

Protecting the Countryside

Country Park Enclaves

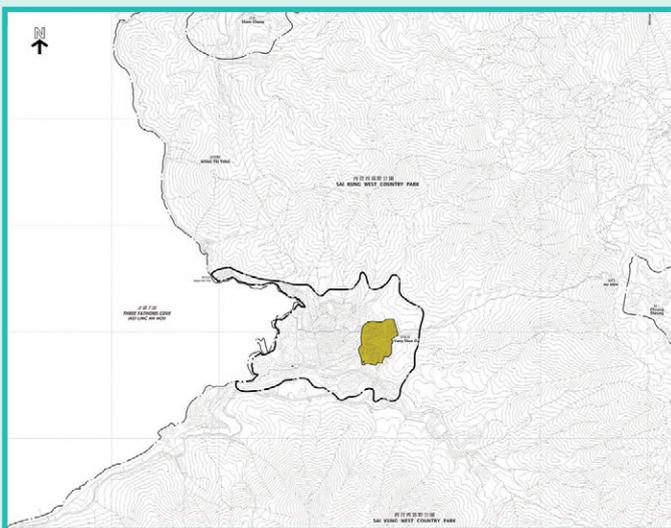
About 76% of land in Hong Kong is undeveloped, consisting of mainly woodland/shrubland/grassland/wetland, agricultural land and water bodies. Most of these areas are country parks and green belts in the rural area, which are worthy of preservation. There were incidents in recent years of developments being carried out on private land in the country park enclaves. Prompt action is required to regulate land uses in the vicinity

of country parks to forestall human damage, by either including these enclaves into country parks or putting them under the statutory planning framework.

There are 77 country park enclaves, 52 of which had already been covered by statutory town plans by 2014. From 2012 to 2014, the Board completed the preparation and exhibition of 10 DPA plans, namely Chek Keng, Yung Shue O, Yi O, Pak Sha O, Kuk Po, Fung Hang and Yung Shue Au, Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha



赤徑
Chek Keng

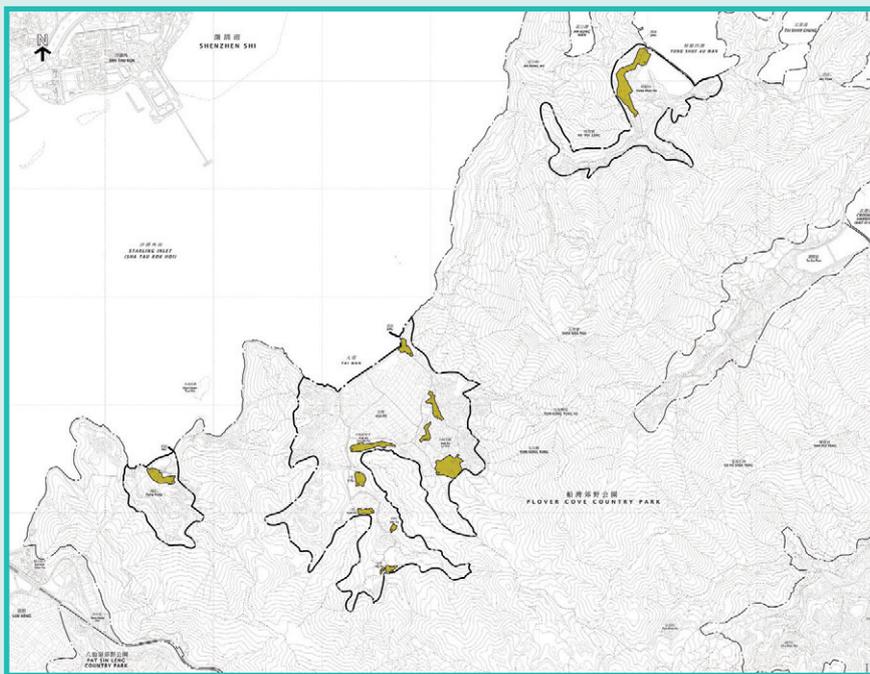


榕樹澳
Yung Shue O



Yeung, Ping Chau, Cheung Sheung, Tai Ho, and Tai Po Kau covering 13 enclaves. Moreover, 11 DPA plans for Tin Fu Tsai, Hoi Ha, Pak Lap, So Lo Pun, To Kwa Peng and Pak Tam Au, Tung A and Pak A, Ko Lau Wan, Lai Chi Wo, Siu Tan and Sam A Tsuen, Mau Ping, Luk Wu and Keung Shan, and Yim Tin Tsai and Ma Shi Chau were subsequently replaced by OZPs and one of the enclaves of Tai Long Sai Wan was incorporated into the country park in December 2013. These statutory town plans provide planning guidance and enable enforcement action to be taken against unauthorised development in these areas.

