

TOWN PLANNING BOARD

**TPB Paper No. 9681
For consideration by the
Town Planning Board
on 4.7.2014**

**PROPOSED AMENDMENTS TO THE
DRAFT PAK LAP OUTLINE ZONING PLAN NO. S/SK-PL/1
ARISING FROM THE CONSIDERATION OF REPRESENTATIONS AND COMMENTS
ON OUTLINE ZONING PLAN NO. S/SK-PL/1**

**PROPOSED AMENDMENT TO THE
DRAFT PAK LAP OUTLINE ZONING PLAN NO. S/SK-PL/1
ARISING FROM THE CONSIDERATION OF REPRESENTATIONS AND COMMENTS
ON OUTLINE ZONING PLAN NO. S/SK-PL/1**

1. Purpose

This paper is to seek Members' agreement that:

- (a) the proposed amendment to the draft Pak Lap Outline Zoning Plan (OZP) No. S/SK-PL/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 Pak Lap OZP No. S/SK-PL/1 was exhibited for public inspection under section 5 of the Ordinance. During the exhibition period, a total of 10,665 representations and 3,669 comments were received.
- 2.2 After considering the representations and comments in April and May 2014¹, the Town Planning Board (the Board) on 4.6.2014, decided to partially uphold some representations by revising the boundary of the "Village Type Development" ("V") zone to exclude the eastern part of the "V" zone and to rezone it to "Agriculture" ("AGR") (**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 The eastern part of the grassland (about 1.39 ha) currently designated as "V" will be rezoned to "AGR".
- 3.2 Compared with the draft OZP No. S/SK-PL/1, the area of the "V" zone will be reduced from 2.37 ha to 0.98 ha, with 0.41ha of land available for Small House development (18 Small Houses) meeting 23% of the Small House demand².

¹ The hearing dates were on 28.4, 8.5, 12.5 and 19.5.2014.

² The Small House demand figure is 79.

- 3.3 A table comparing the land use budget of the area covered by the draft Pak Lap OZP No. S/SK-PL/1 and the proposed amendment to the draft OZP to be exhibited under s.6C(2) is shown below:

Zoning	Draft Pak Lap OZP No. S/SK-PL/1 (ha / %)		Proposed amendment to the draft OZP to be exhibited under s.6C(2) (ha / %)		Increase / Decrease (ha / %)	
Village Type Development	2.37	34.85	0.98	14.41	-1.39	-58.65%
Agriculture	1.00	14.71	2.39	35.15	+1.39	+139%
Conservation Area	3.41	50.15	3.41	50.15	No change	No change
Government, Institution or Community	0.02	0.29	0.02	0.29	No change	No change
Total Planning Area	6.80	100.00	6.80	100.00	No change	No change

4. Proposed Amendment to the Draft Pak Lap OZP

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

Amendment Item A (about 1.39 ha)
Rezoning the eastern part of the “V” to “AGR”.

