~~APPROVED~~ *DRAFT* SHEUNG PAK NAI AND HA PAK NAI OUTLINE ZONING PLAN NO. S/YL-PN/9*A*

EXPLANATORY STATEMENT

Explanatory Statement

~~Approved~~ *Draft* Sheung Pak Nai and Ha Pak Nai Outline Zoning Plan No. S/YL-PN/9*A*

CONTENTS Page

1. INTRODUCTION 1

2. AUTHORITY FOR THE PLAN AND PROCEDURE 1

3. OBJECT OF THE PLAN 3

4. NOTES OF THE PLAN 3

5. THE PLANNING SCHEME AREA ~~*4*3~~

6. POPULATION 4

7. OPPORTUNITIES AND CONSTRAINTS ~~*5*4~~

8 GENERAL PLANNING INTENTION ~~*6*5~~

9. LAND-USE ZONINGS

- 9.1 Agriculture ~~*7*5~~
- 9.2 Green Belt ~~*7*6~~
- 9.3 ~~Coastal Protection Area~~***Other Specified Uses*** ~~*8*7~~
- 9.4 ***Relaxation Clause*** ***9***

10. ~~TRANSPORT AND COMMUNICATION~~***CULTURAL HERITAGE*** ***10***

11. COMMUNICATIONS ***10***

1***2***~~1~~. UTILITY SERVICES ***11***~~8~~

1***3***~~2~~. IMPLEMENTATION ***11***~~8~~

1***4***~~3~~. PLANNING CONTROL ***12***~~8~~

~~APPROVED~~ *DRAFT* SHEUNG PAK NAI AND HA PAK NAI OUTLINE ZONING PLAN NO. S/YL-PN/9*A*

(Being~~an Approved~~ **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 ~~Approved~~ Plan.

1. INTRODUCTION

This Explanatory Statement is intended to assist an understanding of the ~~approved~~***draft*** Sheung Pak Nai and Ha Pak Nai Outline Zoning Plan (OZP) No. S/YL-PN/9***A***. It reflects the planning intention and objectives of the Town Planning Board (the Board) for various land-use zonings of the ~~approved~~ Plan.

2. AUTHORITY FOR THE PLAN AND PROCEDURE

2.1 ***Except some areas along the Deep Bay coastline, t***~~T~~he land covered by the Sheung Pak Nai and Ha Pak Nai OZP was previously included in the Sheung Pak Nai and Ha Pak Nai Interim Development Permission Area (IDPA) Plan and Sheung Pak Nai and Ha Pak Nai Development Permission Area (DPA) Plan.

2.2 On 14 September 1990, the Sheung Pak Nai and Ha Pak Nai IDPA Plan No. IDPA/YL-PN/1 prepared by the Director of Planning was notified in the Gazette.

2.3 On 12 July 1991, the draft Sheung Pak Nai and Ha Pak Nai DPA Plan No. DPA/YL-PN/1 including land previously within the IDPA Plan was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance).

2.4 On 22 February 1994, the then Governor in Council, under section 9(1)(a) of the Ordinance, approved the draft ***Sheung Pak Nai and Ha Pak Nai*** DPA Plan which was renumbered as DPA/YL-PN/2.

2.5 On 17 May 1993, under the power delegated by the then Governor, the then Secretary for Planning, Environment and Lands directed the Board, under section 3(1)(a) of the Ordinance, to prepare an OZP for the Sheung Pak Nai and Ha Pak Nai area.

2.6 On 10 June 1994, the draft Sheung Pak Nai and Ha Pak Nai OZP No. S/YL-PN/1 was exhibited for public inspection under section 5 of the Ordinance. On 13 April 1999, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Sheung Pak Nai and

Ha Pak Nai OZP, which was subsequently renumbered as S/YL-PN/2. On 22 June 1999, the CE in C referred the approved Sheung Pak Nai and Ha Pa Nai OZP ***No. S/YL-PN/2*** to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended and exhibited for public inspection under section 5 of the Ordinance.

2.7 On 27 June 2000, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Sheung Pak Nai and Ha Pak Nai OZP, which was subsequently renumbered as S/YL-PN/4. On 8 July 2003, the CE in C referred the approved Sheung Pak Nai and Ha Pak Nai OZP No. S/YL-PN/4 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended and exhibited for public inspection under section 5 of the Ordinance.

