

TOWN PLANNING BOARD

TPB Paper No. 9690

For Consideration by

The Town Planning Board on 18.7.2014

**DRAFT TUNG A AND PAK A OUTLINE ZONING PLAN NO. S/SK-TA/C
FURTHER CONSIDERATION OF A NEW PLAN**

**DRAFT TUNG A AND PAK A OUTLINE ZONING PLAN NO. S/SK-TA/C
FURTHER CONSIDERATION OF A NEW PLAN**

1. Introduction

The purposes of this paper are to:

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

2. Background

On 28.3.2014, the Town Planning Board (the Board) gave preliminary consideration to the draft Tung A and Pak A OZP No. S/SK-TA/C (TPB Paper No. 9583) and agreed that the draft OZP was suitable for submission to the SKDC and the SKRC for consultation. An extract of the TPB Paper No. 9583 and the minutes of the Board's meeting held on 28.3.2014 are at **Annexes IVa** and **IVb** respectively for Members' reference.

3. Local Consultation

3.1 The SKRC and SKDC were consulted on the draft OZP on 16.4.2014 and 13.5.2014 respectively. The minutes of the SKDC meeting are at **Annex V**. Separately, the Village Representative (VR) of Pak A Village submitted two letters dated 28.4.2014 (**Annex VIa**) and 21.5.2014 (**Annex VIb**) to the Planning Department (PlanD) proposing to increase the size of the "Village Type Development" ("V") zone on the draft OZP for Small House developments. The SKRC also submitted a letter dated 26.5.2014 (**Annex VII**) to PlanD requesting some of the agricultural land be rezoned for Small House developments. The comments and proposals of the SKRC, SKDC and VR of Pak A Village are summarized below:

Insufficient "V" Zone

- (a) the proposed "V" zone of 3.45ha on the draft OZP is insufficient to meet the Small House demand of Tung A and Pak A Villages. The land reserved for "V" zones on the draft OZP should be enlarged to include as much Government land as possible in order to meet the Small House demand;
- (b) the VR of Pak A Village considers that the 47 Small House sites reserved for Small House development within the "V" zone are far below the 148 sites according to his request;

Designation of Private Land as “GB” Zone

- (c) the designation of private land as “GB” zone is unfair, resulting in deprivation of private property right. The private agricultural land is overgrown with vegetation because the villagers have no longer carried out agricultural activity on the agricultural land for decades. The Government should avoid zoning private land as “GB” because this would deprive the villagers of the right to apply for Small House development on their own lot. The VR of Pak A Village puts forward the following rezoning proposals:
 - (i) to rezone two areas in the northern part of Pak A from “GB” to “V” (**Plans 2 and 3**);
 - (ii) to rezone some private lots in Chau Tsai (**Plans 2 and 3**) and in the southern part of Pak A (**Plans 4 and 5**) from “GB” to “V”; and

Designation of Part of Country Park as “V” Zone

- (d) the VR of Pak A Village suggests to zone a piece of land (**Plans 2 and 3**), which is currently part of the Sai Kung East Country Park (SKECP), as “V” for Small House development.

4. Planning Department’s Responses

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

Insufficient “V” Zone

- (a) the boundaries of the “V” zones has been drawn up having regard to the ‘Village Environ’ (‘VE’) (**Plan 1**), local topography, settlement pattern, Small House demand forecast, areas of ecological importance as well as other site specific characteristics. The Small House demand forecast is only one of the various factors in drawing up the “V” zones. Only land suitable for Small House development has been included in the “V” zones whilst areas with dense vegetation, difficult terrain and near the natural stream courses have been excluded. It should be noted that most of the flat land in Tung A and Pak A have already been occupied by village houses and other supporting facilities, and as such suitable land available for Small House developments is very limited. The proposed “V” zones with an area of about 3.45ha could provide about 79 new Small House sites to meet the outstanding and 10-year forecast of Small House demand in Tung A and Pak A Villages;
- (b) the planning intention of the “V” zone is to designate both existing recognized villages and areas of land considered suitable for village expansion, irrespective of whether it is private or Government land. 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. Considering that there is a lack of infrastructural facilities, based on an incremental approach, the “V” zones are confined to the existing village settlements and on relatively flat areas. Should there be a

genuine need to cater for more Small House developments, flexibility has been provided under the planning application system that planning application for “V” zone expansion or for Small House development within “GB” zone could be submitted to the Board for consideration. Each application would be considered by the Board based on its individual merits taking account of the prevailing planning circumstances. The incremental approach could guide village expansion around the existing village settlements to achieve a more orderly development pattern, efficient use of land and provision of infrastructures and services. It would also help confining human disturbance to the areas around the existing settlements, thus minimizing unnecessary adverse impacts on the natural environment outside the villages.

Designation of Private Land as “GB” Zone

- (c) the “GB” zoning mainly covers the wooded slopes at the periphery of Tung A and Pak A which is contiguous with the expanse of vegetation in the adjoining SKECP and form part of the wider ecosystem therein (**Figures 8a and 8b in Appendix IV of Annex IVa**). Although most of the flora and fauna species recorded in the Area are common and widespread in Hong Kong, protected species such as *Aquilaria sinensis* (土沉香), *Pavetta hongkongensis* (香港大沙葉), and *Rhodoleia championii* (紅花荷), as well as species of conservation interest including *Artocarpus hypargyreus* (白桂木) and *Celtis biondii* (紫彈朴) have been recorded. Some grassland has regenerated on the abandoned agricultural land near the stream and estuaries at Pak A. Wetland plants, such as *Kandelia obovata* (水筆仔), *Bruguiera gymnorhiza* (木欖), *Lumnitzera racemosa* (欖李), are found in the estuaries and delta connecting Pak A and Chau Tsai. The Director of Agriculture, Fisheries and Conservation (DAFC) and Chief Town Planner/Urban Design & Landscape of Planning Department (CTP/UD&L, PlanD) consider that the proposed “GB” zoning appropriate;
- (d) the two areas in the northern part of Pak A, the various private lots in the southern part of Pak A and Chau Tsai proposed for rezoning to “V” by the VR of Pak A Village are mostly old schedule agricultural lots (**Plans 2 to 5**). They are currently covered by natural vegetation forming an integral part of the proposed “GB” zones. Both DAFC and CTP/UD&L, PlanD do not support the rezoning proposals. To rezone these areas to “V” would jeopardize the comprehensiveness and integrity of the “GB” zones;
- (e) the Head (Geotechnical Engineering Office), Civil Engineering and Development Department (H(GEO), CEDD) raises objection to rezone the two areas in the northern part of Pak A to “V” because they are close to natural hillslope and meet the Alert Criteria requiring Natural Terrain Hazard Study (NTHS). To carry out development in these areas, NTHS would be required. DAFC also advises that since these two areas are in close proximity to the SKECP, to avoid extensive and active human disturbance to the country park, a buffer between “V” zone and the country park should be retained. CTP/UD&L, PlanD does not support the proposal from landscape planning perspective because the two areas are adjacent to the SKECP which

is a significant landscape with high landscape and conservation value. The two areas are abandoned agricultural land which has regenerated as hillside woodland, and form an integral part of the green backdrop of surrounding hillside landscape with high amenity value. Should the two areas be rezoned to “V”, there would be insufficient green buffer between the country park and the village developments. This would also create piecemeal “GB” zone and haphazard village developments, not being in line with the planning intention of “GB” zone (i.e. primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl);

- (f) CTP/UD&L, PlanD also does not support the rezoning of the various private lots in Chau Tsai from “GB” to “V” (**Annex VIa**) because Chau Tsai is a small island, which has attractive geological features and is of high landscape and scenic value. The proposed “V” zones would form isolated patches on the island and would thus create piecemeal development and cause general degradation to the island landscape. DAFC opines that the rezoning must be fully justified. No sufficient justification has been provided to substantiate the proposal to rezone the relevant lots in Chau Tsai to “V” zone; and

Designation of Part of Country Park as “V” Zone

- (g) as to the suggestion of the VR of Pak A Village to zone a piece of land (**Plans 2 and 3**) within SKECP as “V”, it should be noted that the area is outside the planning scheme area of the approved DPA Plan and the draft OZP. As the area forms an integral part of the SKECP, excising the area from the country park and zoning it as “V” would jeopardize the integrity of SKECP and adversely affect the natural features of SKECP. DAFC does not support the proposal since the natural setting of the SKECP is not suitable for Small House developments. The area is outside the “VE” of Pak A and located on a vegetated slope comprising entirely Government land. CTP/UD&L, PlanD does not support the proposal from landscape planning perspective because the future site formation and construction works associated with Small House development would create adverse impact on the existing coastal wooded slope, and degrade the continuous coastal landscape amenity. H(GEO), CEDD raises objection to the proposed “V” zone because it is close to steep natural hillside and the meet the Alert Criteria requiring NTHS.

- 4.2 Taking account of the comments/proposals in paragraph 3 above and PlanD’s responses in paragraph 4.1 above, it is considered appropriate to maintain the proposed land use zonings as shown on the draft OZP. There are no new planning circumstances to warrant zoning amendments to the draft OZP. The land use proposals of the draft OZP are shown in **Annex I** and detailed in paragraph 9 of **Annex III**.

5. Decision Sought

Members are invited to:

- (a) note the comments from and responses to the SKRC, SKDC and the VR of Pak A

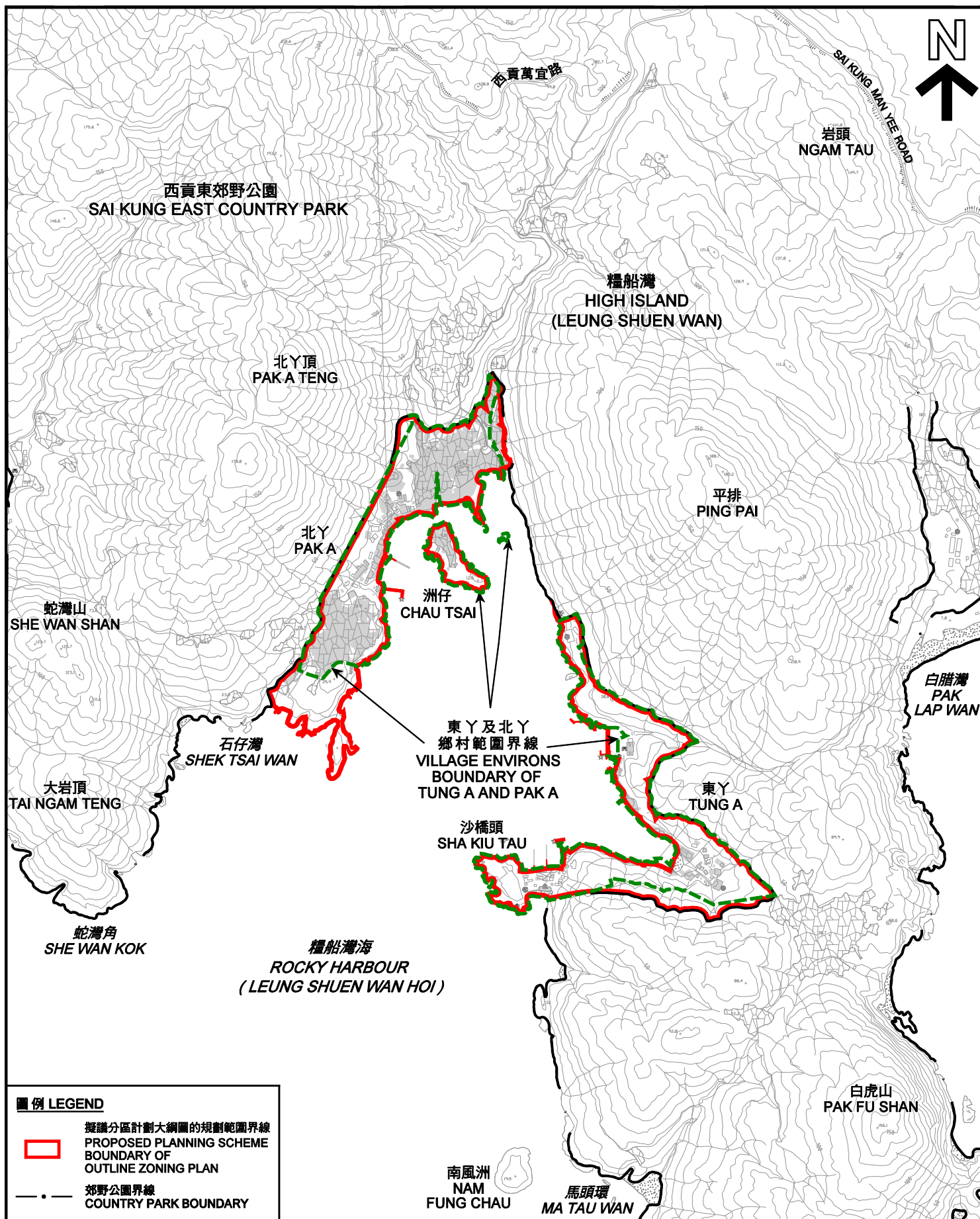
Village on the draft Tung A and Pak A OZP No. S/SK-TA/C;

- (b) agree that the draft Tung A and Pak A OZP No. S/SK-TA/C (to be renumbered as S/SK-TA/1 upon gazetting) and its Notes (**Annexes I and II**) are suitable for exhibition for public inspection under section 5 of the Ordinance;
- (c) adopt the Explanatory Statement (**Annex III**) as an expression of the planning intentions and objectives of the Board for various land use zonings of the draft Tung A and Pak A OZP No. S/SK-TA/C; and
- (d) agree that the Explanatory Statement is suitable for exhibition for public inspection together with the draft OZP and issued under the name of the Board.

6. **Attachments**

Plan 1	Location Plan: Tung A and Pak A with Village Environs
Plan 2	Location Plan: Areas Proposed by the Village Representative of Pak A Village to be Rezoned to "V"
Plan 3	Aerial Photo: Areas Proposed by the Village Representative of Pak A Village to be Rezoned to "V"
Plan 4	Location Plan: Private Lots in Pak A Proposed by the Village Representative of Pak A Village to be Rezoned to "V"
Plan 5	Aerial Photo: Private Lots Proposed by the Village Representative of Pak A Village to be Rezoned to "V"
Annex I	Draft Tung A and Pak A OZP No. S/SK-TA/C
Annex II	Notes of the Draft Tung A and Pak A OZP No. S/SK-TA/C
Annex III	Explanatory Statement of the Draft Tung A and Pak A OZP No. S/SK-TA/C
Annex IVa	Town Planning Board Paper No. 9583
Annex IVb	Extract of Minutes of Town Planning Board Meeting held on 28.3.2014
Annex V	Extract minutes of Sai Kung District Council Meeting held on 13.5.2014
Annex VIa	Letter dated 28.4.2014 from the Village Representative of Pak A Village
Annex VIb	Letter dated 21.5.2014 from the Village Representative of Pak A Village
Annex VII	Comments dated 26.5.2014 from the Sai Kung Rural Committee

PLANNING DEPARTMENT
JULY 2014



圖例 LEGEND



擬議分區計劃大綱圖的規劃範圍界線
PROPOSED PLANNING SCHEME
BOUNDARY OF
OUTLINE ZONING PLAN



郊野公園界線
COUNTRY PARK BOUNDARY

本摘要圖於2014年7月2日擬備，
所根據的資料為測量圖編號
8-SE-C及12-NE-A
EXTRACT PLAN PREPARED ON 2.7.2014
BASED ON SURVEY SHEETS NO.
8-SE-C & 12-NE-A

東丫及北丫的鄉村範圍界線
VILLAGE ENVIRONS
BOUNDARY OF
TUNG A AND PAK A

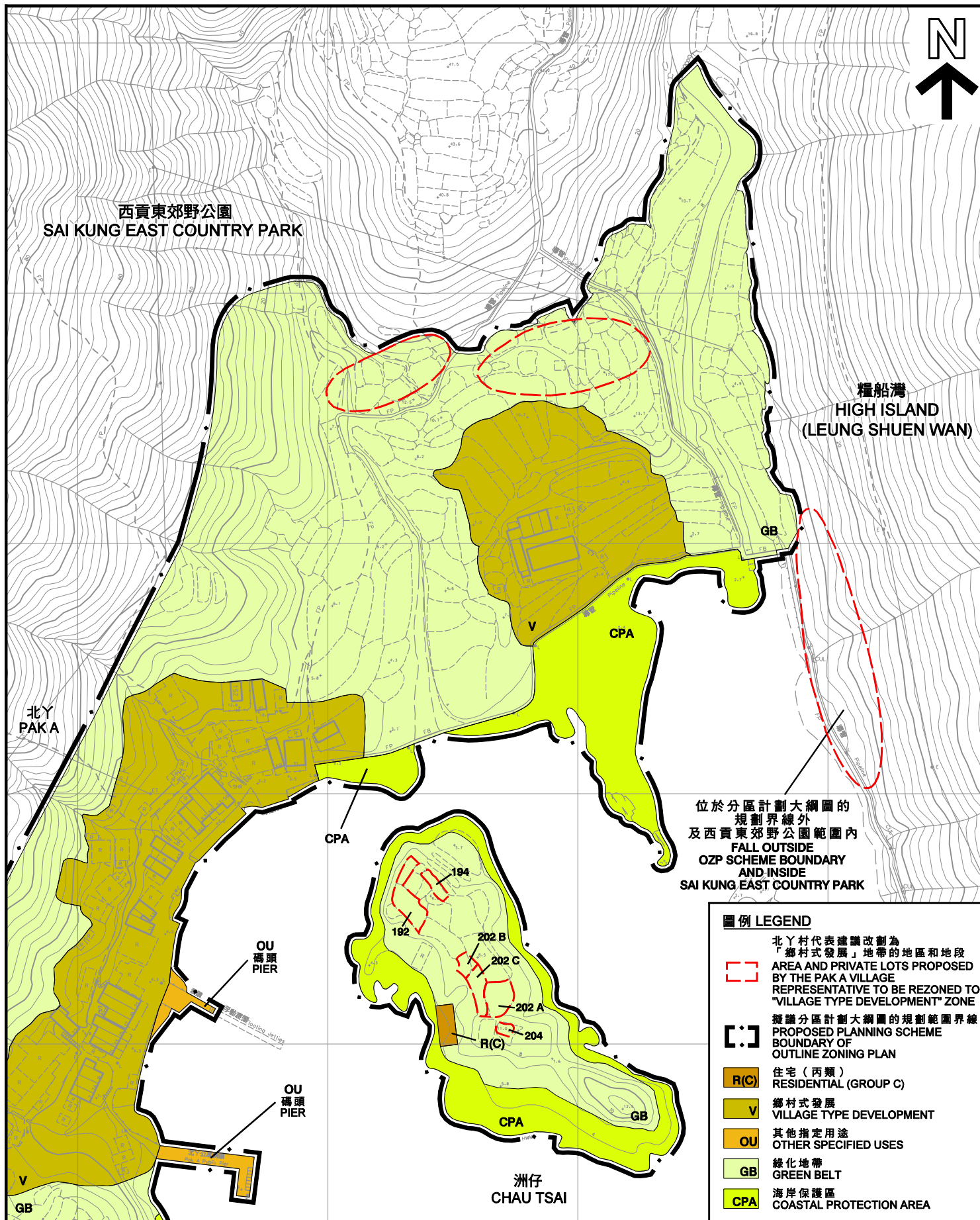
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規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/SK/14/28

圖 PLAN
1



本摘要圖於2014年7月2日擬備，
所根據的資料為測量圖編號
12-NE-1B和2A及8-SE-21D和22C及
分區計劃大綱草圖編號S/SK-TA/C
EXTRACT PLAN PREPARED ON 2.7.2014
BASED ON SURVEY SHEETS No.
12-NE-1B & 2A AND 8-SE-21D & 22C
AND DRAFT OUTLINE ZONING PLAN
No. S/SK-TA/C

北丫村代表建議改劃為「鄉村式發展」地帶的地區和地段
AREA AND PRIVATE LOTS PROPOSED BY
THE PAK A VILLAGE REPRESENTATIVE
TO BE REZONED TO
"VILLAGE TYPE DEVELOPMENT" ZONE

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/SK/14/28

圖 PLAN
2



西貢東郊野公園
SAI KUNG EAST COUNTRY PARK

糧船灣
HIGH ISLAND
(LEUNG SHUEN WAN)

北丫
PAKA

位於分區計劃大綱圖的
規劃界線外
及西貢東郊野公園範圍內
FALL OUTSIDE
OZP SCHEME BOUNDARY
AND INSIDE
SAI KUNG EAST COUNTRY PARK

洲仔
CHAU TSAI

圖例 LEGEND

- 北丫村代表建議改劃為
「鄉村式發展」地帶的地區
AREA AND PRIVATE LOTS PROPOSED
BY THE PAK A VILLAGE
REPRESENTATIVE TO BE REZONED TO
"VILLAGE TYPE DEVELOPMENT" ZONE
- 擬議分區計劃大綱圖的規劃範圍界線
PROPOSED PLANNING SCHEME
BOUNDARY OF
OUTLINE ZONING PLAN

航攝照片 AERIAL PHOTO

北丫村代表建議改劃為「鄉村式發展」地帶的地區和地段
AREA AND PRIVATE LOTS PROPOSED BY
THE PAK A VILLAGE REPRESENTATIVE
TO BE REZONED TO
"VILLAGE TYPE DEVELOPMENT" ZONE

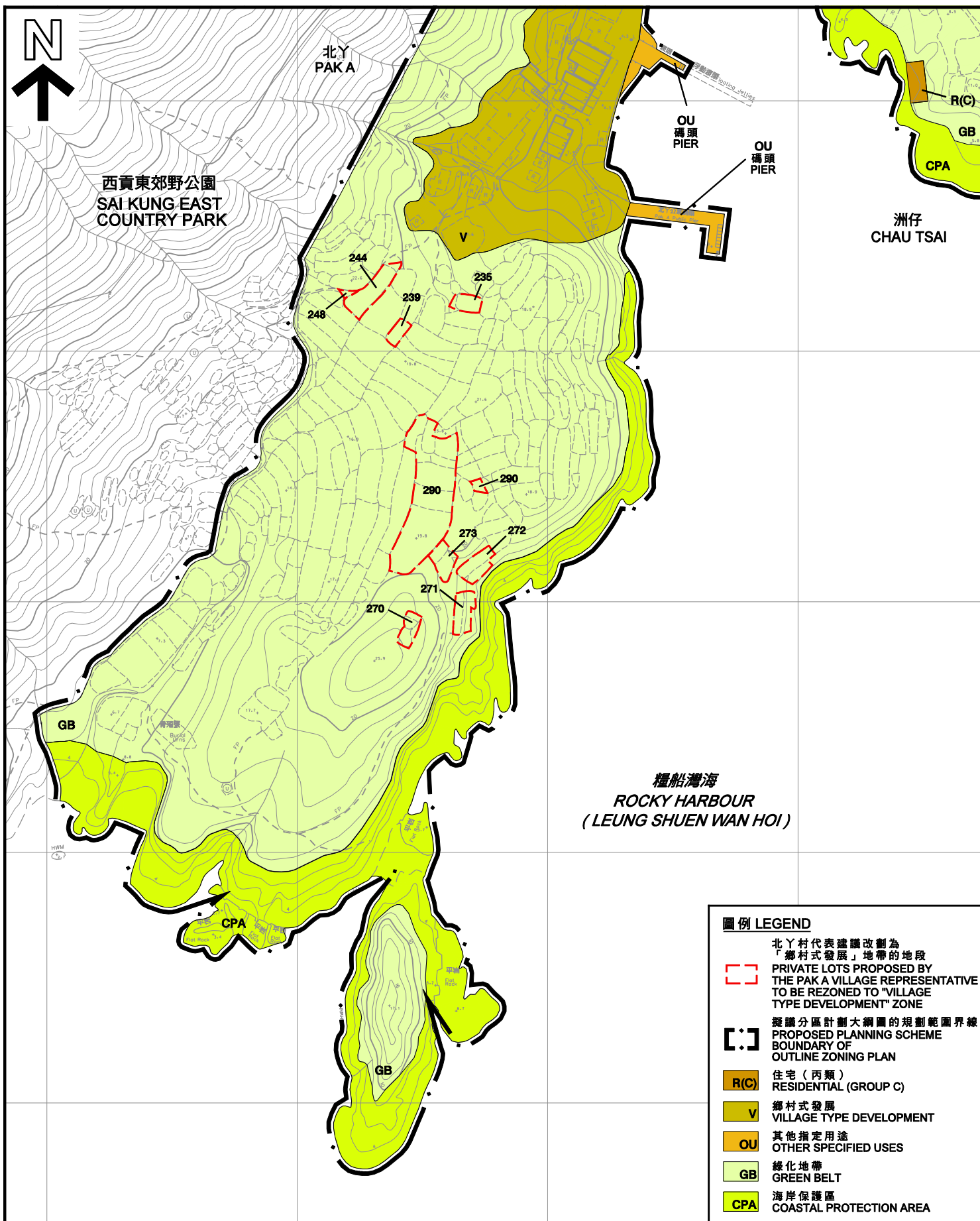
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/SK/14/28

圖 PLAN
3

本摘要圖於2014年7月2日擬備，
所根據的資料為地政總署
於2013年1月1日拍得的航攝照片
編號CW99064及CW99104
EXTRACT PLAN PREPARED ON 2.7.2014
BASED ON AERIAL PHOTOS
No. CW99064 AND CW99104
TAKEN ON 1.1.2013
BY LANDS DEPARTMENT



圖例 LEGEND

- 北丫村代表建議改劃為「鄉村式發展」地帶的地段
PRIVATE LOTS PROPOSED BY THE PAK A VILLAGE REPRESENTATIVE TO BE REZONED TO "VILLAGE TYPE DEVELOPMENT" ZONE
- 擬議分區計劃大綱圖的規劃範圍界線
PROPOSED PLANNING SCHEME
BOUNDARY OF
OUTLINE ZONING PLAN
- R(C)** 住宅（丙類）
RESIDENTIAL (GROUP C)
- V** 鄉村式發展
VILLAGE TYPE DEVELOPMENT
- OU** 其他指定用途
OTHER SPECIFIED USES
- GB** 綠化地帶
GREEN BELT
- CPA** 海岸保護區
COASTAL PROTECTION AREA

本摘要圖於2014年7月2日擬備，
所根據的資料為測量圖編號
12-NE-1B、D、2A和C及
分區計劃大綱草圖編號S/SK-TA/C
EXTRACT PLAN PREPARED ON 2.7.2014
BASED ON SURVEY SHEETS No.
12-NE-1B, D, 2A & C AND DRAFT
OUTLINE ZONING PLAN No. S/SK-TA/C

北丫村代表建議改劃為「鄉村式發展」地帶的地段
PRIVATE LOTS PROPOSED BY
THE PAK A VILLAGE REPRESENTATIVE
TO BE REZONED TO
"VILLAGE TYPE DEVELOPMENT" ZONE

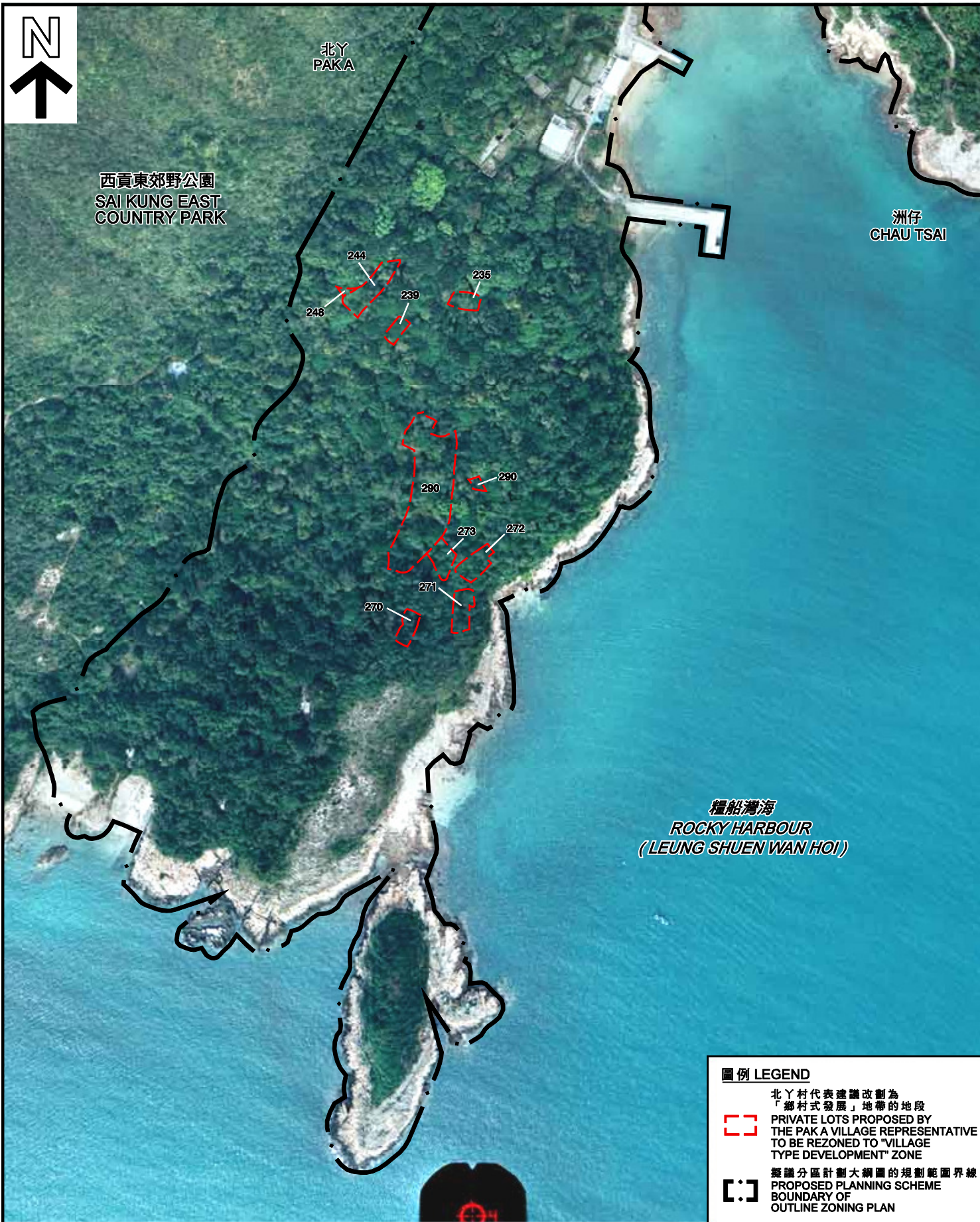
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規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/SK/14/28