4.2 Proposed Amendments to the ES of the OZP (Annex II)

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

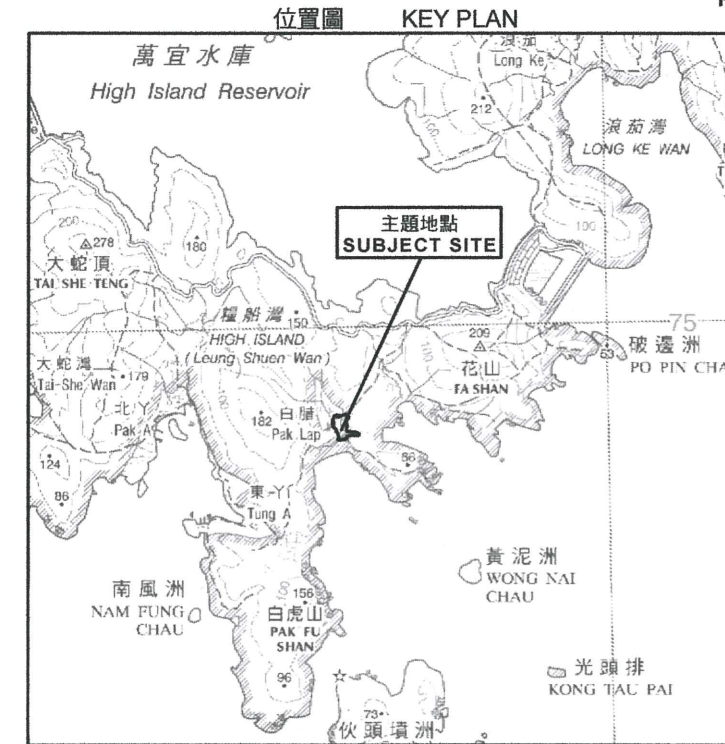
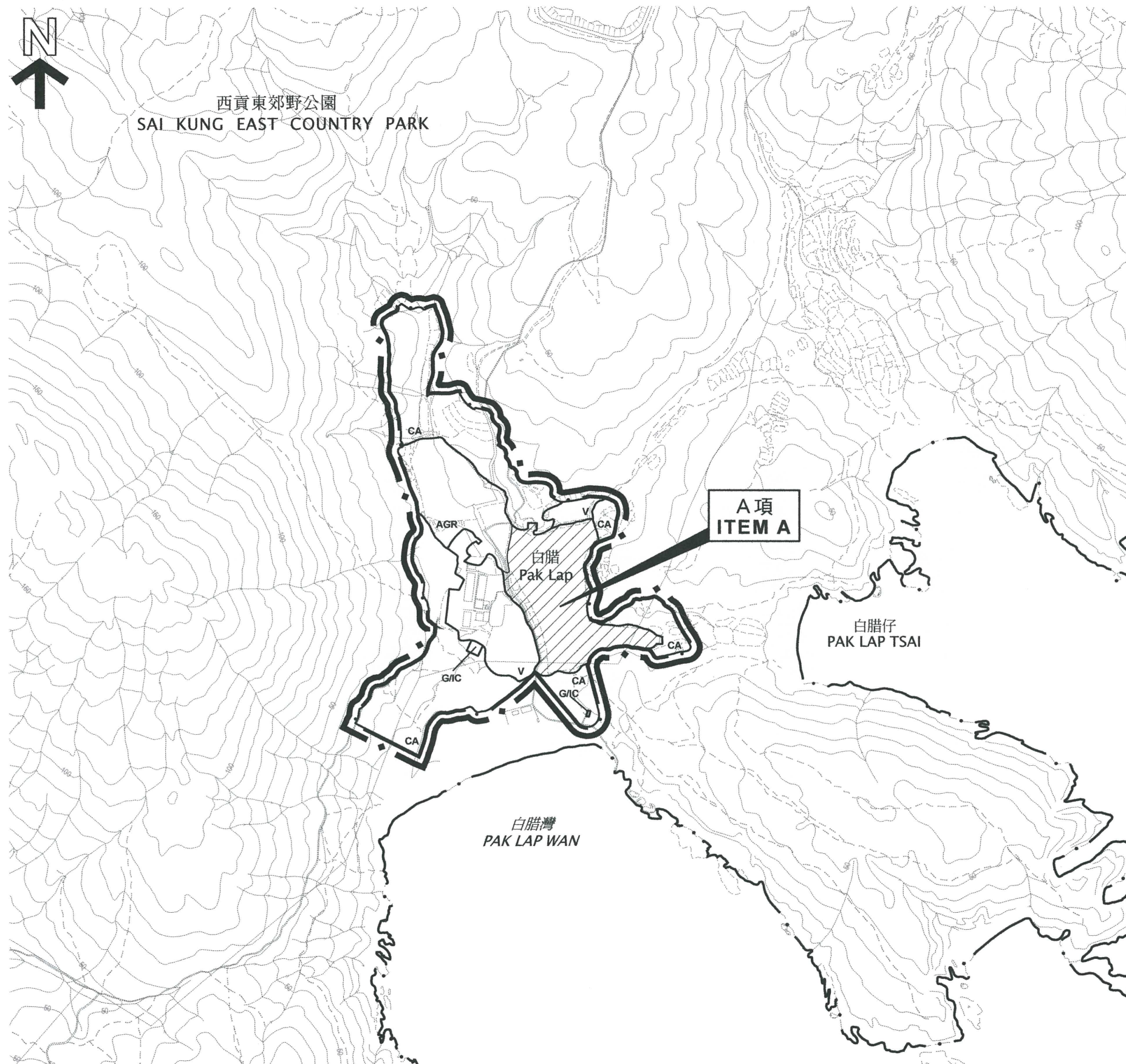
5. Advice Sought

Members are invited to agree that the proposed amendment to the draft Pak Lap OZP No. S/SK-PL/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 Pak Lap Outline Zoning Plan No. S/SK-PL/1
- Annex II** Proposed Revision to the Explanatory Statement of the draft Pak Lap Outline Zoning Plan No. S/SK-PL/1 in relation to Amendment Plan No. R/S/SK-PL/1-A1 (paragraphs 6, 9.1 and 9.3)
- Plan Ha-1** Rezoning Proposal for the Eastern Part of the Pak Lap Area

