

# TOWN PLANNING BOARD

TPB Paper No. 9702  
For Consideration by the  
Town Planning Board on 1.8.2014

**DRAFT LAI CHI WO, SIU TAN AND SAM A TSUEN  
OUTLINE ZONING PLAN NO. S/NE-LCW/D  
FURTHER CONSIDERATION OF A NEW PLAN**

**DRAFT LAI CHI WO, SIU TAN AND SAM A TSUEN  
OUTLINE ZONING PLAN NO. S/NE-LCW/D  
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 North District Council (NDC) and the Sha Tau Kok District Rural Committee (STKDRC), and other public views on the draft Lai Chi Wo, Siu Tan and Sam A Tsuen Outline Zoning Plan (OZP) No. S/NE-LCW/D; and
- (b) seek Members' agreement that the draft Lai Chi Wo, Siu Tan and Sam A Tsuen OZP No. S/NE-LCW/D, 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**

- 2.1 On 16.5.2014, the Town Planning Board (the Board) gave preliminary consideration to the draft Lai Chi Wo, Siu Tan and Sam A Tsuen OZP No. S/NE-LCW/C (TPB Paper No. 9614) and agreed that the draft OZP was suitable for submission to the NDC and STKDRC for consultation. An extract of the minutes of the Board's meeting held on 16.5.2014 and TPB Paper No. 9614 are at **Annexes IV and V** respectively for Members' reference.
- 2.2 Major land use proposals of the draft Lai Chi Wo, Siu Tan and Sam A Tsuen OZP No. S/NE-LCW/C have been highlighted in the TPB Paper No. 9614 and recapitulated below (**Plans 1 and 2**):

**"Conservation Area" ("CA") (23.42 ha and 17.87%) (Plans 1 and 2)**

- (a) The "CA" zone covers the wooded area to the north of the existing Lai Chi Wo, the fung shui woodlands at Mui Tsz Lam, Kop Tong and Sam A Tsuen. These areas are relatively undisturbed native woodland with mature trees supporting a diversity of plants of conservation significance and is ecologically linked with the wide stretch of natural vegetation in the Plover Cove Country Park and the Lai Chi Wo Fung Shui Woodland.
- (b) The coastal area along the eastern boundary of the Lai Chi Wo area with a high ecological value and located immediately adjacent to the ecologically sensitive Yan Chau Tong Marine Park and the Lai Chi Wo Beach SSSI are proposed to be protected under "CA".
- (c) The wetland system in Siu Tan comprising natural stream, intertidal ponds and

marshes of ecological importance and the coastal area in Sam A Tsuen consisting of coastal woodland and wetland system where mangrove stand and low-lying marshes are found have been identified as ecologically important and "CA" zone is proposed to reflect the high ecological value of the areas.

**"Green Belt" ("GB") (95.19 ha and 72.65%) (Plans 1 and 2)**

- (d) Areas with natural vegetation, woodland, hilly terrain, hillside shrubland, grassland and streamcourses including the Ecologically Important Stream (EIS) and its riparian zone have been designated as "GB" so as to protect existing green areas and preserve the hilly terrain in the Area. The "GB" zone also comprises permitted burial ground at the central part of Lai Chi Wo, and the fringes of the planning scheme boundaries near Kop Tong.

**"Agriculture" ("AGR") (6.28 ha and 4.79 %) (Plans 1 and 2)**

- (e) Some active agricultural land intermixed with abandoned farmland/grassland could be found at the southern part of the villages at Lai Chi Wo and Sam A. Besides, the land area to the north of the EIS previously comprises largely wet abandoned agricultural land where agricultural rehabilitation has currently been observed. The areas are designated as "AGR" not only to retain active and fallow arable land for agricultural purpose, but also to preserve the rural setting as well as the natural environment in the Area.

**"Government, Institution or Community" ("G/IC") (0.11 ha and 0.08 %)( Plans 1 and 2)**

- (f) The major existing GIC facilities under this zone include a single storey permanent flushing toilet and a single storey telephone exchange and religious institutions of the Hip Tin Temple and Hok Shan Monastery at Lai Chi Wo. The vacant premises of the former Siu Ying School at Lai Chi Wo would be converted into a geoheritage-cum-ecological education centre and hence it is proposed to designate the site as "G/IC" as well.

**"Village Type Development" ("V") (6.04 ha and 4.61%)( Plans 1 and 2)**

- (g) Lai Chi Wo, Mui Tsz Lam, Kop Tong and Sam A Tsuen are the recognized villages in the Area. Given the need to protect the natural environment with conservation and landscape value of the Area, an incremental approach for designation of "V" zone for Small House development has been adopted with an aim to consolidating Small House development at suitable locations so as to avoid undesirable disturbances to the natural environment and overtaxing the limit infrastructure in the Area. Discounting the surrounding environmentally sensitive areas, the residual area for "V" is about 6.04 ha. The proposed "V" zones mainly cover the existing village clusters and the adjoining scrubland and grassland as well as shrubs on abandoned agricultural land.

### 3. Local Consultation

#### STKDRC and NDC

3.1 The STKDRC and NDC were consulted on the draft OZP on 9.7.2014 and 21.7.2014 respectively and they all strongly objected the draft OZP as it is necessary to determine land use proposals from a holistic perspective, taking into account not only the need to conserve areas worthy of enhanced protection but also the legitimate aspirations of the local community for a more balanced mode of development. For instances, the size of the “V” zones was considered inadequate and most of the Area (about 118 ha or over 90% of the Area) was designated as conservation zones, i.e. “CA” and “GB”. A letter from the STKDRC is at **Annex VI**. While specific land use proposals are being prepared by the STKDRC, the STKDRC and NDC have raised the following major concerns:

#### Opposition to designating private land under conservation zonings

(a) Much of the land designated as “CA” is under private ownership. Most of the land plots designated as “CA” in Lai Chi Wo and Siu Tan for instance used to be for agricultural uses and only after they were abandoned did they start to gain ecological value. It is not just for the owners alone to shoulder the opportunity costs for this zoning for the general public good of conservation which deprived the rights of the private landowners in the name of protecting the environment. Compensation should be provided for their loss of land value.

#### Insufficient land for Small House development in “V” zone

(b) Only about 6.04 ha (or 4.61%) of land is designated for “V” zone under the draft OZP. While it is true that there is no outstanding demand for Small House development at the moment, the size of the “V” zone should take into account the legitimate wish of the older cohorts who may wish to return to their homeland as their final resting place and others who may wish to return and spend their efforts in revitalising their own villages. Without a properly sized “V” zone, the villages would be doomed for further decline to the extent that they would be eradicated in a future. The proposed “V” zone should be properly enlarged.

#### Designation of recreation zoning for eco-tourism

(c) The Area is surrounded by the Plover Cove Country Park, the Yan Chau Tong Marine Park and the Double Haven Geo-Area of the Hong Kong Global Geopark of China. In order to facilitate the public to enjoy these natural resources and promote ecological education and eco-tourism, appropriate zonings such as “Recreation” (“REC”), should be specified at suitable locations.

#### Reservation of land for agricultural rehabilitation

(d) While it is recognized that agriculture in the traditional form may no longer be a viable means for subsistence, the local community considers that sufficient land for agricultural uses should reserved such that agricultural activities can be incorporated in package for eco-tourism.

### Green Groups

- 3.2 Green groups, namely Kadoorie Farm and Botanic Garden Corporation (KFBG), Designing Hong Kong and World Wide Fund For Nature Hong Kong, have submitted comments and proposals (**Annexes VII, VIII and IX** respectively) on the draft OZP. They are summarized as follows:

#### Extending the DPA plan by one year

- (a) As country parks enclaves are connected to the Country Parks geographically, ecologically and aesthetically, Country and Marine Parks Board (CMPB) has the responsibility to advise the Country and Marine Parks Authority on the assessment of the country park enclaves for designation/exclusion from country parks and the discussion is tentatively scheduled in October this year. Extending the DPA plan by one year would timely match with the CMPB's assessment.

#### Layout plan preparation

- (b) Layout plan should be provided for each enclave with consensus from the public and stakeholders.

#### Enhancing development control

- (c) Any and all slope stabilization, site formation, sewage treatment, drainage, footways, access and parking requirement should be implemented as public works to minimize impacts. Besides, future construction of new roads to enclaves currently not serviced by roads should be denied.

#### Reduction of "V" zones (**Plans 3 and 4**)

- (d) The "V" zone at Lai Chi Wo Village would cover a strip of Fung Shui Woodland behind the village (**Plan 4**). The lower section of the stream is next to the "V" zone of Lai Chi Wo, and the riparian zones of some upper tributaries of the Lai Chi Wo stream system are next to the "V" zones at Mui Tsz Lam and Kop Tong (**Plan 3**).
- (e) Flooding was recorded in the "V" zone adjacent to the stream at Lai Chi Wo (**Plan 4**) and septic tank and soakaway (STS) systems do not work in areas prone to flooding. From the safety and environmental protection perspective, there should be setback distance between the "V" zone and the stream.
- (f) The "V" zone should be limited to existing built structures plus a reserve for approved Small House applications. Besides, future Small House demand should be addressed outside the enclaves and country parks and no future development under the Small House Policy should be allowed in the enclaves and country parks.

Rezoning the “AGR” at Lai Chi Wo to “GB(1)” or “CA” and “AGR” at Sam A Tsuen to “CA” (Plans 3, 4 and 5)

- (g) The marsh at Lai Chi Wo is largely covered with “AGR” zone (**Plans 3 and 4**). As number of approval cases for Small House development is not small and the trend has been increasing at “AGR” zone, they concerned that the stream and the marine park would be affected if Small House are allowed to be built in this area. Hence, to protect the marsh, it should be covered with “GB(1)” or “CA” zone.
- (h) Part of the marshy area at Sam A Tsuen is covered with “AGR” zone (**Plans 3 and 5**) but part of it is covered with “CA”. The whole marshy area should be covered with “CA” as they are ecologically linked and the “CA” zone would not affect any potential farmland restoration activity as agricultural use is always permitted.

Conservation zoning for the riparian zones and the streams

- (i) The lower section of the stream zoned “AGR” would be culverted which may block the stream and lead to higher risk of flooding. However, no enforcement action would be taken as it was not classified as stream diversion. Besides, the fish *Anguilla japonica* (日本鰻鱺), which has recently become Globally Endangered, appears at Lai Chi Wo. Any obstacles (e.g. a concrete pipe) in the stream would greatly affect this species as they are a migratory species and needs to move between the sea and the stream. The stream and its riparian zones should be covered with conservation zoning.

Rezoning the “GB” to “GB(1)” or “CA” (Plan 3)

- (j) “GB” zone provides insufficient protection for the environment. To provide higher protection of the ecology while allowing farming, “GB” zone including riparian area should be zoned “GB(1)” or “CA”.

Rezoning the marsh at Siu Tan from “CA” to “CA (for wetland only)” (Plan 3)

- (k) The ponds to the north of the marshy area should be zoned as “CA (for wetland only)” in order to reflect the actual landscape of this location and the ‘no-net-loss in wetland’ principle should be adopted for any change in use within this zone.

Notes of the plan

- (l) To move ‘Houses’ and ‘Small Houses’ from Column 1 to Column 2 in the Schedule of Notes to ensure that any and all demolition and redevelopment of houses is subject to planning permission.
- (m) ‘Tent Camping Ground’ should be put under Column 2 for both “GB(1)” and “CA(1)” zones.

#### 4. Planning Department's Responses

4.1 In consultation with departments concerned, the Planning Department (PlanD)'s responses to the above comments/proposals are as follows:

##### Opposition to designating private land under conservation zonings

- (a) Private land within conservation zonings such as "GB" and "CA" zones is primarily demised for agricultural purpose under the block Government lease. Since 'Agricultural Use' is always permitted under such zonings, there is no deprivation of the rights of the landowners. On compensation for the loss of land value of the private land within conservation zonings, it should be noted that under the Town Planning Ordinance, there is no provision for compensation due to curtailment of rights by planning action.

##### Extending the DPA plan by one year

- (b) The AFCD will conduct assessments on the enclaves' suitability for incorporation into country parks in accordance with established principles and criteria. The preparation of the OZP will not affect AFCD to conduct assessments on the enclaves.

##### Layout plan preparation

- (c) The preparation of village layout plan for village will depend on a number of factors such as implementation prospect of the layout plan, manpower and priority of works within PlanD.

##### Enhancing development control

- (d) According to the Notes of the draft OZP, geotechnical works, local public works, road works, sewage works, drainage works, environmental improvement works and such other public works co-ordinated or implemented by Government are always permitted. According to relevant works departments, there is neither planned/committed access road to be proposed at the Area. As the Area is enclosed by the Plover Cove Country Park, for any new roads proposed to connect with existing road network, it would inevitably have to pass through the Country Park and consent of the Country and Marine Parks Authority must be obtained.

##### Designation of "V" zone

- (e) There are two divergent views on the boundaries of the "V" zones. The local villagers consider that the "V" zones are not sufficient to meet the Small House demand for Lai Chi Wo, Mui Tsz Lam, Kop Tong and Sam A. On the other hand, the green groups hold conflicting views that the "V" zones should be reduced and confined to the existing village settlements and approved Small House sites.
- (f) In drawing up the OZP, special attention has been given to protect the high conservation and landscape value of the Area having regard to the wider natural system of the Plover Cove Country Park and the Yan Chau Tong Marine Park.