圖 PLAN
4



圖例 LEGEND

- 北丫村代表建議改劃為「鄉村式發展」地帶的地段
PRIVATE LOTS PROPOSED BY THE PAK A VILLAGE REPRESENTATIVE TO BE REZONED TO "VILLAGE TYPE DEVELOPMENT" ZONE
- 擬議分區計劃大綱圖的規劃範圍界線
PROPOSED PLANNING SCHEME BOUNDARY OF OUTLINE ZONING PLAN

航攝照片 AERIAL PHOTO

北丫村代表建議改劃為「鄉村式發展」地帶的地段
PRIVATE LOTS PROPOSED BY THE PAK A VILLAGE REPRESENTATIVE TO BE REZONED TO "VILLAGE TYPE DEVELOPMENT" ZONE

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/SK/14/28

圖 PLAN
5

本摘要圖於2014年7月2日擬備，
所根據的資料為地政總署
於2013年1月1日拍得的航攝照片
編號CW99064
EXTRACT PLAN PREPARED ON 2.7.2014
BASED ON AERIAL PHOTO
No. CW99064 TAKEN ON 1.1.2013
BY LANDS DEPARTMENT



圖例
NOTATION

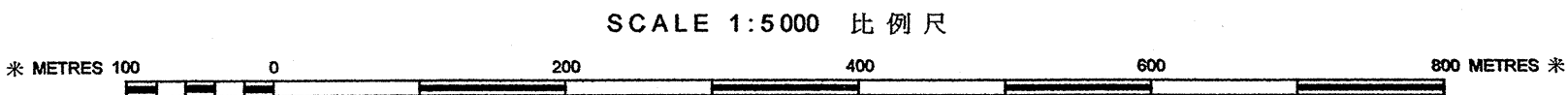
ZONES		地帶
RESIDENTIAL (GROUP C)	R(C)	住宅（丙類）
VILLAGE TYPE DEVELOPMENT	V	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	G/C	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途
GREEN BELT	GB	綠化地帶
COASTAL PROTECTION AREA	CPA	海岸保護區
MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME	— + —	規劃範圍界線
BOUNDARY OF COUNTRY PARK / SPECIAL AREA	— . —	郊野公園 / 特別地區界線
BUILDING HEIGHT CONTROL ZONE BOUNDARY	— — —	建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	1	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	大約面積及百分率 APPROXIMATE AREA & %			用途
	公頃 HECTARES	%	百分率	
RESIDENTIAL (GROUP C)	0.01	0.05		住宅（丙類）
VILLAGE TYPE DEVELOPMENT	3.45	16.90		鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	0.27	1.32		政府、機構或社區
OPEN SPACE	0.51	2.50		休憩用地
OTHER SPECIFIED USES	0.11	0.54		其他指定用途
GREEN BELT	13.46	65.95		綠化地帶
COASTAL PROTECTION AREA	2.60	12.74		海岸保護區
TOTAL PLANNING SCHEME AREA	20.41	100.00		規劃範圍總面積

按照城市規劃條例第 5 條展示的
草圖
DRAFT PLAN EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON
SECRETARY
TOWN PLANNING BOARD
城市規劃委員會秘書

香港城市規劃委員會依據城市規劃條例擬備的東丫及北丫分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
TUNG A AND PAK A - OUTLINE ZONING PLAN



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

圖則編號
PLAN No. S/SK-TA/C

DRAFT TUNG A AND PAK A OUTLINE ZONING PLAN NO. S/SK-TA/C

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

NOTES

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

- (1) These Notes show the uses or developments on land falling within the boundaries of the Plan which are always permitted and which may be permitted by the Town Planning Board, with or without conditions, on application. Where permission from the Town Planning Board for a use or development is required, the application for such permission should be made in a prescribed form. The application shall be addressed to the Secretary of the Town Planning Board, from whom the prescribed application form may be obtained.
- (2) Any use or development which is always permitted or may be permitted in accordance with these Notes must also conform to any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, as may be applicable.
- (3) No action is required to make the use of any land or building which was in existence immediately before the first publication in the Gazette of the notice of the draft development permission area plan conform to this Plan, provided such use has continued since it came into existence. Any material change of such use or any other development (except minor alteration and/or modification to the development of the land or building in respect of such use which is always permitted) must be always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board.
- (4) A use or development of any land or building permitted under an earlier draft or approved plan including development permission area plan for the area and effected or undertaken during the effective period of that plan is always permitted under this Plan. Any material change of such use or any other development (except minor alteration and/or modification to the completed development of the land or building which is always permitted) must be always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board.
- (5) Except to the extent that paragraph (3) or (4) applies, any use or development falling within the boundaries of the Plan and also within the boundaries of the draft development permission area plan, unless always permitted in terms of the Plan, shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft development permission area plan without permission from the Town Planning Board.
- (6) Except as otherwise specified by the Town Planning Board, when a use or material change of use is effected or a development or redevelopment is undertaken, as always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board, all permissions granted by the Town Planning Board in respect of the site of the use or material change of use or development or redevelopment shall lapse.

- (7) Boundaries between zones may be subject to minor adjustments as detailed planning proceeds.
- (8) The following uses or developments are always permitted on land falling within the boundaries of the Plan except (a) where the uses or developments are specified in Column 2 of the Notes of individual zones or (b) as provided in paragraph (9) in relation to areas zoned “Coastal Protection 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 “Coastal Protection Area”,
 - (a) the following uses or developments are always permitted:
 - (i) maintenance or repair of plant nursery, amenity planting, sitting out area, rain shelter, refreshment kiosk, road, watercourse, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, shrine and grave;
 - (ii) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and
 - (iii) provision of amenity planting by Government; and

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

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

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

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

- (b) Except as otherwise provided in paragraph (10)(a), and subject to temporary uses for open storage and port back-up purposes which are prohibited in areas zoned “Coastal Protection Area”, temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years, or refuse to grant permission.

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

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

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

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

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

DRAFT TUNG A AND PAK A
OUTLINE ZONING PLAN NO. S/SK-TA/C

Schedule of Uses

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RESIDENTIAL (GROUP C)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat	Eating Place
Government Use (Police Reporting Centre, Post Office only)	Educational Institution
House	Government Refuse Collection Point
Utility Installation for Private Project	Government Use (not elsewhere specified)
	Institutional Use (not elsewhere specified)
	Library
	Place of Recreation, Sports or Culture
	Private Club
	Public Clinic
	Public Convenience
	Public Utility Installation
	Recyclable Collection Centre
	Religious Institution
	Residential Institution
	Rural Committee/Village Office
	School
	Shop and Services
	Social Welfare Facility
	Training Centre

Planning Intention

This zone is intended primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.

RESIDENTIAL (GROUP C) (cont'd)

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 plot ratio of 1.31, a maximum site coverage of 65.55%, and a maximum building height of 13.12 in terms of metres above Principal Datum and 2 storeys, or the plot ratio, site coverage and 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.
- (d) In determining the relevant maximum plot ratio/site coverage for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, caretaker's office and caretaker's quarters, or recreational facilities for use and benefit of all the owners and occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (e) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/site coverage/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.

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 Government Refuse Collection Point Government Use (not elsewhere specified) # Hotel (Holiday House only) House (not elsewhere specified) Institutional Use (not elsewhere specified) # Place of Recreation, Sports or Culture Public Convenience Public Utility Installation # Religious Institution (not elsewhere specified) # Residential Institution # School # Shop and Services Social Welfare Facility # Utility Installation for Private Project

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

Eating Place
Library
School
Shop and Services

(Please see next page)

VILLAGE TYPE DEVELOPMENT (cont'd)

Planning Intention

The planning intention of this zone is to designate both existing recognized villages and areas of land considered suitable for 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, 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 to those annotated with #) shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23m) or the height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, whichever is the greater.
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (c) Any diversion of streams or filling of pond, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

GOVERNMENT, INSTITUTION OR COMMUNITY

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Eating Place (Canteen, Cooked Food Centre only)	Columbarium
Educational Institution	Crematorium
Exhibition or Convention Hall	Eating Place (not elsewhere specified)
Field Study/Education/Visitor Centre	Funeral Facility
Government Refuse Collection Point	Holiday Camp
Government Use (not elsewhere specified)	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)
Institutional Use (not elsewhere specified)	Office
Library	Place of Entertainment
Market	Private Club
Place of Recreation, Sports or Culture	Residential Institution
Public Clinic	Shop and Services
Public Convenience	Utility Installation for Private Project
Public Transport Terminus or Station	
Public Utility Installation	
Recyclable Collection Centre	
Religious Institution	
Research, Design and Development Centre	
Rural Committee/Village Office	
School	
Social Welfare Facility	
Training Centre	

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, 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 restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

OPEN SPACE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Aviary Barbecue Spot Bathing Beach Field Study/Education/Visitor Centre Park and Garden Pavilion Pedestrian Area Picnic Area Playground/Playing Field Promenade Public Convenience Sitting Out Area	Eating Place Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp Pier Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Transport Terminus or Station Public Utility Installation Religious Institution Shop and Services Tent Camping Ground Utility Installation for Private Project

Planning Intention

This zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

OTHER SPECIFIED USES

Column 1	Column 2
Uses always permitted	Uses that may be permitted with or without conditions on application to the Town Planning Board

For "Pier" Only

Pier
Public Convenience

Government Use
Marine Fuelling Station
Public Utility Installation
Shop and Services

Planning Intention

This zone is intended primarily for the provision of land for pier use serving the needs of the community.

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	Animal Boarding Establishment
Barbecue Spot	Broadcasting, Television and/or Film Studio
Government Use (Police Reporting Centre only)	Burial Ground
Nature Reserve	Columbarium (within a Religious Institution or extension of existing Columbarium only)
Nature Trail	Crematorium (within a Religious Institution or extension of existing Crematorium only)
On-Farm Domestic Structure	Field Study/Education/Visitor Centre
Picnic Area	Government Refuse Collection Point
Public Convenience	Government Use (not elsewhere specified)
Tent Camping Ground	Helicopter Landing Pad
Wild Animals Protection Area	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)
	Place of Recreation, Sports or Culture
	Public Transport Terminus or Station
	Public Utility Installation
	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

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

GREEN BELT (cont'd)

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.

COASTAL PROTECTION AREA

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use (other than Plant Nursery)	Field Study/Education/Visitor Centre
Nature Reserve	Government Use
Nature Trail	House (Redevelopment only)
On-Farm Domestic Structure	Pier
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 conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. It may also cover areas which serve as natural protection areas sheltering nearby developments against the effects of coastal erosion.

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.

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 TUNG A AND PAK A
OUTLINE ZONING PLAN NO. S/SK-TA/C

EXPLANATORY STATEMENT

DRAFT TUNG A AND PAK A OUTLINE ZONING PLAN
NO. S/SK-TA/C

EXPLANATORY STATEMENT

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DRAFT TUNG A AND PAK A OUTLINE ZONING PLAN
NO. S/SK-TA/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 Tung A and Pak A Outline Zoning Plan (OZP) No. S/SK-TA/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 July 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 draft plan designating Tung A, Pak A and Chau Tsai as a development permission area (DPA).
- 2.2 On 19 August 2011, the draft Tung A and Pak A DPA Plan No. DPA/SK-TA/1 was exhibited for public inspection under section 5 of the Ordinance. During the exhibition period, four representations were received. On 28 October 2011, the representations were published for comments. During the first three weeks of the publication period, no public comment was received. After giving consideration to the representations on 17 February 2012, the Board noted the supportive view of representations and decided not to uphold the adverse representations.
- 2.3 On 3 July 2012, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Tung A and Pak A DPA Plan, which was subsequently renumbered as DPA/SK-TA/2. On 13 July 2012, the approved Tung A and Pak A DPA Plan No. DPA/SK-TA/2 (the Plan) was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.4 On 15 March 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 Tung A, Pak A and Chau Tsai areas.
- 2.5 On _____ 2014, the draft Tung A and Pak A OZP No. S/SK-TA/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 Tung A, Pak A and Chau Tsai so that development and redevelopment within the area of Tung A, Pak A and Chau Tsai can be put under statutory planning control. It also provides the planning framework for preparing more detailed non-statutory plans which form the basis for public works planning and site reservation for various uses.
- 3.2 The Plan is to illustrate the broad principles of development and planning control only. It is a small-scale plan and the boundaries between the land-use zones may be subject to minor alterations as detailed planning proceeds.

4. NOTES OF THE PLAN

- 4.1 Attached to the Plan is a set of Notes which shows the types of uses or developments which are always permitted within the Planning Scheme Area and in particular zones and which may be permitted by the Board, with or without conditions, on application. The provision for application for planning permission under section 16 of the Ordinance allows greater flexibility in land-use planning and control of development to meet the changing needs.
- 4.2 For the guidance of the general public, a set of definitions that explains some of the terms used in the Notes may be obtained from the Technical Services Division of the Planning Department and can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>.

5. THE PLANNING SCHEME AREA

- 5.1 The Planning Scheme Area (the Area) covers a total area of about 20.41 ha. It comprises three areas, namely, Tung A (about 9.47 ha), Pak A (about 10.1 ha) and Chau Tsai (about 0.84 ha).
- 5.2 The Area falls within a greater area named High Island (also known as Leung Shuen Wan). Tung A and Pak A are completely encircled by the Sai Kung East Country Park (SKECP), whilst Chau Tsai is a small island which links up with Pak A by a sand bar during low tide. Fish rafts and sea urchin cultivation are found in the cove of the Rocky Harbour (also known as Leung Shuen Wan Hoi) between Tung A and Pak A. The Area is located at the southern coast of Sai Kung peninsula, about 9 km to the south-east of Sai Kung Town. The Rocky Harbour is located to its south.
- 5.3 Tung A Village and Pak A Village are the only two indigenous villages in the Area. Both of them are Hakka Villages. In the past, the villagers depended mainly on farming. Since the early 1980s, most villagers have moved out and farming activity has ceased.
- 5.4 Most of the flora and fauna in the Area are common and widespread in Hong Kong. Though the Area is not exceptional in terms of biodiversity or ecological importance, the wooded areas at the periphery of the Area are contiguous with the expanse of vegetation in the adjacent SKECP. The SKECP encircling the Area is

a famous scenic spot and also a popular tourist and hiking attraction in the territory. To the further north of the Area is the High Island Reservoir. The Area has a high landscape value which complements the overall naturalness and the landscape beauty of the surrounding SKECP.

5.5 Tung A

5.5.1 Tung A resembles an inverted L-shape located at the eastern part of the Area. There are mountain ranges to the north, east and south of Tung A. The south-western part of Tung A is a piece of coastal low-lying area with a small knoll at its fringe (i.e. Sha Kiu Tau). Tung A mostly remains of natural, rural, countryside with tranquil and visual coherence, except for some rural village houses and a vacant school with playground. Village houses are clustered along the lower coastal area while shrubland, woodland and stream courses are embracing the village houses to the north, east and south of the Area.

5.5.2 Village houses are one to two-storey in height. Apart from Tung A Village which is an indigenous village, there is a cluster of fisherman settlements at Sha Kiu Tau in the south-western part of Tung A. Some of the existing houses in Tung A are still being used for habitation while some others are in dilapidated conditions or left vacant. Restaurants can be found on the ground floors of the village houses. There is a Tin Hau Temple at the middle part of Tung A. An abandoned salt pan is found on a knoll of the south-western part of Tung A.

5.6 Pak A

5.6.1 Pak A is located at the opposite side of Tung A across the cove of the Rocky Harbour. Mountain ranges of Tai She Wan are located to its north and west. The eastern and southern part of Pak A is a piece of coastal low-lying area. Pak A is characterised by a rural and countryside ambience, comprising mainly village houses, shrubland, woodland developed from fallow agricultural land, woodland and stream courses.

5.6.2 Village houses are one to two-storey in height and clustered in the middle part along the coastal area. Some of the houses in Pak A are still being used for habitation while some others are in dilapidated conditions or left vacant. The ground floor of a village house is used as a restaurant. Two large pieces of fallow agricultural land are located in the northeast and southwest of Pak A and are overgrown with dense vegetation.

5.7 Chau Tsai

Chau Tsai is a small island located to the east of Pak A and is visually exposed to the surrounding coastal landscape. It is accessible to Pak A through a sand bar which emerges during low tide. Fallow agricultural land is found in the middle and northern parts of the island which is overgrown with grass, shrubs and trees. The island is encircled by rocky coasts. No human settlements or activities are currently found on the island.

6. POPULATION

According to the 2011 Census, the population in Tung A and Pak A was less than 50. It is expected that the total planned population of the Area would be about 255 persons.

7. OPPORTUNITIES AND CONSTRAINTS

7.1 Opportunities

7.1.1 Conservation

7.1.1.1 Amid the SKECP, the Area has high scenic and landscape value which complements the natural landscape of the surrounding 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. The shrubland and woodland at the periphery of the Area are contiguous with the expanse of vegetation in the adjoining SKECP and form part of the wider ecosystem therein. Some of these shrubland and woodland of largely native species have developed from abandoned agricultural land. Although most of the flora and fauna species recorded in the Area are common and widespread in Hong Kong, protected species such as *Aquilaria sinensis* (土沉香), *Pavetta hongkongensis* (香港大沙葉), and *Rhodoleia championii* (紅花荷), as well as species of conservation interest including *Artocarpus hypargyreus* (白桂木) and *Celtis biondii* (紫彈朴) have been recorded.

7.1.1.2 Some grassland has regenerated on the abandoned agricultural land near the stream and estuary at Pak A. Wetland plants, such as *Kandelia obovata* (水筆仔), *Bruguiera gymnorhiza* (木欖), *Lumnitzera racemosa* (欖李), are found in the estuaries and delta connecting Pak A and Chau Tsai.

7.1.1.3 Along the coast of Tung A, Pak A and Chau Tsai are mainly undisturbed natural rocky shores and sandy beaches. These areas are attractive physical landforms and areas of high landscape, scenic or ecological value. All these natural features should be protected as far as possible with minimum development.

7.1.2 Agriculture

The fallow agricultural land in the Area has become shrubland and young woodland over the years. These wooded areas, with limited opportunity of rehabilitation for agricultural use, are worthy of protection from nature conservation perspective.

7.1.3 Tourism Potential

The meandering coastline, spectacular sea view, the seafood restaurants (selling seafood and sea urchin in particular) as well as the unique small island of Chau Tsai attract many hikers.

7.2 Constraints

7.2.1 Transportation

At present, the Area is only accessible via a footpath leading to Sai Kung Man Yee Road or alternatively by boat. There is no vehicular access or ferry service provided to the Area despite the presence of piers. There is also neither planned infrastructure under the purview of Transport Department nor any improvement plan for the existing footpath and/or ferry service.

7.2.2 Geotechnical

The solid geology of Tung A and Pak A is composed mainly of rhyolitic fine ash vitric tuff of High Island Formation. The valley between Pak A Teng and Ping Pai is mainly covered with debris flow deposits and alluvium. The valley at Tung A is partly covered by debris flow deposits. The area between Tung A and Sha Kiu Tau is covered by beach deposits. A northeast-trending fault is likely present below the hillside of Pak A. Some areas in Pak A are close to natural hillside and may be affected by potential natural terrain landslide hazards. However, as advised by the Head of Geotechnical Engineering Office of Civil Engineering and Development Department, the natural terrain hazard studies and mitigation would be dealt with under the Landslip Prevention and Mitigation Programme to be carried out by CEDD.

7.2.3 Sewerage

There are neither existing sewers nor stormwater drains being maintained by the Drainage Services Department within the Area. At present, on-site sewage treatment systems such as septic tanks and soakaway (STS) system 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 recreational/residential developments will 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 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

Amid the SKECP, the Area is part of the wider natural system of the Sai Kung countryside. The general planning intention of the Area is to protect its high landscape value which complements the overall naturalness and the landscape beauty of the surrounding Sai Kung East Country Park. The planning intention is also to reflect existing recognized villages and the fishermen settlement as well as to protect the natural habitats from conservation perspective.

9. LAND-USE ZONINGS

9.1 Residential (Group C) ("R(C)"): Total Area 0.01 ha

- 9.1.1 This zone is intended primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board.
- 9.1.2 This zone is to cover a building lot at Chau Tsai which is the subject of a planning application (No. A/DPA/SK-TA/1) for the redevelopment of ruined houses to a 2-storey house with a maximum plot ratio, site coverage and building height of 1.31, 65.55%, 2 storeys and 13.12mPD respectively, which was approved by the Board under section 16 of the Town Planning Ordinance. The "R(C)" zone of the site is to reflect the development scheme approved by the Board. The Notes of the "R(C)" zone have also stipulated the development parameters as approved by the Board.
- 9.1.2 To provide flexibility for innovative design adapted to the characteristics of the site, minor relaxation of plot ratio, site coverage and building height restrictions may be considered by the Board through planning permission application system. Each proposal will be considered on its individual merits.

9.2 "Village Type Development" ("V"): Total Area 3.45 ha

- 9.2.1 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.
- 9.2.2 The recognized villages within the Area are Tung A and Pak 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 areas near the stream courses have been avoided as far as possible.

- 9.2.3 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.
- 9.2.4 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.
- 9.2.5 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 Director of Agriculture, Fisheries and Conservation 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 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.

9.3 “Government, Institution or Community” (“G/IC”): Total Area 0.27 ha

- 9.3.1 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, organizations providing social services to meet community needs, and other institutional establishments.
- 9.3.2 There are four areas zoned “G/IC” on the draft OZP and all of which fall within Tung A. The vacant primary school site with playground, located

in the northern part of Tung A, is reserved for future use by the Government and/or social welfare organization.

9.3.3 Other G/IC sites include the Leung Shuen Wan Tin Hau Temple (a Grade 3 historic building) and the village office; both of them are facing the Rocky Harbour. A Government refuse collection point (RCP), located to the north-western of the temple, is providing service to the villagers. The vacant primary school, temple, village office and the RCP are all zoned “G/IC” on the Plan.

9.3.4 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 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.

9.3.5 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.

9.4 “Open Space” (“O”): Total Area 0.51 ha

9.4.1 This zone is primarily intended for the provision of outdoor open-air space for active and/or passive recreational uses serving the needs of the local residents as well as the general public.

9.4.2 There are two small sandy beaches, both of which are located in the western part of Tung A, provide an outdoor space for recreational activities, such as swimming. To reflect the existing use, the pavilion, the two sandy beaches as well as the sitting-out-area and public toilet adjoining the beach (i.e. the beach located to the south) are zoned “O” on the Plan.

9.4.3 A large part of open area directly abutting the Tin Hau Temple is currently used by the villagers for drying catches from the sea. However, during festival days, the open area is used for celebration and provide a place for gathering of the locals and visitors. This open area is zoned “O” on the Plan.

9.5 “Other Specified Uses” (“OU”): Total Area 0.11 ha

9.5.1 This zone is intended primarily for the provision of land for pier use serving the needs of the community.

9.5.2 Since the Area is not directly accessible by vehicles, visiting the Area by boat is an alternative. Currently, there are seven piers, including two floating jetties, in Tung A while there are two piers in Pak A. These nine piers are zoned “OU(Pier)” on the Plan to reflect their existing use.

9.6 “Green Belt” (“GB”): Total Area 13.46 ha

9.6.1 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.

9.6.2 The “GB” zoning mainly covers the wooded slopes at the periphery of Tung A and Pak A which are contiguous with the expanse of vegetation in the adjoining SKECP and form part of the wider ecosystem therein. Although most of the flora and fauna species recorded in the Area are common and widespread in Hong Kong, protected species such as *Aquilaria sinensis* (土沉香), *Pavetta hongkongensis* (香港大沙葉), and *Rhodoleia championii* (紅花荷), as well as species of conservation interest including *Artocarpus hypargyreus* (白桂木) and *Celtis biondii* (紫彈朴) have been recorded. Some grassland has regenerated on the abandoned agricultural land near the streams and estuaries at Pak A. Wetland plants, such as *Kandelia obovata* (水筆仔), *Bruguiera gymnorhiza* (木欖), *Lumnitzera racemosa* (欖李), are found in the estuaries and delta connecting Pak A and Chau Tsai. These areas are also within the “GB” zone.

9.6.3 While ‘Agricultural Use’, ‘Nature Trail’ and ‘Public Convenience’ are Column 1 uses within “GB” zone, rebuilding of New Territories Exempted House (NTEH), 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 (DPA Plan No. DPA/SK-TA/1 exhibited on 19.8.2011), by a NTEH as well as 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 are always permitted. Other uses, such as burial ground, school and social welfare facility may be permitted upon obtaining planning permission from the Board.

9.6.4 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.

9.7 “Coastal Protection Area” (“CPA”): Total Area 2.60 ha

9.7.1 This zoning is intended to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. It may also cover areas which serve as natural protection areas sheltering nearby developments against the effects of coastal erosion.

9.7.2 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.

9.7.3 The coastal areas are mainly occupied by the natural rocky shore which are mostly inaccessible and facing the Rocky Harbour. The areas zoned “CPA” include the entire coastal fringe of Chau Tsai, the rocky/sandy shore of Tung A and Pak A.

9.7.4 Any diversion of streams, filling of land/pond or excavation of land may cause adverse drainage impacts on adjacent areas and adverse impacts on the natural environment. In view of the conservation value of the area within this zone, permission from the Board is required for such activities.

10. COMMUNICATIONS

The Area is accessible by a footpath leading from Sai Kung Man Yee Road. Chau Tsai is linked up with and accessible from Pak A via a sand bar in between. The sand bar is completely submerged during high tide. While there is no direct vehicular access to the Area, marine access is available since several piers/jetties are found along the coast of Tung A and Pak A.

11. UTILITIES SERVICES

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

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

12. CULTURAL HERITAGE

The Tin Hau Temple at Leung Shuen Wan, a Grade 3 historic building, is located within the Area. The Antiquities and Monuments Office of Leisure and Cultural Services Department should be consulted in advance of any development, redevelopment or rezoning proposals that might affect the graded historic building and its immediate environs, including the temple’s direct visual access to the sea.

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 public and private sectors.
- 13.3 Notwithstanding the above, minor improvement works, e.g. access improvements, utility services installation and public works projects will be implemented through the Public Works Programme and the Rural Public Works Programme subject to priority and resource availability. Private developments will be effected principally through private sector initiatives in accordance with the zoned uses indicated on the Plan, provided that their proposals meet Government requirements.

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 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 14.1 above or in conformity with this Plan or with the permission of the Board, undertaken or continued on or after 19 August 2011 on land included in a plan of the Tung A and Pak A DPA may be subject to enforcement proceedings under the Ordinance. Any diversion of streams, filling of land/pond and/or excavation of land in the relevant zones on or after the exhibition of the specific plan referred to in the Notes of the relevant zones without the permission from the Board may also be subject to enforcement proceedings.

TOWN PLANNING BOARD

_____ **2014**

TOWN PLANNING BOARD

TPB Paper No. 9583

For Consideration by
The Town Planning Board on 28.3.2014

PRELIMINARY CONSIDERATION OF THE
DRAFT TUNG A AND PAK A OUTLINE ZONING PLAN
NO. S/SK-TA/C

DRAFT TUNG A AND PAK A OUTLINE ZONING PLAN NO. S/SK-TA/C
PRELIMINARY CONSIDERATION OF A NEW PLAN

1. Purpose

- 1.1 The purpose of this paper is to seek Members' agreement:
- (a) that the draft Tung A and Pak A Outline Zoning Plan (OZP) No. S/SK-TA/C (**Appendix I**) together with its Notes (**Appendix II**) are suitable for consultation with the Sai Kung District Council (SKDC) and Sai Kung Rural Committee (SKRC);
 - (b) that the Explanatory Statement (ES) (**Appendix III**) is suitable to serve as an expression of the planning intentions and objectives of the Town Planning Board (the Board) for various land use zonings of the draft Tung A and Pak A OZP and that the ES should be issued under the name of the Board; and
 - (c) that the ES (**Appendix III**) is suitable for consultation with the SKDC and SKRC together with the draft OZP.
- 1.2 A Planning Report is attached at **Appendix IV** to provide Members the background information on Tung A and Pak A (the Area) and the rationale for the land use zonings on the draft OZP.

2. Background

- 2.1 On 19.8.2011, the draft Tung A and Pak A Development Permission Area (DPA) Plan No. DPA/SK-TA/1 was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). During the exhibition period, 4 representations were received. On 28.10.2011, the representations were published for three weeks until 18.11.2011 for public comments and no comment was received. After giving consideration to the representations on 17.2.2012, the Board noted the supportive view of the representations and decided not to uphold the adverse 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 Tung A and Pak A DPA Plan, which was subsequently renumbered as DPA/SK-TA/2. On 13.7.2012, the approved Tung A and Pak A DPA Plan No. DPA/SK-TA/2 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.3 Pursuant to section 20(5) of the Ordinance, the Tung A and Pak A DPA Plan is

effective only for a period of 3 years until 19.8.2014. As such, 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 15.3.2014, 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 Area.