PLANNING DEPARTMENT
JULY 2014



SCALE 1 : 50 000 比例尺

草圖編號 S/SK-PL/1 的建議修訂
PROPOSED AMENDMENT TO DRAFT PLAN No. S/SK-PL/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「農業」地帶

REZONING FROM "VILLAGE TYPE DEVELOPMENT" TO "AGRICULTURE"

(參看附表)
(SEE ATTACHED SCHEDULE)

白腊分區計劃大綱草圖編號 S/SK-PL/1 的建議修訂
PROPOSED AMENDMENT TO DRAFT PAK LAP
OUTLINE ZONING PLAN No. S/SK-PL/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/SK-PL/1 - A1

Paragraphs 6, 9.1 and 9.3 of the Explanatory Statement are amended to read:

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

6. POPULATION

According to the 2011 Census, the total population of the Area was less than 50 persons. It is expected that the total planned population of the Area would be about ~~230~~ **120** persons.

7. OPPORTUNITIES AND CONSTRAINTS

7.1 Opportunities

7.1.1 Conservation and Natural Landscape

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

7.1.2 Agriculture Potential

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

7.1.3 Tourism Potential

The Area is one of the famous hiking trails, the MacLehose Trail, in Sai Kung. The route includes several coastal scenic attractions along the High Island Reservoir at the Sai Kung East Country Park such as Pak Lap Wan, Long Ke Wan, Tai Long Wan, Tai Long Sai Wan, etc. attracting some adventurous hikers.

7.2 Constraints

7.2.1 Ecological Significance

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

7.2.2 Landscape Character

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

7.2.3 Sewerage

There is no existing sewer or planned public sewer for the Area, and at present, each house is served by its own on-site septic tanks and soakaway (STS) system. Any increase in population, number of visitors to the Area or further recreational/residential developments would require additional facilities. The design and construction of the STS

systems need to comply with relevant standards and regulations, such as the Environmental Protection Department (EPD)'s Practice Note for Professional Persons (ProPECC) 5/93, for the protection of the water quality and the stream flowing through the Area.

7.2.4 Geotechnical Constraint

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

7.2.5 Infrastructure and Utility Services

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

8. GENERAL PLANNING INTENTION

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

9. LAND-USE ZONINGS

9.1 "Village Type Development" ("V") : Total Area ~~2.37~~ 0.98 ha

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

Territories Exempted House. Other commercial and community uses may be permitted on application to the Board.

- 9.1.2 Pak Lap is the only recognized village in the Area. The boundaries of the “V” zone are drawn up having regard to the village ‘environs’, the local topography, the existing settlement pattern, site constraints, the approved applications for Small House development, the outstanding Small House applications, as well as the estimated Small House demand. Areas of difficult terrain, dense vegetation and streamcourses have been avoided as far as possible.
- 9.1.3 Some areas zoned “V” partly interface with the Sai Kung East Country Park. Should any works encroach onto Country Park area, prior written consent from the Country and Marine Parks Authority must be obtained before commencement of the works inside Country Park.
- 9.1.4 In order to ensure that any future development or redevelopment within the village would retain the village character, a maximum building height of 3 storeys (8.23 m) or the height of the existing building, whichever is the greater, is imposed under this zoning. To provide flexibility for characteristics of particular sites, minor relaxation of the building height restriction may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.
- 9.1.5 As diversion of streams or filling of pond may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activities. There is no existing sewer or planned public sewer for the Area, and at present, each house is typically served 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 DAFC and relevant authorities and incorporate relevant comments/advice as conditions of approval wherever possible. Also, for the protection of the water quality of Pak Lap Wan, the design and construction of on-site STS system for any development proposals/submissions need to comply with relevant standards and regulations, such as EPD’s ProPECC 5/93. 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 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.