Areas of environmentally sensitive areas, including fung shui woodland, lowland secondary forest, shrubland, ecologically important stream and other stream courses, coastal mangrove, freshwater marsh, abandoned ponds and seagrass bed are covered by conservation zonings, i.e. “CA” and “GB”.

- (g) There are four recognized villages in the Area, namely Lai Chi Wo, Mui Tsz Lam, Kop Tong and Sam A. Thus there is a need to designate “V” zone at suitable locations to meet the Small House demand of local villagers after delineating the areas that have to be conserved. The boundaries of the “V” zone has been drawn up after considering the village ‘environ’ (‘VE’), local topography, settlement pattern, Small House demand forecast, areas of ecological importance, as well as other site specific characteristics. Areas suitable for Small House development covering the existing village clusters and the adjoining scrubland, grassland, and abandoned agricultural land are zoned “V”.
- (h) According to the District Lands Officer/North (DLO/N), there is no outstanding Small House application for these villages. The 10-year forecast of demand for Small House at Lai Chi Wo, Mui Tsz Lam, Kop Tong and Sam A, as provided by the concerned VRs, are 2,800, 132, 135 and 300 respectively<sup>1</sup>. When considering the land use zoning for the “V” zone, it is noted that justification has not been provided by the VRs of Lai Chi Wo village for the substantial increase in the latest 10-year forecast (from 1,098 to 2,800). Besides, there is neither planning proposal/application received since the gazettal of the draft DPA Plan nor outstanding Small House application in respect of the Area. With a view to minimizing adverse impacts on the natural environment of the Area coupled with its limited infrastructure, an incremental approach had been adopted for designating “V” zones for Small House developments in that the land area of “V” zone would not fully meet the land requirement of Small House demand at the outset with an aim to confining such developments at suitable locations adjacent to existing village clusters.
- (i) The proposed “V” zones on the Plan, covering a total area of about 6.04 ha including about 2.71 ha of land at Lai Chi Wo, about 1.09 ha at Mui Tsz Lam, about 0.59 ha at Kop Tong, and about 1.65 ha at Sam A. The total developable land reserved for new Small House developments amounts to about 3.5 ha, equivalent to about 138 Small House sites. This can satisfy about 8.4% of the total 10-year forecast of Small House demand in the Area (**Table 1**).

---

<sup>1</sup> Based on DLO/N’s previous information (2010), the 10-year forecast of demand for Small House at Lai Chi Wo, Mui Tsz Lam, Kop Tong and Sam A are 1,098, 149, 130 and 1,200 respectively.

**Table 1: Small House Demand for Lai Chi Wo, Mui Tsz Lam, Kop Tong and Sam A Tsuen Villages**

Village	Small House Demand Figure in 2010		Small House Demand Figure in 2013		'VE' Area (ha) ('VE' Area in OZP)	"V" zone on draft OZP (ha)	Required land to meet new demand (ha)	Available Land to meet new demand figure (ha)	Percentage of the new demand met by available land
	Outstanding Demand	10-year forecast (2010 – 2019)	Outstanding Demand	10-year forecast (2013 – 2022)					
<b>Lai Chi Wo</b>	Nil	1,098*	Nil	2,800*	9.51 (9.12)	2.71	27.45	1.19	4.34%
<b>Mui Tsz Lam</b>	Nil	149	Nil	132	7.13 (7.13)	1.09	3.30	0.67	20.30%
<b>Kop Tong</b>	Nil	120	Nil	135	7.27 (6.85)	0.59	3.38	0.43	12.72%
<b>Sam A Tsuen</b>	Nil	1,200	Nil	300	8.35 (7.43)	1.65	7.50	1.21	16.13%
<b>Total</b>	Nil	2,567	Nil	3,367	32.26 (30.53)	6.04	41.63	3.50	8.41%

\* When considering the land use zoning for the "V" zone, it is noted that justification has not been provided by the VRs of Lai Chi Wo village for the substantial increase in the latest 10-year forecast (from 1,098 to 2,800). In such circumstances, while the updated Small House demand for Mui Tsz Lam, Kop Tong and Sam A Tsuen will be adopted, the previous figures for Lai Chi Wo Village (i.e. 1,098 figures rather than 2,800) have been adopted.

- (j) It should be noted that the land reserved for "V" zones in the Area are intended for Small House developments by the villagers. Although the area of the proposed "V" zone could not meet all the current forecast of Small House demand, should there be a genuine need to use the land outside the "V" zone for Small House developments, there is provision in the Notes of the OZP to allow for application for Small House in other zonings under section 16 of the Ordinance. Each application would be considered by the Board based on its individual merits.
- (k) On specific comments from green groups on a strip of Fung Shui Woodland falls within the Lai Chi Wo Village, according to AFCD, the Lai Chi Wo Fung Shui Woodland falls substantially within the Plover Cove Country Park and the Lai Chi Wo Special Area. The vegetation below the Lai Chi Wo Nature Trail including the narrow strip of area is more scattered and shrubby (**Plan 4**). AFCD has no particular comment on the proposed "V" zone for this strip of land.
- (l) Regarding green groups' concern on the riparian zones of some upper tributaries of the stream next to the "V" zones at Mui Tsz Lam and Kop Tong and the lower section of stream next to the "V" zones of Lai Chi Wo, which is prone to flooding (**Plans 3 and 4**), the "V" zones of Mui Tsz Lam and Kop Tong are rather small and largely cover existing village areas. The streams adjacent to the "V" zones are small streams coexisting with the villages for long time. Hence, AFCD has no adverse comments on these two "V" zones. For the stream within the "V" zone of Lai Chi Wo, it is largely a concrete channel. AFCD advises that the section of Lai Chi Wo stream at the southern side of the "V" zone is lined by gabions and abutting the piazza (**Plan 4**). As such, limited

riparian vegetation will be affected by the “V” zone. For concerns related to the risk of flooding, Drainage Service Department (DSD) advises that for the last 10 years, only one flooding incident was reported at Lai Chi Wo Tsuen in May 2014 mainly on both sides of the footpath. Nevertheless, North District Office will assess the situation and consider improvement works as necessary in consultation with relevant departments.

- (m) Furthermore, any diversion of stream or filling of pond that may cause adverse drainage impacts or adverse impacts on the natural environment will require permission of the Board. AFCD and relevant authorities will be consulted on development proposals that may affect natural stream in accordance with ETWB Technical Circular (Works) No. 5/2005. For protection of the water quality, the design and construction of on-site STS system for any development proposals/submissions need to comply with relevant standards and regulations, such as Environment Protection Department (EPD)'s Practice Note for Professional Person (ProPECC PN 5/93 “*Drainage Plans subject to Comment by the Environmental Protection Department*”). According to EPD, on the performance of STS system, the applicants for the future Small Houses shall construct and maintain STS system fully comply with the requirements as stipulated in the ProPECC PN5/93 for proper disposal of wastewater. The ProPECC PN5/93 have stipulated specific requirements (e.g. minimum clearance distance) to ensure satisfactory performance of the STS system. Operation and maintenance practices for septic tank (e.g. desludging practices) are also given in EPD’s “Guidance Notes on Discharges from Village Houses”.

*Designation of recreation zoning for eco-tourism*

- (n) As per the ‘Study on the Enhancement of the Sha Tau Kok Rural Township and Surrounding Areas’ (the Study) completed in 2013, one of the major objectives of the Study is to keep the natural landscape intact and untouched and preserve the sensitive natural environment as much as possible in most of the Linkage Area, including the captioned areas. With the aim of minimising external intervention, most sub-areas will be provided with basic tourism supporting facilities. The Study considered that the Lai Chi Wo area has great potential of tourism development. Therefore, the Study proposed a Lai Chi Wo Ecological Centre at the vacant village school, ex-Siu Ying School to further enhance the role of Lai Chi Wo as an ecological destination in the Northeast New Territories<sup>2</sup>. Besides, there is no concrete recreation proposals submitted by STKDRC or any interest parties so far. Notwithstanding the above, recreational uses, such as ‘Holiday Camp’ and ‘Field Study/Education/Visitor Centre’, are permitted in “GB” zone upon application to the Board. Besides, development for ‘Hotel (Holiday House only)’, which is a Column 2 use under the “V” zone, may be permitted on application to the Board.

*Reservation of Land for agricultural rehabilitation purpose*

- (o) Agricultural use is a Column 1 uses in most of the zones, and any rehabilitation farming could be undertaken in accordance with the Notes of the draft OZP.

---

<sup>2</sup> The ex-Siu Ying School , has been proposed as “G/IC” zone on the draft OZP to promote eco-tourism in the area.

Rezoning the “AGR” at Lai Chi Wo to “GB(1)” or “CA” and “AGR” at Sam A Tsuen to “CA”

- (p) Area designated as “AGR” is mainly to reflect the current situation of the land where some active agricultural land intermixed with abandoned farmland/grassland could be found at the southern part of the villages at Lai Chi Wo. The land area to the north of the EIS at Lai Chi Wo previously comprises largely wet abandoned agricultural land where agricultural rehabilitation has currently been observed (**Plan 4**). AFCD advises that only a small section of the Lai Chi Wo stream at the southern side of the “V” zone falls within “AGR” zone and this section is not part of the EIS while a large portion of this stream section abutting the piazza of the Lai Chi Wo Village is already straightened and lined by gabions (**Plan 4**).
- (q) According to AFCD, the “CA” zone at Sam A Tsuen has covered the coastal woodland and wetland habitats (mangroves and marshes) beyond the concrete footpath. These coastal habitats support a variety of rare flora and fauna. Hence, they are put under “CA” zone for better protection. The “AGR” zone covers mainly fallow agricultural land above the concrete footpath and signs of agricultural rehabilitation have been observed (**Plan 5**).
- (r) Although there is concern on approval cases for Small House development in “AGR” zone, planning permission for Small House development is required from the Board under the “AGR” zone. Besides, any diversion of streams or filling of land/pond should not be undertaken without the permission from the Board. The Board will consider each application on its individual merits, taking into account all the relevant factors, including site characteristics, comments from departments concerned and public views. In view of this, AFCD has no objection to the proposed “AGR” zones.

Conservation zoning for the riparian zones and the streams

- (s) AFCD considers that the habitats of the narrow strip of the riparian zone along the EIS is similar to the adjacent habitats where shrubs and trees are of common species and “GB” is a type of conservation zoning. Besides, any diversion of stream, filling of pond/land or excavation of land shall not be undertaken without the permission from the Board. Hence, AFCD advises that the proposed “GB” zone is considered adequate in protecting the EIS.

Rezoning the “GB” to “GB(1)” or “CA” (**Plans 2 and 3**)

- (t) According to AFCD, the “GB” zones cover a vast area, mainly hill side slopes and abandoned agricultural land, of Lai Chi Wo. The vegetation cover is a mixture of grassland, shrubland and secondary woodland, comprising mainly common species. The woodland areas at Siu Tan and Sam A are relatively young and consist of mainly common species. As “GB” zone is a type of conservation zoning, the proposed “GB” zone is considered appropriate in protecting the woodlands. Besides, any diversion of streams, filling of land/pond or excavation of land that may cause adverse drainage impacts on adjacent areas and adverse impacts on the natural environment require planning permission from the Board. Woodlands of high conservation value, including the mature woodland to the north of Lai Chi Wo as well as fung shui woodlands of Mui Tsz

Lam, Kop Tong and Sam A have already been zoned “CA”.

Rezoning the marsh at Siu Tan from “CA” to “CA (for wetland only)” (Plans 2 and 3)

- (u) The Board adopts the principle of no-net-loss in wetland<sup>3</sup> in considering development proposals in the Deep Bay Area which provides for the conservation of continuous and adjoining fish ponds. The wetland system in Siu Tan comprises of natural stream, intertidal ponds and marshes are of ecological importance as advised by AFCD. Yet, the Siu Tan area is not in the same setting of Deep Bay. The planning intention of the “CA” is to protect and retain the existing natural landscape, ecological or topographical features for conservation and there is a presumption against development. Any diversion of streams, filling of land/pond or excavation of land require planning permission from the Board. Hence, the proposed “CA” zone is adequate in protecting the ponds.

Notes of the Plan

- (v) As the planning intention of the “V” zone is to provide land for New Territories Exempted House (NTEH), it is appropriate to put NTEH in Column 1 of “V” zone.
  - (w) 'Tent Camping Ground' refers to any place open to the public where tents are put only for temporary lodging for recreational or training purpose. Again, this is a facility designated by the Government. AFCD considers that such activities may not have significant adverse impacts on sensitive habitats and thus there is no strong justification for putting these uses under Column 2 of "GB".
- 4.2 In summary, except about 0.12 ha of land to be rezoned from “GB” to “CA” to finetune the boundary of “CA” zone at Siu Tan, taking AFCD’s latest comment into account (**Plan 6**) as it is part of the wetland system at Siu Tan<sup>4</sup>, no zoning amendments to the previous draft OZP have been proposed and the land use zonings on the draft OZP (No. S/NE-LCW/D) are considered appropriate.
- 4.3 A table comparing the land use budget of the area covered by the draft Lai Chi Wo, Siu Tan and Sam A Tsuen OZP No. S/NE-LCW/D and the previously draft OZP No. S/NE-LCW/C is shown below:

---

<sup>3</sup> The no-net-loss refers to both loss in “area” and “function”.

<sup>4</sup> According to AFCD, this strip of land is physically linked to the adjoining wetland system comprising streams, ponds and marsh.