3. Strategic Planning Context

- 3.1 The Area covers three areas, namely, Tung A, Pak A and Chau Tsai. Tung A and Pak A are completely encircled by the Sai Kung East Country Park (SKECP), whilst Chau Tsai is a small island which links up with Pak A by a sand bar during low tide. The Rocky Harbour is located to its south (**Plans 1 to 3**)
- 3.2 The Area falls within the “Study on South East New Territories Development Strategy Review” (2000) which proposes to enhance the Sub-region of South East New Territories (SENT)¹ as a “Leisure Garden of Hong Kong”. It has recommended that the strategic growth of the Sub-region should be confined to Tseung Kwan O New Town and the rest of the Sub-region should be retained for conservation and recreation purposes with low-density residential development only at suitable locations (**Plan 4**).
- 3.3 With reference to the Landscape Value Mapping of Hong Kong (2005), the Area covers two types of Landscape Character Areas (LCAs), ‘Leung Shuen Wan Chau Coastal Hillside’ and ‘Rocky Harbour Inshore Water’ landscape, which forms part of the coastal and hillsides landscape on the southern peninsula of SKECP and is categorized as of high landscape and scenic value which complements the overall naturalness and the landscape beauty of the surrounding country park (**Plan 5**).
- 3.4 Given the natural environment with high landscape value coupled with its inaccessibility due to lack of vehicular access, the planning framework for the Area should be to preserve the natural environment and its natural resources. While no large-scale development should be introduced in order to minimize encroachment onto the natural environment, suitable land will be reserved for the need for Small House development. Details of the land use considerations are contained in the Planning Report on Tung A and Pak A 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 During the 2 months’ plan exhibition period of the draft DPA Plan from 19.8.2011 to 19.10.2011, a total of 4 representations were received. The major land use proposals raised by the representers are recapitulated below:
- (a) conservation zonings such as “Conservation Area” (“CA”) should be designated to facilitate the restriction and regulation of incompatible

¹ The SENT covers Tseung Kwan O New Town, Sai Kung Town and rural SENT.

developments on those ecologically sensitive areas (e.g. dense woodland). In addition, since the Area is in lack of drainage and sewerage systems, conservation zonings are needed for the areas adjacent to the stream courses and coastal areas in order to prevent any potential developments from affecting the natural streams and marine ecology; and

- (b) “Village Type Development” (“V”) zone, covering both Tung A Village and Pak A Village, be expanded to accommodate the future demand for Small House development from villagers in Hong Kong and abroad.

4.2 Besides, since the gazettal of the draft DPA Plan on 19.8.2011, there is one planning application (No. A/DPA/SK-TA/1) for house redevelopment in Chau Tsai, which was approved with conditions by the Rural and New Town Planning Committee (RNTPC) of the Board on 11.1.2013.

5. Town Planning Board’s Decisions and Instructions

On 17.2.2012, while the Board decided not to meet the representations and not to propose any amendment to the draft DPA Plan, it was agreed that detailed land use zonings would be worked out during the OZP preparation stage taking account of the results of relevant assessments on various aspects including development need, conservation value, the environment, infrastructure, landscape character, etc. in consultation with relevant stakeholders.

6. Object of the Plan

- 6.1 The object of the Plan is to indicate the broad land-use zonings for the area of Tung A, Pak A and Chau Tsai 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 draft OZP is to illustrate the broad principles of development and to provide guidance for more detailed planning. It is a small-scale plan, and the road alignments and boundaries between the land use zones may be subject to minor adjustments as detailed planning and development proceed.

7. The Planning Scheme Area

- 7.1 The Area covers a total area of about 20.41 ha. The Area falls within a greater area named High Island (also known as Leung Shuen Wan). It comprises three areas, namely, Tung A (about 9.47 ha), Pak A (about 10.1 ha) and Chau Tsai (about 0.84 ha). Tung A and Pak A are completely encircled by the SKECP whilst Chau Tsai is a small island which links up with Pak A by a sand bar during low tide (**Plan 3**). Fish rafts and sea urchin cultivation are found in the cove of the Rocky Harbour (also known as Leung Shuen Wan Hoi) between Tung A and Pak A. The Area is located at the southern coast of Sai Kung peninsula, about 9 km to the south-east of Sai Kung Town.

- 7.2 Tung A Village and Pak A Village are the only two indigenous villages in the Area (**Plan 6**). Both of them are Hakka Villages. In the past, the villagers depended mainly on farming. Since the early 1980s, most villagers have moved out and farming activity has ceased.
- 7.3 Most of the flora and fauna in the Area are largely common native species. Though the Area is not exceptional in terms of biodiversity or ecological importance, the wooded areas at the periphery of the Area are contiguous with the expanse of vegetation in the adjacent SKECP. The SKECP encircling the Area is a famous scenic spot and also a popular tourist and hiking attraction in the territory. To the further north of the Area is the High Island Reservoir. The Area has a high landscape value which complements the overall naturalness and the landscape beauty of the surrounding SKECP.
- 7.4 Tung A (Figures 5a & 6a to 6f of the Planning Report at **Appendix IV**)
- 7.4.1 Tung A resembles an inverted L-shape located at the eastern part of the Area. There are mountain ranges to the north, east and south of Tung A. The south-western part of Tung A is a piece of coastal low-lying area with a small knoll at its fringe (i.e. Sha Kiu Tau). An abandoned salt pan is found on the knoll. Tung A mostly remains of natural, rural, countryside with tranquil and visual coherence, except for some rural village houses and a vacant school (i.e. Leung Shuen Wan School 糧船灣公立學校) with playground.
- 7.4.2 Village houses of one to two-storey in height are clustered along the lower coastal area while shrubland, woodland and stream courses are embracing the village houses to the north, east and south of the Area. Apart from Tung A Village which is an indigenous village, there is a cluster of fisherman settlements at Sha Kiu Tau in the south-western part of Tung A. Some of the existing houses in Tung A are still being used for habitation while some others are in dilapidated conditions or left vacant. Restaurants can be found on the ground floors of the village houses. There is a Tin Hau Temple at the middle part of Tung A.
- 7.5 Pak A (Figures 5b & 6g to 6j of the Planning Report at **Appendix IV**)
- 7.5.1 Pak A is located at the opposite side of Tung A across the cove of the Rocky Harbour. Mountain ranges of Tai She Wan are located to its north and west. The eastern and southern parts of Pak A are coastal low-lying areas. Pak A is characterised by a rural and countryside ambience, comprising mainly village houses, shrubland, young woodland developed from fallow agricultural land, woodland and stream courses.
- 7.5.2 Village houses are one to two-storey in height and clustered in the middle part along the coastal area. Some of the houses in Pak A are still being used for habitation while some other houses are in dilapidated conditions or left vacant. The ground floor of a village house is being used as a restaurant. Two large pieces of fallow agricultural land are

located in the northeast and south-western of Pak A and are overgrown with dense vegetation.

7.6 Chau Tsai

Chau Tsai is a small island located to the east of Pak A and is visually exposed to the surrounding coastal landscape. It is accessible to Pak A through a sand bar which emerges during low tide. Fallow agricultural land is found in the northern and middle part of the island which is overgrown with grass, shrubs and trees. The island is encircled by rocky coasts. No human settlements or activities are currently found on the island.

8. Land Use Planning Considerations

Natural Environment

- 8.1 Amid the SKECP, the Area has high scenic and landscape value which complements the natural landscape of the surrounding country park. The natural landscape and the coastal environment of the Area are worthy of protection while the scale of the village development should be compatible with the rural setting and surrounding landscape.
- 8.2 Most of the agricultural activities in Tung A and Pak A have ceased for decades and the fallow agricultural land has become shrubland and young woodland over the years (Figures 5a, 5b and photos No. 28 & 29 in Figure 6h at **Appendix IV**). These wooded areas, with limited opportunity of rehabilitation for agricultural use, are worthy of protection from nature conservation perspective. The shrubland and wooded areas at the periphery of the Area have the potential to serve as buffer area between village development and the country park. These wooded areas consist largely of native species including a few protected species such as *Aquilaria sinensis* (土沉香), *Pavetta hongkongensis* (香港大沙葉), and *Rhodoleia championii* (紅花荷), as well as species of conservation interest including *Artocarpus hypargyreus* (白桂木) and *Celtis biondii* (紫彈朴). Some grassland has regenerated on the abandoned agricultural land near the streams and estuaries at Pak A (photos No. 32 to 34 in Figure 6j at **Appendix IV**). Wetland plants, such as *Kandelia obovata* (水筆仔), *Bruguiera gymnorhiza* (木欖), *Lumnitzera racemosa* (欖李), are found in the estuaries and delta connecting Pak A and Chau Tsai.
- 8.3 Along the coast of Tung A, Pak A and Chau Tsai (**Plans 2 and 3**) are mainly undisturbed natural rocky shores and sandy beaches (photos no. 28 and 29 in Figure 6h at **Appendix IV**). These areas are attractive physical landforms and areas of high landscape, scenic or ecological value. All these natural features should be protected as far as possible with minimum development.

Land for Village Development

- 8.4 Since the publication of the DPA Plan, the local villagers have been asking for reservation of sufficient land in the Area to cope with the Small House demand. The Rural Committee (RC) and the Indigenous Inhabitant Representatives of

Tung A and Pak A Villages (VRs) have also maintained that the indigenous villagers should be allowed to build Small House within 'Village Environs' ('VE'). They request that the fallow agricultural land should be reserved for Small House development to meet the 10-year Small House forecast demand since rehabilitation of agriculture is highly unlikely.

- 8.5 Subsequent to the exhibition of the draft Tung A and Pak A DPA Plan on 19.8.2011, two representations submitted by the environmental concern groups were received. They expressed that conservation zonings such as "CA" should be designated to facilitate the restriction and regulation of incompatible developments on those ecologically sensitive areas (e.g. dense woodland). In addition, since the Area is in lack of drainage and sewerage systems, conservation zonings are needed for the areas adjacent to the stream courses and coastal areas in order to prevent any potential developments from affecting the natural streams and marine ecology. The authority should consider incorporating sensitive area into SKECP to better conserve the integrity of the Area and processing of Small House grant should be suspended to avoid adding more development pressure and increasing demand for compensation.
- 8.6 Noting the requests and concerns of both the locals and environmental concern groups as mentioned above, Planning Department (PlanD) has assessed the Small House demand of Tung A and Pak A Villages by obtaining the latest information on the 10-year forecast of Small House demand from the District Lands Officer/Sai Kung (DLO/SK) in December 2013. As advised by DLO/SK, the VRs of Tung A Village and Pak A Village have indicated that the 10-year forecast of Small House demand for Tung A Village and Pak A Village are 80 and 148 (about 35/36 males living in Hong Kong and 45/112 residing overseas who plan to construct Small Houses in Tung A Village/Pak A Village) respectively (as compared with the previous figures of 8 in Tung A and 140 in Pak A for the period of 2011 to 2020 when DPA Plan was prepared in 2011)². As explained by the two VRs, the updated 10-year forecasts are obtained by communicating with the villagers and the estimated forecasts should be more accurate. According to DLO/SK, while no outstanding Small House application has been recorded in Tung A Village, there is one outstanding Small House application in Pak A Village. Based on PlanD's preliminary estimate, the total land area required for meeting the total Small House demand of 229 (the outstanding and the 10-year forecast for Small House demand are 1 and 228 respectively) equates to about 5.7 ha (i.e. about 2 ha in Tung A and 3.7 ha in Pak A or equivalent to about 80 and 149 Small House sites respectively).
- 8.7 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 application³, environmental conditions and natural terrain of the area. Consideration has also been given to the consolidation of Small House development at suitable locations in order to avoid undesirable disturbances to the natural environment and overtaxing the limited infrastructure in the Area.

² No further explanation for the increase of 10-year Small House forecast from 8 to 80 is given by the Tung A VR.

³ No Small House application has been granted/approved by LandsD/the Board for both villages since the first gazettal of the draft Tung A and Pak A DPA Plan in 2011.

Throughout the plan-making process, concerned departments and the RC Chairman and VRs have been closely liaised to ensure their views and comments be duly taken into account in the delineation of the “V” zone for the existing village cluster and potential areas for village expansion.⁴

- 8.8 There are streams (Figure 6j at **Appendix IV**) in the Area and mountain ranges to its east, north and west which form an integrated part of the country park. To the south of the Area is the scenic Rocky Harbour. Fallow agricultural land (Figures 5a & 5b at **Appendix IV**) is found mainly in the north-eastern and south-western parts of Pak A and northern and middle parts of Chau Tsai. Since agricultural activities have stopped for decades, the fallow agricultural land is now overgrown with dense vegetation. Flat land in the Area is very limited mainly lying along the coastal area while most of the upper areas are hilly terrain. Most of the flat land is already occupied by village settlements, vacant school, fallow agricultural land, temple, village office, Government refuse collection point, public toilet, pavilions and sandy beach/rocky shore. Some areas in Pak A are close to natural hillside and may be affected by potential natural terrain landslide hazards. As advised by the Head of Geotechnical Engineering Office of Civil Engineering and Development Department (H(GEO), CEDD), the natural terrain hazard studies and mitigation would be dealt with under the Landslip Prevention and Mitigation Programme to be carried out by CEDD. As advised by the DAFC, sufficient buffer area between the village development and the country park should also be maintained in order to avoid adverse impacts on the country park due to village development. As such, suitable land within the Area available for village development is very limited.
- 8.9 As to the Small House demand forecast for Tung A and Pak A in paragraph 8.6 above, it is noted that the latest figure for Pak A (i.e. 148) is generally in line with the previous figure at DPA plan stage (i.e. 140). As regards the forecast for Tung A, PlanD has further liaised with DLO/SK as to the increase of Small House demand from 8 to 80. As explained in paragraph 8.6 above, the latest figure of 80 Small House demand in Tung A is based on VR's latest communication with the villagers but there is no verification by DLO/SK. In the absence of verification for the 10-year forecast demand and noting that there is only one outstanding application for Pak A Village, PlanD has adopted a prudent approach to include only suitable areas into the “V” zone. Such other considerations as the ‘VE’, the local topography, the existing settlement pattern, site constraints, etc. have been taken into account in drawing up the “V” zones within the Area. Areas with dense vegetation, characterized by difficult terrain and areas near the stream courses have been avoided as far as possible.
- 8.10 The currently proposed “V” zones on the draft OZP, covering a total area of about 3.45 ha, fall entirely within the ‘VE’. The area reserved for Small House developments comprises mainly the existing fallow agricultural land in northern Pak A and the abandoned salt pan in western Tung A. The total developable land reserved for new Small House developments amounts to about 1.98 ha, equivalent to about 79 Small House sites (**Table 1**). This can satisfy about 35% of the total 10-year forecast of Small House demand in the Area (i.e. 79 out of

⁴ Meeting with the Sai Kung RC was held on 2.12.2013 and joint site visit with the RC Chairman and the VRs was conducted on 23.12.2013.

229). It should be noted that the land reserved for “V” zones in the Area are intended for Small House developments for both Tung A and Pak A. Although the area of the proposed “V” zone could not meet all the current forecast of Small House demand, planning application provides another measure for the villagers to apply for Small House development outside “V” zone subject to the Board’s approval.

Small House Demand (estimate in 2013)		Required Land to meet New Demand (ha)	‘VE’ Area (ha)	“V” Zone on Draft OZP (ha)
Outstanding Application	10-Year Forecast (2013 – 2023)			
Tung A : 0	80	2.0	8.31	1.63 (0.80ha developable land providing 32 new sites)
Pak A : 1	148	3.7	8.19 (incl. 0.84 ha in Chau Tsai)	1.82 (1.18 ha developable land providing 47 new sites)
	228 plus 1 outstanding application in Pak A	Total: 5.7		Total: 3.45 ha (1.98 ha developable land providing 79 new sites)
	Total : 229		Total: 16.5	

Table 1: Small House Demand for Tung A and Pak A Villages

Transportation

8.11 At present, the Area is only accessible via a footpath leading to Sai Kung Man Yee Road or alternatively by boat. There is no direct vehicular access or ferry service provided to the Area despite the presence of piers. Currently, there is neither planned infrastructure under the purview of Transport Department nor any improvement plan for the existing footpath and/or ferry service.

9. Planning Intention

Amid the SKECP, the Area is part of the wider natural system of the Sai Kung countryside. The general planning intention of the Area is to protect its high landscape value which complements the overall naturalness and the landscape beauty of the surrounding SKECP. The planning intention is also to reflect existing recognized villages and the fishermen settlement as well as to protect the natural habitats from conservation perspective.

10. Land Use Zonings

10.1 Residential (Group C) (“R(C)”): Total Area 0.01 ha

10.1.1 This zone is intended primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board.

- 10.1.2 This zone is to cover a building lot at Chau Tsai which is the subject of a planning application (No. A/DPA/SK-TA/1) for the redevelopment of ruined houses to a 2-storey house with a maximum plot ratio, site coverage and building height of 1.31, 65.55%, 2 storeys and 13.12mPD respectively, which was approved on 11.1.2013 by the RNTPC of the Board under section 16 of the Town Planning Ordinance. The “R(C)” zone of the site is to reflect the development scheme approved by the Board. The Notes of the “R(C)” zone have also stipulated the development parameters as approved by the Board.
- 10.1.3 To provide flexibility for innovative design adapted to the characteristics of the site, minor relaxation of plot ratio, site coverage and building height restrictions may be considered by the Board through planning permission application system. Each proposal will be considered on its individual merits.

10.2 “Village Type Development” (“V”): Total Area 3.45 ha

- 10.2.1 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.
- 10.2.2 The recognized villages within the Area are Tung A and Pak 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.
- 10.2.3 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.
- 10.2.4 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.

10.2.5 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 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 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.

10.3 "Government, Institution or Community" ("G/IC"): Total Area 0.27 ha

10.3.1 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, organizations providing social services to meet community needs, and other institutional establishments.

10.3.2 There are four areas zoned "G/IC" on the draft OZP and all of which fall within Tung A. The vacant primary school site with playground, located in the northern part of Tung A, is reserved for future use by the Government and/or social welfare organization.

10.3.3 Other G/IC sites include the Leung Shuen Wan Tin Hau Temple (a Grade 3 historic building) and the village office; both of them are facing the Rocky Harbour. A Government refuse collection point (RCP), located to the northwestern of the temple, is providing service to the villagers. The vacant primary school, temple, village office and the RCP are all zoned "G/IC" on the draft OZP.

10.3.4 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.

10.3.5 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.

10.4 “Open Space” (“O”): Total Area 0.51 ha

- 10.4.1 This zone is primarily intended for the provision of outdoor open-air space for active and/or passive recreational uses serving the needs of the local residents as well as the general public.
- 10.4.2 There are two small sandy beaches, both of which are located in the western part of Tung A, provide an outdoor space for recreational activities, such as swimming. To reflect the existing use, the pavilion, the two sandy beaches as well as the sitting-out-area and public toilet immediately adjoining the beach (i.e. the beach located to the south) are zoned “O” on the draft OZP.
- 10.4.3 A large part of open area directly abutting the Tin Hau Temple is currently used by the villagers for drying catches from the sea. However, during festival days, the open area is used for celebration and provides a place for gathering of the locals and visitors. This open area is zoned “O” on the draft OZP.

10.5 “Other Specified Uses” (“OU”): Total Area 0.11 ha

- 10.5.1 This zone is intended primarily for the provision of land for pier use serving the needs of the community.
- 10.5.2 Since the Area is not directly accessible by vehicles, visiting the Area by boat is an alternative. Currently, there are seven piers, including two floating jetties, in Tung A while there are two piers in Pak A. These nine piers are zoned “OU(Pier)” on the draft OZP to reflect their existing use.

10.6 “Green Belt” (“GB”): Total Area 13.46 ha

- 10.6.1 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.
- 10.6.2 The “GB” zoning mainly covers the wooded slopes at the periphery of Tung A and Pak A which are contiguous with the expanse of vegetation in the adjoining SKECP and form part of the wider ecosystem therein. Although most of the flora and fauna species recorded in the Area are common and widespread in Hong Kong, protected species such as *Aquilaria sinensis* (土沉香), *Pavetta hongkongensis* (香港大沙葉), and *Rhodoleia championii* (紅花荷), as well as species of conservation interest including *Artocarpus hypargyreus* (白桂木) and *Celtis biondii* (紫彈朴) have been recorded. Some grassland has regenerated on the abandoned agricultural land near the stream and estuaries at Pak A.

Wetland plants, such as *Kandelia obovata* (水筆仔), *Bruguiera gymnorhiza* (木欖), *Lumnitzera racemosa* (欖李), are found in the estuaries and delta connecting Pak A and Chau Tsai.

10.6.3 While ‘Agricultural Use’, ‘Nature Trail’ and ‘Public Convenience’ are Column 1 uses within “GB” zone, rebuilding of New Territories Exempted House (NTEH), 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 (DPA Plan No. DPA/SK-TA/1 exhibited on 19.8.2011), by a NTEH as well as 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 are always permitted. Other uses, such as burial ground, school and social welfare facility may be permitted upon obtaining planning permission from the Board

10.6.4 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.

10.7 “Coastal Protection Area” (“CPA”): Total Area 2.60 ha

10.7.1 This zoning is intended to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. It may also cover areas which serve as natural protection areas sheltering nearby developments against the effects of coastal erosion.

10.7.2 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.

10.7.3 The coastal areas are mainly occupied by the natural rocky shore which are mostly inaccessible and facing the Rocky Harbour. The areas zoned “CPA” include the entire coastal fringe of Chau Tsai, the rocky/sandy shore of Tung A and Pak A.

10.8 The proposed land use pattern of the Area is shown in Figures 8a and 8b 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**).

- 10.9 A comparison of land use zonings reserved in the approved Tung A and Pak A DPA Plan No. DPA/SK-TA/2 and the draft OZP No. S/SK-TA/C is shown in the table below:

Land use zoning	Area on approved DPA Plan	Area on draft OZP
“V”	2.12 ha (10.39%)	3.45 ha (16.9%)
“Unspecified”	18.29 ha (89.61%)	-
“R(C)”	-	0.01 ha (0.05%)
“G/IC”	-	0.27 ha (1.32%)
“O”	-	0.51 ha (2.5%)
“OU(Pier)”	-	0.11 ha (0.54%)
“GB”	-	13.46 ha (65.95%)
“CPA”	-	2.6 ha (12.74%)
Total	20.41 ha	20.41 ha

11. Notes of the Plan

- 11.1 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.
- 11.2 The draft Notes are formulated on the basis of the latest set of Master Schedule of Notes (MSN) endorsed by the Board. Deviations from MSN are summarized at **Appendix V**.

12. Consultation

- 12.1 Prior to the preparation of the draft OZP, the SKRC and the VRs have been consulted and joint visit with them were conducted. Subsequently, 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. The draft Tung A and Pak A OZP No. S/SK-TA/C has been endorsed by circulation by the New Territories District Planning Conference (NT DipCon) for submission to the Board.

- 12.2 Subject to the agreement of the Board, the draft OZP No. S/SK-TA/C will be submitted to the SKDC and the SKRC for consultation. Comments from the SKDC and the SKRC will be submitted to the Board for consideration prior to the publication of the draft OZP under section 5 of the Ordinance.

13. Decision Sought

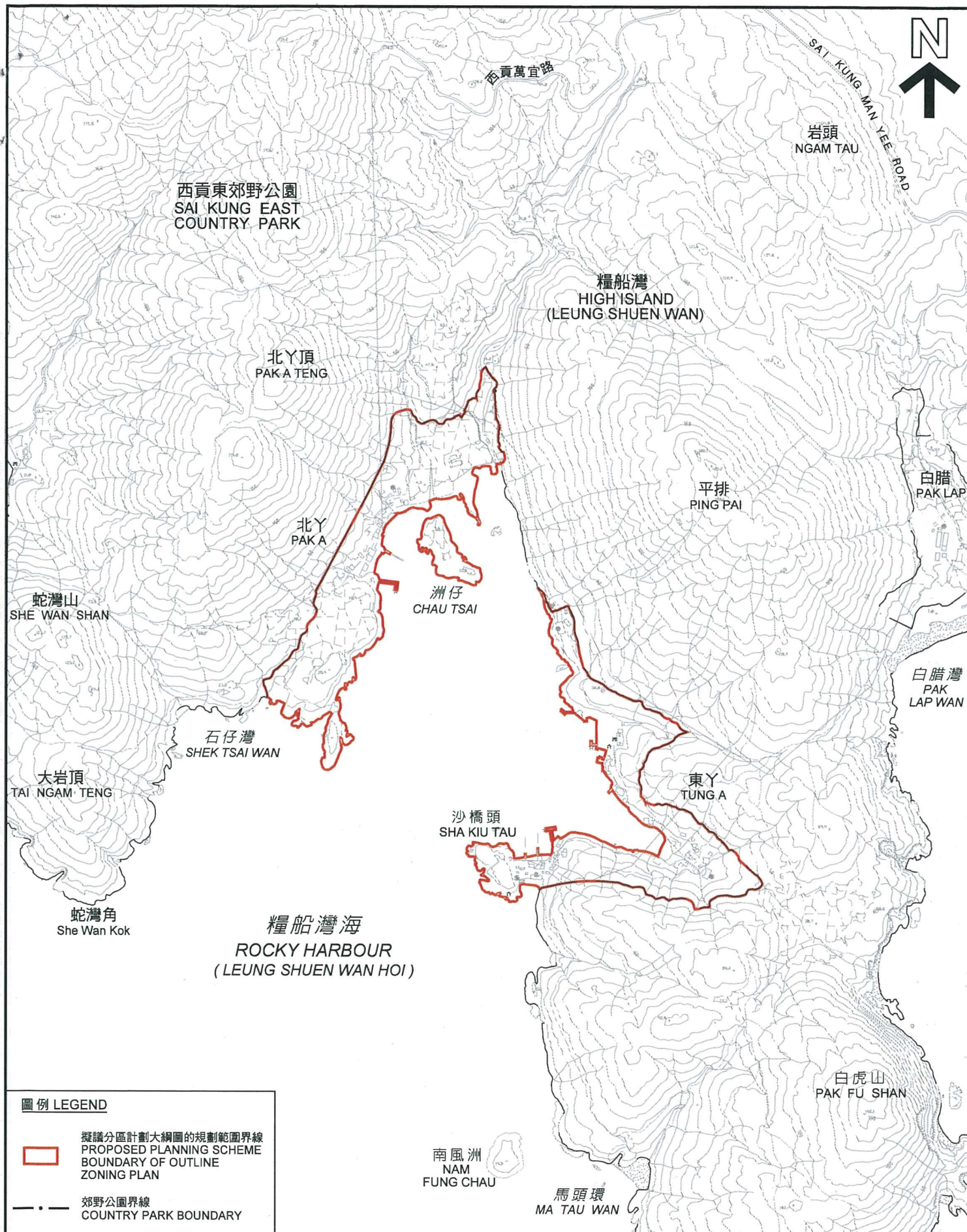
Members are invited to:

- (a) agree that the draft Tung A and Pak A OZP No. S/SK-TA/C (**Appendix I**) together with its Notes (**Appendix II**) is suitable for consultation with the SKDC and SKRC;
- (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 Tung A and Pak A OZP No. S/SK-TA/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 SKDC and the SKRC together with the draft OZP.