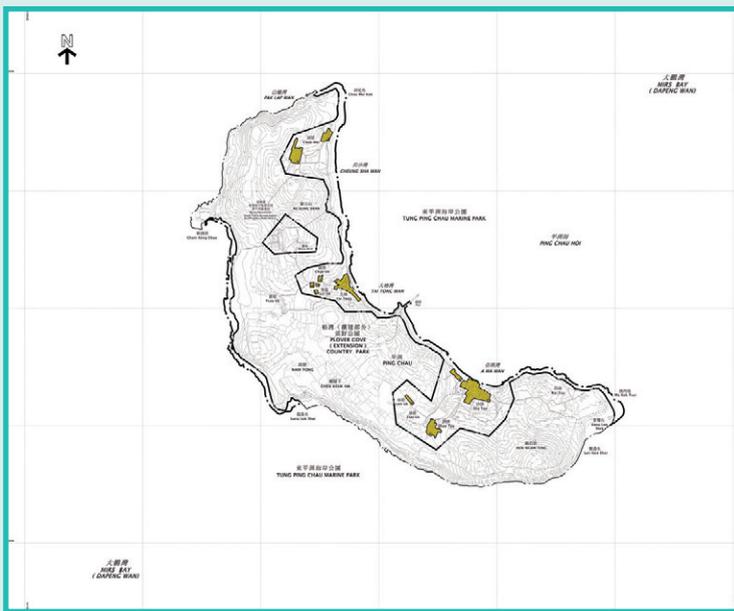
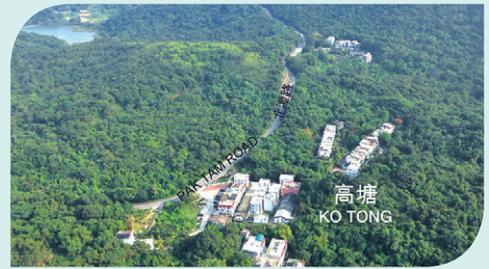
The general planning intention of the areas covered by statutory plans is mainly to protect the high conservation and landscape value as well as rural settings which complement the overall naturalness and the landscape beauty of the surrounding country parks. In drawing up the OZPs and their land use proposals, relevant stakeholders have been consulted with a view to striking a balance between environmental conservation and development. Areas of high ecological and landscape significance have been covered by conservation zonings, such as “Conservation Area” (“CA”), “Coastal Protection Area” (“CPA”) or “GB” to protect the natural environment,



谷埔、鳳坑及榕樹凹
Kuk Po, Fung Hang and Yung Shue Au



大灘、屋頭、高塘及高塘下洋
Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung

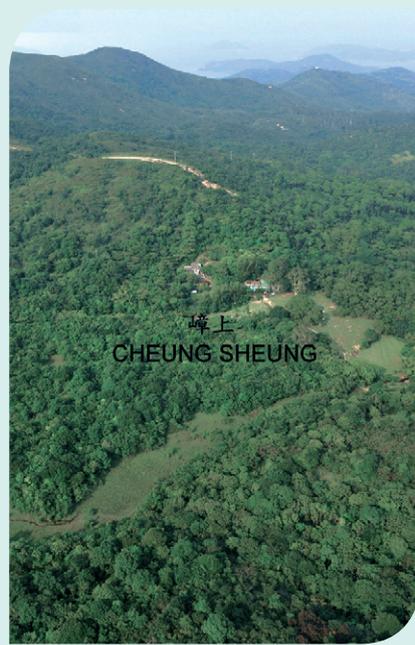
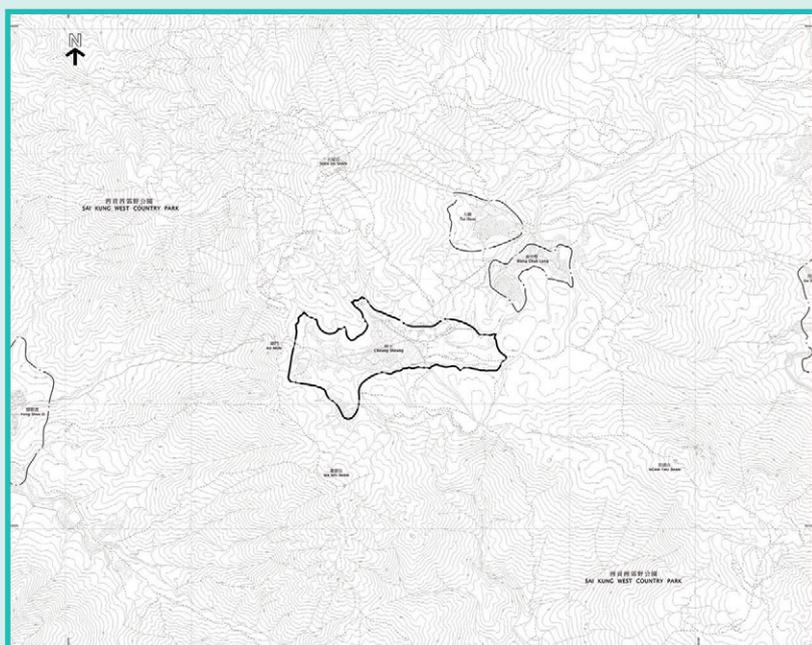


平洲
Ping Chau



whereas an incremental approach has been generally adopted for designation of “Village Type Development” (“V”) zone to consolidate Small House development at suitable locations so as to minimise the adverse impacts on the natural environment.