Zoning	Draft Lai Chi Wo, Siu Tan and Sam A Tsuen OZP No. S/NE-LCW/C (ha / %)		Draft Lai Chi Wo, Siu Tan and Sam A Tsuen OZP No. S/NE-LCW/D (ha / %)		Increase / Decrease (ha / %)	
	ha	%	ha	%	ha	%
V	6.04	4.61%	6.04	4.61%	no change	no change
G/IC	0.11	0.08%	0.11	0.08%	no change	no change
AGR	6.28	4.79%	6.28	4.79%	no change	no change
GB	95.19	72.65%	95.07*	72.56%	-0.12	-0.13%
CA	23.42	17.87%	23.54*	17.96%	+0.12	+0.51%
<b>Total Planning Area</b>	131.04	100%	131.04	100%	no change	no change

\* About 0.12 ha of land to be rezoned from “GB” to “CA” to finetune the boundary of “CA” zone at Siu Tan, taking AFCD’s latest comment into account (**Plan 6**)

## 5. Consultation

The NDC and STKDRC will be consulted after the Board’s agreement to the publication of the draft Lai Chi Wo, Siu Tan and Sam A Tsuen OZP (**Annex I**) under section 5 of the Ordinance during the exhibition period of the OZP.

## 6. Decision Sought

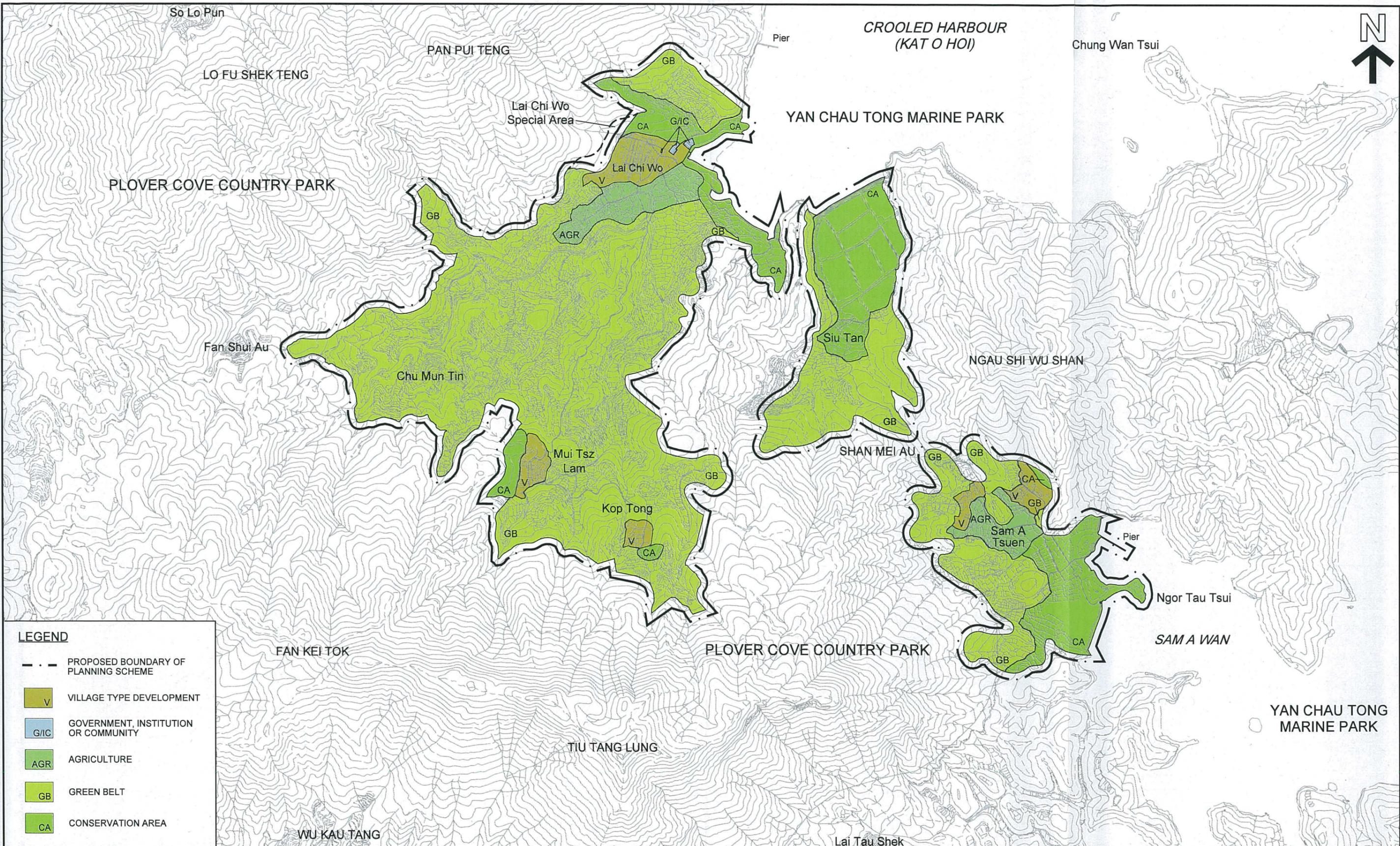
Members are invited to:

- (a) note the comments from and responses to the NDC, STKDRC and green groups (**paras. 3 and 4.1 above**) on the draft Lai Chi Wo, Siu Tan and Sam A Tsuen OZP No. S/NE-LCW/C (**Appendix I to Annex V**);
- (b) agree that the draft Lai Chi Wo, Siu Tan and Sam A Tsuen OZP (to be renumbered as S/NE-LCW/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 ES (**Annex III**) as an expression of the planning intentions and objectives of the Board for various land use zonings of the draft Lai Chi Wo, Siu Tan and Sam A Tsuen OZP No. S/NE-LCW/D; and
- (d) agree that the ES is suitable for exhibition for public inspection together with the draft OZP and issued under the name of the Board.

**7. Attachments**

Plan 1	Proposed land uses – Lai Chi Wo, Siu Tan and Sam A Tsuen
Plan 2	Aerial photo - Lai Chi Wo, Siu Tan and Sam A Tsuen
Plan 3	Proposed land uses with Existing Physical Features - Lai Chi Wo, Siu Tan and Sam A Tsuen
Plan 4	Site Photos of Lai Chi Wo
Plan 5	Site Photos of Sam A Tsuen
Plan 6	Proposed Amendment to Siu Tan
Annex I	Draft Lai Chi Wo, Siu Tan and Sam A Tsuen Outline Zoning Plan (OZP) No. S/NE-LCW/D
Annex II	Notes of the Draft Lai Chi Wo, Siu Tan and Sam A Tsuen Outline Zoning Plan (OZP) No. S/NE-LCW/D
Annex III	Explanatory Statement of the Draft Lai Chi Wo, Siu Tan and Sam A Tsuen Outline Zoning Plan (OZP) No. S/NE-LCW/D
Annex IV	Extract of Minutes of the Town Planning Board Meeting held on 16.5.2014
Annex V	TPB Paper No. 9614 (considered by the Town Planning Board on 16.5.2014)
Annex VI	Letter from Sha Tau Kok District Rural Committee dated 10.7.2014
Annex VII	Submission from Kadoorie Farm and Botanic Garden Corporation dated 23.6.2014
Annex VIII	Submission from Designing Hong Kong dated 24.6.2014
Annex IX	Submission from World Wide Fund For Nature Hong Kong dated 10.7.2014

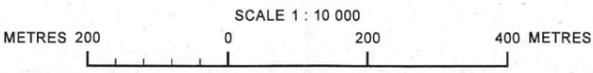
**PLANNING DEPARTMENT  
AUGUST 2014**



**LEGEND**

	PROPOSED BOUNDARY OF PLANNING SCHEME
	VILLAGE TYPE DEVELOPMENT
	GOVERNMENT, INSTITUTION OR COMMUNITY
	AGRICULTURE
	GREEN BELT
	CONSERVATION AREA

**PROPOSED LAND USES**  
**DRAFT LAI CHI WO, SIU TAN AND SAM A TSUEN**  
**OUTLINE ZONING PLAN No. S/NE-LCW/C**



PLANNING DEPARTMENT



REFERENCE No.  
M/CPE/LCW/14/5

PLAN  
1

EXTRACT PLAN PREPARED ON 29.7.2014  
 BASED ON SURVEY SHEETS No. 3-SE-B, 3-NE-D,  
 4-NW-C AND 4-SW-A



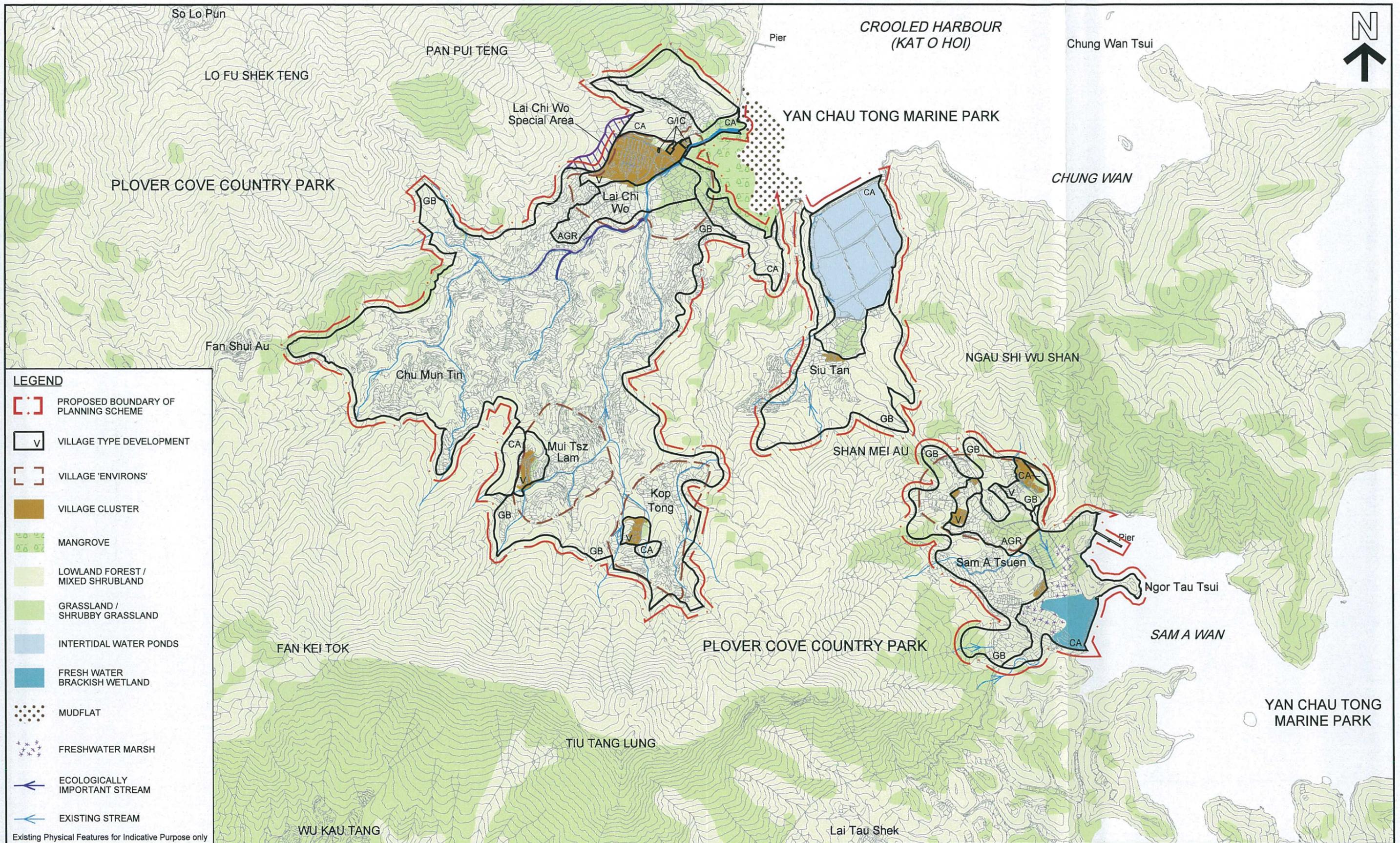
**LEGEND**  
 PROPOSED BOUNDARY OF PLANNING SCHEME

EXTRACT PLAN PREPARED ON 9.7.2014 BASED ON AERIAL PHOTOS No. CS42014-021, CS42087-093 AND CS42162-169 ON 8.3.2013 BY LANDS DEPARTMENT