14. Attachments

Plan 1	Planning Scheme Area of Tung A and Pak A OZP
Plan 2	Aerial Photo of Tung A
Plan 3	Aerial Photo of Pak A and Chau Tsai
Plan 4	Land Use Framework of SENT Development Strategy Review
Plan 5	Landscape Value Mapping of Hong Kong
Plan 6	Village Environs Boundary of Tung A and Pak A
Appendix I	Draft Tung A and Pak A Outline Zoning Plan No. S/SK-TA/C
Appendix II	Notes of the Draft Tung A and Pak A OZP No. S/SK-TA/C
Appendix III	Explanatory Statement of the Draft Tung A and Pak A OZP No. S/SK-TA/C
Appendix IV	Planning Report on Tung A and Pak A
Appendix V	Summary of Deviations from the Master Schedule of Notes

PLANNING DEPARTMENT
MARCH 2014



圖例 LEGEND

-  擬議分區計劃大綱圖的規劃範圍界線
PROPOSED PLANNING SCHEME
BOUNDARY OF OUTLINE
ZONING PLAN
-  郊野公園界線
COUNTRY PARK BOUNDARY

本摘要圖於2014年2月21日擬備，
所根據的資料為測量圖
8-SE-C及12-NE-A
EXTRACT PLAN PREPARED ON 21.2.2014
BASED ON SURVEY SHEETS
8-SE-C & 12-NE-A

東丫及北丫 分區計劃大綱圖的規劃範圍界線 PLANNING SCHEME BOUNDARY OF TUNG A AND PAK A OUTLINE ZONING PLAN

SCALE 1 : 10 000 比例尺
米 100 0 100 300 400 500 米
METRES

規劃署
PLANNING
DEPARTMENT

參考編號
REFERENCE No.
M/SK/14/04



圖 PLAN
1



擬議分區計劃大綱圖的規劃範圍界線
PROPOSED PLANNING SCHEME
BOUNDARY OF
OUTLINE ZONING PLAN

本摘要圖於2014年2月21日擬備，所根據
的資料為地政總署於2013年1月1日拍得
的航攝照片編號CW99105

EXTRACT PLAN PREPARED ON 21.2.2014
BASED ON AERIAL PHOTO
No.CW99105 TAKEN ON 1.1.2013
BY LANDS DEPARTMENT

東丫的航攝照片
AERIAL PHOTO OF
TUNG A

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/SK/14/04

圖 PLAN
2



北丫頂
PAKA TENG

西貢東郊野公園
SAI KUNG EAST COUNTRY PARK

糧船灣
HIGH ISLAND
(LEUNG SHUEN WAN)

北丫
PAKA

洲仔
CHAU TSAI

糧船灣海
ROCKY HARBOUR
(LEUNG SHUEN WAN HOI)

沙橋頭
SHA KIU TAU



擬議分區計劃大綱圖的規劃範圍界線
PROPOSED PLANNING SCHEME
BOUNDARY OF
OUTLINE ZONING PLAN

本摘要圖於2014年2月21日擬備，
所根據的資料為地政總署
於2013年1月1日拍得的航攝照片
編號CW99064及CW99104
EXTRACT PLAN PREPARED ON 21.2.2014
BASED ON AERIAL PHOTOS
No.CW99064 AND CW99104
TAKEN ON 1.1.2013
BY LANDS DEPARTMENT

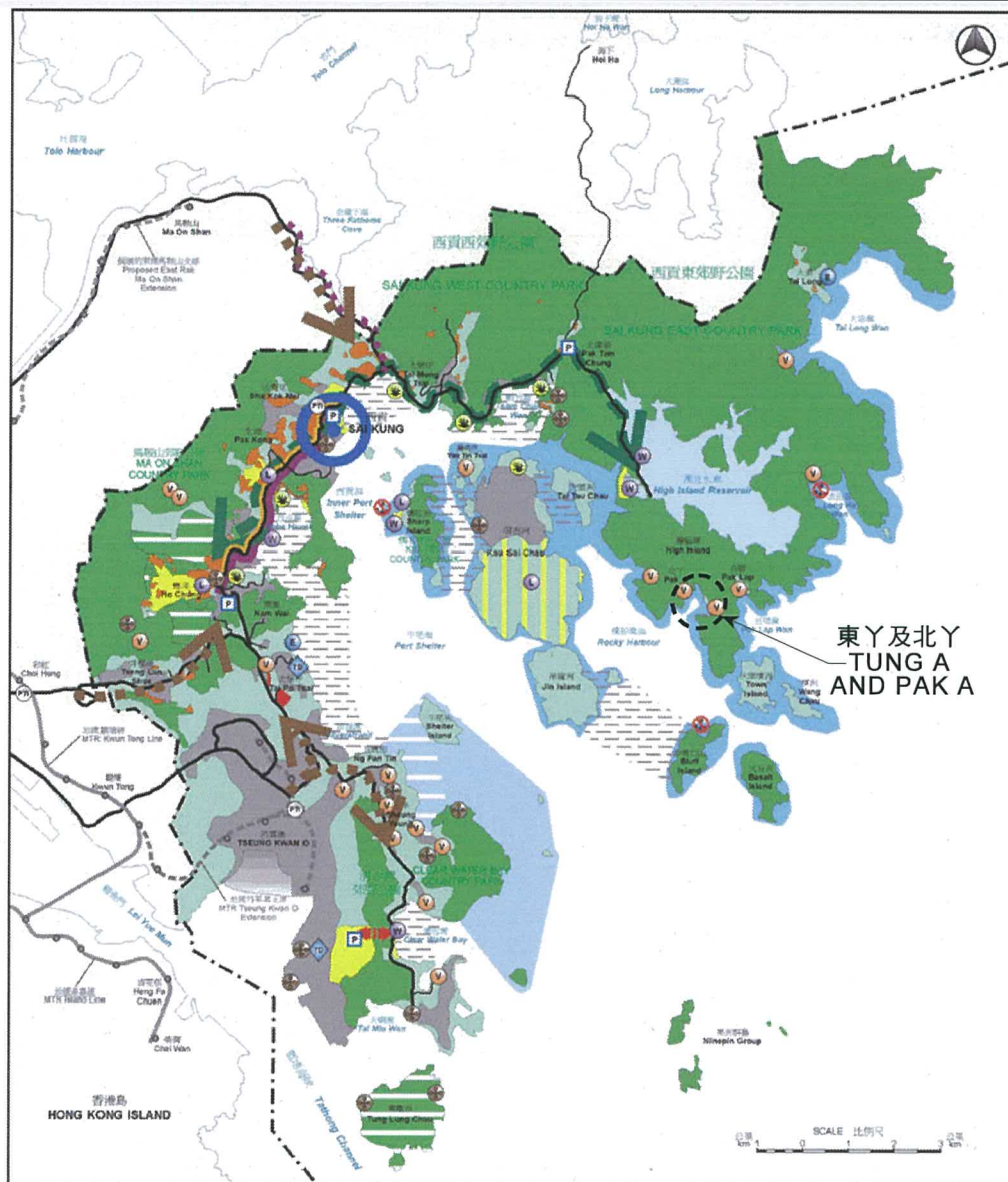
北丫及洲仔的航攝照片
AERIAL PHOTO OF
PAK A AND CHAU TSAI

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/SK/14/04

圖 PLAN
3



東丫及北丫
TUNG A
AND PAK A

新界東南發展策略檢討研究 STUDY ON SOUTH EAST NEW TERRITORIES DEVELOPMENT STRATEGY REVIEW 土地用途大綱 Land Use Framework

圖例	LEGEND
研究範圍 Study Area	建議改善的運輸走廊 Transport Corridor Improvement
已發展地區及現有鄉村 Developed Area and Existing Village	需要密切監察以作適當改善的運輸走廊 Transport Corridor Requiring Close Monitoring for Appropriate Improvement
運有的自然保育區(郊野公園、特別地區、自然保育區及郊野自然保育區) Existing Conservation Area (Country Park, Special Area, SSSI, Conservation Area & Countryside Conservation Area)	對外交通通道 External Transport Link
	環境友善型運輸走廊 Environmentally Friendly Transport Corridor
	單車徑 Cycle Route
擬議的土地用途 PROPOSED LAND USES	休閒通道(供遠足用) Leisure Link (Long-term Proposal)
中等密度 housing Medium Density Housing	公共交通交匯處 Public Transport Interchange
低密度 housing 及具潛力的鄉村式發展區 Low Density Housing & Potential Village Development Area	遊樂設施 Park & Enjoy Facilities
新市鎮擴展區 New Town Extension	不適宜地點 Non-Anchoring Point
康樂區 Recreation Area	宣道門基 Gateway Centre
具自然保育價值的康樂區 Recreation / Conservation Area	保護/強化古蹟文物地點 Protection / Enhancement of Cultural Heritage Site
景觀保護區 Landscape Protection Area	保護/強化紅樹林區 Protection / Enhancement of Mangrove Area
具潛質作郊野公園的地區 Potential Country Park	水上運動節點 Water Sport Activities Node
具潛質作海岸公園的地區 Potential Marine Park	陸上康樂設施 Land Based Recreation Facilities
可作進一步考慮作海岸公園的地區 (Subject to Further Consideration)	現有法定規劃圖則以外的認可鄉村 Recognised Village Outside Current Statutory Town Plans
具潛質作海洋保育的地區 Potential Marine Conservation Area	教育及科研設施 Education & Research Facilities
內港/內陸水上康樂區 Inshore / Inland Water Recreation Area	科技發展節點 Technology Development Node

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

圖號 FIGURE
1

新界東南發展策略檢討研究的土地用途大綱 LAND USE FRAMEWORK OF STUDY ON SOUTH EAST NEW TERRITORIES DEVELOPMENT STRATEGY REVIEW

東丫及北丫
TUNG A AND PAK A

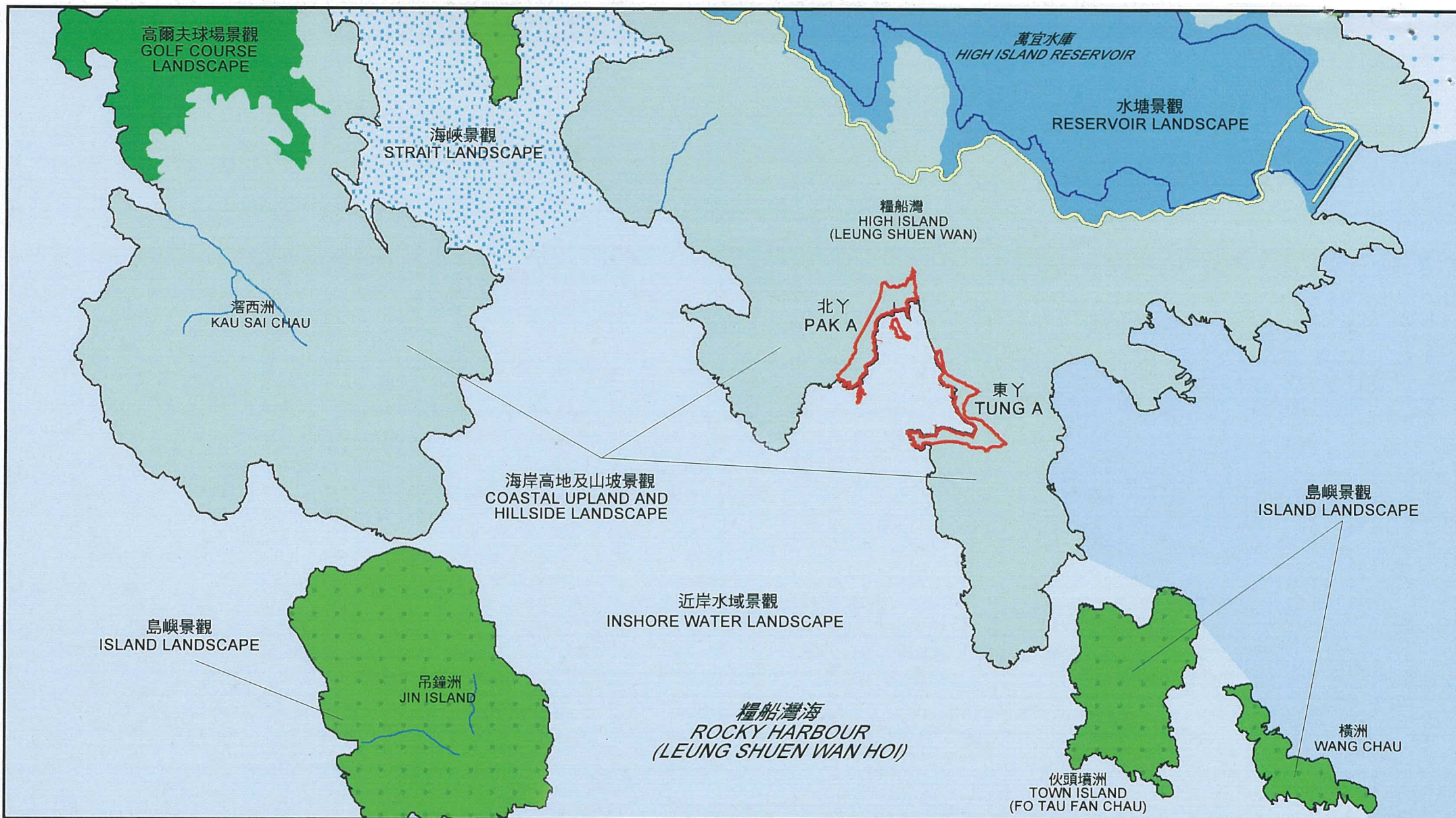
本摘要圖於2014年2月21日擬備
EXTRACT PLAN PREPARED ON 21.2.2014

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/SK/14/04

圖 PLAN
4



擬議分區計劃大綱圖的規劃範圍界線
PROPOSED PLANNING SCHEME
BOUNDARY OF OUTLINE
ZONING PLAN

本摘要圖於2014年2月21日擬備
EXTRACT PLAN PREPARED ON 21.2.2014

香港景觀價值地圖
LANDSCAPE VALUE MAPPING OF HONG KONG

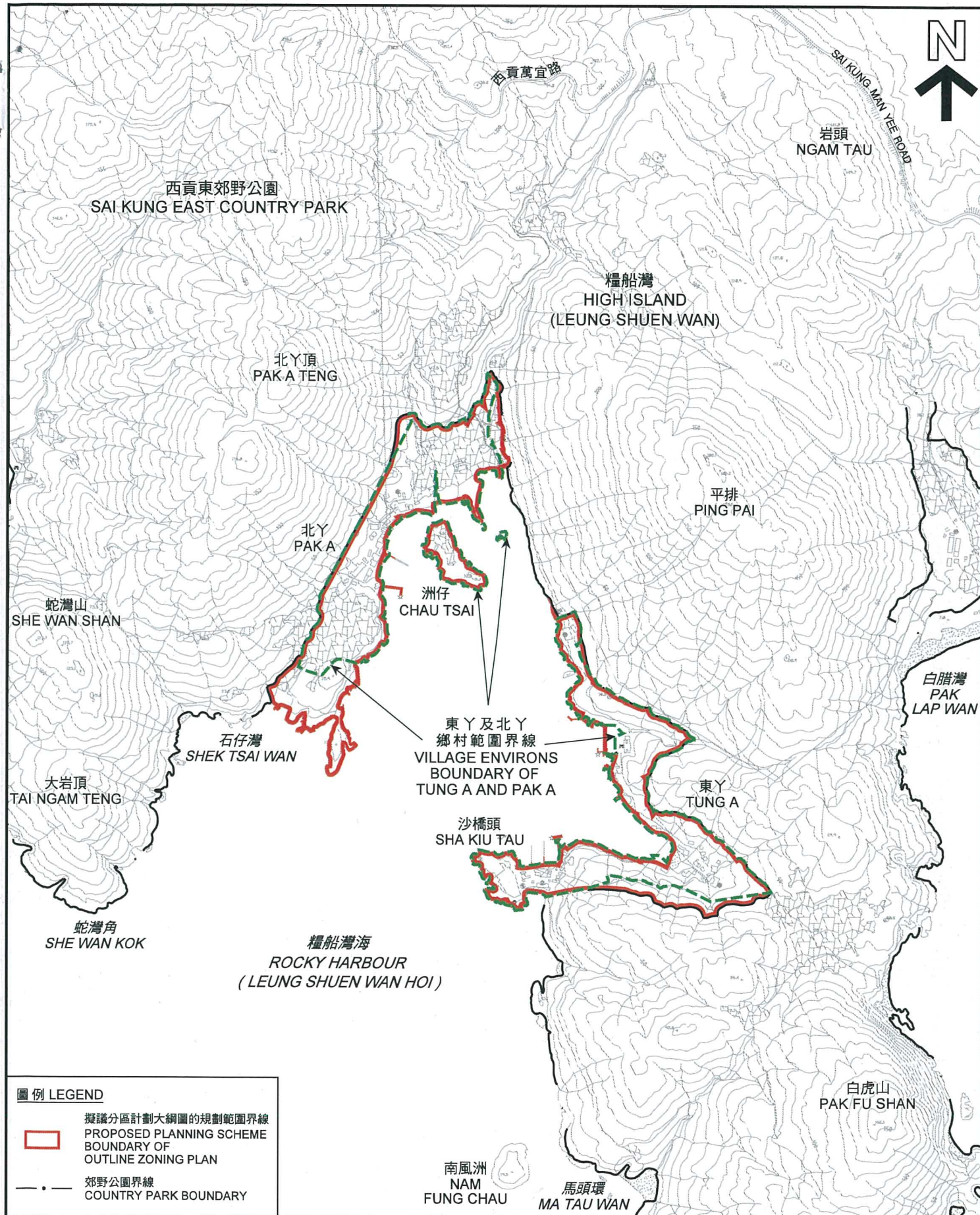
東丫及北丫
TUNG A AND PAK A

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/SK/14/04

圖 PLAN
5



圖例 LEGEND

- 擬議分區計劃大綱圖的規劃範圍界線
PROPOSED PLANNING SCHEME
BOUNDARY OF
OUTLINE ZONING PLAN
- · — 郊野公園界線
COUNTRY PARK BOUNDARY

本摘要圖於2014年2月21日擬備，
所根據的資料為測量圖編號
8-SE-C及12-NE-A
EXTRACT PLAN PREPARED ON 21.2.2014
BASED ON SURVEY SHEETS NO.
8-SE-C & 12-NE-A

東丫及北丫的鄉村範圍界線 VILLAGE ENVIRONS BOUNDARY OF TUNG A AND PAK A

SCALE 1 : 10 000 比例尺
米 200 0 200 400 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/SK/14/04

圖 PLAN
6



圖例
NOTATION

ZONES		地帶
RESIDENTIAL (GROUP C)	R(C)	住宅（丙類）
VILLAGE TYPE DEVELOPMENT	V	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	G/C	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途
GREEN BELT	GB	綠化地帶
COASTAL PROTECTION AREA	CPA	海岸保護區
MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME	— • —	規劃範圍界線
BOUNDARY OF COUNTRY PARK / SPECIAL AREA	— . —	郊野公園 / 特別地區界線
BUILDING HEIGHT CONTROL ZONE BOUNDARY	— — — — —	建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	1	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	大約面積及百分率 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分率	
RESIDENTIAL (GROUP C)	0.01	0.05	住宅（丙類）
VILLAGE TYPE DEVELOPMENT	3.45	16.90	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	0.27	1.32	政府、機構或社區
OPEN SPACE	0.51	2.50	休憩用地
OTHER SPECIFIED USES	0.11	0.54	其他指定用途
GREEN BELT	13.46	65.95	綠化地帶
COASTAL PROTECTION AREA	2.60	12.74	海岸保護區
TOTAL PLANNING SCHEME AREA	20.41	100.00	規劃範圍總面積

草圖
DRAFT PLAN EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON

SECRETARY
TOWN PLANNING BOARD
城市規劃委員會秘書

香港城市規劃委員會依據城市規劃條例擬備的東丫及北丫分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
TUNG A AND PAK A - OUTLINE ZONING PLAN

SCALE 1:5 000 比例尺
米 METRES 100 0 200 400 600 800 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/SK-TA/C

DRAFT TUNG A AND PAK A OUTLINE ZONING PLAN NO. S/SK-TA/C

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

NOTES

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

- (1) These Notes show the uses or developments on land falling within the boundaries of the Plan which are always permitted and which may be permitted by the Town Planning Board, with or without conditions, on application. Where permission from the Town Planning Board for a use or development is required, the application for such permission should be made in a prescribed form. The application shall be addressed to the Secretary of the Town Planning Board, from whom the prescribed application form may be obtained.
- (2) Any use or development which is always permitted or may be permitted in accordance with these Notes must also conform to any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, as may be applicable.
- (3) No action is required to make the use of any land or building which was in existence immediately before the first publication in the Gazette of the notice of the draft development permission area plan conform to this Plan, provided such use has continued since it came into existence. Any material change of such use or any other development (except minor alteration and/or modification to the development of the land or building in respect of such use which is always permitted) must be always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board.
- (4) A use or development of any land or building permitted under an earlier draft or approved plan including development permission area plan for the area and effected or undertaken during the effective period of that plan is always permitted under this Plan. Any material change of such use or any other development (except minor alteration and/or modification to the completed development of the land or building which is always permitted) must be always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board.
- (5) Except to the extent that paragraph (3) or (4) applies, any use or development falling within the boundaries of the Plan and also within the boundaries of the draft development permission area plan, unless always permitted in terms of the Plan, shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft development permission area plan without permission from the Town Planning Board.
- (6) Except as otherwise specified by the Town Planning Board, when a use or material change of use is effected or a development or redevelopment is undertaken, as always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board, all permissions granted by the Town Planning Board in respect of the site of the use or material change of use or development or redevelopment shall lapse.

- (7) Boundaries between zones may be subject to minor adjustments as detailed planning proceeds.
- (8) The following uses or developments are always permitted on land falling within the boundaries of the Plan except (a) where the uses or developments are specified in Column 2 of the Notes of individual zones or (b) as provided in paragraph (9) in relation to areas zoned “Coastal Protection 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 “Coastal Protection Area”,
 - (a) the following uses or developments are always permitted:
 - (i) maintenance or repair of plant nursery, amenity planting, sitting out area, rain shelter, refreshment kiosk, road, watercourse, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, shrine and grave;
 - (ii) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and
 - (iii) provision of amenity planting by Government; and

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

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

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

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

- (b) Except as otherwise provided in paragraph (10)(a), and subject to temporary uses for open storage and port back-up purposes which are prohibited in areas zoned “Coastal Protection Area”, temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years, or refuse to grant permission.

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

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

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

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

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

DRAFT TUNG A AND PAK A
OUTLINE ZONING PLAN NO. S/SK-TA/C

Schedule of Uses

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RESIDENTIAL (GROUP C)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat	Eating Place
Government Use (Police Reporting Centre, Post Office only)	Educational Institution
House	Government Refuse Collection Point
Utility Installation for Private Project	Government Use (not elsewhere specified)
	Institutional Use (not elsewhere specified)
	Library
	Place of Recreation, Sports or Culture
	Private Club
	Public Clinic
	Public Convenience
	Public Utility Installation
	Recyclable Collection Centre
	Religious Institution
	Residential Institution
	Rural Committee/Village Office
	School
	Shop and Services
	Social Welfare Facility
	Training Centre

Planning Intention

This zone is intended primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.

RESIDENTIAL (GROUP C) (cont'd)

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 plot ratio of 1.31, a maximum site coverage of 65.55%, and a maximum building height of 13.12 in terms of metres above Principal Datum and 2 storeys, or the plot ratio, site coverage and 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.
- (d) In determining the relevant maximum plot ratio/site coverage for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, caretaker's office and caretaker's quarters, or recreational facilities for use and benefit of all the owners and occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (e) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/site coverage/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.

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 Government Refuse Collection Point Government Use (not elsewhere specified) # Hotel (Holiday House only) House (not elsewhere specified) Institutional Use (not elsewhere specified) # Place of Recreation, Sports or Culture Public Convenience Public Utility Installation # Religious Institution (not elsewhere specified) # Residential Institution # School # Shop and Services Social Welfare Facility # Utility Installation for Private Project

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

Eating Place
Library
School
Shop and Services

(Please see next page)

VILLAGE TYPE DEVELOPMENT (cont'd)

Planning Intention

The planning intention of this zone is to designate both existing recognized villages and areas of land considered suitable for 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, 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 to those annotated with #) shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23m) or the height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, whichever is the greater.
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (c) Any diversion of streams or filling of pond, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

GOVERNMENT, INSTITUTION OR COMMUNITY

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Eating Place (Canteen, Cooked Food Centre only)	Columbarium
Educational Institution	Crematorium
Exhibition or Convention Hall	Eating Place (not elsewhere specified)
Field Study/Education/Visitor Centre	Funeral Facility
Government Refuse Collection Point	Holiday Camp
Government Use (not elsewhere specified)	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)
Institutional Use (not elsewhere specified)	Office
Library	Place of Entertainment
Market	Private Club
Place of Recreation, Sports or Culture	Residential Institution
Public Clinic	Shop and Services
Public Convenience	Utility Installation for Private Project
Public Transport Terminus or Station	
Public Utility Installation	
Recyclable Collection Centre	
Religious Institution	
Research, Design and Development Centre	
Rural Committee/Village Office	
School	
Social Welfare Facility	
Training Centre	

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, 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 restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

OPEN SPACE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Aviary Barbecue Spot Bathing Beach Field Study/Education/Visitor Centre Park and Garden Pavilion Pedestrian Area Picnic Area Playground/Playing Field Promenade Public Convenience Sitting Out Area	Eating Place Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp Pier Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Transport Terminus or Station Public Utility Installation Religious Institution Shop and Services Tent Camping Ground Utility Installation for Private Project

Planning Intention

This zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

OTHER SPECIFIED USES

Column 1	Column 2
Uses always permitted	Uses that may be permitted with or without conditions on application to the Town Planning Board

For "Pier" Only

Pier
Public Convenience

Government Use
Marine Fuelling Station
Public Utility Installation
Shop and Services

Planning Intention

This zone is intended primarily for the provision of land for pier use serving the needs of the community.

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	Animal Boarding Establishment
Barbecue Spot	Broadcasting, Television and/or Film Studio
Government Use (Police Reporting Centre only)	Burial Ground
Nature Reserve	Columbarium (within a Religious Institution or extension of existing Columbarium only)
Nature Trail	Crematorium (within a Religious Institution or extension of existing Crematorium only)
On-Farm Domestic Structure	Field Study/Education/Visitor Centre
Picnic Area	Government Refuse Collection Point
Public Convenience	Government Use (not elsewhere specified)
Tent Camping Ground	Helicopter Landing Pad
Wild Animals Protection Area	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)
	Place of Recreation, Sports or Culture
	Public Transport Terminus or Station
	Public Utility Installation
	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

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

GREEN BELT (cont'd)

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.

COASTAL PROTECTION AREA

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use (other than Plant Nursery)	Field Study/Education/Visitor Centre
Nature Reserve	Government Use
Nature Trail	House (Redevelopment only)
On-Farm Domestic Structure	Pier
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 conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. It may also cover areas which serve as natural protection areas sheltering nearby developments against the effects of coastal erosion.

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.

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 TUNG A AND PAK A
OUTLINE ZONING PLAN NO. S/SK-TA/C

EXPLANATORY STATEMENT

DRAFT TUNG A AND PAK A OUTLINE ZONING PLAN
NO. S/SK-TA/C

EXPLANATORY STATEMENT

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DRAFT TUNG A AND PAK A OUTLINE ZONING PLAN
NO. S/SK-TA/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 Tung A and Pak A Outline Zoning Plan (OZP) No. S/SK-TA/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 July 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 draft plan designating Tung A, Pak A and Chau Tsai as a development permission area (DPA).
- 2.2 On 19 August 2011, the draft Tung A and Pak A DPA Plan No. DPA/SK-TA/1 was exhibited for public inspection under section 5 of the Ordinance. During the exhibition period, four representations were received. On 28 October 2011, the representations were published for comments. During the first three weeks of the publication period, no public comment was received. After giving consideration to the representations on 17 February 2012, the Board noted the supportive view of representations and decided not to uphold the adverse representations.
- 2.3 On 3 July 2012, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Tung A and Pak A DPA Plan, which was subsequently renumbered as DPA/SK-TA/2. On 13 July 2012, the approved Tung A and Pak A DPA Plan No. DPA/SK-TA/2 (the Plan) was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.4 On 15 March 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 Tung A, Pak A and Chau Tsai areas.
- 2.5 On _____ 2014, the draft Tung A and Pak A OZP No. S/SK-TA/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 Tung A, Pak A and Chau Tsai so that development and redevelopment within the area of Tung A, Pak A and Chau Tsai can be put under statutory planning control. It also provides the planning framework for preparing more detailed non-statutory plans which form the basis for public works planning and site reservation for various uses.
- 3.2 The Plan is to illustrate the broad principles of development and planning control only. It is a small-scale plan and the boundaries between the land-use zones may be subject to minor alterations as detailed planning proceeds.

4. NOTES OF THE PLAN

- 4.1 Attached to the Plan is a set of Notes which shows the types of uses or developments which are always permitted within the Planning Scheme Area and in particular zones and which may be permitted by the Board, with or without conditions, on application. The provision for application for planning permission under section 16 of the Ordinance allows greater flexibility in land-use planning and control of development to meet the changing needs.
- 4.2 For the guidance of the general public, a set of definitions that explains some of the terms used in the Notes may be obtained from the Technical Services Division of the Planning Department and can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>.

5. THE PLANNING SCHEME AREA

- 5.1 The Planning Scheme Area (the Area) covers a total area of about 20.41 ha. It comprises three areas, namely, Tung A (about 9.47 ha), Pak A (about 10.1 ha) and Chau Tsai (about 0.84 ha).
- 5.2 The Area falls within a greater area named High Island (also known as Leung Shuen Wan). Tung A and Pak A are completely encircled by the Sai Kung East Country Park (SKECP), whilst Chau Tsai is a small island which links up with Pak A by a sand bar during low tide. Fish rafts and sea urchin cultivation are found in the cove of the Rocky Harbour (also known as Leung Shuen Wan Hoi) between Tung A and Pak A. The Area is located at the southern coast of Sai Kung peninsula, about 9 km to the south-east of Sai Kung Town. The Rocky Harbour is located to its south.
- 5.3 Tung A Village and Pak A Village are the only two indigenous villages in the Area. Both of them are Hakka Villages. In the past, the villagers depended mainly on farming. Since the early 1980s, most villagers have moved out and farming activity has ceased.
- 5.4 Most of the flora and fauna in the Area are common and widespread in Hong Kong. Though the Area is not exceptional in terms of biodiversity or ecological importance, the wooded areas at the periphery of the Area are contiguous with the expanse of vegetation in the adjacent SKECP. The SKECP encircling the Area is

a famous scenic spot and also a popular tourist and hiking attraction in the territory. To the further north of the Area is the High Island Reservoir. The Area has a high landscape value which complements the overall naturalness and the landscape beauty of the surrounding SKECP.

5.5 Tung A

5.5.1 Tung A resembles an inverted L-shape located at the eastern part of the Area. There are mountain ranges to the north, east and south of Tung A. The south-western part of Tung A is a piece of coastal low-lying area with a small knoll at its fringe (i.e. Sha Kiu Tau). Tung A mostly remains of natural, rural, countryside with tranquil and visual coherence, except for some rural village houses and a vacant school with playground. Village houses are clustered along the lower coastal area while shrubland, woodland and stream courses are embracing the village houses to the north, east and south of the Area.

5.5.2 Village houses are one to two-storey in height. Apart from Tung A Village which is an indigenous village, there is a cluster of fisherman settlements at Sha Kiu Tau in the south-western part of Tung A. Some of the existing houses in Tung A are still being used for habitation while some others are in dilapidated conditions or left vacant. Restaurants can be found on the ground floors of the village houses. There is a Tin Hau Temple at the middle part of Tung A. An abandoned salt pan is found on a knoll of the south-western part of Tung A.

5.6 Pak A

5.6.1 Pak A is located at the opposite side of Tung A across the cove of the Rocky Harbour. Mountain ranges of Tai She Wan are located to its north and west. The eastern and southern part of Pak A is a piece of coastal low-lying area. Pak A is characterised by a rural and countryside ambience, comprising mainly village houses, shrubland, woodland developed from fallow agricultural land, woodland and stream courses.

5.6.2 Village houses are one to two-storey in height and clustered in the middle part along the coastal area. Some of the houses in Pak A are still being used for habitation while some others are in dilapidated conditions or left vacant. The ground floor of a village house is used as a restaurant. Two large pieces of fallow agricultural land are located in the northeast and southwest of Pak A and are overgrown with dense vegetation.

5.7 Chau Tsai

Chau Tsai is a small island located to the east of Pak A and is visually exposed to the surrounding coastal landscape. It is accessible to Pak A through a sand bar which emerges during low tide. Fallow agricultural land is found in the middle and northern parts of the island which is overgrown with grass, shrubs and trees. The island is encircled by rocky coasts. No human settlements or activities are currently found on the island.

6. POPULATION

According to the 2011 Census, the population in Tung A and Pak A was less than 50. It is expected that the total planned population of the Area would be about 255 persons.

7. OPPORTUNITIES AND CONSTRAINTS

7.1 Opportunities

7.1.1 Conservation

7.1.1.1 Amid the SKECP, the Area has high scenic and landscape value which complements the natural landscape of the surrounding 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. The shrubland and woodland at the periphery of the Area are contiguous with the expanse of vegetation in the adjoining SKECP and form part of the wider ecosystem therein. Some of these shrubland and woodland of largely native species have developed from abandoned agricultural land. Although most of the flora and fauna species recorded in the Area are common and widespread in Hong Kong, protected species such as *Aquilaria sinensis* (土沉香), *Pavetta hongkongensis* (香港大沙葉), and *Rhodoleia championii* (紅花荷), as well as species of conservation interest including *Artocarpus hypargyreus* (白桂木) and *Celtis biondii* (紫彈朴) have been recorded.

7.1.1.2 Some grassland has regenerated on the abandoned agricultural land near the stream and estuary at Pak A. Wetland plants, such as *Kandelia obovata* (水筆仔), *Bruguiera gymnorhiza* (木欖), *Lumnitzera racemosa* (欖李), are found in the estuaries and delta connecting Pak A and Chau Tsai.

7.1.1.3 Along the coast of Tung A, Pak A and Chau Tsai are mainly undisturbed natural rocky shores and sandy beaches. These areas are attractive physical landforms and areas of high landscape, scenic or ecological value. All these natural features should be protected as far as possible with minimum development.