2.8 On 2 November 2004, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Sheung Pak Nai and Ha Pak Nai OZP, which was subsequently renumbered as S/YL-PN/6. On 12 November 2004, the approved Sheung Pak Nai and Ha Pak Nai OZP No. S/YL-PN/6 was exhibited ***for public inspection*** under section 9(5) of the Ordinance.

2.9 On 12 April 2005, the CE in C referred the approved Sheung Pak Nai and Ha Pak Nai OZP No. S/YL-PN/6 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 22 April 2005 under section 12(2) of the Ordinance.

2.10 On 29 April 2005, the draft Sheung Pak Nai and Ha Pak Nai OZP No. S/YL-PN/7, incorporating mainly amendment***s*** to the Notes for the "Agriculture" zone to include control on filling of land, was exhibited for public inspection under section 5 of the Ordinance. ~~During the exhibition period, three objections were received. On 21 April 2006, the Board gave further consideration to the objections and decided to propose an amendment to partially meet the objections by amending the Remarks in the Notes for the "Agriculture" zone to exempt filling of land specifically required under the written instructions of Government departments from the planning control. On 19 May 2006, the proposed amendment to the OZP was notified in the Gazette under section 6(7) of the Ordinance. No valid further objection was received during the notification period. On 14 July 2006, the Board agreed that the proposed amendment was a decision under section 6(9) of the Ordinance and the amendment should form part of the OZP.~~

2.11 On 24 February~~,~~ 2006, the draft Sheung Pak Nai and Ha Pak Nai OZP No. S/YL-PN/8, incorporating amendment to the definition of "existing building" in the covering Notes, was exhibited for public inspection under section 7 of the Ordinance. ~~No objection was received during the plan exhibition period.~~

2.12~~3~~ On 17 October 2006, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Sheung Pak Nai and Ha Pak Nai OZP, which was subsequently renumbered as S/YL-PN/9. On 27 October 2006, the approved Sheung Pak Nai and Ha Pak Nai OZP No. S/YL-PN/9 was exhibited for public inspection under section 9(5) of the Ordinance.

2.13 On 16 November 2026, the Secretary for Development referred the approved Sheung Pak Nai and Ha Pak Nai OZP No. S/YL-PN/9 to the Board for amendment under section 12(1A)(a)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 27 November 2026 under section 12(2) of the Ordinance.

2.14 On XX December 2026, the draft Sheung Pak Nai and Ha Pak Nai OZP No. S/YL-PN/10 (the Plan) was exhibited for public inspection under section 5 of the Ordinance. The amendments on the Plan mainly involve (i) excision of an area in Sheung Pak Nai from the Planning Scheme Area (the Area) for incorporation into the draft Lau Fau Shan OZP No. S/LFS/1; (ii) excision of a few coastal seaside areas from, and incorporation of a few coastal landside areas into the Area; (iii) zoning/rezoning of various coastal landside areas to "Other Specified Uses" annotated "Coastal Protection Park" ("OU(CPP)"); (iv) rezoning of two sites in Ha Pak Nai from "Coastal Protection Area" ("CPA") to "Green Belt"; and (v) rezoning of a site in Ha Pak Nai from "CPA" to "Other Specified Uses" annotated "Columbarium".

3. OBJECT OF THE PLAN

3.1 The object of the Plan is to indicate the broad land-use zonings and transport networks for the Sheung Pak Nai and Ha Pak Nai area so that development and redevelopment within the area can be put under statutory planning control. It also provides the planning framework for preparing more detailed non-statutory plans which form the basis for public works planning and site reservation for various uses.

3.2 The Plan is to illustrate the broad principles of development and control only. It is a small-scale plan and the transport alignments and boundaries between the land-use zones may be subject to minor ***adjustments***~~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 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.tpb.gov.hk***~~http://www.info.gov.hk/tpb~~.

5. THE PLANNING SCHEME AREA

5.1 ~~The Planning Scheme Area (t~~**T**he Area~~)~~ ***covered by the Plan*** is about ~~173.1~~ ***145.01 hectares (***ha***)***. The Area is situated in the western part of North West New Territories (NWNT) along the south-western coast of outer Deep Bay. It is bounded by the ~~Ha Tsuen/Castle Peak~~ ***Tsing Shan*** Firing Range in the east, ~~Ngau Hom Sha~~ ***Lau Fau Shan New Development Area (LFS NDA)*** in the north, Deep Bay ~~(Hau Hoi Wan)~~ in the west and Tai Shui Hang and ~~West New Territories (~~WENT~~)~~ Landfill in the south. The boundary of the Area is shown by a heavy broken line on the Plan.