**AERIAL PHOTOS**  
 LAI CHI WO, SIU TAN AND SAM A TSUEN

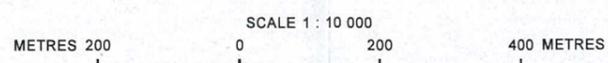
PLANNING DEPARTMENT 

REFERENCE No. M/CPE/LCW/14/5	PLAN 2
---------------------------------	-----------



**PROPOSED LAND USES WITH EXISTING PHYSICAL FEATURES**

LAI CHI WO, SIU TAN AND SAM A TSUEN



PLANNING DEPARTMENT



REFERENCE No.  
M/CPE/LCW/14/5

PLAN  
3

EXTRACT PLAN PREPARED ON 29.7.2014  
BASED ON SURVEY SHEETS No. 3-SE-B, 3-NE-D,  
4-NW-C AND 4-SW-A

**LEGEND**

- ② ◁ VIEWING POINT OF SITE PHOTO
- ◻ V PROPOSED LAND USES



**SITE PHOTOS**

LAI CHI WO

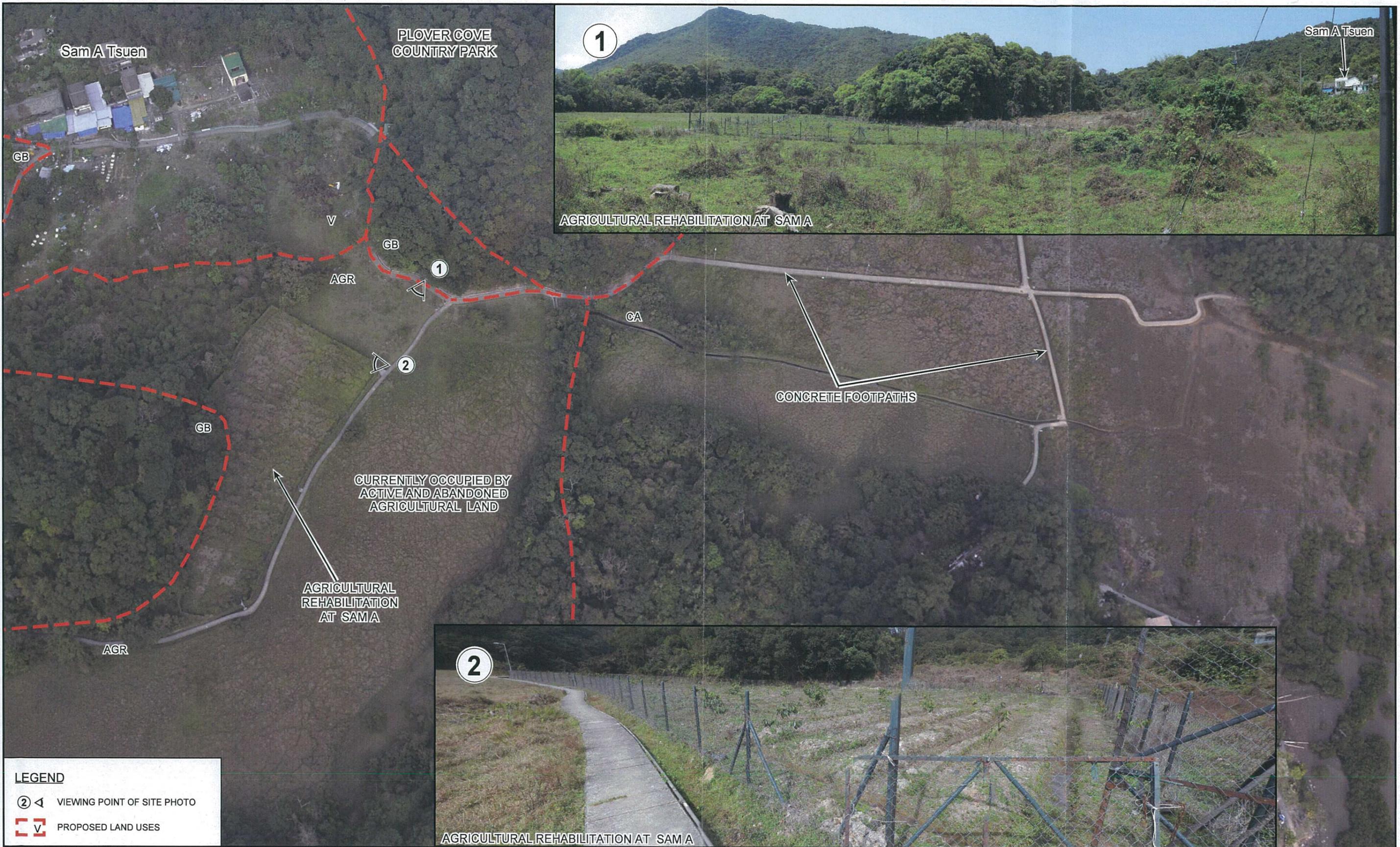
PLANNING DEPARTMENT



EXTRACT PLAN PREPARED ON 11.7.2014 BASED ON SITE PHOTOS ON 28.1.2013, 5.2.2014 AND 30.4.2014

REFERENCE No.  
M/CPE/LCW/14/5

PLAN  
4



LEGEND	
② ◀	VIEWING POINT OF SITE PHOTO
ⓧ V	PROPOSED LAND USES

**SITE PHOTOS**  
SAM A

PLANNING DEPARTMENT



EXTRACT PLAN PREPARED ON 11.7.2014 BASED ON  
SITE PHOTOS ON 28.1.2013, 5.2.2014 AND 24.3.2014

REFERENCE No.  
M/CPE/LCW/14/5

PLAN  
5



YAN CHAU TONG MARINE PARK

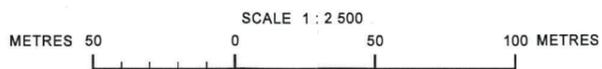


**LEGEND**



About 0.12 ha of land to be rezoned from "GB" to "CA" as per AFCD's comments

**PROPOSED AMENDMENT TO SIU TAN**  
**DRAFT LAI CHI WO, SIU TAN AND SAM A TSUEN**  
**OUTLINE ZONING PLAN No. S/NE-LCW/D**



EXTRACT PLAN PREPARED ON 21.7.2014  
BASED ON SURVEY SHEETS No. 4-NW-21A/B/C/D

PLANNING DEPARTMENT



REFERENCE No.  
M/CPE/LCW/14/5

PLAN  
6

圖例 NOTATION

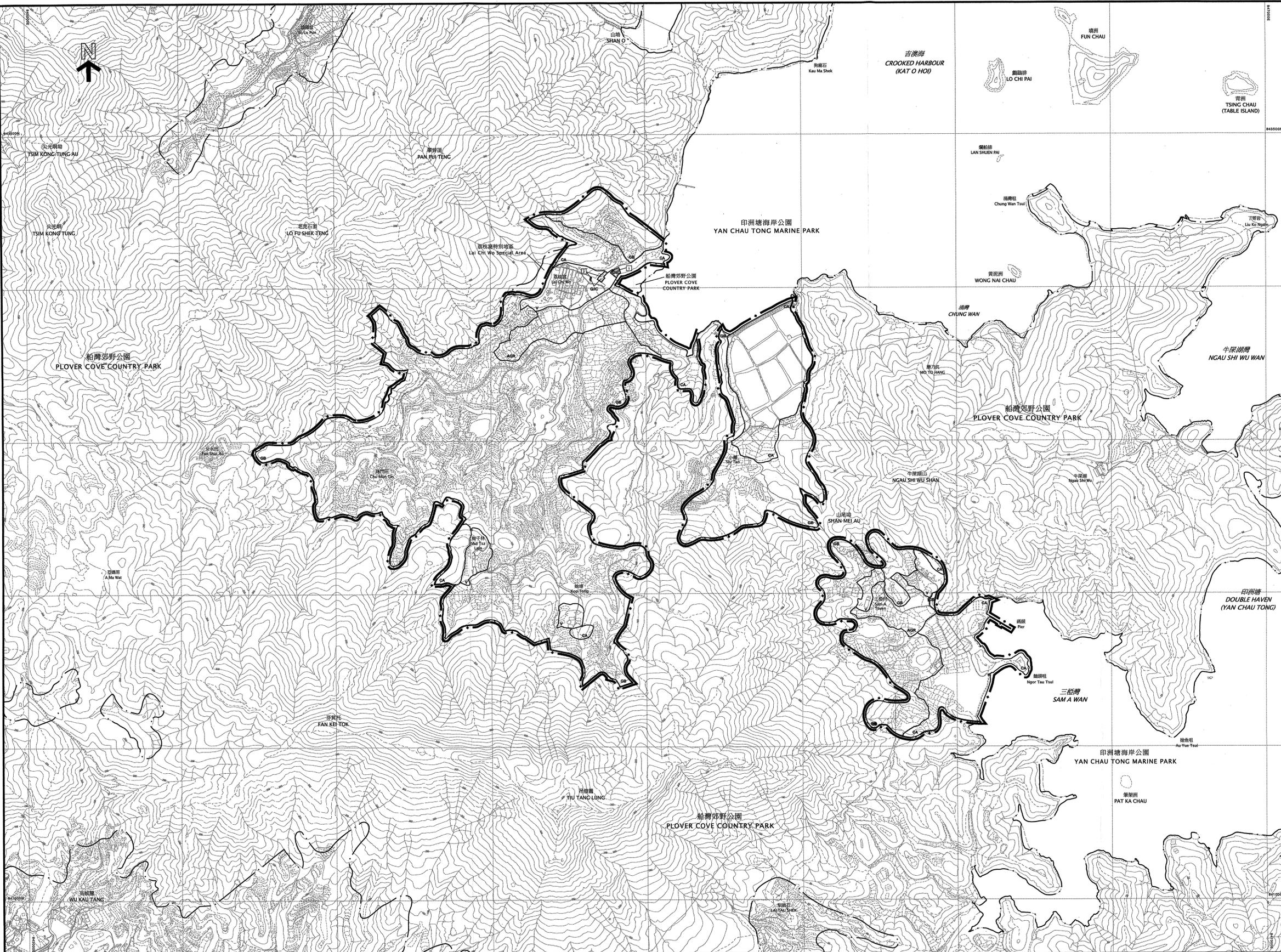
ZONES	地帶
VILLAGE TYPE DEVELOPMENT	V
GOVERNMENT, INSTITUTION OR COMMUNITY	G/C
AGRICULTURE	AGR
GREEN BELT	GB
CONSERVATION AREA	CA

MISCELLANEOUS	其他
BOUNDARY OF PLANNING SCHEME	— · — · —
BOUNDARY OF COUNTRY PARK / SPECIAL AREA	— · — · —
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	1

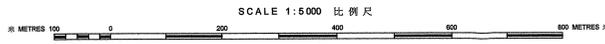
土地用途及面積一覽表 SCHEDULE OF USES AND AREAS

USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分比	
VILLAGE TYPE DEVELOPMENT	6.04	4.61	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	0.11	0.08	政府、機構或社區
AGRICULTURE	6.28	4.79	農業
GREEN BELT	95.07	72.56	綠化地帶
CONSERVATION AREA	23.54	17.96	自然保育區
<b>TOTAL PLANNING SCHEME AREA</b>	<b>131.04</b>	<b>100.00</b>	<b>規劃範圍總面積</b>

夾附的《註釋》屬這份圖則的一部分 THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN



香港城市規劃委員會依據城市規劃條例擬備的荔枝窩、小灘及三桠村分區計劃大綱圖  
**TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD**  
**LAI CHI WO, SIU TAN AND SAM A TSUEN - 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/NE-LCW/D**

**DRAFT LAI CHI WO, SIU TAN AND SAM A TSUEN  
OUTLINE ZONING PLAN NO. S/NE-LCW/D**

(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) Alignment of roads and 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 “Conservation 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 “Conservation 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) In any area shown as 'Road', all uses or developments except those specified in paragraphs (8)(a) to (8)(d) and (8)(g) above and those specified below require permission from the Town Planning Board:

road and on-street vehicle park.

- (11) (a) Except in areas zoned "Conservation 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 (11)(a), and subject to temporary uses for open storage and port back-up purposes which are prohibited in areas zoned "Conservation 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.

- (12) 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.

- (13) 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 LAI CHI WO, SIU TAN AND SAM A TSUEN  
OUTLINE ZONING PLAN NO. S/NE-LCW/D**

Schedule of Uses

	<u>Page</u>
VILLAGE TYPE DEVELOPMENT	1
GOVERNMENT, INSTITUTION OR COMMUNITY	3
AGRICULTURE	5
GREEN BELT	6
CONSERVATION AREA	8

## 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 Flat Government Refuse Collection Point Government Use (not elsewhere specified)# Hotel (Holiday House only) House (not elsewhere specified) Institutional Use (not elsewhere specified)# Market Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation # Public Vehicle Park (excluding container vehicle) 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 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
Ambulance Depot Animal Quarantine Centre (in Government building only) Broadcasting, Television and/or Film Studio Eating Place (Canteen, Cooked Food Centre only) Educational Institution Exhibition or Convention Hall Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Institutional Use (not elsewhere specified) Library Market Pier Place of Recreation, Sports or Culture Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Research, Design and Development Centre Rural Committee/Village Office School Service Reservoir Social Welfare Facility Training Centre Wholesale Trade	Animal Boarding Establishment Animal Quarantine Centre (not elsewhere specified) Columbarium Correctional Institution Crematorium Driving School Eating Place (not elsewhere specified) Funeral Facility 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) Off-course Betting Centre Office Petrol Filling Station Place of Entertainment Private Club Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Residential Institution Sewage Treatment/Screening Plant Shop and Services Utility Installation for Private Project Zoo

---

(Please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (Cont'd)

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 needs, 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.

AGRICULTURE

---

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 only) On-Farm Domestic Structure Public Convenience Religious Institution (Ancestral Hall only) Rural Committee/Village Office	Animal Boarding Establishment Barbecue Spot Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) House (New Territories Exempted House only, other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) Picnic Area Place of Recreation, Sports or Culture (Horse Riding School, Hobby Farm, Fishing Ground only) Public Utility Installation Religious Institution (not elsewhere specified) School Utility Installation for Private Project

---

Planning Intention

This zone is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

Remarks

Any diversion of streams or filling of land/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. This restriction does not apply to filling of land specifically required under prior written instructions of Government department(s) or for the purposes specified below:

- (i) laying of soil not exceeding 1.2m in thickness for cultivation; or
- (ii) construction of any agricultural structure with prior written approval issued by the Lands Department.