7.1.2 Agriculture

The fallow agricultural land in the Area has become shrubland and young woodland over the years. These wooded areas, with limited opportunity of rehabilitation for agricultural use, are worthy of protection from nature conservation perspective.

7.1.3 Tourism Potential

The meandering coastline, spectacular sea view, the seafood restaurants (selling seafood and sea urchin in particular) as well as the unique small island of Chau Tsai attract many hikers.

7.2 Constraints

7.2.1 Transportation

At present, the Area is only accessible via a footpath leading to Sai Kung Man Yee Road or alternatively by boat. There is no vehicular access or ferry service provided to the Area despite the presence of piers. There is also neither planned infrastructure under the purview of Transport Department nor any improvement plan for the existing footpath and/or ferry service.

7.2.2 Geotechnical

The solid geology of Tung A and Pak A is composed mainly of rhyolitic fine ash vitric tuff of High Island Formation. The valley between Pak A Teng and Ping Pai is mainly covered with debris flow deposits and alluvium. The valley at Tung A is partly covered by debris flow deposits. The area between Tung A and Sha Kiu Tau is covered by beach deposits. A northeast-trending fault is likely present below the hillside of Pak A. Some areas in Pak A are close to natural hillside and may be affected by potential natural terrain landslide hazards. However, as advised by the Head of Geotechnical Engineering Office of Civil Engineering and Development Department, the natural terrain hazard studies and mitigation would be dealt with under the Landslip Prevention and Mitigation Programme to be carried out by CEDD.

7.2.3 Sewerage

There are neither existing sewers nor stormwater drains being maintained by the Drainage Services Department within the Area. At present, on-site sewage treatment systems such as septic tanks and soakaway (STS) system 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 recreational/residential developments will 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 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

Amid the SKECP, the Area is part of the wider natural system of the Sai Kung countryside. The general planning intention of the Area is to protect its high landscape value which complements the overall naturalness and the landscape beauty of the surrounding Sai Kung East Country Park. The planning intention is also to reflect existing recognized villages and the fishermen settlement as well as to protect the natural habitats from conservation perspective.

9. LAND-USE ZONINGS

9.1 Residential (Group C) ("R(C)"): Total Area 0.01 ha

- 9.1.1 This zone is intended primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board.
- 9.1.2 This zone is to cover a building lot at Chau Tsai which is the subject of a planning application (No. A/DPA/SK-TA/1) for the redevelopment of ruined houses to a 2-storey house with a maximum plot ratio, site coverage and building height of 1.31, 65.55%, 2 storeys and 13.12mPD respectively, which was approved by the Board under section 16 of the Town Planning Ordinance. The "R(C)" zone of the site is to reflect the development scheme approved by the Board. The Notes of the "R(C)" zone have also stipulated the development parameters as approved by the Board.
- 9.1.2 To provide flexibility for innovative design adapted to the characteristics of the site, minor relaxation of plot ratio, site coverage and building height restrictions may be considered by the Board through planning permission application system. Each proposal will be considered on its individual merits.

9.2 "Village Type Development" ("V"): Total Area 3.45 ha

- 9.2.1 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.
- 9.2.2 The recognized villages within the Area are Tung A and Pak 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 areas near the stream courses have been avoided as far as possible.

- 9.2.3 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.
- 9.2.4 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.
- 9.2.5 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 Director of Agriculture, Fisheries and Conservation 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 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.

9.3 “Government, Institution or Community” (“G/IC”): Total Area 0.27 ha

- 9.3.1 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, organizations providing social services to meet community needs, and other institutional establishments.
- 9.3.2 There are four areas zoned “G/IC” on the draft OZP and all of which fall within Tung A. The vacant primary school site with playground, located

in the northern part of Tung A, is reserved for future use by the Government and/or social welfare organization.

9.3.3 Other G/IC sites include the Leung Shuen Wan Tin Hau Temple (a Grade 3 historic building) and the village office; both of them are facing the Rocky Harbour. A Government refuse collection point (RCP), located to the north-western of the temple, is providing service to the villagers. The vacant primary school, temple, village office and the RCP are all zoned “G/IC” on the Plan.

9.3.4 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 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.

9.3.5 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.

9.4 “Open Space” (“O”): Total Area 0.51 ha

9.4.1 This zone is primarily intended for the provision of outdoor open-air space for active and/or passive recreational uses serving the needs of the local residents as well as the general public.

9.4.2 There are two small sandy beaches, both of which are located in the western part of Tung A, provide an outdoor space for recreational activities, such as swimming. To reflect the existing use, the pavilion, the two sandy beaches as well as the sitting-out-area and public toilet adjoining the beach (i.e. the beach located to the south) are zoned “O” on the Plan.

9.4.3 A large part of open area directly abutting the Tin Hau Temple is currently used by the villagers for drying catches from the sea. However, during festival days, the open area is used for celebration and provide a place for gathering of the locals and visitors. This open area is zoned “O” on the Plan.

9.5 “Other Specified Uses” (“OU”): Total Area 0.11 ha

9.5.1 This zone is intended primarily for the provision of land for pier use serving the needs of the community.

9.5.2 Since the Area is not directly accessible by vehicles, visiting the Area by boat is an alternative. Currently, there are seven piers, including two floating jetties, in Tung A while there are two piers in Pak A. These nine piers are zoned “OU(Pier)” on the Plan to reflect their existing use.

9.6 “Green Belt” (“GB”): Total Area 13.46 ha

9.6.1 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.

9.6.2 The “GB” zoning mainly covers the wooded slopes at the periphery of Tung A and Pak A which are contiguous with the expanse of vegetation in the adjoining SKECP and form part of the wider ecosystem therein. Although most of the flora and fauna species recorded in the Area are common and widespread in Hong Kong, protected species such as *Aquilaria sinensis* (土沉香), *Pavetta hongkongensis* (香港大沙葉), and *Rhodoleia championii* (紅花荷), as well as species of conservation interest including *Artocarpus hypargyreus* (白桂木) and *Celtis biondii* (紫彈朴) have been recorded. Some grassland has regenerated on the abandoned agricultural land near the streams and estuaries at Pak A. Wetland plants, such as *Kandelia obovata* (水筆仔), *Bruguiera gymnorhiza* (木欖), *Lumnitzera racemosa* (欖李), are found in the estuaries and delta connecting Pak A and Chau Tsai. These areas are also within the “GB” zone.

9.6.3 While ‘Agricultural Use’, ‘Nature Trail’ and ‘Public Convenience’ are Column 1 uses within “GB” zone, rebuilding of New Territories Exempted House (NTEH), 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 (DPA Plan No. DPA/SK-TA/1 exhibited on 19.8.2011), by a NTEH as well as 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 are always permitted. Other uses, such as burial ground, school and social welfare facility may be permitted upon obtaining planning permission from the Board.

9.6.4 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.

9.7 “Coastal Protection Area” (“CPA”): Total Area 2.60 ha

9.7.1 This zoning is intended to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. It may also cover areas which serve as natural protection areas sheltering nearby developments against the effects of coastal erosion.

9.7.2 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.

9.7.3 The coastal areas are mainly occupied by the natural rocky shore which are mostly inaccessible and facing the Rocky Harbour. The areas zoned “CPA” include the entire coastal fringe of Chau Tsai, the rocky/sandy shore of Tung A and Pak A.

9.7.4 Any diversion of streams, filling of land/pond or excavation of land may cause adverse drainage impacts on adjacent areas and adverse impacts on the natural environment. In view of the conservation value of the area within this zone, permission from the Board is required for such activities.

10. COMMUNICATIONS

The Area is accessible by a footpath leading from Sai Kung Man Yee Road. Chau Tsai is linked up with and accessible from Pak A via a sand bar in between. The sand bar is completely submerged during high tide. While there is no direct vehicular access to the Area, marine access is available since several piers/jetties are found along the coast of Tung A and Pak A.

11. UTILITIES SERVICES

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

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

12. CULTURAL HERITAGE

The Tin Hau Temple at Leung Shuen Wan, a Grade 3 historic building, is located within the Area. The Antiquities and Monuments Office of Leisure and Cultural Services Department should be consulted in advance of any development, redevelopment or rezoning proposals that might affect the graded historic building and its immediate environs, including the temple’s direct visual access to the sea.

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 public and private sectors.
- 13.3 Notwithstanding the above, minor improvement works, e.g. access improvements, utility services installation and public works projects will be implemented through the Public Works Programme and the Rural Public Works Programme subject to priority and resource availability. Private developments will be effected principally through private sector initiatives in accordance with the zoned uses indicated on the Plan, provided that their proposals meet Government requirements.

14. PLANNING CONTROL

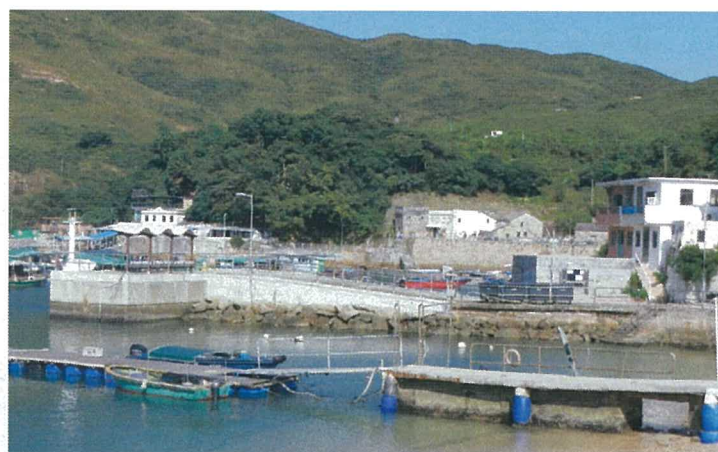
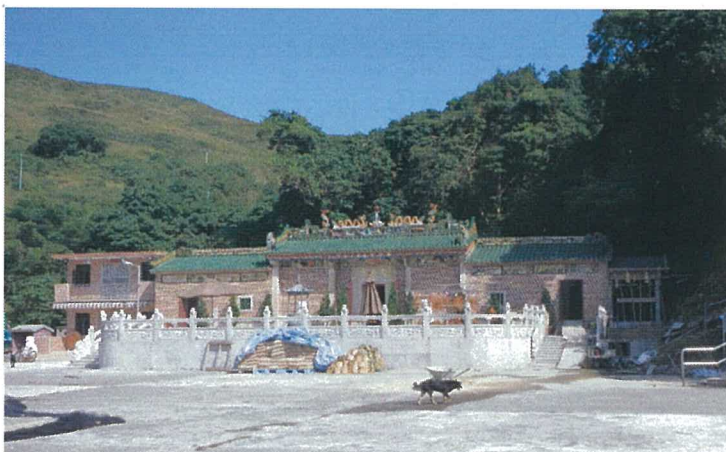
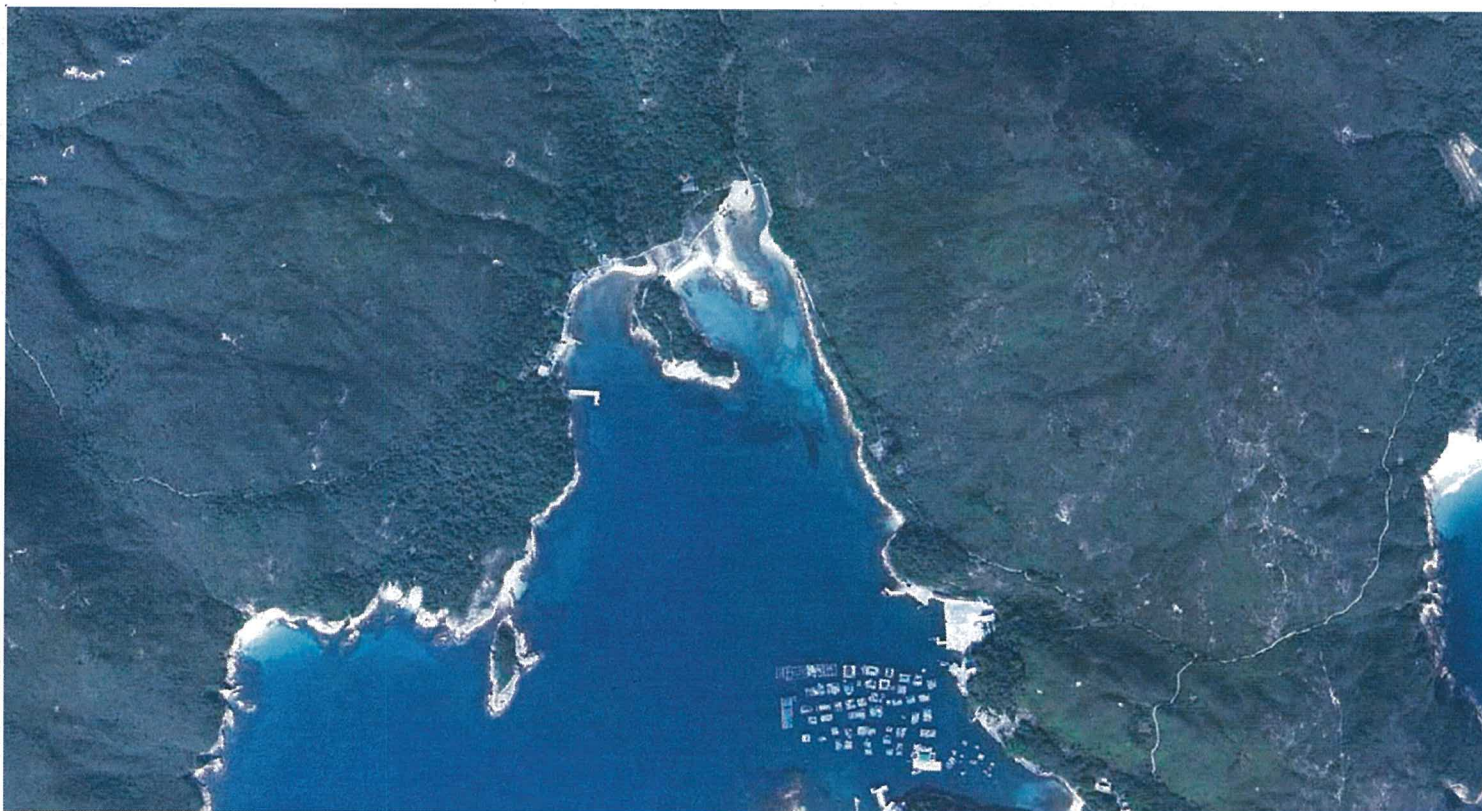
- 14.1 The types of permitted developments and uses on land within the Area are listed in the Notes to the Plan. Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted developments and uses within the same 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 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 14.1 above or in conformity with this Plan or with the permission of the Board, undertaken or continued on or after 19 August 2011 on land included in a plan of the Tung A and Pak A DPA may be subject to enforcement proceedings under the Ordinance. Any diversion of streams, filling of land/pond and/or excavation of land in the relevant zones on or after the exhibition of the specific plan referred to in the Notes of the relevant zones without the permission from the Board may also be subject to enforcement proceedings.

TOWN PLANNING BOARD

_____ **2014**

PLANNING REPORT ON TUNG A AND PAK A



SAI KUNG & ISLANDS
DISTRICT PLANNING OFFICE
PLANNING DEPARTMENT
MARCH 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 Tung A, Pak A and Chau Tsai (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 covers a total area of about 20.41 ha. It comprises three sub-areas, namely, Tung A (about 9.47 ha), Pak A (about 10.1 ha) and Chau Tsai (about 0.84 ha). Tung A and Pak A are completely enclosed by the Sai Kung East Country Park (SKECP) whilst Chau Tsai is a small island located to the east of Pak A. Chau Tsai is linked up with Pak A by a sand bar during low tide. The Area is rural in character comprising mainly village houses, grassland, shrubland, woodland, fallow agricultural land and stream courses. Tung A Village and Pak A Village are the two recognized villages falling within the Area. Mariculture rafts and sea urchin cultivation are found at the cove of the Rocky Harbour (also known as Leung Shuen Wan Hoi) between Tung A and Pak A (**Figure 1**).

1.2.2. Tung A resembles an inverted L-shape located at the eastern part of the Area. There are mountain ranges to the north, east and south of Tung A. Coastal areas are in the western part. Tung A Village is a recognized village and village houses are concentrated in the coastal area. The whole 'Village Environs' ('VE') of Tung A Village falls within the Area (**Figure 7**). Tung A is characterised by a rural and countryside ambience.

1.2.3. Pak A is located at the opposite side of Tung A across the cove of the Rocky Harbour. Mountain ranges of Tai She Wan are located to its north and west. Pak A is enclosed by the Rocky Harbour to its east and south. It is characterised by a rural and countryside ambience. Village houses at Pak A Village, which is a recognized village, are mainly clustered in the middle part along the coastal area. The whole of 'VE' of Pak A Village falls within the Area.

1.2.4. Chau Tsai is a small island located to the east of Pak A and is visually exposed to the surrounding coastal landscape. It falls within the 'VE' of Pak A Village. It is accessible to Pak A through a sand bar in between during low tide or by boat.

1.2.5. The Chief Executive in the 2010-2011 Policy Address has acknowledged the need to regulate land use of the Country Park enclaves to forestall human damage. The Area is one of the Country Park enclaves that needs to be covered by statutory

plan. To prevent haphazard developments and conserve the rural and natural character of the Area, it is necessary to prepare a statutory town plan to cover the Area to provide planning guidance and development control and to enable enforcement actions to be taken against any unauthorized development to safeguard the Area's natural and landscape character.

- 1.2.6. On 14.7.2011, under the power delegated by the Chief Executive, the Secretary for Development directed the Town Planning Board (the Board), under section 3(1)(b) of the Town Planning Ordinance (the Ordinance), to prepare a draft plan designating Tung A and Pak A as DPA.
- 1.2.7. The draft Tung A and Pak A DPA Plan No. DPA/SK-TA/1 was exhibited for public inspection on 19.8.2011. During the exhibition period, 4 representations were received. When the representations were published, no comment was received. After giving consideration to the representations on 17.2.2012, the Board noted the supportive view of representations and decided not to uphold the adverse representations.
- 1.2.8. On 26.6.2012, the Chief Executive in Council (CE in C) approved the draft Tung A and Pak A DPA Plan, which was subsequently renumbered as DPA/SK-TA/2 (**Figure 2**). On 13.7.2012, the approved Tung A and Pak A DPA Plan No. DPA/SK-TA/2 was exhibited for public inspection under section 9(5) of the Ordinance.

- 1.2.9. Pursuant to section 20(5) of the Ordinance, the DPA Plan is effective for three years until 19.8.2014. On 15.3.2014, under the delegated authority by the Chief Executive, the Secretary for Development pursuant to section 3(1)(a) of the Ordinance, directed the Board to prepare an OZP for the Area.

2. THE STUDY AREA

2.1. Location

- 2.1.1. The Area covers an area of about 20.41 ha. Tung A and Pak A are completely encircled by the SKECP, whilst Chau Tsai is a small island which links up with Pak A by a sand bar during low tide. The Rocky Harbour is located to its south. The boundary of the Area is shown on the Plan. The location of the Area is shown in **Figure 3**.

2.2. Natural Features

Physical Setting and Topography (Figures 4a to 5b)

- 2.2.1. In Tung A, there are mountain ranges to the north, east and south of Tung A. Coastal areas are in the western part. The south-western part of Tung A is a piece of coastal low-lying area with a small knoll at its fringe (i.e. Sha Kiu Tau). Tung A mostly remains of natural, rural, countryside with tranquil and visual coherence. Village houses are clustered along the lower coastal area while shrubland, woodland and stream courses are embracing the village houses to the north, east and south of the

Area. There is a cluster of fisherman settlement at Sha Kiu Tau in the south-western part of Tung A. The Leung Shuen Wan Tin Hau Temple and a village office are in the middle part of Tung A.

2.2.2. Pak A is located at the opposite side of Tung A across the cove of the Rocky Harbour. Mountain ranges of Tai She Wan are located to its north and west. Pak A is enclosed by the Rocky Harbour to its east and south. It is characterised by a rural and countryside ambience, comprising mainly village houses, shrubland, woodland developed from fallow agricultural land, woodland and stream courses. Village houses at Pak A Village are mainly clustered in the middle part along the coastal area. Two large pieces of fallow agricultural land are located in the northeast and southwest of Pak A and are overgrown with dense vegetation.

2.2.3. Chau Tsai is a small island located to the east of Pak A and is visually exposed to the surrounding coastal landscape. It falls within the 'VE' of Pak A Village. It is accessible to Pak A by walking across a sand bar in between during low tide or by boat. Fallow agricultural land is found in the middle and northern parts of the island which is overgrown with dense vegetation. No human settlement is currently found on the island.

Natural Habitats

2.2.4. Natural habitats including woodland, shrubland, stream courses, sandy shores and rocky coasts can

be found in the Area. Some of these shrubland and woodland of largely native species has developed from abandoned agricultural land. In particular, the wooded areas at the periphery of Tung A and Pak A are contiguous with the expanse of vegetation in the adjoining SKECP and form part of the wider ecosystem therein. Although most of the flora and fauna species recorded in the Area are common and widespread in Hong Kong, protected species such as *Aquilaria sinensis* (土沉香), *Pavetta hongkongensis* (香港大沙葉), and *Rhodoleia championii* (紅花荷), as well as species of conservation interest including *Artocarpus hypargyreus* (白桂木) and *Celtis biondii* (紫彈朴) have been recorded.

2.3. Historical Development

2.3.1. Tung A Village and Pak A Village are the only two recognized villages in the Area. Both of them are Hakka Villages. In the past, the villagers depended mainly on farming. Since the early 1980s, most villagers have moved out and farming activity has ceased.

2.3.2. Within Tung A, the Tin Hau Temple, a Grade 3 historic building, is found overlooking the Rocky Harbour. No other historical or archaeological sites are recorded within the Area.

2.4. Population and Employment

2.4.1. According to the 2011 Census, the population in

Tung A and Pak A was less than 50.

2.5. Existing Land Uses (Figures 6a to 6j)

(a) Recognized Village

2.5.1. Tung A Village and Pak A Village are the two recognized villages falling within the Area. Village houses are mainly one to two storeys in height; the condition of some village houses is dilapidated and unoccupied. Restaurants, mainly opened on holidays/weekends, are found on the ground floors of some village houses. The village houses in both Tung A and Pak A are found clustered along the paved footpath and the alignment of which generally follows the coast, i.e. village houses are concentrated at the foothills overlooking the Rocky Harbour.

2.5.2. District Lands Officer/Sai Kung, Lands Department (DLO/SK, LandsD) advises on 20.12.2013 that the Indigenous Inhabitant Representatives of Tung A Village and Pak A Village have indicated that the forecast 10-year Small House demand for Tung A Village and Pak A Village are 80 and 148 respectively. According to DLO/SK, no outstanding Small House application has been recorded in Tung A Village while one outstanding Small House application in Pak A Village.

2.5.3. Additional land area of about 2 ha in Tung A and 3.7 ha in Pak A (or equivalent to about 80 and 149 Small House sites respectively) will be required to

meet the future 10-year forecast demand of village house developments.

(b) Agricultural land

2.5.4. Fallow agricultural land is mainly found in the central part of Tung A, north-eastern and south-western part of Pak A. Since agricultural activities have stopped for many years, the fallow agricultural land is now overgrown with dense vegetation.

2.5.5. Fallow agricultural land is also found on the northern and middle parts of the Chau Tsai which is overgrown with dense vegetation. No human settlement is currently found on the island.

(c) Farm Fishing and Sea Urchin Cultivation

2.5.6. Mariculture rafts and sea urchin cultivation are found at the cove of the Rocky Harbour between Tung A and Pak A.

(d) Abandoned Salt Pan

2.5.7. An abandoned salt pan is found on a knoll at the south-western part of Tung A, i.e. Sha Kiu tau. Currently, this area is flat and paved.

(e) Vacant School

2.5.8. The ex-Leung Shuen Wan School, a disused primary school with playground, is found at the northern part of Tung A.

(f) Woodland/shrubland/grassland

2.5.9. The shrubland and woodland at the periphery of the Area are contiguous with the expanse of vegetation in the adjoining SKECP and form part of the wider ecosystem therein. Although most of the flora and fauna species recorded in the Area are common and widespread in Hong Kong, the wooded areas consist largely of native plant species including a few protected species.

(g) Stream courses

2.5.10 Two streams are found near the eastern part of Pak A, running in a north-south direction, and another stream, running in an east-west direction, is found in the middle of Tung A and all streams flow towards Rocky Harbour. The stream on the eastern fringe of Pak A has a number of weirs in the upstream section. Part of this stream bank near the estuary is modified but the stream bed remains largely natural. The stream to the north of Chau Tsai appears to be largely natural. Some grassland has regenerated on the abandoned agricultural land near the stream and estuary at Pak A. Wetland plants, such as *Kandelia obovata* (水筆仔), *Bruguiera gymnorhiza* (木欖), *Lumnitzera racemosa* (欖李), are found in the estuaries and delta connecting Pak A and Chau Tsai.

2.5.11 The downstream section of the stream near the Tin Hau Temple in Tung A has been modified to form water tanks. No aquatic species of conservation

interest is found in any of the three streams.

2.6. Land Ownership

The majority of land in the Area (about 75%) is Government land, and the remaining 25% are private land comprising mainly the agricultural land and building lots in the middle part of the Area (**Figure 7**).

2.7. Transportation

2.7.1. At present, the Area is accessible via a footpath leading from Sai Kung Man Yee Road which is a service road being maintained by Water Supplies Department (WSD). There is no direct vehicular access to the Area.

2.7.2. There are altogether 7 and 2 piers/floating jetties in Tung A and Pak A respectively. Despite the availability of piers, the Area is not serviced by public ferry.

2.8. Other Infrastructure and Utility services

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

3. PLANNING ANALYSIS

3.1. Strategic and Planning Contexts

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

3.1.2. With reference to the Landscape Value Mapping of Hong Kong (2005), the Area covers two types of Landscape Character Areas (LCAs), ‘Leung Shuen Wan Chau Coastal Hillside’ and ‘Rocky Harbour Inshore Water’ landscape, which forms part of the coastal and hillsides landscape on the southern peninsula of SKECP and is categorized as of high landscape and scenic value which complements the overall naturalness and the landscape beauty of the surrounding country park.

3.2. Environmental and Conservation Considerations

The Area is largely natural in character with its vegetation being part of the wider ecosystem of SKECP. The shrubland and woodland therein consist largely of native species including a few protected species. The Area is

worthy of protection from nature conservation point of view.

3.3. Development Constraints

Transportation

3.3.1. At present, the Area is only accessible via a footpath leading to Sai Kung Man Yee Road or alternatively by boat. There is no direct vehicular access or ferry service provided to the Area despite the presence of piers. Currently, there is neither planned infrastructure under the purview of Transport Department nor any improvement plan for the existing footpath and/or ferry service.

Geotechnical

3.3.2. The solid geology of Tung A and Pak A is composed mainly of rhyolitic fine ash vitric tuff of High Island Formation. The valley between Pak A Teng and Ping Pai is mainly covered with debris flow deposits and alluvium. The valley at Tung A is partly covered by debris flow deposits. The area between Tung A and Sha Kiu Tau is covered by beach deposits. A northeast-trending fault is likely present below the hillside of Pak A.

3.3.3. Some areas in Pak A are close to natural hillside and may be affected by potential natural terrain landslide hazards. However, as advised by the Head of Geotechnical Engineering Office of Civil Engineering and Development Department (H(GEO), CEDD), the natural terrain hazard

studies and mitigation would be dealt with under the Landslip Prevention and Mitigation Programme to be carried out by CEDD.

Sewerage/Stormwater

- 3.3.4. There are neither existing sewers nor stormwater drains being maintained by the Drainage Services Department within the Area. There are also neither planned sewerage nor drainage systems for the Area. At present, on-site sewage treatment systems such as septic tank and soakaway pits are generally used in traditional villages. They would only satisfy the requirements of individual lots. Any increase in population or number of visitors to the Area or further recreation/residential developments will require additional facilities in accordance with the laws and regulations.

Infrastructure and Utility Services

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

3.4. Development Opportunities

Conservation Potential

- 3.4.1. Amid the SKECP, the Area has high scenic and landscape value which complements the natural

landscape of the surrounding country park. The natural landscape and the coastal environment of the Area are worthy of conservation while the scale of the village development should be compatible with the rural setting and surrounding landscape.

- 3.4.2. The shrubland and woodland at the periphery of the Area are contiguous with the expanse of vegetation in the adjoining SKECP and form part of the wider ecosystem therein. These wooded areas consist largely of native species including a few protected species.

Agriculture Potential

- 3.4.3. The fallow agricultural land in the Area has become shrubland and young woodland over the years. Director of Agriculture, Fisheries and Conservation (DAFC) has no comment on the agriculture potential, and advised that wooded areas are worthy of protection from nature conservation perspectives.
- 3.4.4. The meandering coastline, spectacular sea view, the seafood restaurants (selling seafood and sea urchin in particular) as well as the unique small island of Chau Tsai attract many hikers.

3.5. Development Pressure

- 3.5.1. The replacement OZP will reflect, amongst others, the existing recognized village and designate areas considered suitable for the provision of village expansion. However, land reservation on the OZP

should strike a balance between Small House development and conservation of the natural landscape and coastal environment.

3.5.2. Since the publication of the DPA Plan, the local villagers have been asking for reservation of sufficient land in the Area to cope with the Small House demand development. The Rural Committee (RC) and the Indigenous Inhabitant Representatives of Tung A and Pak A Villages (VRs) have also maintained that the indigenous villagers should be allowed to build Small House within 'VE'. They request that the fallow agricultural land should be reserved for Small House development to meet their 10-year Small House demand since rehabilitation of agriculture is highly unlikely.

3.5.3. Subsequent to the exhibition of the draft Tung A and Pak A DPA Plan on 19.8.2011, two representations submitted by the environmental concern groups were received. They expressed that conservation zonings such as "Conservation Area" should be designated to facilitate the restriction and regulation of incompatible developments on those ecologically sensitive areas (e.g. dense woodland). In addition, since the Area is in lack of drainage and sewerage systems, conservation zonings are needed for the areas adjacent to the stream courses and coastal areas in order to prevent any potential developments from affecting the natural streams and marine ecology. The authority should consider incorporating sensitive area into SKECP to better conserve the

integrity of the Area and processing of Small House grant should be suspended to avoid adding more development pressure and increasing demand for compensation.

