

CONFIDENTIAL

[downgraded on 15.11.2013]

**Minutes of 1044th Meeting of the
Town Planning Board held on 1.11.2013**

Agenda Item 5

[Closed Meeting] [Confidential Item]

Consideration of the Draft Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung Development Permission Area Plan No. DPA/NE-TT/C

(TPB Paper No. 9494)

[The meeting was conducted in Cantonese.]

1. The Chairman invited the following representatives from Planning Department (PlanD) to brief Members on the Paper:

Mr C.K. Soh - District Planning Officer/Shu Tin, Tai Po and North
(DPO/STN)

Mr David Ng - Senior Town Planner/New Plans

2. With the aid of a Powerpoint presentation, Mr Ng made the following main points as detailed in the Paper:

Location

- (a) the Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung area (the Area) was surrounded by the Sai Kung East Country Park, the Sai Kung West Country Park and Ko Tong Hau. The Area comprised a main area bounded by Wong Chuk Long and Wong Ma Tei) and a relatively smaller area currently occupied by the Jockey Club Wong Shek Water Sports Centre. The Jockey Club Wong Shek Water Sports Centre was

managed by the Leisure and Cultural Services Department (LCSD) and provided various water sports facilities and organised a wide range of water sports training courses for the public;

- (b) the Area was mainly accessible by Pak Tam Road and by marine access via Wong Shek Pier, a major pier serving Long Harbour (Tai Tan Hoi) providing ferry services to and from Tap Mun and Chek Keng;

Existing Land Uses

- (c) Tai Tan, Uk Tau, Ko Tong, and Ko Tong Ha Yeung were four recognized villages in the Area. They were located on the western side of Pak Tam Road. According to the 2011 Census, the total population of the Area was 240 persons;
- (d) the recognised villages were surrounded by mature woodland and fung shui woodland of ecological importance. An ecologically important stream (EIS) was located in the northern part of the Area, in Tai Tan;
- (e) about 71% of the land in the Area was Government land and 29% of the land was private land;
- (f) a training camp site of the Civil Aid Service (i.e. the Civil Aid Service Tai Tan Camp) was located on the eastern side of Pak Tam Road;

Need for Statutory Plan

- (g) the Area was one of the Country Park enclaves referred to in the 2010-11 Policy Address which were to be covered by statutory plan. It was rural and natural in character comprising mainly village houses, grassland, shrubland, woodland, fallow agricultural land, mangroves and stream courses and was of high scenic value;
- (h) on 14.7.2011, under the power delegated by the Chief Executive, the

Secretary for Development directed the Board, under section 3(1)(b) of the Ordinance, to prepare a draft Development Permission Area (DPA) Plan for the Area;

- (i) the DPA plan was a stopgap measure which provided interim planning guidance and development control for the Area pending the preparation of an Outline Zoning Plan (OZP) and to enable enforcement actions to be taken against any unauthorized development to safeguard the Area's natural and landscape character;
- (j) there was recent public concern on the site formation and construction works for 18 Small Houses located to the south of the EIS in Tai Tan;

Land Use Proposals

- (k) the draft DPA Plan covered an area of about 70.79 ha;
- (l) the general planning intention was to protect the Area's high conservation and landscape value and the rural setting which complemented the overall naturalness and the landscape beauty of the surrounding country parks as well as to reflect the four existing recognized villages of Tai Tan, Uk Tau, Ko Tong, and Ko Tong Ha Yeung;
- (m) about 3.04 ha of land was zoned "Village Type Development" ("V") on the draft DPA Plan covering the four recognized villages. The boundaries of the "V" zones were drawn up provisionally around existing village clusters and building structures, having regard to the approved Small House applications and existing ground features. As diversion of streams or filling of pond might cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, planning permission from the Board would be required for such activities;

- (n) the remaining area of 67.75 ha was designated as “Unspecified Use”. Under this land use designation, apart from ‘Agricultural Use’ and some uses which were permitted under the covering Notes of the Plan, all uses and developments would require planning permission from the Board. Besides, if diversion of streams, filling of land/pond or excavation of land was required for the always permitted uses (except public works co-ordinated or implemented by the Government), planning permission from the Board would be required. This control would help properly regulate and control the existing topography and natural vegetation pending the designation of land use zonings on the OZP;

Consultation

- (o) the draft DPA Plan together with the Notes and ES had been circulated to the relevant Government bureaux and departments for comments; and
- (p) the Tai Po District Council and the Sai Kung North Rural Committee had not yet been consulted due to the confidential nature of the draft DPA Plan. They would be consulted separately on the Plan after its publication under section 5 of the Ordinance.

3. The Chairman then invited questions from Members.

4. A Member enquired about the historical reason for not incorporating the Area into the Country Park. In response, Mr C.K. Soh said that the Agriculture, Fisheries and Conservation Department had taken into account the Area’s conservation value, landscape and aesthetic value, geographical location, accessibility, existing scale of human settlement and development pressure, etc. in determining the boundary of the Country Park. Upon a balanced consideration of all relevant factors, the Area had not been included into the Country Park. The Chairman supplemented that the subject area was one of the country park ‘enclaves’, i.e. land that were surrounded by country parks and excluded from the Country Park due to historical reasons.

5. The Secretary said that there were 77 country park ‘enclaves’ of which 23

had already been covered by OZPs by 2010. In the last few years, PlanD had been preparing DPA Plans to cover about half of the 54 remaining 'enclaves' and the current one was amongst them. The 'enclaves' were excluded from the Country Park mainly due to the presence of settlements and private land.

6. After deliberation, the Board agreed that :

- (a) the draft Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung DPA Plan No. DPA/NE-TT/C (to be renumbered to DPA/NE-TT/1) and its Notes at Appendices I and II of the Paper were suitable for exhibition for public inspection under section 5 of the Ordinance;
- (b) the Explanatory Statement in Appendix III of the Paper was suitable to serve as an expression of the planning intention and objectives of the Board for the draft Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung DPA Plan and that the Explanatory Statement should be issued under the name of the Board; and
- (c) consultation with the Tai Po District Council and the Sai Kung North Rural Committee on the draft Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung DPA Plan should be conducted separately after the publication of the DPA Plan under section 5 of the Ordinance.