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

(Please see next page)

GREEN BELT (Cont'd)

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.

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.

CONSERVATION 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) Nature Reserve Nature Trail On-Farm Domestic Structure Wild Animals Protection Area	Field Study /Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) House (Redevelopment only) Public Convenience Public Utility Installation Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
---	---

Planning Intention

This zoning is intended to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment such as Country Park from the adverse effects of development.

There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.

(Please see next page)

CONSERVATION AREA (Cont'd)

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 LAI CHI WO, SIU TAN AND SAM A TSUEN  
OUTLINE ZONING PLAN NO. S/NE-LCW/D**

**EXPLANATORY STATEMENT**

**DRAFT LAI CHI WO, SIU TAN AND SAM A TSUEN  
OUTLINE ZONING PLAN NO. S/NE-LCW/D**

**EXPLANATORY STATEMENT**

<u>CONTENTS</u>	<u>Page</u>
1. INTRODUCTION	1
2. AUTHORITY FOR THE PLAN AND PROCEDURE	1
3. OBJECT OF THE PLAN	2
4. NOTES OF THE PLAN	2
5. THE PLANNING SCHEME AREA	2
6. POPULATION	4
7. OPPORTUNITIES AND CONSTRAINTS	4
8. GENERAL PLANNING INTENTION	7
9. LAND-USE ZONINGS	
9.1 Village Type Development	8
9.2 Government, Institution or Community	9
9.3 Agriculture	10
9.4 Green Belt	10
9.5 Conservation Area	11
10. COMMUNICATIONS	12
11. CULTURAL HERITAGE	12
12. UTILITY SERVICES	12
13. IMPLEMENTATION	12
14. PLANNING CONTROL	13

**DRAFT LAI CHI WO, SIU TAN AND SAM A TSUEN  
OUTLINE ZONING PLAN NO. S/NE-LCW/D**

(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 Lai Chi Wo, Siu Tan and Sam A Tsuen Outline Zoning Plan (OZP) No. S/NE-LCW/D. 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 Development Permission Area (DPA) Plan for the Lai Chi Wo, Siu Tan and Sam A Tsuen area.
- 2.2 On 26 August 2011, the draft Lai Chi Wo, Siu Tan and Sam A Tsuen DPA Plan No. DPA/NE-LCW/1 was exhibited for public inspection under section 5 of the Ordinance. During the plan exhibition period, 6 representations were received. After giving consideration to the representations on 9 March 2012, the Board decided not to propose any amendment to the draft DPA plan to meet the representations.
- 2.3 On 26 June 2012, the Chief Executive in Council (CE in C) approved the draft Lai Chi Wo, Siu Tan and Sam A Tsuen DPA plan, which was subsequently renumbered as DPA/ NE-LCW/2. On 13 July 2012, the approved Lai Chi Wo, Siu Tan and Sam A Tsuen DPA Plan No. DPA/NE-LCW/2 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.4 On 12 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 Lai Chi Wo, Siu Tan and Sam A Tsuen area.
- 2.5 On XXXX, the draft Lai Chi Wo, Siu Tan and Sam A Tsuen OZP No. S/NE-LCW/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 Lai Chi Wo, Siu Tan and Sam A Tsuen so that development and redevelopment within the area of Lai Chi Wo, Siu Tan and Sam A Tsuen 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 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), which comprises three sub-areas, namely the Lai Chi Wo area (about 90 ha), the Siu Tan area (about 20 ha) and the Sam A Tsuen area (about 21 hectares), covers a total area of about 131 ha. The Area is surrounded by the Plover Cove Country Park except where it adjoins the Lai Chi Wo Special Area near the Lai Chi Wo and fronts on the Yan Chau Tong Marine Park. At present, the Area is accessible by boats via small piers at Lai Chi Wo and Sam A, and by walking trails leading from Wu Kau Tang and Bride's Pool. The boundary of the Area is shown by a heavy broken line on the Plan.
- 5.2 Lai Chi Wo
- 5.2.1 The area mainly comprises mangrove, woodland, shrubland, watercourse and fallow agricultural land. Recognised villages in the area include Lai Chi Wo, Kop Tong and Mui Tsz Lam.

- 5.2.2 Lai Chi Wo faces the scenic Yan Chau Tong Marine Park and the Lai Chi Wo Beach Site of Special Scientific Interest (SSSI). The Yan Chau Tong Marine Park, designated in 1996, is well-known for its rich fishery resources as it is a nursery ground for larvae and juvenile of fishes and many different marine lives. Lai Chi Wo Beach SSSI, designated in 1979, is to protect the seagrass bed (*Halophila ovalis* (喜鹽草) and *Zostera japonica* (矮大葉藻)) in recognition of their ecological importance. Mangroves grows near the coast of the Lai Chi Wo Beach SSSI which is regarded as one of the most important stands in Hong Kong due to the presence and abundance of some mangrove species. Both the Yan Chau Tong Marine Park and the Lai Chi Wo Beach SSSI are adjacent to the Area. On the other hand, there are records of seagrasses in the abandoned ponds in Siu Tan and high coverage of coral communities along the coast of Kau Ma Shek near the entry of Yan Chau Tong Marine Park.
- 5.2.3 Behind Lai Chi Wo is a fung shui woodland, about 1 ha of which was designated as a “Special Area” under the Country Parks Ordinance in 2005, for its high flora diversity and the presence of uncommon tree species as well as old and valuable trees. There is a natural stream flowing across the Lai Chi Wo area, about 500m of which is recognized as an Ecologically Important Stream (EIS).
- 5.2.4 The area includes a Geo-heritage Centre displaying the geological resources and illustrations of old Hakka village in Hong Kong. A Nature Trail links up Lai Chi Wo and the coastal area. A graded historic building in the area is the Hip Tin Temple and Hok Shan Monastery (Grade 3 historic building). The area is a popular destination for tourists and hikers. The Lai Chi Wo Site of Archaeological Interest is largely located in it.
- 5.2.5 Mui Tsz Lam and Kop Tong are two indigenous villages, about 1km southwest of Lai Chi Wo. Kop Tong and Mui Tsz Lam have been deserted and most of the village houses have become ruins. Fung shui woodlands, which are comparatively remote and intact, are found behind Kop Tong and Mui Tsz Lam. The fung shui woodland at Mui Tsz Lam has higher species diversity than that of Kop Tong.

### 5.3 Siu Tan

- 5.3.1 The area mainly comprises flat and low-lying abandoned agricultural land, which has been turned into intertidal water ponds and freshwater marshes surrounded by shrubs and woodland. It is also adjacent to the Yan Chau Tong Marine Park and the Lai Chi Wo Beach SSSI where there are mangrove and seagrass habitats.
- 5.3.2 There is a natural stream near the western boundary of the site flowing from south to north towards the Marine Park. Habitats in Siu Tan support a high diversity of wildlife and flora worthy of protection, and it is also identified as a hotspot for butterflies. Mangrove stands are found along the watercourse and at intertidal water ponds near the coastal area, where uncommon species of seagrass have been found. Surrounding the wetlands on the east, south and west are continuous woodlands forming the foothill of the Plover Cove Country Park.

#### 5.4 Sam A Tsuen

5.4.1 The area mainly comprises woodland, shrubland, active and abandoned agricultural land, freshwater marsh, stream, estuarine mangrove and mudflat habitats. The woodlands in the peripheral hill-slopes and a fung shui wood behind the village form a continuum of woodland habitat together with the adjoining Plover Cove Country Park. The habitats support a high diversity of animal and plant species worthy of protection and are identified as hotspots for butterflies and freshwater fishes.

5.4.2 The recognised village in the area is Sam A which faces southwest, directly overlooking the scenic shore flat land and is surrounded by wooded hills on three sides in the north, west and south with some active farmland in the south-eastern part of the village. A few of the village houses have recently been refurbished and are being used for serving visitors. Some beekeeping has been operated at Sam A.

### 6. **POPULATION**

According to the 2011 Census, the total population of the Area was about 100 persons. It is expected that the total planned population of the Area would be 710 persons mainly attributed to the village expansion.

### 7. **OPPORTUNITIES AND CONSTRAINTS**

#### 7.1 Opportunities

##### 7.1.1 Conservation and Natural Landscape

The Area is surrounded by the Plover Cove Country Park and Lai Chi Wo Special Area and fronts onto Yan Chau Tong Marine Park. The Area is rural in character and comprises areas of conservation importance with a mixture of natural habitats, including coastal mangrove, mudflat, intertidal water ponds, EIS, freshwater streams, undisturbed terrestrial and hilly forests, woodlands, fung shui woodlands, shrubland, and active and fallow agricultural land. These habitats support different flora and fauna in the Area, including some rare and uncommon species, and the natural and landscape setting is both serene and quiet. The undisturbed woodlands are quite natural in character and are ecologically-linked with the wide stretch of vegetation in the surrounding Plover Cove Country Park. With its high quality landscape and great variety of natural habitats, the Area is worthy of conservation.

##### 7.1.2 Tourism Potential

7.1.2.1 The Area falls within part of the Linkage Area of the “Study on the Enhancement of the Sha Tau Kok Rural Township and Surrounding Areas – Feasibility Study” (the STK Study) completed in early 2013. Because of the richness in culture and heritage resources, Lai Chi Wo has great potential of tourism development due to the ecological and cultural/historic value. However, with the aim of minimizing external

intervention, basic tourism supporting facilities would be provided. The ecology of the area supports a wide diversity of species, including several species of conservation importance. There are two temples, namely Hip Tin Temple and Hok Shan Monastery, which are graded 3 historical buildings. Other supporting facilities include signage, refreshment kiosk, information plates and public toilet currently provided for visitors. It also includes a Geoheritage Centre introducing the geological resources and old Hakka village in Hong Kong and a Lai Chi Wo Nature Trail, where some of its sections have boardwalks allowing visitors to explore the mangroves, linking up Lai Chi Wo and the coastal area, the Hakka Villages, the Fung Shui Woods and an ancient bed of Coastal *Heritiera littoralis* (銀葉樹) and giant *Derris alborubra* (白花魚藤). Currently, Lai Chi Wo is featured in many one-day tours offered by local tour operators.

7.1.2.2 Sam A is linked to Wu Kau Tang and other ‘Shap Yeuk’ villages by a network of mountain trails. The oldest trail is believed to be the one between Sam A and Wu Kau Tang (known as Sung Yuan historic trail), which could date back almost 1,000 years to Sung and Yuan Dynasties. This trail still exists today, and is being used frequently by hikers in this area.

## 7.2 Constraints

### 7.2.1 Transportation

At present, no vehicular access is available except the footpaths and hiking trails leading from Wu Kau Tang and Bride’s Pool. The Area is accessible by boats via small piers at Lai Chi Wo and Sam A.

### 7.2.2 Geotechnical

The Area is located below steep natural hillside and may be affected by potential natural terrain landslide hazards. For future development in these areas, natural terrain hazard study may be required to ascertain the scale of the hazards and to provide suitable hazard mitigation measures, if found necessary, as part of the development.

### 7.2.3 Ecological Significance

7.2.3.1 The Area, surrounded by the Plover Cove Country Park and the Lai Chi Wo Special Area, faces the scenic Yan Chau Tong Marine Park, part of which at Lai Chi Wo Beach was also designated as SSSI due to the presence of the seagrass bed (*Halophila ovalis* (喜鹽草) and *Zostera japonica* (矮大葉藻)). The Area contains a mixture of habitats and natural resources worthy for preservation, including the coastal mangrove and mudflat in which the *Derris alborubra* and *Heritiera* mangrove are located. Along the coast of Kau Ma Shek near the entry of Yan Chau Tong Marine Park, there are significant patches of hard coral nourishing there. Record of Hong Kong Reef Check 2013 showed the coral cover of about 56% over there.

7.2.3.2 The natural stream flowing across the Lai Chi Wo area, about 500 m of which is designated as an EIS. The coastal habitat is identified as an ecologically important wetland supporting a high diversity of species of conservation value. Over 30 dragonfly species including *Orthetrum poecilops poecilops* (斑灰蜻) and a wide variety of animal species of conservation interest like *Herpestes urva* (食蟹獾) and *Prionailurus bengalensis* (豹貓) are recorded in the area. The intertidal water ponds and freshwater marshes are located at the northern part of Siu Tan where uncommon species of seagrass have been found. The mangroves stands in the coastal area, the flat and low-lying marshes and a watercourse in the middle part of the Sam A recorded a number of freshwater fishes and invertebrates of conservation interest, including uncommon freshwater fish, Rice Fish *Oryzias curvinotus* (弓背鰻). Butterfly species of conservation concern and uncommon odonates (dragonflies and damselflies) were recorded in the area.

7.2.3.3 The undisturbed terrestrial habitats, including the forests and woodlands, not only connect to the surrounding mature woodland of the Plover Cove Country Park, but also support a very rich species diversity and composition. The presence of a few very old and large trees with unusual forms including *Macaranga sampsonii* (鼎湖血桐), *Ficus langkokensis* (青藤公), *Chrysophyllum lanceolatum* (金葉樹) and *Aquilaria sinensis* (土沉香) of conservation significance and three old and valuable trees in the fung shui woodlands in Lai Chi Wo also increases the conservation value of this woodland area. The fung shui woodland and the dense vegetation in the coastal area in Lai Chi Wo provide a good habitat for butterflies, including the rare *Isoteinon lamprospilus* (旖弄蝶). Besides, uncommon odonates (dragonflies and damselflies), herpetofauna, and amphibian species of conservation concern, including frogs, are also recorded at the Lai Chi Wo area. Fung shui woodlands at Kop Tong and Mui Tsz Lam also support a diversity of plants, including *Pavetta hongkongensis* (香港大沙葉) and *Aquilaria sinensis* (土沉香) of conservation significance. In view of the above, development that may adversely affect the rural character and the ecologically sensitive areas will not be recommended.

