accordance with section 6C(2) of the Ordinance; and the revised ES at **Annex II** is suitable for publication together with the Plan.

#### Attachments

- Annex I** Proposed Amendment to the draft So Lo Pun Outline Zoning Plan No. S/NE-SLP/1
- Annex II** Proposed Revision to the Explanatory Statement of the draft So Lo Pun Outline Zoning Plan No. S/NE-SLP/1 in relation to Amendment Plan No. R/S/NE-SLP/1-A1 (paragraphs 6, 9.1 and 9.2)
- Plan Ha-1** Rezoning Proposal for the So Lo Pun Area

**PLANNING DEPARTMENT**  
**JULY 2014**





SCALE 1 : 20 000 比例尺

草圖編號 S/NE-SLP/1 的建議修訂  
PROPOSED AMENDMENT TO DRAFT PLAN No. S/NE-SLP/1

根據城市規劃條例第 6C(2) 條公布的建議修訂  
PROPOSED AMENDMENT PUBLISHED UNDER SECTION 6C(2)  
OF THE TOWN PLANNING ORDINANCE

A 項 ITEM A  
由「鄉村式發展」地帶改劃為「綠化地帶」  
REZONING FROM "VILLAGE TYPE DEVELOPMENT" TO "GREEN BELT"

(參看附表)  
(SEE ATTACHED SCHEDULE)

鎖羅盆分區計劃大綱草圖編號 S/NE-SLP/1 的建議修訂  
PROPOSED AMENDMENT TO DRAFT SO LO PUN  
OUTLINE ZONING PLAN No. S/NE-SLP/1

SCALE 1 : 5 000 比例尺

米 METRES 100 0 100 200 300 400 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. R/S/NE-SLP/1 - A1



**Proposed Amendments to the Explanatory Statement of the  
Draft So Lo Pun Outline Zoning Plan No. S/NE-SLP/1  
in relation to Amendment Plan No. R/S/NE-SLP/1-A1**

**Paragraphs 6, 9.1 and 9.2 of the Explanatory Statement are amended to read :**

S/NE-SLP/1

**6. POPULATION**

According to the 2011 Census, there is no population in the Area. It is expected that the total planned population of the area would be about ~~1,000~~ **460** persons mainly attributed to the village expansion.

**7. OPPORTUNITIES AND CONSTRAINTS**

**7.1 Opportunities**

**7.1.1 Conservation and Natural Landscape**

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

**7.1.2 Tourism Potential**

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

**7.2 Constraints**

**7.2.1 Transportation (Road Access)**

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

**7.2.2 Geotechnical Constraint**

Land to the north, west and south of the Area are bounded by steep

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

### 7.2.3 Ecological Significance

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

### 7.2.4 Landscape Character

The Area is situated in an enclosed, remote, tranquil, harmonious and pleasant rural landscape character area of rich landscape resources, including scrub and woodland, wide stream, pond, wetland, marshes, coastal features, abandoned field and abandoned village. The Area has high landscape value, and no large-scale development should be introduced in order to minimize encroachment onto the sensitive environment and to protect and enhance ecological conservation.

### 7.2.5 Burial Grounds

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

### 7.2.6 Sewerage

There is no existing public sewer nor any committed/planned sewerage project planned for the Area. At present, on-site discharge system such as septic tanks and soakaway pits are generally used in traditional villages. They would only satisfy the requirements of individual lots.

Any increase in population or number of visitors to the Area or further recreation/residential developments will require additional facilities.

#### **7.2.7 Infrastructure and Utility Services**

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

### **8. GENERAL PLANNING INTENTION**

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

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

#### **9.1 “Village Type Development” (“V”) : Total Area ~~4.12~~ 2.48 ha**

- 9.1.1 The planning intention of this zone is to designate both existing recognized village and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board.
- 9.1.2 The boundaries of the “V” zone are drawn up having regard to the village ‘environs’, the number of outstanding Small House applications, Small House demand forecast, local topography and site constraints. Areas of difficult terrain, dense vegetation, stream courses and burial grounds have been avoided as far as possible. So Lo Pun Village is a recognized village and the only village in the Area.

- 9.1.3 No new development, or addition alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23 m) or the height of the building which was in existence on the date of first publication in the Gazette of the notice of the draft DPA plan, whichever is the greater. Application for minor relaxation of these restrictions would be considered by the Board based on individual merits, taking into account site constraints, innovative architectural design and planning merits that would enhance the amenity of the locality.
- 9.1.4 Some areas zoned “V” are adjacent to steep natural terrain and may be affected by natural terrain hazards. Any development within the steep natural terrain may be required to carry out a natural terrain hazard study and provision of necessary hazard mitigation measures.
- 9.1.5 In accordance with the Environmental, Transport and Works Bureau’s Technical Circular (Works) No. 5/2005, under the current administrative practice, development proposals/submissions that may affect natural streams / rivers, the approving / processing authorities at various stages of the development should consult and collate comments from the AFCD and relevant authorities and incorporate relevant comments/advice as conditions of approval wherever possible. Accordingly, Lands Department when processing Small House grant and applications in close proximity to existing stream courses, should consult concerned departments including AFCD and Planning Department to ensure that all relevant departments would have adequate opportunity to review and comment on the applications.
- 9.1.6 As diversion of streams or filling of pond may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activities.

9.2 “Green Belt” (“GB”) : Total Area ~~15.51~~ 17.15 ha

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





吉澳海  
CROOKED HARBOUR  
(KAT O HOI)

船灣郊野公園  
PLOVER COVE COUNTRY PARK

石芽頭  
SHEK NGA TAU

山塢  
SHAN O

尖光峒坳  
TSIM KONG TUNG AU

鎖羅盆  
SO LO PUN

船灣郊野公園  
PLOVER COVE COUNTRY PARK

攀背頂  
PAN PUI TENG

圖例 LEGEND

 把「鄉村式發展」地帶改劃為「綠化地帶」  
REZONING FROM "VILLAGE TYPE DEVELOPMENT"  
TO "GREEN BELT"

本摘要圖於2014年6月18日，擬備所根據的資料為  
測量圖編號3-NE-14D、15C/D、19B/D、  
20A/B/C/D、4-NW-11C 及 16A/C

EXTRACT PLAN PREPARED ON 18.6.2014  
BASED ON SURVEY SHEETS No.3-NE-14D, 15C/D, 19B/D,  
20A/B/C/D, 4-NW-11C AND 16A/C

在鎖羅盆地區的擬議改劃用途地帶  
REZONING PROPOSAL FOR THE SO LO PUN AREA

SCALE 1 : 5 000 比例尺  
100 0 100 200  
METRES METRES

規劃署  
PLANNING DEPARTMENT



參考編號 REFERENCE No.  
R/S/NE-SLP/1

圖 PLAN  
Ha-1