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

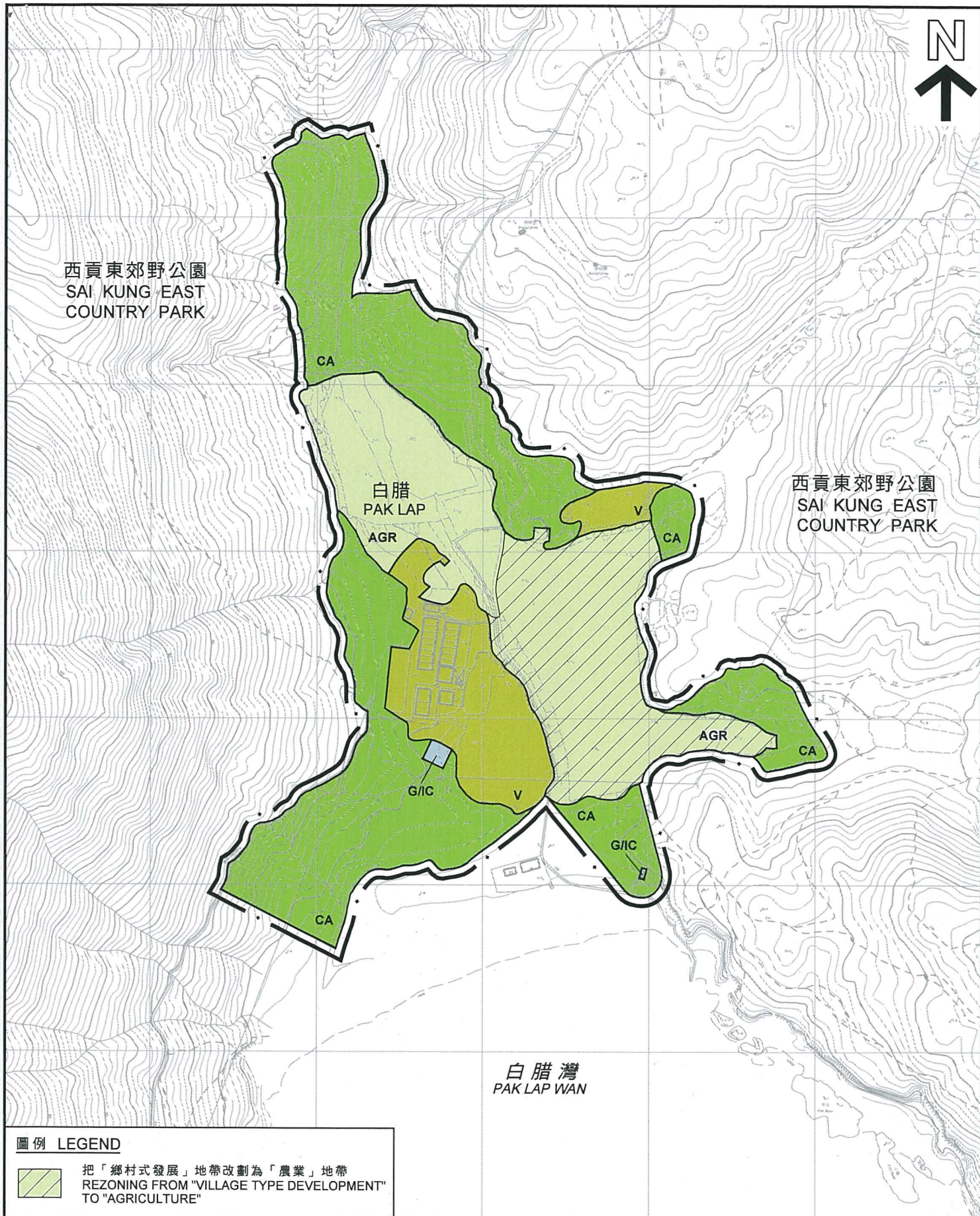
- 9.2.1 This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory.
- 9.2.2 Development within this zone is subject to a maximum building height of one storey, or the height of the existing building, whichever is the greater. Minor relaxation of the building height restriction may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.
- 9.2.3 There are two sites under this zoning. A site at the southern part of the Area is currently occupied by a temple constructed by the local villagers. Another site to the south of the existing village cluster is reserved for provision of a Government refuse collection point and a public convenience to serve the needs of local residents and tourists.

9.3 Agriculture (“AGR”) : Total Area ~~4.00~~ 2.39 ha

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

9.4 “Conservation Area” (“CA”) : Total Area 3.41 ha

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



本摘要圖於2014年6月25日擬備，
所根據的資料為測量圖編號
8-SE-22D及12-NE-2B
EXTRACT PLAN PREPARED ON 25.6.2014
BASED ON SURVEY SHEETS No.
8-SE-22D & 12-NE-2B

擬議改劃白腊東面的用途地帶
REZONING PROPOSAL FOR
THE EASTERN PART OF THE PAK LAP AREA

SCALE 1:3 000
METRES 50 0 50 100 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/SK-PL/1

圖 PLAN
Ha-1