#### 7.2.4 Landscape Character

With reference to the Landscape Value Mapping of Hong Kong (2005), the overall landscape value of the Area is high. Due to the unique landscape resources and the character of the Area, no large-scale development should be introduced in order to minimize encroachment onto the sensitive environment and to protect and enhance ecological conservation.

#### 7.2.5 Burial Grounds

Several pieces of burial grounds are located in the Area, in particular in the central part of the Lai Chi Wo hilly areas and adjacent to the woodlands of

Mui Tsz Lam and Kop Tong. These areas are not suitable for any development.

#### 7.2.6 Sewerage

There is no existing public sewer nor any committed/ planned sewerage project for the Area. At present, on-site discharge system such as septic tanks 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 particular sewerage disposal facilities. And, any future development plan in the area, including the Small House development, must avoid direct and accumulative impact caused by the leakage of sewerage to the coastal and marine ecological habitats in Yan Chau Tong Marine Park such as mangroves, seagrasses and corals.

#### 7.2.7 Infrastructure and Utility Services

The Area is provided with electricity and telephone services. Potable water supply has been provided to the existing facilities and villagers in Lai Chi Wo and Sam A. For other remote areas such as Mui Tsz Lam and Kop Tong, there is no potable water supply. However, there are no existing nor committed/planned sewerage and drainage systems for the Area.

#### 7.2.8 Cultural Heritage

7.2.8.1 The Antiquities and Monuments Office (AMO) of the Leisure and Cultural Services Department (LCSD) advises that the Hip Tin Temple and Hok Shan Monastery in Lai Chi Wo is a Grade 3 historic building within the Area. The temple was erected for the worship of Kwan Tai (關帝) who is also called Hip Tin Tai Tai (協天大帝, Emperor Assisting the Heaven) and so is the temple named Hip Tin Temple. The temple was probably built in 1900 as its wall paintings indicated. Also, the Lai Chi Wo Site of Archaeological Interest lies to the south of Lai Chi Wo. Prehistoric pottery shreds and ceramic shreds of Song, Ming and Qing periods were recorded in 2000.

7.2.8.2 There are two cannons to the east of the Temple. Da Chius (打醮) have been held every ten years in front of the Temple starting from an epidemic amongst the Hing Chun Yeuk villages.

### 8. GENERAL PLANNING INTENTION

8.1 The Area forms an integral part of the natural system of the natural woodlands in the adjoining Plover Cove Country Park with a wide spectrum of natural habitats including, *inter alia*, coastal mangrove, mudflat, intertidal water ponds, EIS, freshwater streams, undisturbed terrestrial and hilly forests, woodlands, fung shui woodlands, shrubland, and active and fallow agricultural land etc., which support some rare/uncommon flora and fauna of the Area and should be preserved and protected. The general planning intention in the Area is to protect its high conservation and landscape value which complements the overall naturalness and the

landscape beauty of the surrounding Plover Cove Country Park.

- 8.2 Apart from the environmental and ecological considerations, development in the Area is constrained by limited transport and infrastructural provisions. It is also intended to consolidate village development so as to avoid undesirable disturbances to the natural environment and overtaxing the limited infrastructure in the Area.

## **9. LAND-USE ZONINGS**

### 9.1 “Village Type Development” (“V”) : Total Area 6.04 ha

- 9.1.1 The planning intention of this zone is to designate both existing recognized villages and areas of land considered suitable for 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.
- 9.1.2 The recognized villages within the Area are Lai Chi Wo, Mui Tsz Lam, Kop Tong and Sam 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.
- 9.1.3 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 storeys (8.23 m) 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 the greater. Application for minor relaxation of these development restrictions would be considered by the Board based on individual merits, taking into account site constraints, innovative architectural design and planning merits that would enhance the amenity of the locality.
- 9.1.4 Some areas zoned “V” are overlooked by steep natural hillsides and may be affected by potential natural terrain landslide hazards. For future development in these areas, the developer(s) may be required to carry out natural terrain hazard study and provide suitable hazard mitigation measures, if found necessary, as part of the development.
- 9.1.5 In accordance with the Environmental, Transport and Works Bureau’s Technical Circular (Works) No. 5/2005, under the current administrative practice, 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 the Agriculture, Fisheries and Conservation Department and relevant authorities and incorporate relevant comments/advice as conditions of approval wherever possible. Accordingly, Lands Department when processing Small House grant and applications in close proximity to existing stream courses, should consult concerned departments including 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.

- 9.1.6 There is neither existing nor proposed public sewer in the Area. For Small House development, the design and construction of the septic tank and soakaway systems are required to comply with relevant standards and regulations of the Government, such as Environmental Protection Department (EPD)'s Practice Note for Professional Person (ProPECC PN) 5/93 "*Drainage Plans subject to Comment by the Environmental Protection Department*", for the protection of the water quality of the Area.
- 9.1.7 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.

9.2 "Government, Institution or Community" ("G/IC") : Total Area 0.11 ha

- 9.2.1 The planning intention of this zone is primarily for the provision of GIC facilities serving the needs of the local residents and 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.
- 9.2.2 The major existing GIC facilities under this zone include a single storey permanent flushing toilet and a single storey telephone exchange operated by the Hong Kong Telephone Company Ltd. at Lai Chi Wo Besides, it also includes the current use of a single storey religious institutions of the Hip Tin Temple and Hok Shan Monastery near the entrance of the Lai Chi Wo.
- 9.2.3 Besides, the North District Council has agreed that as part of one of its projects under the Signature Project Scheme, the vacant premises of the former Siu Ying School at Lai Chi Wo will be converted into a geoheritage-cum-ecological education centre. At the time this Plan is being prepared, the project is under the stage of investigation and design. It is proposed to designate the site as "G/IC" zone so as to accommodate its proposed use, as 'Field Study/Education/Visitor Centre' is always permitted within this zone.
- 9.2.4 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 (i.e. one storey) 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 the greater.

9.3 "Agriculture" ("AGR") : Total Area 6.28 ha

- 9.3.1 The planning intention of this zone is primarily to retain and safeguard good quality agricultural land for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.
- 9.3.2 Some active agricultural land intermixed with abandoned farmland/grassland could be found at the southern part of the villages at Lai Chi Wo and Sam A. Besides, the land area to the north of the EIS comprises largely wet abandoned agricultural land. The areas are designated as "AGR" not only to retain active and fallow arable land for agricultural purpose, including leisure farming or organic farming, but also to preserve the rural setting as well as the natural environment in the Area.
- 9.3.3 As diversion of streams, filling of land/pond or excavation of land may cause adverse impacts on the natural environment and the ecological value of the adjacent area, planning approval is required for such activities. However, filling of land specifically required under prior written instructions of Government department(s), or for the purpose of genuine agricultural practice including laying of soil not exceeding 1.2m in thickness for cultivation, and construction of agricultural structure with prior written approval from the Lands Department is exempted from the control.

9.4 "Green Belt" ("GB") : Total Area 95.07 ha

- 9.4.1 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.
- 9.4.2 Areas with natural vegetation, woodland, hilly terrain, hillside shrubland, grassland and streamcourses including the EIS and its riparian zone have been designated as "GB" so as to protect existing green areas and preserve the hilly terrain in the Area.
- 9.4.3 The "GB" zone also comprises permitted burial ground at the central part of Lai Chi Wo, and the fringes of the planning scheme boundaries near Kop Tong. They have been in existence for many years, which are considered as existing uses and intended for burial places of deceased indigenous villagers in the Area. To respect the local ritual and tradition, burial activities within these zones are generally tolerated.
- 9.4.4 There is a general presumption against development within this zone. Development in this zone will be strictly controlled. Development proposals will be considered by the Board on individual merits taking into account the relevant Town Planning Board Guidelines.
- 9.4.5 As diversion of streams, 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.

## 9.5 “Conservation Area” (“CA”) : Total Area 23.54 ha

- 9.5.1 This zoning is intended to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment such as Country Park from the adverse effects of development. There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.
- 9.5.2 The “CA” zone covers the wooded area to the north of the existing Lai Chi Wo Village as it is a relatively undisturbed native woodland with mature trees and is ecologically linked with the wide stretch of natural vegetation in the Plover Cove Country Park and the Lai Chi Wo Fung Shui Woodland. The fung shui woodlands at Mui Tsz Lam, Kop Tong and Sam A Tsuen are zoned “CA” as these fung shui woodlands support a diversity of plants, including *Pavetta hongkongensis* (香港大沙葉) and *Aquilaria sinensis* (土沉香) of conservation significance.
- 9.5.3 The coastal area along the eastern boundary of the Lai Chi Wo consists of mangroves, mangrove-associated plants and backshore vegetation including a large population of mature *Heritiera littoralis* (銀葉樹) and *Derris alborubra* (白花魚藤) with a high ecological and landscape value. It is located immediately adjacent to the ecologically sensitive Yan Chau Tong Marine Park and the Lai Chi Wo Beach SSSI and are hence proposed to be protected under "CA".
- 9.5.4 The wetland system in Siu Tan comprising natural stream, intertidal ponds and marshes is of ecological importance. Uncommon species of seagrass can be found in the area and the rare plant species *Ceratopteris thalictroides* (水蕨) which is a protected plant in China has been recorded at the marsh. Fauna species of conservation concern including *Orthetrum poecilops poecilops* (斑灰蜻) have also been recorded in the area. The coastal area in Sam A Tsuen consists of coastal woodland and wetland system comprising mangrove stand and lowlying marshes. Such area has been identified as ecologically important. Plants species with conservation interest including *Ligustrum punctifolium* (斑葉女貞), *Myoporum bontioides* (苦檻藍) and *Scaevola hainanensis* (海南草海桐) have been recorded in the intertidal zone of the coastal area and at the headland at Ngor Tau Tsui. In addition, the fish species of conservation concern *Oryzias curvinotus* (弓背青鱗) is also recorded in a watercourse in the area. As such, the wetland areas in Siu Tan and Sam A Tsuen are zoned as “CA” to reflect the high ecological value of the areas and to protect the coastal area along the adjacent Yan Chau Tong Marine Park.
- 9.5.5 New residential development is not permitted under this zone. Redevelopment of existing houses may be permitted on application to the Board. The redevelopment of existing houses shall not 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 DPA Plan.

- 9.5.6 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**

### **10.1 Transport Network**

At present, the Area is inaccessible by vehicular traffic. The nearest roads to the Area are from Luk Keng Road and Bride's Pool Road. The Area is accessible by boat via small piers at Lai Chi Wo and Sam A, and by hiking and country trails leading from Wu Kau Tang and Luk Keng. Various on-demand ferry and 'kaito' ferry services are available for private tour groups. Ma Liu Shui and Wong Shek Piers are two popular boarding points with destination of the Area and its surrounding areas and islands, including Kat O and Ap Chau.

## **11. CULTURAL HERITAGE**

- 11.1 The Hip Tin Temple and Hok Shan Monastery in Lai Chi Wo is a Grade 3 historic building within the Area. The Lai Chi Wo Site of Archaeological Interest also largely falls within the Area. Prehistoric pottery shreds and ceramic shreds of Song, Ming and Qing periods were recorded in 2000. The above graded historic building/structure and site of archaeological interest are worthy of preservation.
- 11.2 The Antiquities Advisory Board (AAB) also released a list of new items in addition to the list of 1,444 historic buildings. These items are subject to grading assessment by the AAB. Details of the list of 1,444 historic buildings and the new items have been uploaded onto the website of the AAB at <http://www.aab.gov.hk>.
- 11.3 Prior consultation with the AMO of the LCSD should be made if any development, redevelopment or rezoning proposals might affect the above graded historic building/structure, new items pending grading assessment, site of archaeological interest and their/its immediate environs.

## **12. UTILITY SERVICES**

- 12.1 The Area is supplied with electricity and telephone services. In respect with other utility services, potable water supply to existing facilities and villagers in Lai Chi Wo and Sam A is provided. For other remote areas such as Mui Tsz Lam and Kop Tong, there is no potable water supply. There are no committed/planned sewerage and drainage systems for the Area.

## **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 the public and private sectors.
- 13.3 Notwithstanding the above, minor improvement works, e.g. access improvement will be implemented through the Public Works Programme 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.

#### **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 draft 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 land included in this Plan on or after the date of the first publication in the Gazette of the Notice of the draft DPA Plan may be subject to enforcement proceedings under the Ordinance. Any diversion of streams, filling of land/pond and excavation of land in the relevant zones on or after the date of the first publication in the Gazette of the Notice of the draft DPA Plan without permission from the Board

may also be subject to enforcement proceedings. Moreover, there is a presumption against filling of ponds for temporary land uses/developments in conservation-related zonings, such as “CA”.

**TOWN PLANNING BOARD  
AUGUST 2014**

Extract of Minutes of the Town Planning Board Meeting held on 16.5.2014

- 71 -

Sha Tin, Tai Po & North District

Agenda Item 21

[Open Meeting]

Preliminary Consideration of the Draft Lai Chi Wo, Siu Tan and Sam A Tsuen  
Outline Zoning Plan No. S/NE-LCW/C  
(TPB Paper No. 9614)

---

97. Mr C.K. Soh, District Planning Officer/Shu Tin, Tai Po & North, and Mr David Y.M. Ng, Senior Town Planner/Country Park Enclave Team, Planning Department (PlanD) were invited to the meeting at this point.