5.2 The boundary of the Area is delineated having regard to physical and topographical features such as roads, drainage channels and hills. ~~Therefore, the Area boundary does not necessarily follow the Heung boundaries which are used for administration purpose only. Also, the name of the Plan follows that of the geographical area and should not have implications on development rights, particularly Small House applications.~~

5.3 The Area mainly comprises a narrow strip of low-lying flatland. There are several small streams in the Area running to the north-west which disperse over a wide area. Area further away from the coast becomes more hilly and is covered by woodlands and gullies.

5.4 Settlements within the Area are mainly found along Nim Wan Road and clustered in the two non-indigenous villages, namely Sheung Pak Nai and Ha Pak Nai. A large number of fish ponds ~~and poultry farms~~ are concentrated along the coastline with some ~~of the land lying~~ ***active/***fallow ***agricultural land***. A ~~limited~~ number of ***rural***~~industrial~~ workshops are also found in the Area.

5.5 The sandpit along the shore of Sheung Pak Nai is a Site of Special Scientific Interest (SSSI). This sandpit, which is located just outside the Area, ***~~is a favourite feeding ground for seabirds such as~~ was designated for its use as high tide roosting site for*** gulls and terns in the Deep Bay area.

5.6 ***The Fortified Structure at Ha Pak Nai has been a declared monument since 2011. Besides, t~~***~~T~~here are three archaeological sites within the Area including Sheung Pak Nai ***Site of*** Archaeological ***Interest***~~Site~~ ***(SAI)*** which is located east of the SSSI at Sheung Pak Nai, Long Jok Tsuen ~~Archaeological Site~~***SAI*** which is located along both sides of Nim Wan Road near the shoreline and Ha Pak Nai ~~Archaeological Site~~***SAI*** which covers most of the "Agriculture" zone and partly the ~~"Coastal Protection Area"~~ ***"OU(CPP)"*** zone at Ha Pak Nai. These ~~sites of archaeological interest~~***SAIs*** are worthy of preservation and thus any development affecting them and their immediate environs should be avoided.

6. POPULATION

6.1 ~~According to~~ ***Based on*** the 20~~0~~***2***1 Population Census, the total population of the Area was ***estimated by the Planning Department as*** about ~~4~~24***400*** persons.

The population concentrates in and around the two non-indigenous villages of Sheung Pak Nai and Ha Pak Nai.

6.2 It is estimated that the planned population in the Area would be about ~~556~~***330*** persons.

7. OPPORTUNITIES AND CONSTRAINTS

7.1 Opportunities

7.1.1 The relatively undisrupted rural environs and landscape render the Area suitable for agricultural uses. According to the Director of Agriculture, Fisheries and Conservation, an Agricultural Land Rehabilitation Scheme is being implemented within the Area. As such, there are ample opportunities for agricultural development in the Area.

7.1.2 In view of the local rural setting and the close proximity to the ~~Lau Fau Shan area~~***LFS NDA***, limited recreational uses, which are generally compatible with the rural environment and would unlikely adversely affect local communities, are also encouraged.

7.1.3 Given the extensive and unspoiled natural Deep Bay Coast and a hilly backdrop in the Area, it is opportune to preserve such area of scenic and landscape value from urban sprawl. ***The coastline stretching from Sheung Pak Nai to Ha Pak Nai is also renowned for its breathtaking view of sunset.***

7.1.4 ***Leveraging on the high ecological and landscape value of Deep Bay coastal areas, the Agriculture, Fisheries and Conservation Department (AFCD) commissioned the Feasibility Study on the Development of Coastal Protection Park (CPP) at Tsim Bei Tsui/Lau Fau Shan/Pak Nai, with a view to protecting the coastal ecosystem and biodiversity, preserving the natural landscape and oyster culture, as well as providing a quality outdoor eco-recreation space.***

7.2 Development Constraints

7.2.1 The Area is subject to constraints in terms of provision for key infrastructure facilities, notably sewerage and land drainage. Developments are mainly restricted to improve and upgrade the existing temporary structures within the rural area to permanent buildings to avoid adverse impacts on the existing environment.

7.2.2 At present, the main external road connection to the Area is via Nim Wan Road which is a narrow single carriageway, giving limited vehicular access to the waterfront and other rural settlements.