3.5.4. Noting the requests and concerns of both the locals and environmental concern groups as mentioned above, Planning Department (PlanD) has assessed the Small House demand of Tung A and Pak A Villages by obtaining the latest information on the 10-year forecast for Small House demand from the DLO/SK in December 2013. As advised by DLO/SK, the VRs of Tung A Village and Pak A Village have indicated that the forecast 10-year Small House demand for Tung A Village and Pak A Village are 80 and 148 (about 35/36 males living in Hong Kong and 45/112 residing overseas who plan to construct Small Houses in Tung A Village/Pak A Village) respectively (as compared with the previous figure of 8 in Tung A and 140 in Pak A for the period of 2011 to 2020 when DPA plan was prepared in 2011). As explained by the two VRs, the updated 10-year forecasts are obtained by communicating with the villagers and the estimated forecasts should be more accurate. According to DLO/SK, while no outstanding Small House application has been recorded in Tung A Village, there is one outstanding Small House application in Pak A Village. Based on PlanD's preliminary estimate, the total land required area for meeting the total Small House demand of 229 (the outstanding and the 10-year forecast for Small House demand are respectively 1 and 228) equates to about 5.7 ha.

3.5.5. 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 cluster, previously approved Small House application¹, environmental conditions and natural terrain of the area.

3.5.6. Throughout the plan-making process, concerned departments and the RC Chairman and VRs have been closely liaised to ensure their views and comments be duly taken into account in the delineation of the "V" zone for the existing village cluster and potential areas for village expansion.²

3.5.7. It should be noted that the Area is completely encircled by the SKECP. There are streams in the Area and mountain ranges to its east, north and west which form an integrated part of the country park. To the south of the Area is the scenic Rocky Harbour. Fallow agricultural land is found mainly in the north-eastern and south-western parts of Pak A and northern and middle parts of Chau Tsai. Since agricultural activities have stopped for decades, the fallow agricultural land is now overgrown with dense vegetation. Flat land in the Area is already occupied by village settlements, fallow agricultural land, vacant school, temple,

village office, Government refuse collection point, public toilet, pavilions and sandy beach/rocky shore. Some areas in Pak A are close to natural hillside and may be affected by potential natural terrain landslide hazards. However, as advised by the H(GEO), CEDD, the natural terrain hazard studies and mitigation would be dealt with under the Landslip Prevention and Mitigation Programme to be carried out by CEDD.

3.5.8. To meet the total outstanding and 10-year forecast of 229, effort has been made to examine suitable land for Small House developments. The boundaries of the "V" zone are generally drawn up having regard to the 'VE', the local topography, the existing settlement pattern, site constraints, the outstanding Small House application, as well as the estimated Small House demand. Areas with dense vegetation, characterized by difficult terrain and located near the stream courses have been avoided as far as possible.

3.5.9 The currently proposed "V" zones on the draft OZP, covering a total area of about 3.45 ha, fall entirely within 'VE' comprises mainly the existing fallow agricultural land in northern Pak A and the abandoned salt pan in western Tung A. The total developable land reserved for new Small House developments amounts to about 1.98 ha, equivalent to about 79 Small House sites (**Table 1**). This can satisfy about 35% of the total 10-year forecast of Small House demand in the Area (i.e. 79 out of 229). However, in the planning process, consideration should be given to the consolidation

¹ No Small House application has been granted/approved by LandsD/the Board for both villages since the first gazettal of the Tung A and Pak A DPA Plan in 2011

² Meeting with the Sai Kung RC was held on 2.12.2013 and joint site visit with RC Chairman and the VRs was conducted on 23.12.2013.

of Small House development at suitable locations in order to avoid undesirable disturbances to the natural environment and overtaking the limited infrastructure in the Area.

Small House Demand (estimate available in 2013)		Required land to meet new Small House Demand (ha)	'VE' Area (ha)	'V' zone on draft OZP (ha)
Outstanding Application	10-year forecast (2013 – 2023)			
Tung A : 0	80	2.0	8.31	1.63 (0.80ha developable land providing 32 new sites)
Pak A : 1	148	3.7	8.19 (incl. 0.84 ha in Chau Tsai)	1.82 (1.18 ha developable land providing 47 new sites)
	228 (plus. 1 outstanding application)	Total: 5.7	Total: 16.5	Total: 3.45ha (1.98 ha of developable land providing 79 new sites)
	Total: 229			

Table 1: Small House Demand for Tung A and Pak A Villages

3.6. Development Proposal Received in the Course of Preparation of the Plan

In the course of Plan preparation, a planning application (No. A/DPA/SK-TA/1) under section 16 of the Town Planning Ordinance was approved with conditions by the Rural and New Territories Planning Committee (RNTPC) on 11.1.2013. The application site is zoned "Unspecified Use" on the approved DPA Plan and falls within the island of Chau Tsai. The approved application is for the redevelopment of ruined houses to a 2-storey house with a maximum plot ratio, site coverage and building height of 1.31, 65.55%, and 2 storeys (13.12mPD) respectively.

4. PLANNING PROPOSALS

4.1. The Outline Zoning Plan

The draft Tung A and Pak A OZP prepared under section 3(1) of the Ordinance is to provide a statutory basis for planning control over the Area. It will supersede the approved Tung A and Pak A DPA Plan No. DPA/SK-TA/2, which was exhibited for public inspection under section 9(5) of the Ordinance on 13.7.2012. 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

4.2.1. Given the natural environment with high landscape value coupled with its inaccessibility due to lack of vehicular access, the planning framework for the Area should be to preserve the natural environment and its natural resources. While no large-scale development should be introduced in order to minimize encroachment onto the natural environment, suitable land will be reserved for the need for Small House development. The planning objectives of the OZP are as follows:

- (a) to provide a comprehensive planning framework to guide the development on an integrated and co-ordinated basis;
- (b) to provide land for the development of Small Houses meeting the demand arising from the indigenous villagers;
- (c) to conserve the Areas' outstanding natural landscape and ecological value in safeguarding the natural habitat and natural system of the wider area; and
- (d) to preserve the natural and rural character of the Area.

4.3. Planning Principles

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

- (a) the Area forms an integral part of the natural system of the natural woodlands in the adjoining SKECP with a wide spectrum of natural habitats including, inter alia, woodland and hillside shrubland;
- (b) Small House development in recognized villages will be consolidated at suitable locations so as to preserve the rural character of the Area. Future development and redevelopment should also demonstrate such a low-rise characteristic and would not overtax the constrained infrastructure; and
- (c) the needs of the local community are addressed as appropriate.

4.4. Land Use Proposals (Figures 8a and 8b)

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 existing and planned infrastructure. It has also taken into account the comments and views from various Government departments, including DAFC, DEP, CEDD and HAD etc. The following land use zones are proposed to be designated on the Plan.

4.4.2. Village Type Development ("V")

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

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 recreational, commercial and community uses may be permitted on application to the Board.

- (b) As to the Small House demand forecast for Tung A and Pak A, it is noted that the latest figure for Pak A is generally in line with the previous figure at DPA plan stage (i.e. 140). As regards Tung A, PlanD has further liaised with DLO/SK as to the increase of Small House demand from 8 to 80. The latest figure of 80 Small House demand in Tung A is based on VR's latest communication with the villagers but there is no verification by DLO/SK. In the absence of verification for the 10-year forecast demand and noting that there is only one outstanding application for Pak A Village, PlanD has adopted a prudent approach to include only suitable areas into the "V" zone without simply following the Small House demand forecast. Such other

considerations as the 'VE', the local topography, the existing settlement pattern, site constraints, etc. have been taken into account in drawing up the "V" zones. Areas with dense vegetation, characterized by difficult terrain and areas near the stream courses have been avoided as far as possible.

- (c) Some areas zoned "V" on the draft OZP are close to the SKECP. Should any works encroach onto the country park, prior written consent from the Country and Marine Parks Authority must be obtained before commencement of the works inside the country park.
- (d) In order to ensure that any future development or redevelopment within the village would retain the village character, a maximum building height of 3 storeys (8.23 m) or the height of the building(s), whichever is the greater, is imposed under this zoning. To provide flexibility for characteristics of particular sites, minor relaxation of the building height restriction may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.
- (e) As diversion of streams, or filling of 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 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 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, AFCD and PlanD to ensure that all relevant departments would have adequate opportunity to review and comment on the applications.

4.4.3. Government, Institution or Community ("G/IC")

- (a) 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.
- (b) There are four areas zoned "G/IC" on the draft OZP and all of which fall within Tung A. The vacant primary school site with playground, located in the northern part of Tung A, is reserved for future use by the Government and/or social welfare organization.
- (c) Other G/IC sites include the Leung Shuen Wan Tin Hau Temple (a Grade 3 historic building) and the village office; both of them are facing the Rocky Harbour. A Government refuse collection point (RCP), located to the northwestern of the temple, is providing service to the villagers. The vacant primary school, temple, village office and the RCP are all zoned "G/IC" on the draft OZP.
- (d) The maximum building height for each "G/IC" site is stipulated on the Plan. To allow design flexibility, minor relaxation of the building height restriction may be considered by the

Board on application under s.16 of the Ordinance. Each proposal will be considered on its individual merits.

4.4.4. Green Belt (“GB”)

- (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) The “GB” zoning mainly covers the wooded slopes at the periphery of Tung A and Pak A which are contiguous with the expanse of vegetation in the adjoining SKECP and form part of the wider ecosystem therein. These shrubland and woodland consist largely of native species. Although most of the flora and fauna species recorded in the Area are common and widespread in Hong Kong, protected species such as *Aquilaria sinensis* (土沉香), *Pavetta hongkongensis* (香港大沙葉), and *Rhodoleia championii* (紅花荷), as well as species of conservation interest including *Artocarpus hypargyreus* (白桂木) and *Celtis biondii* (紫彈朴) have been recorded. Some grassland has regenerated on the abandoned agricultural land near the streams and estuaries at Pak A. Wetland plants, such as *Kandelia obovata* (水筆仔), *Bruguiera gymnorhiza* (木

欖), *Lumnitzera racemosa* (欖李), are found in the estuaries and delta connecting Pak A and Chau Tsai. These areas are also within the “GB” zone.

- (c) While ‘Agricultural Use’, ‘Nature Trail’ and ‘Public Convenience’ are Column 1 uses within “GB” zone, rebuilding of New Territories Exempted House (NTEH), 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 (DPA Plan No. DPA/SK-TA/1 exhibited on 19.8.2011), by a NTEH as well as 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 are always permitted. Other uses, such as burial ground, school and social welfare facility may be permitted upon obtaining planning permission from the Board.
- (d) 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.

4.4.5 Coastal Protection Area (“CPA”)

- (a) This zoning is intended to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. It may also cover areas which serve as natural protection areas sheltering nearby developments against the effects of coastal erosion.
- (b) 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.
- (c) The coastal areas are mainly occupied by the natural rocky shore which are mostly inaccessible and facing the Rocky Harbour. The areas zoned “CPA” include the entire coastal fringe of Chau Tsai, and the rocky coast/sandy shore of Tung A and Pak A.

4.4.6 Open Space (“O”)

- (a) This zone is primarily intended for the provision of outdoor open-air space for active and/or passive recreational uses serving the needs of the local residents as well as the general public.
- (b) There are two small sandy beaches, both of which are located in the western part of Tung A, provide an outdoor space for recreational activities, such as swimming. To reflect the existing use, the pavilion, the two sandy beaches and the sitting-out-area immediately adjoining the beach to the south are zoned “O” on the draft OZP.
- (c) A large part of open area directly abutting the Tin Hau Temple is currently used by the villagers for drying catches from the sea. During festival days, the open area is used for celebration and provides a place for gathering of the locals and visitors. This open area is zoned “O” on the draft OZP.

4.4.7 Residential (Group C) (“R(C)”)

- (a) This zone is intended primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.
- (b) A planning application (No. A/DPA/SK-TA/1)

under section 16 of the Town Planning Ordinance was approved on 11.1.2013 with conditions by the RNTPC. The application site was zoned “Unspecified Use” on the approved DPA Plan and falls within the island of Chau Tsai. The approved application is for the redevelopment of ruined houses to a 2-storey house with a maximum plot ratio, site coverage and building height of 1.31, 65.55%, 2 storeys and 13.12mPD respectively. The application site is zoned “R(C)” on the draft OZP. The Notes of the “R(C)” zone have also stipulated the development parameters as approved by the RNTPC.

- (c) To provide flexibility for innovative design adapted to the characteristics of the site, minor relaxation of plot ratio, site coverage and building height restrictions may be considered by the Board through planning permission application system. Each proposal will be considered on its individual merits.

4.4.8 Other Specified Uses (Pier) (“OU(Pier)”)

- (a) This zone is intended primarily for the provision of land for pier use serving the needs of the community.
- (b) Since the Area is not directly accessible by vehicles, visiting the Area by boat is an alternative. Currently, there are seven piers, including two floating jetties, in Tung A while there are two piers in Pak A. These nine

piers/jetties are zoned “OU(Pier)” on the draft OZP to reflect their existing use.

5. IMPLEMENTATION

Utilities Services

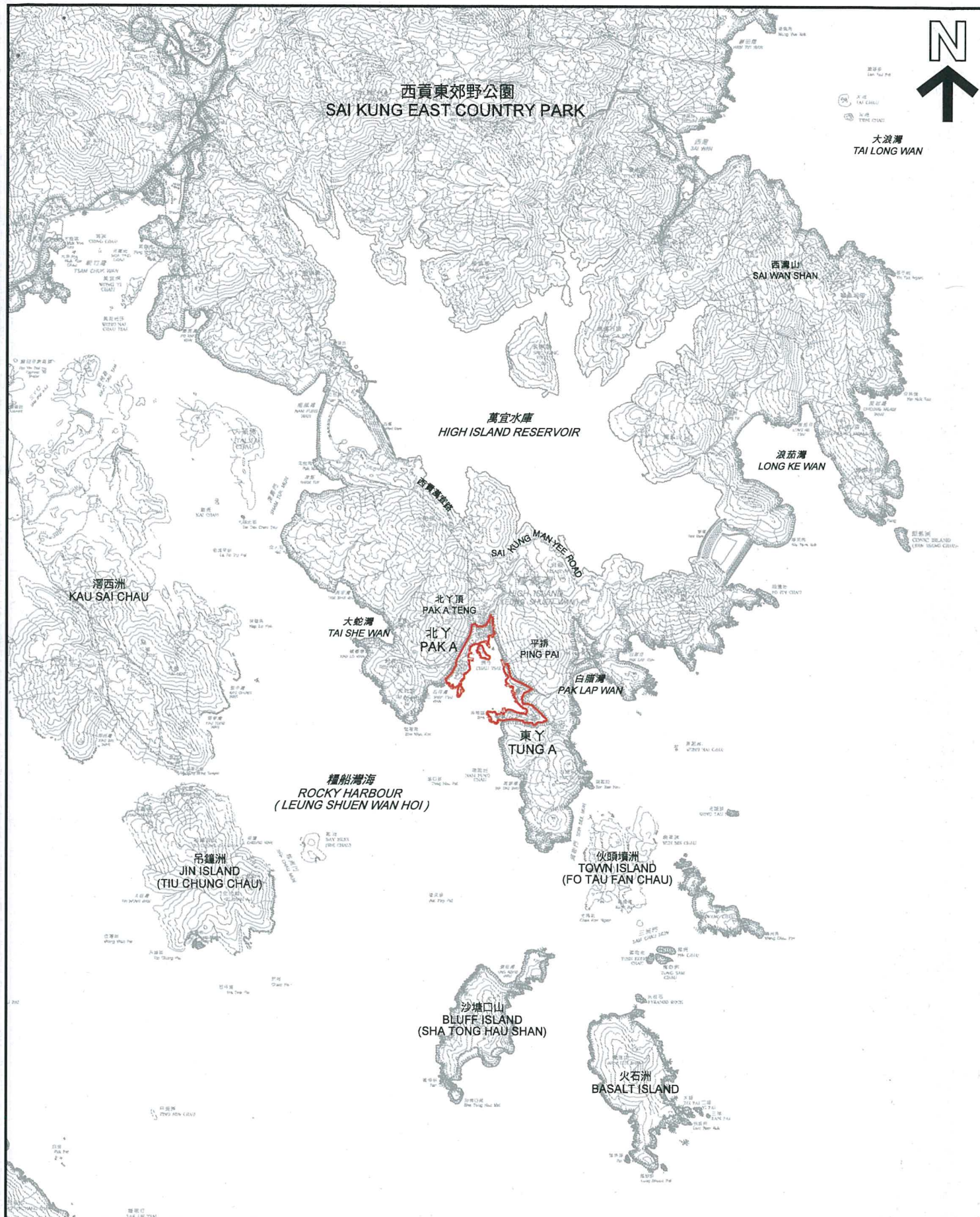
- 5.1. The Area is supplied with electricity and telephone services. In respect of other utility services, potable water supply to existing facilities and villagers of the Area is provided, but there are neither committed/planned sewerage and drainage systems nor gas supply projects for the Area.
- 5.2.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

Statutory Development Control

- 5.3. The OZP provides a broad land-use framework for development control and implementation of planning proposals for the Area. More detailed plans will be prepared as a basis for public works planning and private developments. The types of permitted developments and uses on land within the Area are listed in the Notes of the Plan. All uses directly related and ancillary to the permitted developments and uses are also permitted.

- 5.4. At present, there is no overall programme for the provision of infrastructure within the Area. The implementation process will be gradual and may stretch over a long period of time depending on the availability of resources. It will be undertaken through the participation of both public and private sectors.
- 5.5. Footpaths, utility services installation and public works projects will be implemented through the Public Works Programme, the Rural Public Works Programme, and Local Public Works Improvement Programme subject to priority and resource availability. Private developments will be effected principally through private sector initiatives in accordance with the zoned uses indicated on the OZP, provided that their proposals meet the Government requirements.
- 5.6. Any development, or in conformity with this Plan or with the permission of the Board, undertaken or continued on or after 19.8.2011 on land included in a plan of the Draft Tung A and Pak A DPA, may be subject to enforcement proceedings under the Ordinance.

PLANNING DPEARTMENT
MARCH 2014



擬議分區計劃大綱圖的規劃範圍界線
PROPOSED PLANNING SCHEME
BOUNDARY OF
OUTLINE ZONING PLAN

本摘要圖於2014年1月13日擬備
EXTRACT PLAN PREPARED ON 13.1.2014

東丫及北丫的位置圖 LOCATION PLAN OF TUNG A AND PAK A

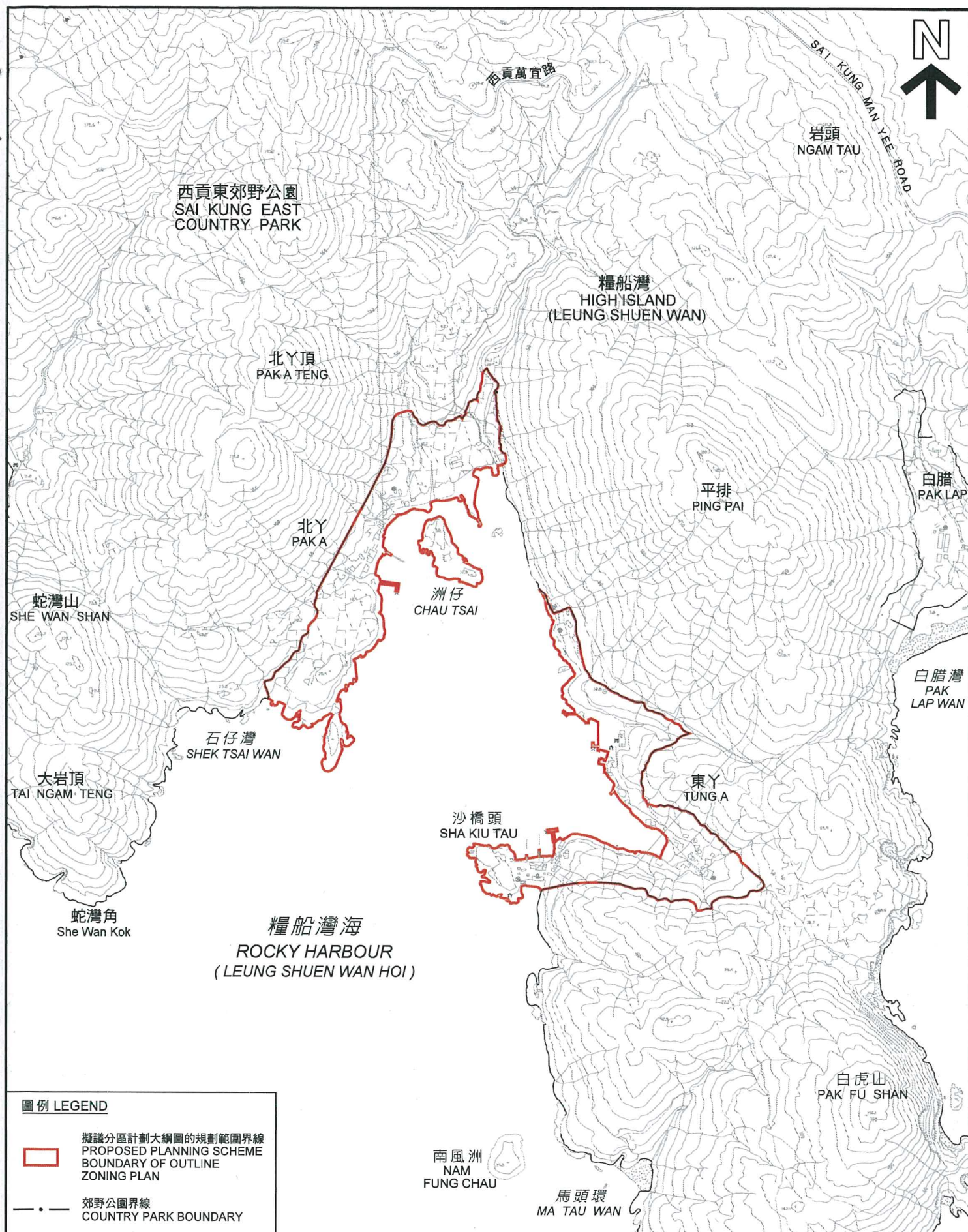
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METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/SK/13/60

圖表
Figure
1



本摘要圖於2014年1月13日擬備，
所根據的資料為測量圖
8-SE-C及12-NE-A
EXTRACT PLAN PREPARED ON 13.1.2014
BASED ON SURVEY SHEETS
8-SE-C & 12-NE-A

東丫及北丫
分區計劃大綱圖的規劃範圍界線
PLANNING SCHEME BOUNDARY
OF TUNG A AND PAK A
OUTLINE ZONING PLAN

SCALE 1: 10 000 比例尺
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規劃署
PLANNING
DEPARTMENT

參考編號
REFERENCE No.
M/SK/13/60



圖表
Figure
3



擬議分區計劃大綱圖的規劃範圍界線
PROPOSED PLANNING SCHEME
BOUNDARY OF
OUTLINE ZONING PLAN

本摘要圖於2014年1月13日擬備，所根據
的資料為地政總署於2013年1月1日拍得
的航攝照片編號CW99105

EXTRACT PLAN PREPARED ON 13.1.2014
BASED ON AERIAL PHOTO
No.CW99105 TAKEN ON 1.1.2013
BY LANDS DEPARTMENT

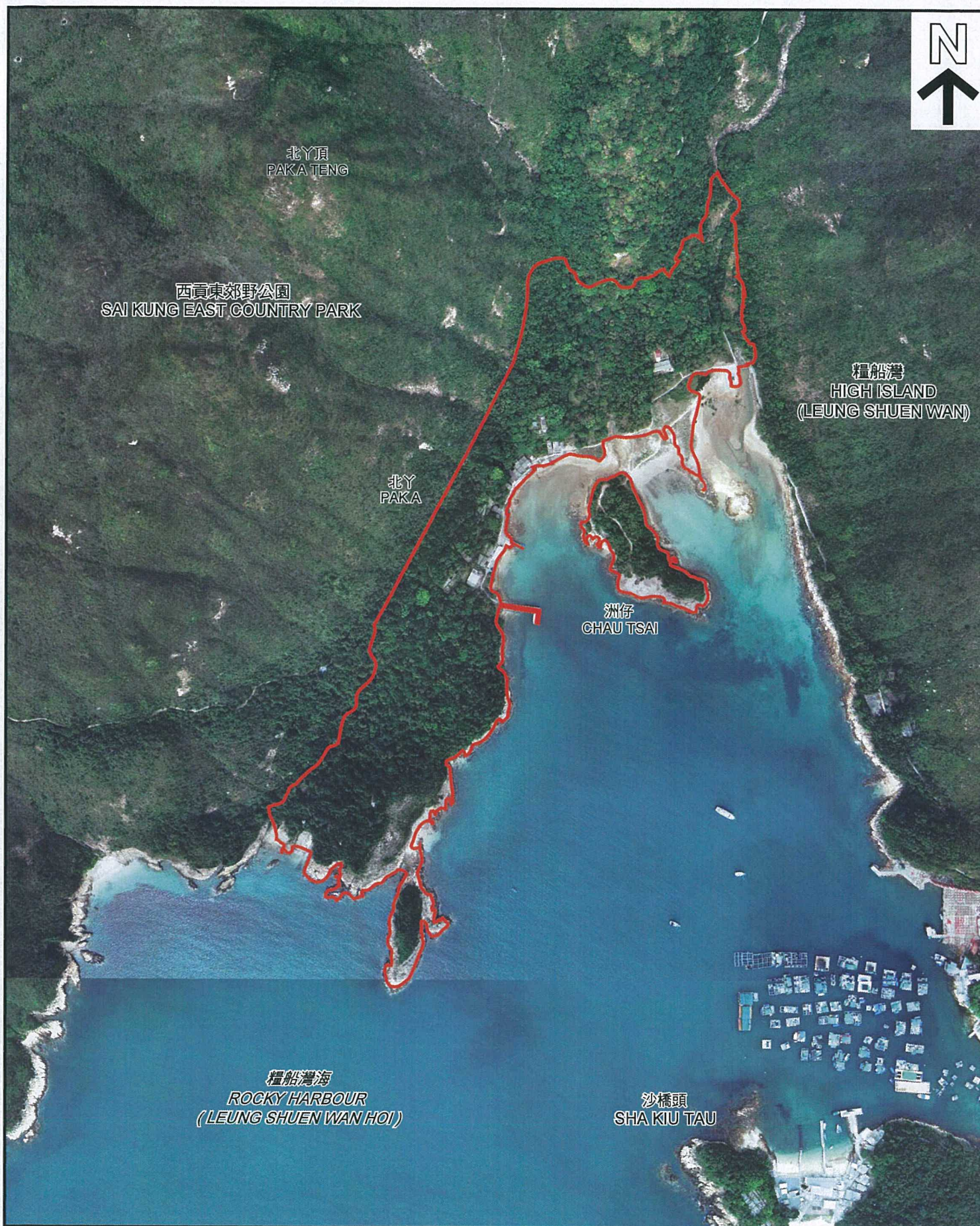
東丫的航攝照片
AERIAL PHOTO OF
TUNG A

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/SK/13/60

圖表
Figure
4a



擬議分區計劃大綱圖的規劃範圍界線
PROPOSED PLANNING SCHEME
BOUNDARY OF
OUTLINE ZONING PLAN

本摘要圖於2014年1月13日擬備，
所根據的資料為地政總署
於2013年1月1日拍得的航攝照片
編號CW99064及CW99104
EXTRACT PLAN PREPARED ON 13.1.2014
BASED ON AERIAL PHOTOS
No. CW99064 AND CW99104
TAKEN ON 1.1.2013
BY LANDS DEPARTMENT

北丫及洲仔的航攝照片
AERIAL PHOTO OF
PAK A AND CHAU TSAI

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/SK/13/60

圖表
Figure
4b



洲仔
CHAU TSAI

西貢東郊野公園
SAI KUNG EAST COUNTRY PARK

糧船灣
HIGH ISLAND
(LEUNG SHUEN WAN)

東丫
TUNG A

沙橋頭
SHA KIU TAU

糧船灣海
ROCKY HARBOUR
(LEUNG SHUEN WAN HOI)

圖例 LEGEND

-  擬議分區計劃大綱圖的規劃範圍界線
PROPOSED PLANNING SCHEME
BOUNDARY OF
OUTLINE ZONING PLAN
-  現有村屋 / 民居地
EXISTING VILLAGE HOUSES /
SETTLEMENT
-  鄉村辦事處
VILLAGE OFFICE
-  糧船灣天后宮
HIGH ISLAND TIN HAU TEMPLE
-  空置學校
VACANT SCHOOL
-  荒廢鹽田
ABANDONED SALT PAN
-  公廁
PUBLIC TOILET
-  垃圾收集站
REFUSE COLLECTING POINT
-  涼亭
PAVILION
-  碼頭 / 渡頭
PIER/JETTY
-  沙灘 / 石灘
SANDY SHORE / ROCKY COAST
-  草地
GRASSLAND
-  休憩處
SITTING-OUT AREA
-  魚排
MARICULTURE RAFTS
-  休耕農田
FALLOW AGRICULTURAL LAND
-  密林區
WOODED AREA (LOWLAND FOREST /
MIXED SHRUBLAND)
-  河流
STREAM COURSE
-  實地照片的觀景點 (1-21)
VIEWING POINT OF SITE PHOTO (1 - 21)

本摘要圖於2014年1月13日擬備，
所根據的資料為測量圖編號
12-NE-2A、B、C和D及7A和B
EXTRACT PLAN PREPARED ON 13.1.2014
BASED ON SURVEY SHEETS No.
12-NE-2A, B, C & D AND 7A & B