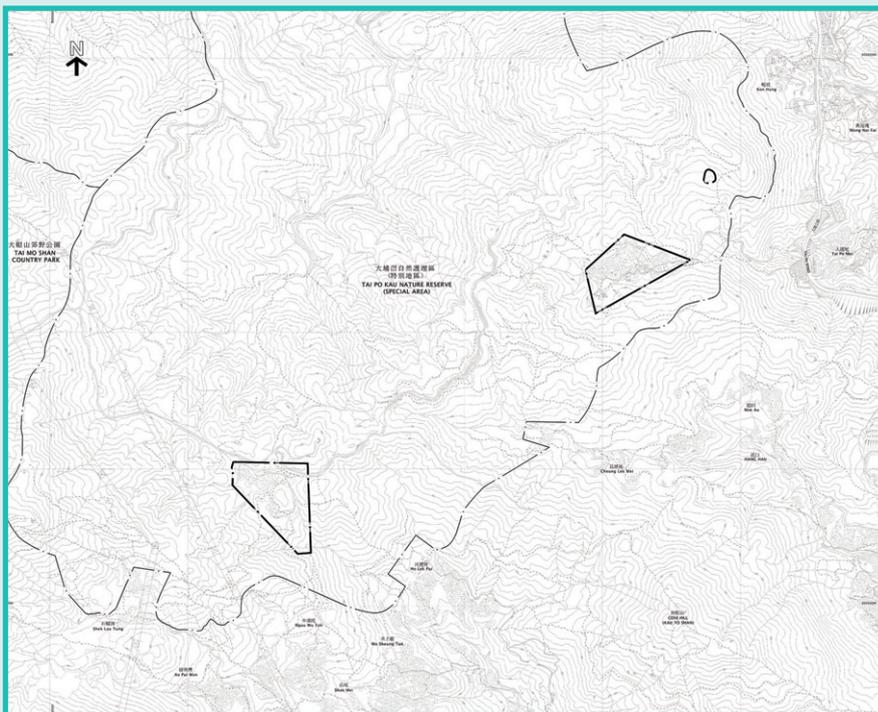
The work on the preparation of DPA plans for country park enclaves which were considered suitable to be regulated by the statutory planning framework into statutory town plans has been completed. The Board will continue to prepare OZPs to replace the existing DPA plans.



嶺上
Cheung Sheung



大嶼
Tai Ho



大埔滢
Tai Po Kau





蒲台島的西南面
South-western Part of Po Toi Island

Preventing Haphazard and Uncontrolled Development

In late 2011, activities involving vegetation clearance and laying of concrete slabs were detected in some private lots in the south-western part of Po Toi. To prevent any haphazard and uncontrolled development that may adversely affect the rural and natural character of the islands, the Board took the initiative to prepare a DPA plan for Po Toi Islands which comprise a group of islands in the southernmost part of Hong Kong, and have a rural and natural setting with scientific importance and conservation value which is unique to Hong Kong. Rock

carvings on Po Toi are Declared Monuments of particular historic and cultural significance. Migratory birds, Romer's Tree Frog (*Liuixalus romeri*) and butterflies are the three scientific interests contributing to the ecological and conservation importance of Po Toi. It was necessary to prepare a DPA plan to cover the islands to provide interim planning guidance and control for future development and to enable enforcement action to be taken against unauthorised development and undesirable change of use to safeguard the area's character.



蒲台群島
Po Toi Islands



蒲台 (大灣) Po Toi (Tai Wan)

移除植物及
鋪設混凝土板
Vegetation Clearance
and Concrete Slabs



On 20 February 2012, under the power delegated by CE, the Secretary for Development (SDEV) directed the Board to prepare a draft DPA plan to cover Po Toi Islands. Owing to the urgency for establishing planning control under the DPA plan, apart from the “V” zone for the recognised village (Tai Wan Village) on Po Toi, the majority of the area covered by the DPA plan has been designated as “Unspecified Use” pending detailed analysis and studies to establish the appropriate land uses in the course of the preparation of the OZP. The draft Po Toi Islands DPA

Plan No. DPA/I-PTI/1 was exhibited for public inspection on 2 March 2012. After giving consideration to the 173 representations and 725 comments on 28 September 2012 in respect of the DPA, the Board decided not to propose any amendment to the DPA Plan. The draft DPA Plan was approved by CE in C on 12 March 2013 and was subsequently renumbered as DPA/I-PTI/2. On 22 November 2014, SDEV directed the Board to prepare an OZP to cover the Po Toi Islands area.



蒲台 (廟角/ 大灣) Po Toi (Miu Kok/Tai Wan)



橫瀾島 Waglan Island



螺洲 Beaufort Island (Lo Chau)



宋崗 Sung Kong



蒲台 (西北部分) Po Toi (North-Western Portion)

蒲台群島
Po Toi Islands