7.2.***3***~~1~~ ***The Area along the Tsing Shan Firing Range comprises ranges of***

vegetated knolls which are not suitable for development. As there is a SSSI adjacent to the Area, any type of urban development would need to be restricted in order to avoid adverse effect on the SSSI as well as the local environment. Similarly, there are three ~~archaeological sites~~ ***SAIs*** within the Area. Prior consultation with the Antiquities and Monuments Office ***(AMO) of the Development Bureau*** is required for any development affecting these sites of archaeological interest and their immediate environs.

7.2.4 Some areas are within or in vicinity to man-made slopes and retaining walls and the areas may affect or be affected by these slopes and retaining walls. For future development/re-development in these areas, the developer(s) is/are required to carry out geotechnical assessment to assess if the development/re-development would affect or be affected by man-made slopes and retaining walls and provide upgrading works, if found necessary, as part of the development/re-development.

7.2.5 The Area falls within the Deep Bay Catchment. In cases where connection of the new developments to public sewerage is not feasible, stringent effluent treatment standards for the proper treatment and disposal of sewage will be required.

~~7.2.2 Owing to the lack of public sewers and ducted drainage system, and the poor accessibility in the Area, any urban or sub-urban type of development should have to be restricted to avoid causing adverse impact on the local environment.~~

8. GENERAL PLANNING INTENTION

8.1 ***Development for Aa***gricultural uses in the Area will be encouraged. Limited recreational uses, which are generally compatible with the rural ***and coastal*** environment and would unlikely adversely affect local communities, may also be permitted. The planning intention for the Area is to identify areas where appropriate forms of agriculture and rural activities can be sustained as a means to avoid unwanted urban growth, to enhance the quality of the environment, and to preserve the scenic and landscape value of the unspoiled natural features.

8.2 Uses to conserve, protect, restore, and enhance ecologically sensitive coastal and wetland habitats for the benefits of biodiversity, ecosystem services and nature conservation will also be encouraged to safeguard the ecological integrity, connectivity and resilience of the Deep Bay coastal landscape while maintaining its environmental, cultural and educational values.

8.***3***~~2~~ In the designation of various zones in the Area, considerations have been given to the natural environment, physical landform, existing settlements, land status, availability of infrastructure, local development pressures~~, as well as strategic studies of the Territorial Development Strategy Review and NWNT~~

~~Development Strategy Review~~ ***Northern Metropolis Action Agenda and the Developments at Lau Fau Shan, Tsim Bei Tsui and Pak Nai Areas – Investigation study***. ~~Other than the above~~***Besides***, buildings and places of historical and archaeological interest in the Area should be preserved as far as possible.

9. LAND-USE ZONINGS

9.1 Agriculture ("AGR"): Total Area : ~~56.08~~***47.6*** ha

9.1.1 The planning intention of this zone is primarily to retain and safeguard good agricultural land/farm/fish pond for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. Areas within this zone are usually well served by irrigation and servicing facilities as well as marketing facilities for intensive farming including livestock rearing, fish culture and horticulture.

9.1.2 This zone includes areas located along the south-eastern side of Nim Wan Road near Sheung Pak Nai and the western side of Nim Wan Road near Ha Pak Nai. The agricultural land in the areas is still under active cultivation.

9.1.3 As filling of land/pond may cause adverse drainage and environmental impacts on the adjacent areas, permission from the Board is required for such activities. However, filling of land specifically required under prior written instructions of Government department(s), or for the purposes of genuine agricultural practice including laying of soil not exceeding 1.2m in thickness for cultivation, and construction of agricultural structure with prior written approval from the Lands Department is exempted from the control.

~~9.1.4 Part of the three archaeological sites fall within this zone. Prior consultation with the Antiquities and Monuments Office is required for any development affecting these sites of archaeological interest and their immediate environs.~~

9.2 Green Belt ("GB"): Total Area : ~~33.61~~***37.21*** ha

9.2.1 The planning intention of this zone is primarily to define 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. ~~The zone may include foothills, lower hill slopes, spurs, isolated knolls, woodland, traditional burial grounds or vegetated land.~~ There is a general presumption against development within this zone. However, limited developments may be permitted with or without conditions on application to the Board, and each application will be considered on its individual merits taking into account the relevant Town Planning Board Guidelines.