東丫的現有土地用途
EXISTING PHYSICAL FEATURES / LAND USES
OF TUNG A

米 60 0 60 120 180 240 米
METRES

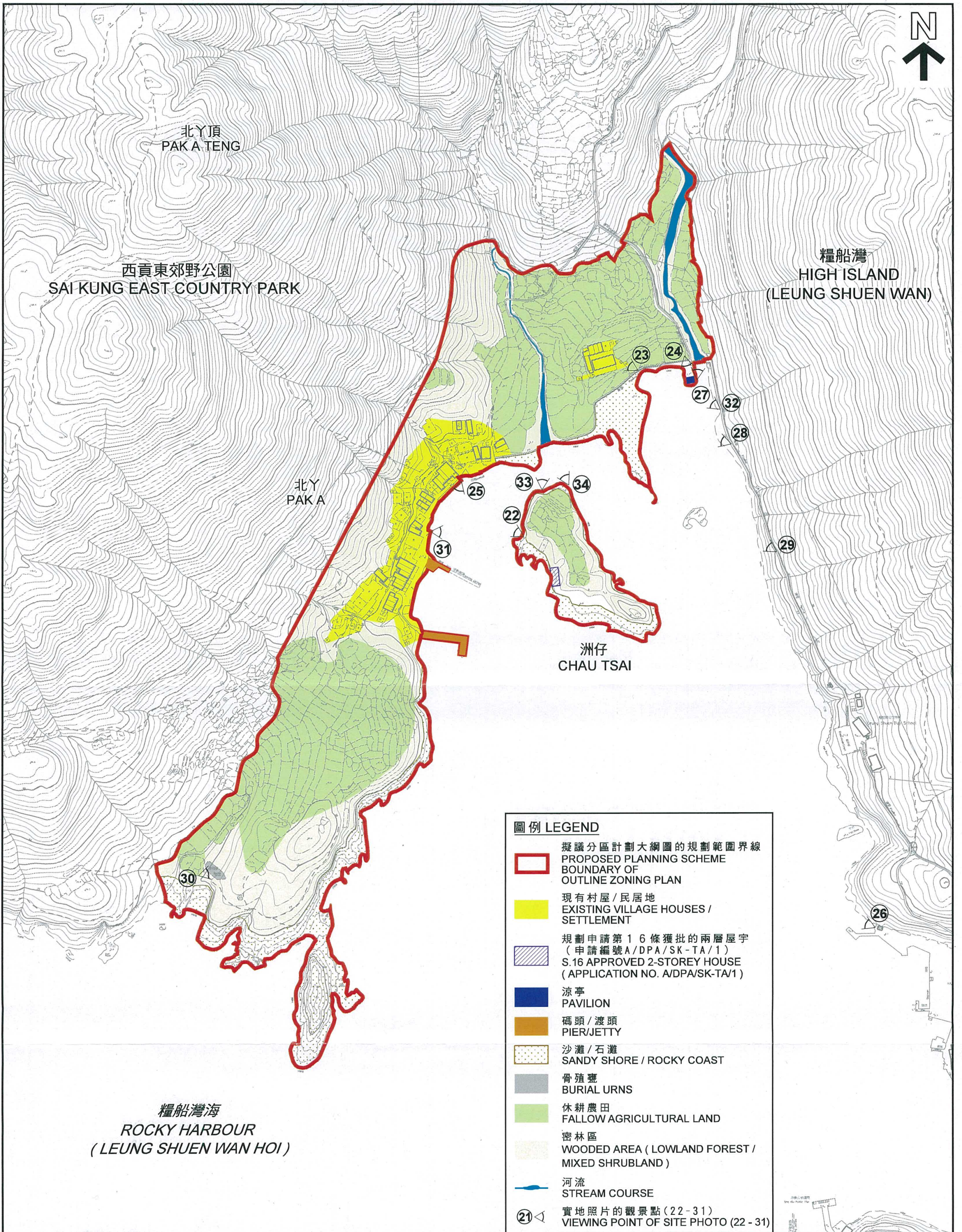
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規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/SK/13/60

圖表
Figure
5a



本摘要圖於2014年1月13日擬備，
所根據的資料為測量圖編號
12-NE-1B、D、2A和C及8-SE-21D和22C
EXTRACT PLAN PREPARED ON 13.1.2014
BASED ON SURVEY SHEETS No.
12-NE-1B, D, 2A & C AND 8-SE-21D & 22C

北丫及洲仔的現有土地用途
EXISTING PHYSICAL FEATURES / LAND USES
OF PAK A AND CHAU TSAI

SCALE 1:3 000 比例尺
METRES 60 0 60 120 180 240 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/SK/13/60

圖表
Figure
5b

村屋
VILLAGE HOUSES

①



空置村屋
VACANT VILLAGE HOUSES

②



糧船灣公立學校（現已空置）
LEUNG SHUEN WAN SCHOOL (NOW VACANT)

③



糧船灣學校的操場
PLAYGROUND OF LEUNG SHUEN WAN SCHOOL

④



本圖於2014年1月13日擬備，所根據
的資料為攝於2013年11月18日的實地照片
PLAN PREPARED ON 13.1.2014
BASED ON SITE PHOTO TAKEN ON 18.11.2013

東丫的實地照片
SITE PHOTOS OF TUNG A

規劃署
PLANNING
DEPARTMENT

參考編號
REFERENCE No.
M/SK/13/60



圖表
Figure
6a

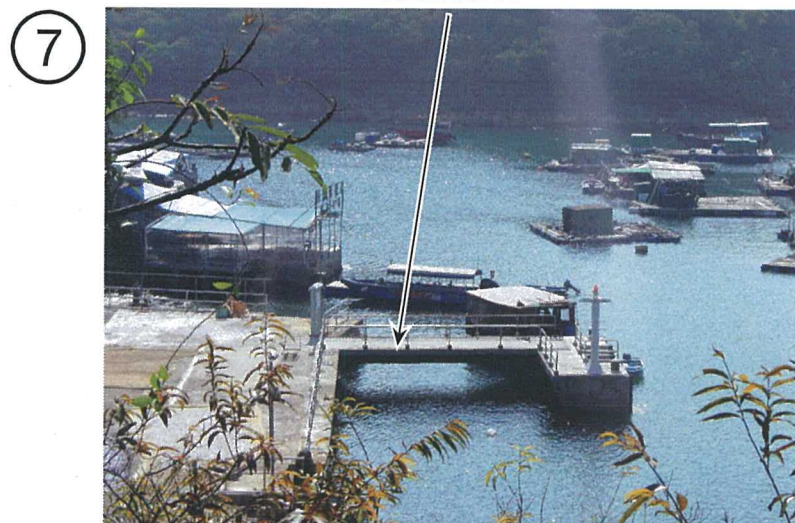
廟宇及鄉村辦事處
TEMPLE AND VILLAGE OFFICE



現有垃圾收集站
EXISTING REFUSE COLLECT POINT

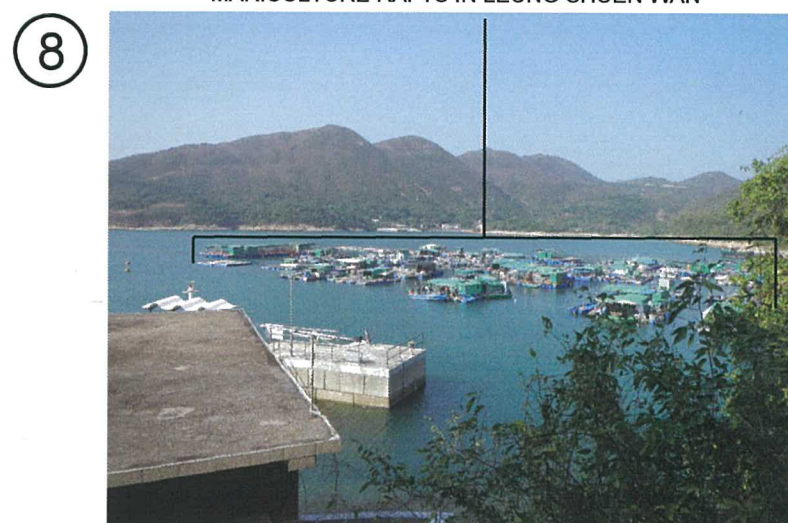


碼頭 / 渡頭
PIER / JETTY



攝於2013年12月23日的實地照片
SITE PHOTO TAKEN ON 23.12.2013

糧船灣海的魚排
MARICULTURE RAFTS IN LEUNG SHUEN WAN



攝於2013年12月23日的實地照片
SITE PHOTO TAKEN ON 23.12.2013

本圖於2014年1月13日擬備，所根據
的資料為攝於2013年11月18日的實地照片
PLAN PREPARED ON 13.1.2014
BASED ON SITE PHOTO TAKEN ON 18.11.2013

東丫的實地照片
SITE PHOTOS OF TUNG A

規劃署
PLANNING
DEPARTMENT

參考編號
REFERENCE No.
M/SK/13/60



圖表
Figure
6b

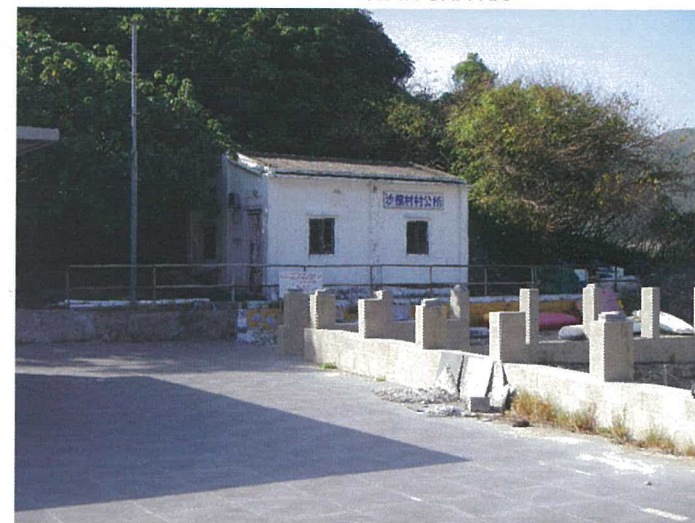
沙橋的村屋
VILLAGE HOUSES IN SHA KIU

9



沙橋的鄉村辦事處
VILLAGE OFFICE IN SHA KIU

10



沙橋的休憩處
SITTING-OUT AREA IN SHA KIU

11



沙橋的涼亭
PAVILION IN SHA KIU

12



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的資料為攝於2013年11月18日的實地照片
PLAN PREPARED ON 13.1.2014
BASED ON SITE PHOTO TAKEN ON 18.11.2013

東丫的實地照片
SITE PHOTOS OF TUNG A

規劃署
PLANNING
DEPARTMENT

參考編號
REFERENCE No.
M/SK/13/60



圖表
Figure
6c

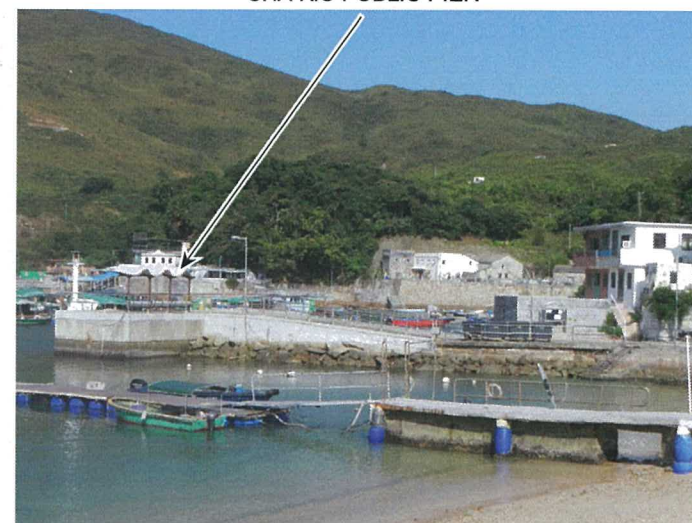
沙橋 (糧船灣) 公廁
SHA KIU (LEUNG SHUEN WAN) PUBLIC TOILET

13



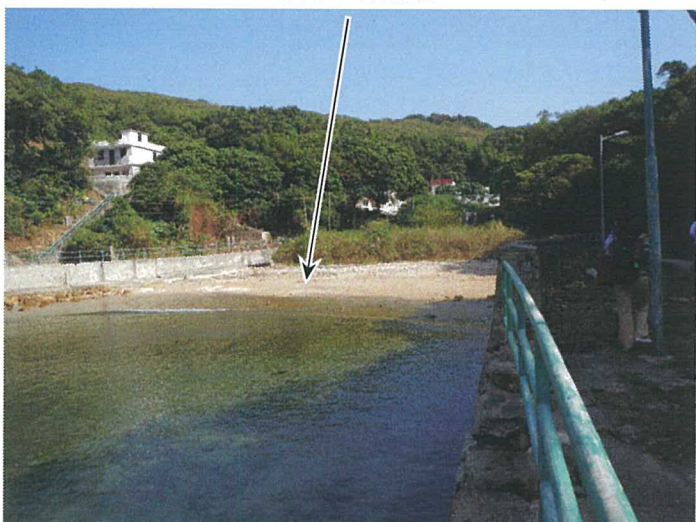
沙橋公眾碼頭
SHA KIU PUBLIC PIER

14



沙灘
SANDY SHORE

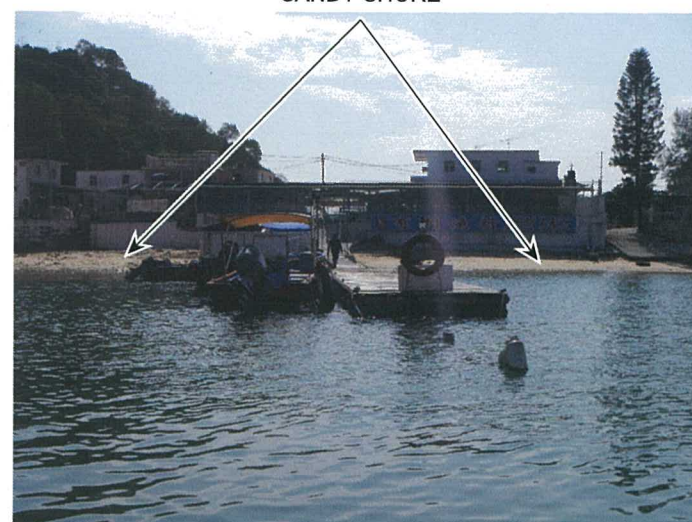
15



攝於2013年12月23日的實地照片
SITE PHOTO TAKEN ON 23.12.2013

沙灘
SANDY SHORE

16



攝於2013年12月23日的實地照片
SITE PHOTO TAKEN ON 23.12.2013

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東丫的實地照片
SITE PHOTOS OF TUNG A

規劃署
PLANNING
DEPARTMENT

參考編號
REFERENCE No.
M/SK/13/60



圖表
Figure
6d

17

沙灘
SANDY SHORE



18

草地
GRASSLAND



19

密林區
WOODED AREA



本圖於2014年1月13日擬備，所根據
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東丫的實地照片
SITE PHOTOS OF TUNG A

規劃署
PLANNING
DEPARTMENT

參考編號
REFERENCE No.
M/SK/13/60



圖表
Figure
6e

20

荒廢鹽田
ABANDONED SALT PAN



21

荒廢鹽田
ABANDONED SALT PAN



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東丫的實地照片
SITE PHOTOS OF TUNG A

規劃署
PLANNING
DEPARTMENT

參考編號
REFERENCE No.
M/SK/13/60



圖表
Figure
6f

村屋
VILLAGE HOUSES

22



空置村屋
VACANT VILLAGE HOUSES

23



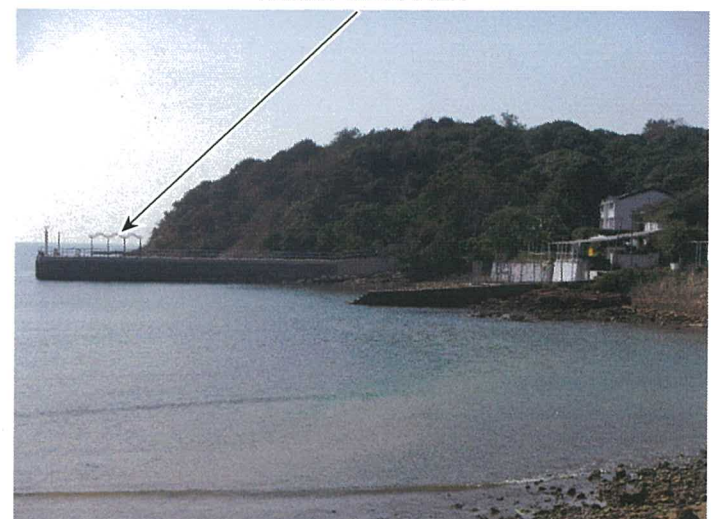
涼亭
PAVILION

24



北丫公眾碼頭
PAK A PUBLIC PIER

25



攝於2013年12月23日的實地照片
SITE PHOTO TAKEN ON 23.12.2013

本圖於2014年1月13日擬備，所根據
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BASED ON SITE PHOTO TAKEN ON 18.11.2013

北丫的實地照片
SITE PHOTOS OF PAK A

規劃署
PLANNING
DEPARTMENT

參考編號
REFERENCE No.
M/SK/13/60



圖表
Figure
6g

26

密林區
WOODED AREA



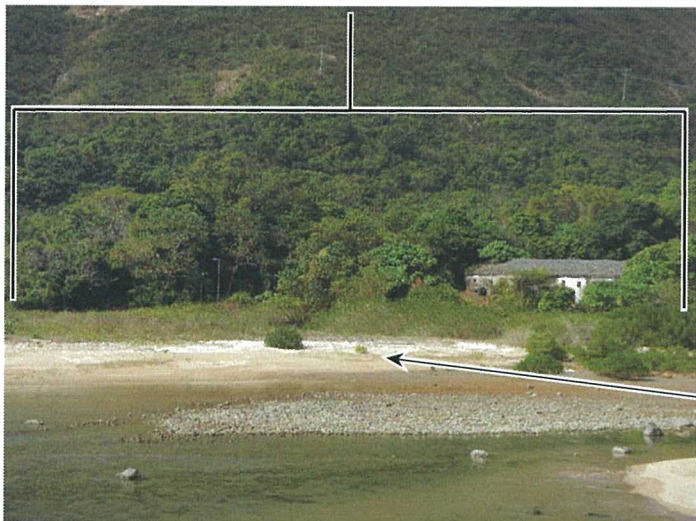
27

河流
STREAM COURSE



28

長滿茂林的休耕農田
FALLOW AGRICULTURAL LAND OVERGROWN WITH DENSE VEGETATION

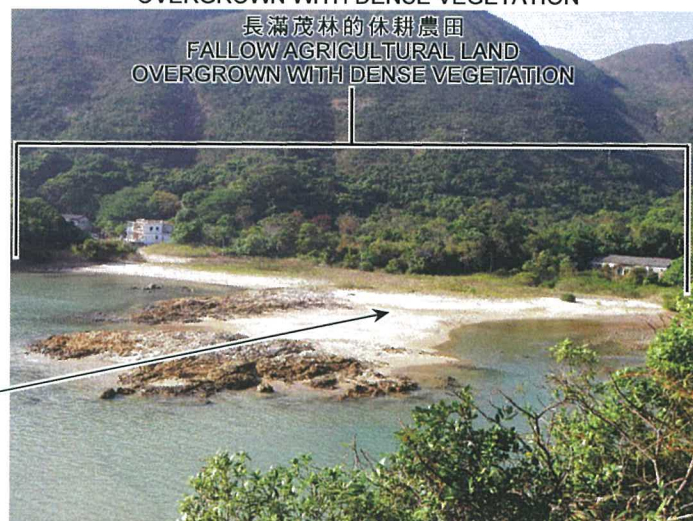


攝於2013年12月23日的實地照片
SITE PHOTO TAKEN ON 23.12.2013

29

沙灘及長滿茂林的休耕農田
SANDY SHORE AND FALLOW AGRICULTURAL LAND
OVERGROWN WITH DENSE VEGETATION

長滿茂林的休耕農田
FALLOW AGRICULTURAL LAND
OVERGROWN WITH DENSE VEGETATION



攝於2013年12月23日的實地照片
SITE PHOTO TAKEN ON 23.12.2013

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北丫的實地照片
SITE PHOTOS OF PAK A

規劃署
PLANNING
DEPARTMENT

參考編號
REFERENCE No.
M/SK/13/60



圖表
Figure
6h

30

骨殖窠
BURIAL URNS



31

洲仔
CHAU TSAI



本圖於2014年1月13日擬備，所根據
的資料為攝於2013年12月23日的實地照片
PLAN PREPARED ON 13.1.2014
BASED ON SITE PHOTO TAKEN ON 23.12.2013

北丫的實地照片
SITE PHOTOS OF PAK A

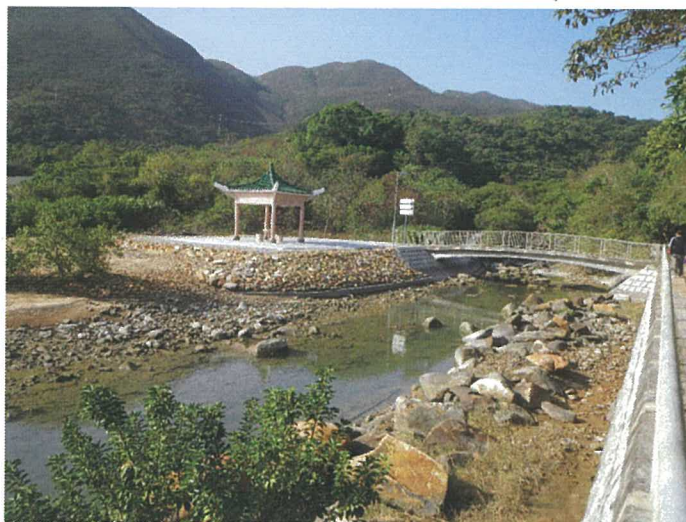
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/SK/13/60

圖表
Figure
6i

32



河流
STREAM COURSE

33



河流
STREAM COURSE

34



河流
STREAM COURSE

本圖於2014年1月13日擬備，所根據
的資料為攝於2013年12月23日的實地照片
PLAN PREPARED ON 13.1.2014
BASED ON SITE PHOTO TAKEN ON 23.12.2013

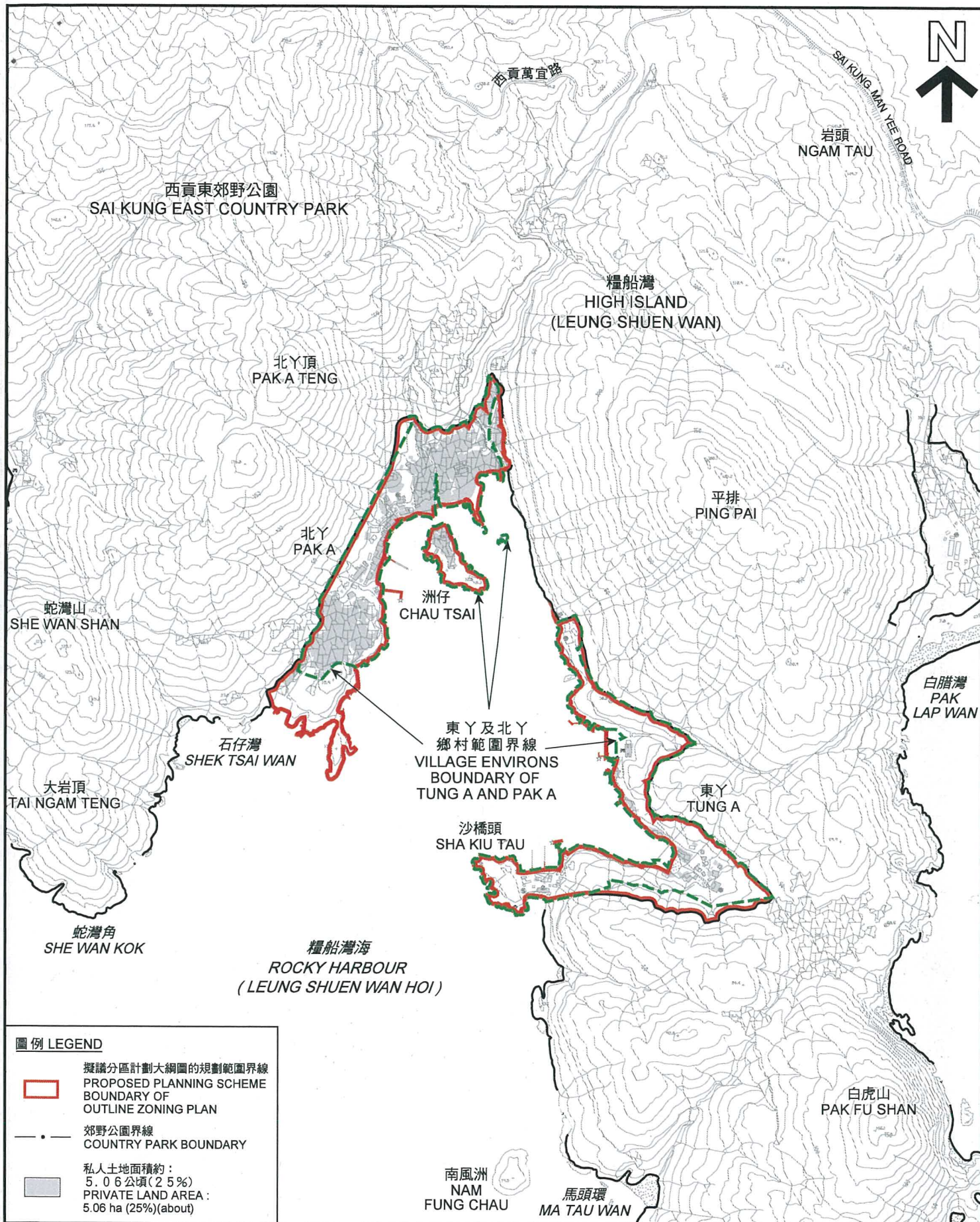
北丫的實地照片
SITE PHOTOS OF PAK A

規劃署
PLANNING
DEPARTMENT

參考編號
REFERENCE No.
M/SK/13/60



圖表
Figure
6j



圖例 LEGEND

- 擬議分區計劃大綱圖的規劃範圍界線
PROPOSED PLANNING SCHEME
BOUNDARY OF
OUTLINE ZONING PLAN
- 郊野公園界線
COUNTRY PARK BOUNDARY
- 私人土地面積約：
5.06公頃(25%)
PRIVATE LAND AREA：
5.06 ha (25%)(about)

本摘要圖於2014年1月13日擬備，
所根據的資料為測量圖編號
8-SE-C及12-NE-A
EXTRACT PLAN PREPARED ON 13.1.2014
BASED ON SURVEY SHEETS NO.
8-SE-C & 12-NE-A

東丫及北丫的鄉村範圍界線及土地業權 VILLAGE ENVIRONS BOUNDARY AND LAND OWNERSHIP OF TUNG A AND PAK A

SCALE 1 : 10 000 比例尺
米 200 0 200 400 米
METRES

規劃署
PLANNING
DEPARTMENT

參考編號
REFERENCE No.
M/SK/13/60

圖表
Figure
7



洲仔
CHAU TSAI

西貢東郊野公園
SAI KUNG EAST COUNTRY PARK

糧船灣
HIGH ISLAND
(LEUNG SHUEN WAN)

圖例 LEGEND

- [] 擬議分區計劃大綱圖的規劃範圍界線
PROPOSED PLANNING SCHEME
BOUNDARY OF
OUTLINE ZONING PLAN
- V 鄉村式發展
VILLAGE TYPE DEVELOPMENT
- G/C 政府、機構或社區
GOVERNMENT, INSTITUTION
OR COMMUNITY
- O 休憩用地
OPEN SPACE
- OU 其他指定用途
OTHER SPECIFIED USES
- GB 綠化地帶
GREEN BELT
- CPA 海岸保護區
COASTAL PROTECTION AREA
- 建築物高度管制區界線
BUILDING HEIGHT CONTROL
ZONE BOUNDARY
- 1 最高建築物高度 (樓層數目)
MAXIMUM BUILDING HEIGHT
(IN NUMBER OF STOREYS)

沙橋頭
SHA KIU TAU

糧船灣海
ROCKY HARBOUR
(LEUNG SHUEN WAN HOI)

東丫
TUNG A

東丫的擬議土地用途

PROPOSED LAND USE PATTERN
OF TUNG A

規劃署
PLANNING
DEPARTMENT



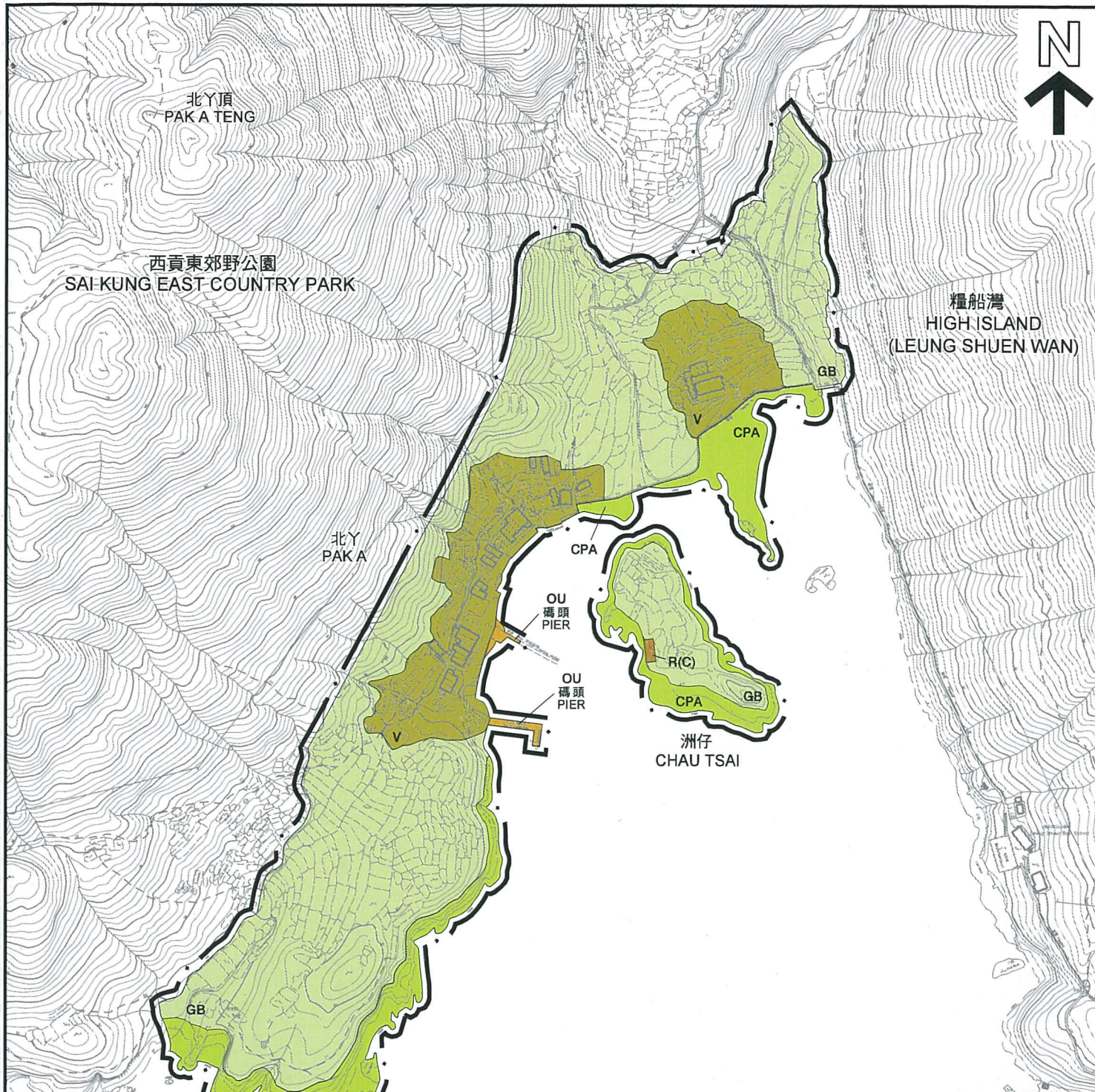
參考編號
REFERENCE No.
M/SK/13/60

圖表
Figure
8a

本摘要圖於2014年3月17日擬備，
所根據的資料為測量圖編號
12-NE-2A、B、C和D及7A和B
EXTRACT PLAN PREPARED ON 17.3.2014
BASED ON SURVEY SHEETS No.
12-NE-2A, B, C & D AND 7A & B