98. The Chairman extended a welcome and invited Mr David Y.M. Ng to brief Members on the Paper. With the aid of a Powerpoint presentation, Mr Ng made a presentation covering the following main points as detailed in the Paper:

Purpose

- (a) to seek Members' agreement that the draft Lai Chi Wo, Siu Tan and Sam A Tsuen Outline Zoning Plan (OZP) No. S/NE-LCW/C (the Plan) together with its Notes were suitable for consultation with the North District Council (NDC) and Sha Tau Kok Rural Committee (STKRC);

Background

- (b) on 26.8.2011, the draft Lai Chi Wo, Siu Tan and Sam A Tsuen Development Permission Area (DPA) Plan No. DPA/NE-LCW/1 was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). During the exhibition periods of the DPA Plan, six representations were received;
- (c) on 9.3.2012, after giving consideration to the representations, the

Board decided not to propose any amendment to the draft DPA plan to meet the representations;

- (d) on 26.6.2012, the Chief Executive in Council approved the draft Lai Chi Wo, Siu Tan and Sam A Tsuen DPA plan, which was subsequently renumbered as DPA/ NE-LCW/2;
- (e) the Lai Chi Wo, Siu Tan and Sam A Tsuen DPA Plan was effective only for a period of three years until 26.8.2014. An OZP had to be prepared to replace the DPA Plan in order to maintain statutory planning control over the Lai Chi Wo, Siu Tan and Sam A Tsuen area (the Area) upon expiry of the DPA Plan;
- (f) on 12.3.2014, 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;

#### Strategic Planning Context

- (g) the Area, covering a total area of 131 ha, was surrounded by the Plover Cove Country Park except where it adjoined the Lai Chi Wo Special Area and fronted on the Yan Chau Tong Marine Park. It was accessible by boats via small piers at Lai Chi Wo and Sam A, and by walking trails leading from Wu Kau Tang and Bride's Pool;
- (h) several pieces of burial grounds were located in the hilly areas in the central part of the Lai Chi Wo and adjacent to the woodlands of Mui Tsz Lam and Ko Tong. According to the 2011 Census, there were about 100 persons residing in the Area. About 56% of the land in the Area was government land;
- (i) the specific land uses in the three sub-areas in the Area as highlighted in paragraph 7 of the Paper were summarised below:

*Lai Chi Wo*

- (i) Lai Chi Wo, with an area of about 90 ha, mainly comprised mangrove, woodland, shrubland, watercourse and fallow agricultural land;
- (ii) Lai Chi Wo faced the scenic Yan Chau Tong Marine Park and the Lai Chi Wo Beach Site of Special Scientific Interest (SSSI). Behind the Lai Chi Wo was a fung shui woodland, about 1 ha of which was designated as a "Special Area" under the Country Parks Ordinance in 2005, for its high flora diversity and the presence of uncommon tree species as well as old and valuable trees;
- (iii) there was a natural stream flowing across Lai Chi Wo, about 500m of which was recognized as an Ecologically Important Stream (EIS);
- (iv) a Geo-heritage Centre displaying the geological resources and illustrations of old Hakka village in Hong Kong, the Lai Chi Wo Site of Archaeological Interest, and the Hip Tin Temple and Hok Shan Monastery (Grade 3 historic buildings) were in the Area;
- (v) a nature trail linked up Lai Chi Wo and the coastal area and the area was a popular destination for tourists and hikers;
- (vi) recognised villages in the Area included Lai Chi Wo, Kop Tong and Mui Tsz Lam. Mui Tsz Lam and Kop Tong, located about 1 km southwest of Lai Chi Wo, had been deserted and most of the village houses had become ruins. Fung shui woodlands were found behind the Kop Tong and Mui Tsz Lam area;

*Siu Tan*

(vii) the area mainly comprised flat and low-lying abandoned agricultural land, which had become intertidal water ponds and freshwater marshes surrounded by shrubs and woodland. It was adjacent to the Yan Chau Tong Marine Park and the Lai Chi Wo Beach SSSI where there were mangrove and seagrass habitats;

(viii) there was a natural stream near the western boundary of the area flowing from south to north towards the Marine Park. Habitats in Siu Tan supported a high diversity of wildlife and flora species worthy of protection, and it was also identified as a hotspot for butterflies. Mangrove stands were found along the watercourse and at intertidal water ponds near the coastal area, where uncommon species of seagrass had been found. Surrounding the wetlands on the east, south and west were continuous woodlands forming the foothill of the Plover Cove Country Park;

*Sam A Tsuen*

(ix) the area mainly comprised woodland, shrubland, active and abandoned agricultural land, freshwater marsh, stream, estuarine mangrove and mudflat habitats. The woodlands in the peripheral hill-slopes and a fung shui wood behind the village formed a continuum of woodland habitat together with the adjoining Plover Cove Country Park. The habitats supported a high diversity of wildlife and plant species worthy of protection and were identified as hotspots for butterflies and freshwater fishes;

(x) the recognised village in the area was Sam A which faced southwest, directly overlooking the scenic shore flat land and

was surrounded by wooded hills on three sides in the north, west and south with some active farmland in the south-eastern part of the village. A few of the village houses had recently been refurbished and were being used for serving visitors. Some beekeeping had been operated at Sam A;

Issues Arising from Consideration of the DPA Plan

- (j) since the gazettal of the draft DPA Plan on 26.8.2011, no planning proposal or application had been received by the Board. During the exhibition period of the draft DPA Plan, six representations were received and main considerations raised were:
  - (i) the green groups suggested that conservation zonings such as "Conservation Area" ("CA") should be designated to reflect the ecological value of the Area, to protect the coastal habitats and the EIS inside the Area, or to designate the Area as country park to better conserve the integrity of the natural settings of the Area; and
  - (ii) the Village Representatives (VRs) of Lai Chi Wo, Kop Tong, Mui Tsz Lam and Sam A proposed to expand the Village Type Development" ("V") zones to meet their future Small House demand;
- (k) on 9.3.2012, while the Board decided not to propose any amendment to the draft DPA Plan to meet the representations, it was agreed that detailed studies and analysis would be conducted to determine the appropriate zonings for areas of high ecological value and the boundary of the "V" zones;

Land Use Planning Considerations and the draft OZP

- (l) the planning intention of the OZP was to protect its high conservation and landscape value which complemented the overall naturalness and the landscape beauty of the surrounding Plover Cove Country Park;
- (m) based on the land use planning considerations in paragraph 10 of the Paper, the following land use zonings were proposed on the draft OZP as highlighted in paragraph 11 of the Paper and summarised below:

*"CA" (23.42h ha)*

- (i) areas zoned "CA" included the relatively undisturbed native woodland with mature trees to the north of the existing Lai Chi Wo and the fung shui woodlands at Mui Tsz Lam and Kop Tong; the coastal area comprising mangroves, mangrove-associated plants and backshore vegetation along the eastern boundary of the Lai Chi Wo that was adjacent to Yan Chau Tong Marine Park and the Lai Chi Wo Beach SSSI; and the wetland system of ecological importance in Siu Tan and Sam A Tsuen comprising natural stream, intertidal ponds and marshes;

*"Green Belt" ("GB") (95.19 ha)*

- (ii) areas with natural vegetation, woodland, hilly terrain, hillside shrubland, grassland and streamcourses including the EIS and its riparian zone, permitted burial ground at the central part of Lai Chi Wo, and the fringes of the planning scheme boundaries near Kop Tong had been designated as "GB";

*"Government, Institution or Community" (0.11 ha)*

- (iii) the major existing Government, Institution or Community facilities under this zone included the Hip Tin Temple and Hok Shan Monastery, former Siu Ying School, a toilet building and a telephone exchange in Lai Chi Wo;

*"Agriculture" ("AGR") (6.28 ha)*

- (iv) some active agricultural land intermixed with abandoned farmland/grassland could be found at the southern part of the villages at Lai Chi Wo and Sam A. The land area to the north of the EIS also comprised largely wet abandoned agricultural land. These areas were designated as "AGR" not to retain active and fallow arable land for agricultural purpose, including leisure farming or organic farming, and to preserve the rural setting/natural environment in the Area;

*"V" (6.04 ha)*

- (v) there were four recognised villages, namely Lai Chi Wo, Mui Tsz Lam, Kop Tong located in Lai Chi Wo area and Sam A Tsuen located in the Sam A area;
- (vi) the boundaries of the "V" zone were drawn up having regard to the 'VE', 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 had been avoided as far as possible;
- (vii) the proposed "V" zones included about 2.71 ha of land at Lai Chi Wo, about 1.09 ha at Mui Tsz Lam, about 0.59 ha at Kop

Tong, and about 1.65 ha at Sam A Tsuen. The total developable land reserved for new Small House developments amounted to about 3.33 ha, that was equivalent to about 133 Small House sites. This could satisfy about 8% of the total 10-year forecast of Small House demand in the Area (i.e. 133 out of 1,665);

(viii) when considering the "V" zone, it was noted that no justification had been provided by the VRs of Lai Chi Wo village for the substantial increase in the latest 10-year forecast (from 1,098 to 2,800). In accordance with the established practice of the Board, the previous figures for Lai Chi Wo village (i.e. 1,098 rather than 2,800) had been adopted. For Mui Tsz, Kop Tong and Sam A Tsuen, the updated Small House demand was adopted; and

#### Consultation

- (n) 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 as appropriate.

#### Advice Sought

- (o) Members were invited to agree that the draft OZP No. S/NE-LCW/C was suitable for consultation with NDC and STKRC. After consultation, comments from NDC and STKRC would be submitted to the Board for consideration prior to the publication of the draft OZP under section 5 of the Ordinance.

99. The Chairman then invited questions from Members. Members had no question to raise.

100. After deliberation, the Board agreed that the draft Lai Chi Wo, Siu Tan and Sam A Tsuen OZP No. S/NE-LCW/C together with its Notes and ES were suitable for consultation with NDC and STKRC. After consultation, comments from NDC and STKRC would be submitted to the Board for consideration prior to publication of the draft OZP under section 5 of the Ordinance.

101. The Chairman thanked the PlanD's representatives for their presentation and they left the meeting at this point.

TOWN PLANNING BOARD



TPB PAPER NO. 9614  
FOR CONSIDERATION BY  
THE TOWN PLANNING BOARD ON 16.5.2014

DRAFT LAI CHI WO, SIU TAN AND SAM A TSUEN  
OUTLINE ZONING PLAN NO. S/NE-LCW/C  
PRELIMINARY CONSIDERATION OF A NEW PLAN

**DRAFT LAI CHI WO, SIU TAN AND SAM A TSUEN  
OUTLINE ZONING PLAN NO. S/NE-LCW/C**

**PRELIMINARY CONSIDERATION OF A NEW PLAN**

**1. Purpose**

The purpose of this paper is to seek Members' agreement:

- (a) that the draft Lai Chi Wo, Siu Tan and Sam A Tsuen Outline Zoning Plan (OZP) No. S/NE-LCW/C (the Plan) (**Appendix I**) together with its Notes (**Appendix II**) are suitable for consultation with the North District Council (NDC) and Sha Tau Kok Rural Committee (STKRC); and
- (b) that the Explanatory Statement (ES) (**Appendix III**) is an expression of the planning intentions and objectives of the Town Planning Board (the Board) for the various land use zonings of the draft OZP and is suitable for consultation with the NDC and STKRC together with the draft OZP.

**2. Background**

- 2.1 On 26.8.2011, the draft Lai Chi Wo, Siu Tan and Sam A Tsuen Development Permission Area (DPA) Plan No. DPA/NE-LCW/1 was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). During the exhibition period, six representations were received. After giving consideration to the representations on 9.3.2012, the Board decided not to propose any amendment to the draft DPA plan to meet the 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 Lai Chi Wo, Siu Tan and Sam A Tsuen DPA plan, which was subsequently renumbered as DPA/NE-LCW/2. On 13.7.2012, the approved Lai Chi Wo, Siu Tan and Sam A Tsuen DPA Plan No. DPA/NE-LCW/2 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.3 Pursuant to section 20(5) of the Ordinance, the Lai Chi Wo, Siu Tan and Sam A Tsuen DPA Plan is effective only for a period of three years until 26.8.2014. 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 12.3.2014, 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 Lai Chi Wo, Siu Tan and Sam A Tsuen area.