9.2.2 ~~Two~~ ***Four*** areas ***are zoned "GB". Two "GB" zones to the east of Nim Wan Road*** ~~under this zoning are located at the lower reaches of the Pak Nai river valley. They both~~ stretch from the mountain ridges of Castle Peak in the south-east and extend to Nim Wan Road in the north-west while ***the other two "GB" zones to the west of Nim Wan Road mainly include strips of vegetated areas.***

9.2.3 As filling of land/pond and excavation of land may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activities.

~~9.2.4 Part of the Long Jok Tsuen and Ha Pak Nai Archaeological Sites fall within this zone. Prior consultation with the Antiquities and Monuments Office is required for any development affecting these sites of archaeological interest and their immediate environs.~~

9.3 ~~Coastal Protection Area ("CPA")~~***Other Specified Uses ("OU")***: Total Area : ~~78.96~~***56.7*** ha

9.3.1 This zone covers land annotated for the following specific uses:

"Coastal Protection Park" (Total Area : 56.69 ha)

9.3.***2***~~1~~ ~~This zone 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~~. ***This zone is intended primarily for the establishment and management of the landside portion of the CPP to conserve, protect, restore and enhance ecologically sensitive coastal and wetland habitats for the benefits of biodiversity, ecosystem services and nature conservation, while also serving as an outdoor space leveraging the rural characteristics and unique scenery to promote eco-tourism, eco-education and eco-recreation. It also aims to safeguard the ecological integrity, connectivity and resilience of the Deep Bay coastal landscape while maintaining its environmental, cultural and educational values, as well as sustaining existing compatible uses. Coastal boardwalks and other complementary facilities may be provided for ecological conservation, education and recreation. Visitor facilities, nature-based educational/recreational uses and other supporting uses for the CPP as co-ordinated or implemented by Government are always permitted within this zone while similar uses initiated by other project proponents may be permitted subject to planning permission from the Board.***

9.3.***3***~~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~~ ***objectives of the CPP*** or the development is an essential infrastructure project with overriding public interest may be permitted. ***Adjacent to the landside portion of CPP, an area of around 2,250 ha would be demarcated as the seaside portion of CPP which falls outside the boundary of the Plan. Majority of the seaside portion is proposed as Oyster Culture Heritage Zone and Biodiversity Conservation Zone for preserving sustainable oyster farming with integration of education/tourism elements and supporting ecological research and monitoring.***

9.3.***4***~~3~~ ~~The areas under this zone stretch south-westward from Sheung Pak Nai to Tai Shui Hang, and are bounded by the Deep Bay coastline in the west and Nim Wan Road in the east.~~ ***Aquaculture operations existed in the Area before the zoning of "OU(CPP)" may be sustained alongside with its development including ancillary uses within the zone.***

9.3.***5***~~4~~ ~~Filling of land/pond and excavation of land may cause adverse drainage impacts on the 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.~~ ***Subject to further study, the Green Trail in LFS may be extended within the CPP for sightseeing and leisure walking.***

9.3.***6***~~5~~ ~~Part of the three archaeological sites fall within this zone. Prior consultation with the Antiquities and Monuments Office is required for any development affecting these sites of archaeological interest and their immediate environs.~~ ***As diversion of stream, filling of land/pond or excavation of land may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activities.***

"Columbarium" (Total Area : 0.01 ha)

9.3.7 This zone is intended primarily to designate land for columbarium use. A site in Ha Pak Nai is occupied by columbarium use within a New Territories Exempted House under the name of Koon Yam Tong (觀音堂). Development within the zone is restricted to a maximum of 967 niches and a maximum building height of three storeys.

9.3 Relaxation Clause

For the zone(s) where relaxation of relevant restriction(s) is applicable, based on the individual merits of a development or redevelopment proposal, relaxation of development restrictions as stated in the Notes of the Plan may be considered by the Board on application under section 16 of the Ordinance. Each application will be considered on its own merits.

10. CULTURAL HERITAGE

10.1 Within the boundary of the Area, there are a declared monument, namely Fortified Structure at Ha Pak Nai, and three SAIs including Sheung Pak Nai, Long Jok Tsuen and Ha Pak Nai.

10.2 The lists of declared monuments and proposed monuments, historic buildings and sites graded by Antiquities Advisory Board (AAB), new items for grading assessment, Government historic sites identified by AMO and SAIs are published on AMO's website at https://www.amo.gov.hk/en/historic-buildings/heritage-sites-lists/index.html. The lists will be updated from time to time.