SCALE 1 : 4 000 比例尺

米 80 0 80 160 米
METRES



圖例 LEGEND

- []** 擬議分區計劃大綱圖的規劃範圍界線
PROPOSED PLANNING SCHEME
BOUNDARY OF
OUTLINE ZONING PLAN
- R(C)** 住宅 (丙類)
RESIDENTIAL (GROUP C)
- V** 鄉村式發展
VILLAGE TYPE DEVELOPMENT
- OU** 其他指定用途
OTHER SPECIFIED USES
- GB** 綠化地帶
GREEN BELT
- CPA** 海岸保護區
COASTAL PROTECTION AREA

本摘要圖於2014年3月17日擬備，
所根據的資料為測量圖編號
12-NE-1B、D、2A和C及8-SE-21D和22C
EXTRACT PLAN PREPARED ON 17.3.2014
BASED ON SURVEY SHEETS No.
12-NE-1B, D, 2A & C AND 8-SE-21D & 22C

北丫及洲仔的擬議土地用途 PROPOSED LAND USE PATTERN OF PAK A AND CHAU TSAI

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

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/SK/13/60

圖表
Figure
8b

Summary of Deviations from the Master Schedule of Notes

Zonings	Column 1 Uses	Column 2 Uses
Residential (Group C)	-	Remove:- - Ambulance Depot - Hospital - Hotel - Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances - Petrol Filling Station - Public Transport Terminus or Station - Public Vehicle Park (excluding container vehicle)
Village Type Development	-	Remove:- - Flat - Market - Petrol Filling Station - Private Club - Public Clinic - Public Transport Terminus or Station - Public Vehicle Park (excluding container vehicle) Added:- - Hotel (Holiday House only)
Government, Institution or Community	Remove:- - Ambulance Depot - Animal Quarantine Centre (in Government building only) - Broadcasting, Television and/or Film Studio - Cable Car Route and Terminal Building - Hospital - Pier - Public Vehicle Park - Service Reservoir - Wholesale Trade	Remove:- - Animal Boarding Establishment - Animal Quarantine Centre (not elsewhere specified) - Correctional Institution - Firing Range - Flat - Helicopter Landing Pad - Helicopter Fuelling Station - Hotel - Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances - Off-course Betting Centre - Petrol Filling Station - Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation

Zonings	Column 1 Uses	Column 2 Uses
		<ul style="list-style-type: none"> - Refuse Disposal Installation (Refuse Transfer Station only) - Sewage Treatment/Screening Plant - Zoo
Open Space	Remove:- <ul style="list-style-type: none"> - Zoo 	Remove:- <ul style="list-style-type: none"> - Cable Car Route and Terminal Building - Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances - Public Vehicle Park (excluding container vehicle) - Service Reservoir
Green Belt	Remove:- <ul style="list-style-type: none"> - Country Park 	Remove:- <ul style="list-style-type: none"> - Cable Car Route and Terminal Building - Firing Range - Flat - Golf Course - Marina - Marine Filling Station - Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances - Petro Filling Station - Pier - Public Vehicle Park (excluding container vehicle) - Zoo
Coastal Protection Area	Remove:- <ul style="list-style-type: none"> - Barbecue Spot - Country Park - Picnic Area 	Remove:- <ul style="list-style-type: none"> - Holiday Camp - Tent Camping Ground - Utility Installation for Private Project

Sai Kung and Islands District

Agenda Item 10

[Open Meeting (Presentation and Question Session only)]

Preliminary Consideration of Draft Tung A and Pak A Outline Zoning Plan No. S/SK-TA/A
(TPB Paper No. 9583)

[The hearing was conducted in Cantonese.]

Presentation and Question Session

126. The following representative of Planning Department (PlanD) was invited to the meeting at this point.

Mr Ivan Chung - District Planning Officer/Sai Kung and Islands
(DPO/SKIs), PlanD

127. The Chairman extended a welcome and invited DPO/SKIs to brief Members on the background of the Paper.

128. With the aid of a Powerpoint presentation, Mr Ivan Chung made the following main points as detailed in the Paper:

Background

- (a) on 19.8.2011, the draft Tung A and Pak A Development Permission Area (DPA) Plan No. DPA/SK-TA/1 was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance);
- (b) pursuant to section 20(5) of the Ordinance, the Tung A and Pak A DPA Plan was effective only for a period of 3 years until 19.8.2014. As such, an Outline Zoning Plan (OZP) had to be prepared to replace the DPA Plan in order to maintain statutory planning control over the Tung A and Pak A area (the Area) upon expiry of the DPA Plan;

- (c) on 15.3.2014, 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 Area;

The Planning Scheme Area

- (d) the Area covered a total area of about 20.41 ha. It comprised three areas, namely, Tung A (about 9.47 ha), Pak A (about 10.1 ha) and Chau Tsai (about 0.84 ha). Tung A and Pak A were completely encircled by the Sai Kung East Country Park (SKECP) whilst Chau Tsai was a small island which linked up with Pak A by a sand bar during low tide. Tung A Village and Pak A Village were the only two indigenous villages in the Area;
- (e) about 75% of the Area was Government land while 25% were private land of mainly fallow agricultural land and building lots in the existing villages;

Tung A

- (f) Tung A resembled an inverted L-shape located at the eastern part of the Area. There were mountain ranges to the north, east and south of Tung A. The south-western part of Tung A was a piece of coastal low-lying area with a small knoll at its fringe (i.e. Sha Kiu Tau). An abandoned salt pan was found on the knoll. Tung A mostly remained of natural, rural, countryside with tranquil and visual coherence, except for some rural village houses and a vacant school (i.e. Leung Shuen Wan School with playground);
- (g) village houses of one to two storeys in height were clustered along the lower coastal area while shrubland, woodland and stream courses were embracing the village houses to the north, east and south of the Area. Apart from Tung A Village which was an indigenous village, there was a cluster of fisherman settlements at Sha Kiu Tau in the south-western part

of Tung A. Some of the existing houses in Tung A were still being used for habitation while some others were in dilapidated conditions or left vacant. Restaurants could be found on the ground floors of the village houses. There was a Tin Hau Temple at the middle part of Tung A;

Pak A

- (h) Pak A was located at the opposite side of Tung A across the cove of the Rocky Harbour. Mountain ranges of Tai She Wan were located to its north and west. The eastern and southern parts of Pak A were coastal low-lying areas. Pak A was characterised by a rural and countryside ambience, comprising mainly village houses, shrubland, young woodland developed from fallow agricultural land, woodland and stream courses;
- (i) village houses were one to two storeys in height and clustered in the middle part along the coastal area. Some of the houses in Pak A were still being used for habitation while some other houses were in dilapidated conditions or left vacant. The ground floor of a village house was being used as a restaurant. Two large pieces of fallow agricultural land were located in the northeast and south-western of Pak A and were overgrown with dense vegetation;

Issues Arising from Consideration of the DPA Plan

- (j) during the two-month plan exhibition period of the draft DPA Plan, a total of 4 representations were received. Some representers proposed that conservation zonings such as "Conservation Area" ("CA") should be designated to facilitate the restriction and regulation of incompatible developments on those ecologically sensitive areas (e.g. dense woodland). Since the Area was in lack of drainage and sewerage systems, conservation zonings were needed for the areas adjacent to the stream courses and coastal areas in order to prevent any potential developments from affecting the natural streams and marine ecology. The authority

should consider incorporating sensitive areas into SKECP to better conserve the integrity of the Area and processing of Small House grant should be suspended to avoid adding more development pressure and increasing demand for compensation. Other representers proposed that "Village Type Development" ("V") zone, covering both Tung A Village and Pak A Village, should be expanded to accommodate the future demand for Small House development from villagers in Hong Kong and abroad;

- (k) besides, since the gazettal of the draft DPA Plan on 19.8.2011, there was one planning application (No. A/DPA/SK-TA/1) for house redevelopment in Chau Tsai, which was approved with conditions by the Rural and New Town Planning Committee (RNTPC) of the Board on 11.1.2013;

Land for Village Development

- (l) since the publication of the DPA Plan, the local villagers had been asking for reservation of sufficient land in the Area to cope with the Small House demand. The Rural Committee (RC) and the Indigenous Inhabitant Representatives of Tung A and Pak A Villages had also maintained that the indigenous villagers should be allowed to build Small House within village 'environs' ('VE'). They requested that the fallow agricultural land should be reserved for Small House development to meet the 10-year Small House forecast demand since rehabilitation of agriculture was highly unlikely;
- (m) noting the requests and concerns of both the locals and environmental concern groups, PlanD had assessed the Small House demand of Tung A and Pak A Villages by obtaining the latest information on the 10-year forecast of Small House demand from the District Lands Officer/Sai Kung (DLO/SK) in December 2013. As advised by DLO/SK, the Village Representatives (VRs) of Tung A Village and Pak A Village had indicated that the 10-year forecast of Small House demand for Tung A

Village and Pak A Village were 80 and 148 respectively (as compared with the previous figures of 8 in Tung A and 140 in Pak A for the period of 2011 to 2020 when the DPA Plan was prepared in 2011). Besides, there was one outstanding Small House application in Pak A Village. Based on PlanD's preliminary estimate, the total land area required for meeting the total Small House demand of 229 (the outstanding and the 10-year forecast for Small House demand were 1 and 228 respectively) equated to about 5.7 ha (i.e. about 2 ha in Tung A and 3.7 ha in Pak A or equivalent to about 80 and 149 Small House sites respectively);

- (n) in the absence of verification for the 10-year forecast demand and noting that there was only one outstanding application for Pak A Village, PlanD had adopted a prudent approach to include only suitable areas into the "V" zone. Such other considerations as 'VE', local topography, existing settlement pattern, site constraints, etc. had been taken into account in drawing up the "V" zones within the Area. Areas with dense vegetation, characterized by difficult terrain and areas near the stream courses had been avoided as far as possible;
- (o) the currently proposed "V" zones on the draft OZP, covering a total area of about 3.45 ha, fell entirely within 'VE'. The area reserved for Small House developments comprised mainly the existing fallow agricultural land in northern Pak A and the abandoned salt pan in western Tung A. The total developable land reserved for new Small House developments amounted to about 1.98 ha, equivalent to about 79 Small House sites, which could satisfy about 35% of the total 10-year forecast of Small House demand in the Area (i.e. 79 out of 229);
- (p) although the area of the proposed "V" zone could not meet all the current forecast of Small House demand, the planning application system would enable the villagers to apply for Small House development outside "V" zone subject to the Board's approval;

Land Use Zonings

Residential (Group C) ("R(C)") – 0.01 ha

- (q) this zone was intended primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board. A site at Chau Tsai was zoned "R(C)" to reflect a development scheme with a maximum plot ratio, site coverage and building height of 1.31, 65.55%, 2 storeys and 13.12mPD approved by the Board on 11.1.2013;

"Village Type Development" ("V") – 3.45 ha

- (r) the planning intention of this zone was to reflect existing recognized villages and the fishermen settlement. Land within this zone was primarily intended for development of Small Houses by indigenous villagers;
- (s) the boundaries of the "V" zone were drawn up having regard to 'VE', local topography, existing settlement pattern, site constraints, approved applications for Small House development, outstanding Small House application, as well as estimated Small House demand. Areas of difficult terrain, dense vegetation and stream courses had been avoided as far as possible. As diversion of streams or filling of pond might cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board was required for such activities;
- (t) for the protection of the water quality of the streams and Rocky Harbour, the design and construction of on-site septic tanks and soakaway system should comply with relevant standards and regulations, such as the Environmental Protection Department's Practice Note for Professional Persons (ProPECC) 5/93;

"Government, Institution or Community" ("G/IC") – 0.27 ha

- (u) this zone was 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. A vacant primary school (ex-Leung Shuen Wan School and its playground), Tin Hau Temple (Grade 3 historic building), a village office and a Government refuse collection point were under this zone;

"Open Space" ("O") – 0.51 ha

- (v) this zone was primarily intended for the provision of outdoor open-air space for active and/or passive recreational uses serving the needs of the local residents as well as the general public. A pavilion, two sandy beaches, a sitting-out area with a public toilet and an open area abutting the Tin Hau temple were zoned "O" to reflect their existing use;

"Other Specified Uses" ("OU") – 0.11 ha

- (w) this zone was intended primarily for the provision of land for pier use serving the needs of the community. Nine piers were zoned "OU(Pier)" on the draft OZP to reflect their existing use;

"Green Belt" ("GB") – 13.46 ha

- (x) the planning intention of this zone was 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 was a general presumption against development within this zone;
- (y) the "GB" zoning mainly covered the wooded slopes at the periphery of Tung A and Pak A which were contiguous with the expanse of vegetation in the adjoining SKECP and form part of the wider ecosystem therein. Protected species such as *Aquilaria sinensis* (土沉香), *Pavetta hongkongensis* (香港大沙葉), and *Rhodoleia championii* (紅花荷), as well as species of conservation interest including *Artocarpus hypargyreus* (白桂木) and *Celtis biondii* (紫彈朴) had been recorded;

"Coastal Protection Area" ("CPA") – 2.6 ha

- (z) this zoning was intended to conserve, protect and retain the natural

coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. There was a general presumption against development in this zone. It included the entire coastal fringe of Chau Tsai, the rocky/sandy shore of Tung A and Pak A;

Consultation

- (aa) prior to the preparation of the draft OZP, the Sai Kung Rural Committee (SKRC) and the VRs had been consulted and joint visit with them were conducted. Subsequently, the draft OZP together with its Notes and Explanatory Statement (ES) and the Planning Report had been circulated to the relevant Government bureau and departments for comments. Comments received had been incorporated into the draft OZP, its Notes and ES and Planning Report as appropriate;
- (bb) the draft Tung A and Pak A OZP No. S/SK-TA/C had been endorsed by circulation by the New Territories District Planning Conference (NT DipCon) for submission to the Board; and
- (cc) subject to the agreement of the Board, the draft OZP No. S/SK-TA/C would be submitted to SKDC and SKRC for consultation. Comments from SKDC and SKRC would be submitted to the Board for consideration prior to the publication of the draft OZP under section 5 of the Ordinance.

129. As the presentation from the representative of PlanD had been completed, the Chairman invited questions and comments from Members.

130. Noting that there was only one outstanding Small House application in Pak A, the Vice-chairman enquired about the current population and the number of existing Small Houses in the Area. Mr Ivan Chung, DPO/SKIs, advised that according to the 2011 Census, the population in Tung A and Pak A was less than 50. He had no readily available information on the number of existing Small Houses in the Area. According to

his observation during site visits, there were Small House clusters in Tung A and Pak A but most of the houses were vacant.

131. After deliberation, Members agreed that:

- (a) the draft Tung A and Pak A OZP No. S/SK-TA/C (Appendix I of the Paper) together with its Notes (Appendix II of the Paper) was suitable for consultation with SKDC and SKRC;
- (b) ES (Appendix III of the Paper) was suitable to serve as an expression of the planning intentions and objectives of the Board for various land use zonings of the draft Tung A and Pak A OZP No. S/SK-TA/C and ES should be issued under the name of the Board; and
- (c) the ES (Appendix III of the Paper) was suitable for consultation with SKDC and SKRC together with the draft OZP.

(獲通過的會議記錄)

西貢區議會

二〇一四年第三次會議記錄

日期：2014 年 5 月 13 日(星期二)時間：上午 9 時 30 分地點：西貢區議會會議室出席者出席時間離席時間

吳仕福GBS太平紳士（主席）	上午九時三十分	下午十二時二十分
陳國旗先生，BBS（副主席）	上午九時三十分	下午十二時二十分
區能發先生	上午九時三十分	下午十二時二十分
陳權軍先生，MH	上午九時三十分	下午十二時二十分
陳博智先生	上午九時三十分	下午十二時二十分
周賢明先生，MH	上午九時三十分	下午十二時二十分
張國強先生	上午九時三十分	下午十二時二十分
莊元苓先生	上午九時三十分	下午十二時二十分
鍾錦麟先生	上午九時三十分	下午十二時二十分
邱戊秀先生	上午九時三十分	下午十二時二十分
何觀順先生	上午九時三十分	下午十二時二十分
何民傑先生	上午九時三十分	下午十二時二十分
林少忠先生	上午九時三十分	下午十二時二十分
林咏然先生	上午九時三十分	下午十二時二十分
劉偉章先生，MH	上午九時三十分	下午十二時二十分
梁里先生	上午九時三十分	下午十二時二十分
李家良先生	上午九時三十分	下午十二時二十分
凌文海先生，BBS，MH	上午九時三十分	下午十二時二十分
駱水生先生，MH	上午九時三十分	下午十二時二十分
陸平才先生	上午九時三十分	下午十二時二十分
吳雪山先生	上午九時三十分	下午十二時二十分
成漢強先生，BBS，MH	上午九時三十分	下午十二時二十分
譚領律先生	上午九時三十分	下午十二時二十分
溫悅昌先生，MH，JP	上午九時三十分	下午十二時二十分
邱玉麟先生	上午九時三十分	下午十二時二十分
劉丹女士	上午九時三十分	下午十二時二十分
西貢民政事務處高級行政主任（區議會）		

IV. 東丫及北丫分區計劃大綱草圖編號 S/SK-TA/C
(SKDC(M)文件第 108/14 號)

60. 主席歡迎一

- 規劃署西貢及離島規劃專員鍾文傑先生
- 規劃署署理高級城市規劃師/西貢喬宗賢先生

61. 規劃署西貢及離島規劃專員鍾文傑先生表示，根據《城市規劃條例》，現時東丫及北丫發展審批地區圖的有效期將於二零一四年內屆滿。為繼續落實對東丫及北丫的規管，該署已向城市規劃委員會(下稱「城規會」)遞交分區計劃大綱草圖的初稿，而城規會亦同意草圖初稿的建議，及同意該署就草圖初稿的內容諮詢西貢區議會及西貢鄉事委員會。該署較早前已向西貢鄉事委員會介紹有關草圖初稿，並感謝西貢鄉事會主席和其他代表提供寶貴意見。他將於稍後時間向城規會匯報區議會和鄉事委員會就草圖初稿所提供的意見，以便進行下一步的工作。

62. 規劃署署理高級城市規劃師/西貢喬宗賢先生按所播放的簡報簡介東丫及北丫分區計劃大綱草圖初稿的內容。他表示，早前已就草圖初稿諮詢西貢鄉事委員會，並與村民進行實地考察。

63. 駱水生先生表示，他是西貢鄉事委員會主席。東丫和北丫兩村的鄉村式發展土地總面積只有3.45公頃，他代表西貢鄉事會在無可選擇的情況下接受相關分區計劃大綱草圖初稿。規劃署是專業部門，他理解部門或許有自己的難處，惟東丫和北丫的村民和持份者的看法還是最重要，他相信持份者應不滿有關草圖初稿。他知道北丫村代表已致信城規會表達意見。規劃署曾與東丫和北丫的村代表及西貢鄉事委員會的規劃、地政、房屋小組會面最少三次。第一次規劃署透過他相約東丫和北丫的村代表於去年十月二日在西貢鄉事委員會會面；隨後在十月二十三日規劃署與他本人、西貢鄉事委員會兩位副主席，聯同東丫和北丫村代表共十多人前往兩村實地視察；最後於本年四月十六日，規劃署與東丫和北丫村的代表，以及西貢鄉事委員會執行委員，在西貢鄉事委員會作最後一次會面和諮詢，最終達成共識。他希望規劃署可以盡量滿足兩村的訴求，盡量擴大鄉村式發展的範圍。

64. 何觀順先生表示，他是西貢鄉事委員會副主席。規劃專員曾提到，是次諮詢的做法與過去有所不同，規劃署先向居民收集意見，然後才制訂規劃草圖初稿，他認為這做法是一種進步。鄉事會也曾就草圖初稿諮詢村代表和村民的意見，他們對為保育環境而作出的規劃大致上沒有意見。惟村民對於東丫及北丫的鄉村式發展範圍則頗有意見，例如村民於兩村的私家農地，雖然部份現時已長滿樹木，但村民仍希望將來能在相關的土地興建屬於自己的房屋，希望規劃署可以及早進行規劃。

65. 陳權軍先生表示，政府把私人土地規劃作綠化地帶、郊野公園或自然保育區，無異於侵佔私人業權。在數字上看似對原居民慷慨大方，但其實當中有所誤導。鄉郊地區的土地變成叢林是因沒有村民耕作，但質疑政府是否可以土地荒廢作為收回土地的原因。政府既然重新規劃東丫和北丫的土地，為何不把以前錯誤規劃的土地釋放出來。政府現在積極覓地建屋，但鄉郊地區卻因過去的規劃有誤，故連可以建屋的地方也沒有。

66. 李家良先生表示，是次的規劃諮詢方式是一個很好的先例。他希望日後與鄉郊地區有關的規劃，當局都能多諮詢當村的居民和鄉事委員會的意見，在考慮他們實際的土地用途後才進行規劃。如要規劃綠化地帶，應盡量避免影響私人土地。因私人土地有實際用途，如被規劃作綠化地帶，不少私人用途將不獲准許。他建議在鄉村式發展和綠化地帶之間應增設多一種土地用途，以取得兩者之間的平衡。

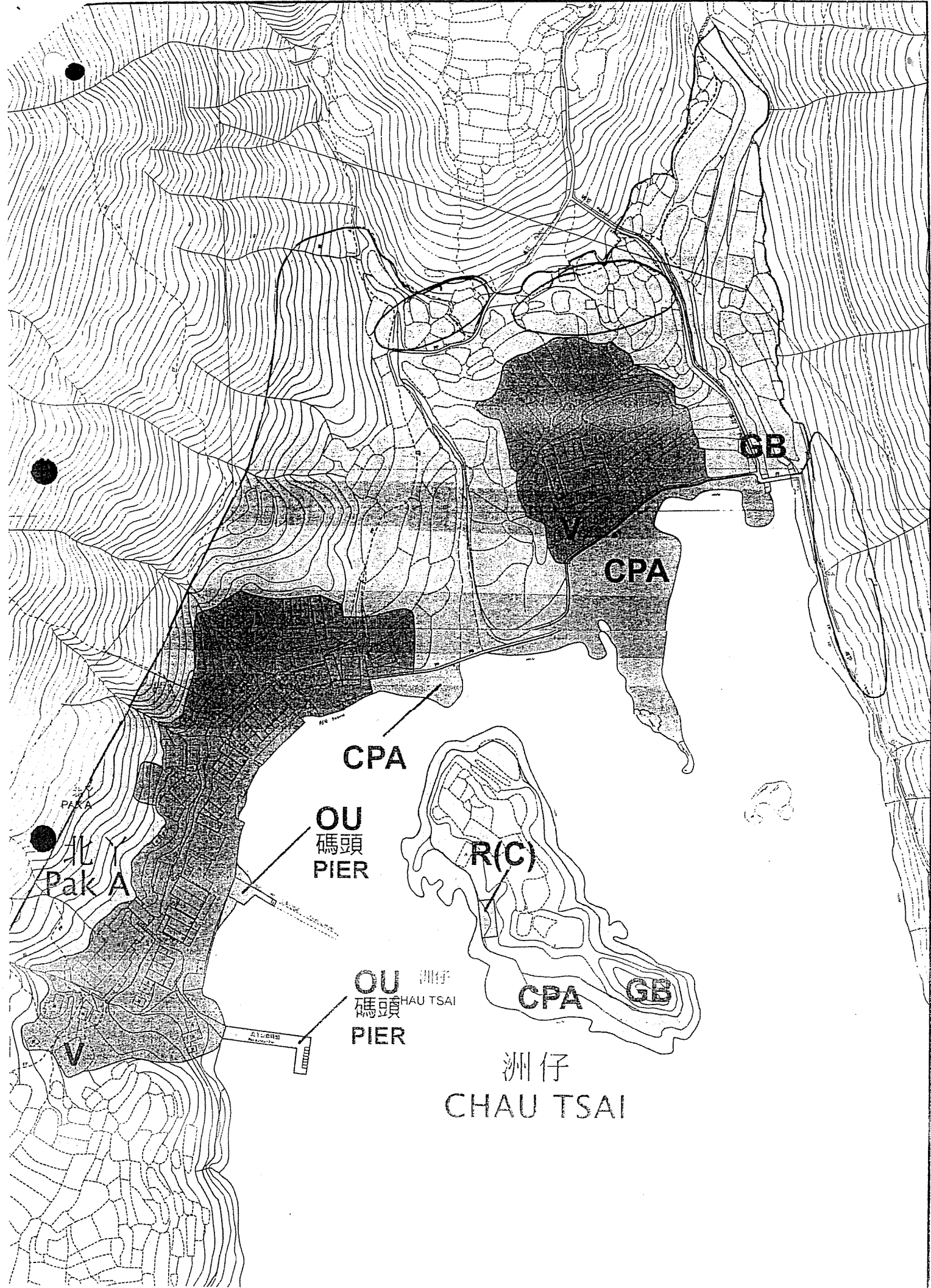
67. 鍾文傑先生表示，鄉事委員會和村代表在製圖期間提供了不少意見，該署會盡量在分區計劃大綱圖內包納這些意見。不過，規劃工作除了要顧及地區人士對丁屋的需求外，亦需要平衡當區的生態環境和其他政府部門的意見。該署在規劃鄉村式發展土地時已考慮地政處提交有關丁屋需求的數字，惟當區的客觀環境確實難以滿足二百多間丁屋的需求。因此，在平衡各方面的考慮後，草圖初稿內已在合適的地方劃出3.45公頃的土地用作鄉村式發展。就議員關注綠化地帶內的私人土地可否用作發展，規劃署尊重相關土地的業權，雖然大綱草圖上有私人土地被規劃作綠化地帶，但農業用途屬經常准許的用途，而城規會亦有一套既定的規劃申請機制，容許業權人向城規會申請在綠化地帶建屋。若相關申請對生態環境不構成影響，城規會會按個別情況恩恤處理。他續表示，規劃署將就收集到的意見徵詢相關部門，然後把所有資料交予城規會考慮，以便落實下一步工作。

西貢區議會秘書處

2014年6月

2.

[illegible]



西貢及離島規劃處

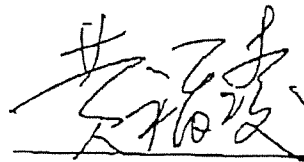
沙田上禾輦路1號沙田政府合署15樓

西貢及離島規劃專員

鍾文傑先生：

對《東丫及北丫分區計劃大綱草圖》的意見

本人得悉在北丫發展審批地區草圖中，貴署把北丫私人農地 Lot 235、239、244、248、270、271、272、273、274 及 290 劃為綠化區，此舉會影響村民日後興建丁屋的機會。就此，村民認為權益被剝削，要求把上述農地劃為鄉村式發展區域，以保障村民的權益，希望有關部門考慮村民的訴求。



西貢糧船灣北丫村村代表

黃福凌

2014年5月21日

副本送：城市規劃委員會
西貢鄉事委員會
西貢區議會
鄉議局

西貢區鄉事委員會
SAI KUNG RURAL COMMITTEE

香港新界西貢鄉事會里一號

1. RURAL COMMITTEE LANE SAI KUNG TOWN N.T. H.K

電話: 2792 2226 2792 1956 傳真: 2792 1797

沙田上禾輦路 1 號
沙田政府合署 15 樓
西貢及離島規劃處

敬啟者：

西貢北丫村分區計劃大綱草圖意見

茲收到北丫村村代表黃福凌先生致 貴處的意見書副本，是有關該村對 貴處最新規劃的『東丫及北丫分區計劃大綱草圖』的意見。

內容是該村多幅私人農地被規劃為綠化地帶，如是屬實，本會認為這規劃對村民是不公平的。該些私人農地已多年沒人耕種，現時已雜草叢生，綠色一片。可能因此 貴處誤以為是天然林木而將該些私人農地規劃為綠化地帶。

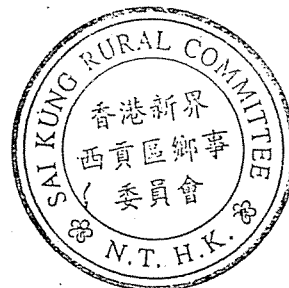
由於該村輪候申請丁屋的村民眾多，敬希 貴處，以民為本，考慮將該些農地釋放出來，從新劃入鄉村式發展區，以備村民申請興建小型屋宇之用。

謝謝您們的關注！

此致

西貢及離島規劃專員

鍾文傑先生



西貢區鄉事委員會
規劃地政房屋小組 謹啟

2014 年 5 月 26 日