10.3 Prior consultation with AMO should be made for any works, development, redevelopment or rezoning proposals that may affect declared monuments, proposed monuments, historic buildings and sites graded by AAB, new items for grading assessment, Government historic sites identified by AMO, SAIs, as well as any other buildings/structures identified with heritage value, both at grade and underground, and the immediate environs of the aforementioned items.

1*1*~~0~~. ~~TRANSPORT AND~~ COMMUNICATION***S***

1*1*~~0~~.1 Road Network

1*1*~~0~~.1.1 Nim Wan Road, which is substandard, provides the single external public access road to the Area from ~~Lau Fau Shan~~ ***LFS NDA*** in the northeast.

1*1*~~0~~.1.2 ~~Despite the completion of the southern access road linking up the WENT Landfill with Tap Shek Kok of Tuen Mun, the Area is still not highly accessible as it is located at the remote area at the rear of the WENT Landfill~~. ***Within the LFS NDA located to the immediate northeast of the Area, a comprehensive road network of district distributors and local roads is planned to provide convenient connection among various developments and the surrounding areas.***

1*1*~~0~~.2 ***Public*** Transport Provision

The Area ~~is located along Nim Wan Road and~~ is served by ***road-based public transport including minibus and taxi linking to the surrounding areas, such as LFS and Hung Shui Kiu/Ha Tsuen NDAs, as well as Tin Shui Wai and Yuen Long New Towns*** ~~green mini-buses and taxis~~.

1*2*~~1~~. UTILITY SERVICES

1*2*~~1~~.1 Water Supply

The capacity of the existing water treatment works available in the NWNT has already been committed. Further treatment works capacity, if required, will be made available from the future extension to Ngau Tam Mei Water Treatment Works.

1*2*~~1~~.2 Sewerage and Sewage Treatment

At present, there is no public sewer serving the Area. ~~Present sewage treatment/disposal is by way of septic tank and soakaway pit systems.~~ ***Development proposals in the Area would need to demonstrate that they have satisfactory arrangements for sewage disposal or sewage treatment facilities for the development.***

1*2*~~1~~.3 Electricity

The Area has long been supplied with electricity. Adequate ~~supply of~~ electricity ***supply can be provided to cater for future development in the Area by expanding the existing electricity network*** ~~will be provided via the 400 kV network to reinforce the electricity supply in the Area~~.

1*2*~~1~~.4 Gas

~~At present, there is no gas supply to the Area since the place is predominantly occupied by rural settlement with temporary structures.~~***Gas pipelines have already been laid in Tin Shui Wai. Therefore, piped gas supply could be made available to the Area when the need arises.***

1*3*~~2~~. IMPLEMENTATION

1*3*~~2~~.1 The Plan provides a broad land-use framework for development control and implementation of planning proposals. More detailed plans will be prepared as a basis for public works planning and private developments.

1*3*~~2~~.2 At present***,*** there is no overall programme for the provision of infrastructure within the Area***, which will be retained as a rural setting***. ~~The implementation process will be in stages and may stretch over a long period depending on the availability of resources. It will be undertaken through the participation of both the public and private sectors.~~

1*3*~~2~~.3 The provision of infrastructure, e.g. ***road upgrading and*** laying of services, will be implemented through the Public Works Programme and the Rural Public Works as and when resources are available. Private developments will be effected principally through private sector initiatives to develop or redevelop their properties in accordance with the zoned uses indicated on the Plan, provided that their proposals meet Government requirements.

1~~4~~3. PLANNING CONTROL

1~~4~~3.1 The types of permitted developments and uses 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.

1~~4~~3.2 Uses of land or building which were in existence immediately before the first publication in the Gazette of the notice of the IDPA 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.

1~~4~~3.3 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 which may include departmental outline development plans and layout plans, and guidelines published by the Board. The outline development plans and layout plans are available for public inspection at the Planning Department. 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 application***s*** can be downloaded from the Board's website and are available from the Secretariat of the Board, and the Technical Services Division and 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.

1~~4~~3.4 Any development, other than those referred to in paragraph 1~~4~~3.1 above or in conformity with this Plan or with the permission of the Board, undertaken or continued on or after 14 September 1990 on land included in a plan of the Sheung Pak Nai and Ha Pak Nai IDPA, may be subject to enforcement proceedings under the Ordinance. Any filling of land/pond and 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
~~OCTOBER 2006~~ ***DECEMBER 2026***