### 3. Strategic Planning Context

- 3.1 The area covers a total area of about 131 ha with 90 ha in the Lai Chi Wo area, 20 ha in the Siu Tan area, and 21 ha in the Sam A Tsuen area (the Area). The Area is surrounded by the Plover Cove Country Park except where it adjoins the Lai Chi Wo Special Area near the Lai Chi Wo and fronts on the scenic Yan Chau Tong Marine Park (**Plans 1 to 3**).
- 3.2 The Area falls within part of the Linkage Area of the “Study on the Enhancement of the Sha Tau Kok Rural Township and Surrounding Areas – Feasibility Study” (the STK Study) commenced in 2009 and completed in early 2013. The STK Study recommends an integrated area improvement plan for Sha Tau Kok Area and its surrounding areas. One of the major objectives of the Study is to keep the natural landscape intact and untouched and preserve the sensitive natural environment as much as possible in most of the Linkage Area. With the aim of minimizing external intervention, most sub-areas will be provided with basic tourism supporting facilities. The STK Study considered that the Lai Chi Wo area has great potential of tourism development due to the ecological and cultural/historic value. Therefore, a new Eco-Cultural Destination, Lai Chi Wo Ecological Centre at the vacant village school, ex-Siu Ying School, has been proposed to promote eco-tourism in the area. Besides, improvement works in the area also include addition of toilets near the pier and information boards.
- 3.3 With reference to the Landscape Value Mapping of Hong Kong (2005), the Area is situated in a remote, tranquil, harmonious and pleasant rural landscape character area of rich landscape resources, i.e. shrub and woodland, wide stream, pond, delta, wetland, coastal features, abandoned field and villages etc. The overall landscape value is high.
- 3.4 The Area comprises a variety of habitats, including undisturbed terrestrial, hilly habitats, fung shui woodland, lowland secondary forest, shrubland, ecologically important stream and other stream course, coastal mangrove, freshwater marsh, abandoned ponds and seagrass bed. These habitats not only support a large number of flora and fauna in the Area, but also are ecologically-linked with the wide stretch of vegetation in the surrounding Plover Cove Country Park. Village settlements mainly concentrate in Lai Chi Wo with some uninhabited house clusters in Kop Tong and Mui Tsz Lam and a few of the village houses in Sam A. Given the natural environment with high ecological value coupled with its inaccessibility due to lack of vehicular access, the planning framework for the Area should fundamentally be the preservation of the ecological environment and its natural resources. No large-scale development should be introduced in order to minimize encroachment onto the sensitive environment and to protect and enhance ecological conservation. Details of the land use considerations are contained in the Planning Report on Lai Chi Wo, Siu Tan and Sam A Tsuen 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 Since the gazettal of the draft DPA Plan on 26.8.2011, no planning proposal or application has been received by the Board. During the exhibition period of the draft DPA Plan, a total of six representations were received. The major land use proposals raised by the representers are recapitulated below:

- (a) Green groups<sup>1</sup> suggested that conservation zonings such as “Conservation Area” (“CA”) should be designated to reflect the ecological value and protect the Ecologically Important Stream (EIS) inside the Area as well as the coastal habitats and to designate it as country park to better conserve the integrity of the natural settings of the Area; and
- (b) the Village Representatives (VRs)<sup>2</sup> proposed to expand the Village Type Development” (“V”) zones to meet their future Small House demand.

**5. Town Planning Board’s Decisions and Instructions**

On 9.3.2012, while the Board decided not to propose any amendment to the draft DPA Plan to meet the representations. It was agreed that detailed studies and analysis would be conducted to determine the appropriate zonings for areas of high ecological value and the boundary of the “V” zones.

**6. Object of the Plan**

6.1 The object of the Plan is to indicate the broad land-use zonings for the 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..

6.2 The Plan is to illustrate the broad principles of development and to provide guidance for more detailed planning. It is a small-scale plan, and boundaries between the land use zones may be subject to minor adjustments as detailed planning and development proceed.

---

<sup>1</sup> Green groups include Designing Hong Kong Limited, Hong Kong Bird Watching Society, WWF Hong Kong, and Kadoorie Farm & Botanic Garden Corporation (KFBG).

<sup>2</sup> VRs of Lai Chi Wo, Kop Tong, Mui Tsz Lam and Sam A.

## 7. The Planning Scheme Area (Plans 1 to 3)

7.1 The Area, which comprises three sub-areas, namely the Lai Chi Wo area (about 90 ha), the Siu Tan area (about 20 ha) and the Sam A Tsuen area (about 21 hectares), covers a total area of about 131 ha. The Area is surrounded by the Plover Cove Country Park and the Lai Chi Wo Special Area at Lai Chi Wo except where it fronts on the Yan Chau Tong Marine Park. At present, the Area is accessible by boat via small piers at Lai Chi Wo and Sam A, and by walking trails leading from Wu Kau Tang and Bride's Pool (**Figure 8 of the Planning Report at Appendix IV**).

### Lai Chi Wo (Plan 1, Figures 5a to 5h & 6a to 6f of the Planning Report at Appendix IV)

7.2 The area mainly comprises mangrove, woodland, shrubland, watercourse and fallow agricultural land. Recognised villages in the area include Lai Chi Wo, Kop Tong and Mui Tsz Lam<sup>3</sup> (**Figures 5b and 5c of the Planning Report at Appendix IV**).

7.3 Lai Chi Wo faces the scenic Yan Chau Tong Marine Park and the Lai Chi Wo Beach Site of Special Scientific Interest (SSSI)<sup>4</sup> (**Figure 5h of the Planning Report at Appendix IV**). Behind the Lai Chi Wo is a fung shui woodland, about 1 ha of which was designated as a "Special Area" under the Country Parks Ordinance in 2005, for its high flora diversity and the presence of uncommon tree species as well as old and valuable trees. There is a natural stream flowing across the Lai Chi Wo, about 500m of which is recognized as an Ecologically Important Stream (EIS) (**Figures 5f and 5g of the Planning Report at Appendix IV**).

7.4 The area includes a Geo-heritage Centre displaying the geological resources and illustrations of old Hakka village in Hong Kong. A Nature Trail links up the Lai Chi Wo and the coastal area. A graded historic building in the area is the Hip Tin Temple and Hok Shan Monastery" (Grade 3 historic buildings). The area is a popular destination for tourists and hikers. The Lai Chi Wo Site of Archaeological Interest is largely located in it (**Figures 6b and 6h of the Planning Report at Appendix IV**).

---

<sup>3</sup> Lai Chi Wo village is a typical Hakka village, with about 210 houses. After the war, many villagers left Lai Chi Wo for the city or went abroad. Local population fell sharply after the 1960's and 1970's. Kop Tong and Mui Tsz Lam have been deserted.

<sup>4</sup> The Yan Chau Tong Marine Park, designated in 1996, is well-known for its rich fishery resources as it is a nursery ground for larvae and juvenile of fishes and many different marine lives. The Lai Chi Wo Beach SSSI, designated in 1979, is to protect a mangrove stand and a seagrass bed (*Halophila ovalis* (喜鹽草) and *Zostera japonica* (矮大葉藻)) in recognition of their ecological importance. Mangroves grows near the coast of the Lai Chi Wo SSSI which is regarded as one of the most important stands in Hong Kong due to the presence and abundance of some mangrove species. Both the Yan Chau Tong Marine Park and the Lai Chi Wo Beach SSSI are outside the Area. On the other hand, there are records of seagrasses in the abandoned ponds in Siu Tan.

- 7.5 Mui Tsz Lam and Kop Tong are two indigenous villages, about 1km southwest of Lai Chi Wo. Kop Tong and Mui Tsz Lam have been deserted and most of the village houses have become ruins. Fung shui woodlands, which are comparatively remote and intact, are found behind the Kop Tong and Mui Tsz Lam area. The fung shui woodland at Mui Tsz Lam has higher species diversity than that of Kop Tong (**Figure 5g of the Planning Report at Appendix IV**).

**Siu Tan (Figures 5a and 5d of the Planning Report at Appendix IV)**

- 7.6 The area mainly comprises flat and low-lying abandoned agricultural land, which has been turned into intertidal water ponds and freshwater marshes surrounded by shrubs and woodland. It is also adjacent to the Yan Chau Tong Marine Park and the Lai Chi Wo Beach SSSI where there are mangrove and seagrass habitats.
- 7.7 There is a natural stream near the western boundary of the site flowing from south to north towards the Marine Park. Habitats in Siu Tan support a high diversity of wildlife and flora species worthy of protection, and it is also identified as a hotspot for butterflies. Mangrove stands are found along the watercourse and at intertidal water ponds near the coastal area, where uncommon species of seagrass have been found. Surrounding the wetlands on the east, south and west are continuous woodlands forming the foothill of the Plover Cove Country Park.

**Sam A Tsuen (Figures 5a and 5e of the Planning Report at Appendix IV)**

- 7.8 The area mainly comprises woodland, shrubland, active and abandoned agricultural land, freshwater marsh, stream, estuarine mangrove and mudflat habitats. The woodlands in the peripheral hill-slopes and a fung shui wood behind the village form a continuum of woodland habitat together with the adjoining Plover Cove Country Park. The habitats support a high diversity of wildlife and plant species worthy of protection and are identified as hotspots for butterflies and freshwater fishes.
- 7.9 The recognised village in the area is Sam A which faces southwest, directly overlooking the scenic shore flat land and is surrounded by wooded hills on three sides in the north, west and south with some active farmland in the south-eastern part of the village. A few of the village houses have recently been refurbished and are being used for serving visitors. Some beekeeping has been operated at Sam A.

## 8. Development Proposals Received in the Course of Preparation of the Plan

- 8.1 The North District Council has proposed to convert the vacant premises of the former Siu Yung School at Lai Chi Wo (**Photo 34 at Figure 6h of the Planning Report at Appendix IV**) into a geoheritage-cum-ecological education centre<sup>5</sup> as part of a project under the Signature Project Scheme. The proposed centre is intended to provide visitors with information on both the ecological features of the surrounding areas and the geological features of the adjacent Geo-Area of the Hong Kong Global Geopark of China. Under the project, additional information boards and education panels will also be installed in the Lai Chi Wo area and the board walk around the Derris vines will also be reconstructed.
- 8.2 In the course of preparation of the Plan, some views/proposals were received from green groups and individuals. They are of the view that the future land use proposals should focus on conservation and the Board should be very cautious regarding massive increase in Small House demand. KFGB submitted information on some ecological features in the Area and their major points (KFGB's proposals at **Appendix V**) are as follows:

### Lai Chi Wo

- (a) the coastal and the backshore areas adjoining the mangrove should be zoned "CA" or Coastal Protection Area ("CPA") so as to provide a buffer zone to protect these habitats. "CA" zone should be provided for the streams and their riparian zones and the woodlands including both secondary woodland and fung shui woodland in view of the densely vegetated condition and its connectivity with the surrounding country park.

### Siu Tan

- (b) Since no 'Village Environ' ('VE') is present at the area, the entire area should be zoned "CA" in order to protect the seagrass, the stream, the marsh, the woodland and the integrity of the surrounding Marine Park and Country Park.

### Sam A Tsuen

- (c) The lowland area is covered with marsh, and at least two species of conservation concern can be found – Rice Fish *Oryzias curvinotus* (弓背青鱗) and Four-spot Midget *Mortonagrion hirosei* (四斑細蟳). In view of the presence of the above species and associated habitats, except the existing village clusters, other areas within this area should be covered with "CA" zone.

- 8.3 Planning assessment of the proposal is in **Appendix VI**. The views conveyed in this proposal have been taken into account in the preparation of the Plan. Details are in paragraph 9 below.

---

<sup>5</sup> The project is currently under the stage of investigation and design..

## 9. Land Use Planning Considerations

### Natural Environment (Figures 5a to 5j of Planning Report at Appendix V)

- 9.1 The north of the existing Lai Chi Wo is a relatively undisturbed native woodland with mature trees and is ecologically linked with the wide stretch of natural vegetation in the Plover Cove Country Park and the Lai Chi Wo Fung Shui Woodland. The fung shui woodlands at Mui Tsz Lam and Kop Tong support a diversity of plants, including *Pavetta hongkongensis* (香港大沙葉) and *Aquilaria sinensis* (土沉香) of conservation significance.
- 9.2 The coastal area along the eastern boundary of the Lai Chi Wo consists of mangroves, mangrove-associated plants and backshore vegetation including a large population of mature *Heritiera littoralis* (銀葉樹) and *Derris alborubra* (白花魚藤) with a high ecological value. It is located immediately adjacent to the ecologically sensitive Yan Chau Tong Marine Park and the Lai Chi Wo Beach SSSI. The wetland system in Siu Tan comprising natural stream, intertidal ponds and marshes is of ecological importance. Uncommon species of seagrass can be found in the area and the rare plant species *Ceratopteris thalictroides* (水蕨) which is a protected plant in China has been recorded at the marsh. Fauna of conservation concern including *Orthetrum poecilops poecilops* (斑灰蜻) has also been recorded in the area. The coastal area in Sam A Tsuen consists of coastal woodland and wetland system comprising mangrove stand and lowlying marshes. Such area has been identified as ecologically important. Plants species with conservation interest including *Ligustrum punctifolium* (斑葉女貞), *Myoporum bontioides* (苦檻藍) and *Scaevola hainanensis* (海南草海桐) have been recorded in the intertidal zone of the coastal area and at the headland at Ngor Tau Tsui. In addition, the fish species of conservation concern *Oryzias curvinotus* (弓背青鱗) is also recorded in a watercourse in the area. According to AFCD, these ecologically sensitive areas should be designated as "CA" so as to reflect the high ecological value of the Area and to protect the coastal area along the adjacent Yan Chau Tong Marine Park.
- 9.3 Areas with natural vegetation, woodland, hilly terrain, hillside shrubland, grassland and streamcourses including the EIS and its riparian zone have been designated as "GB" so as to protect existing green areas and preserve the hilly terrain in the Area. These areas are areas of high landscape, scenic or ecological value. All these natural features should be protected as far as possible with minimum development and AFCD considers that designating these areas as "GB" is appropriate.
- 9.4 From landscape value point of view, the areas are situated in an enclosed, remote, tranquil, harmonious and pleasant rural landscape character area of rich landscape resources, including shrub and woodland, stream course, ponds, coastal features. The CTP/UD&L, PlanD advises that the landscape value of the Area high and should be protected.

- 9.5 Some active agricultural land intermixed with abandoned farmland/grassland could be found at the southern part of the villages at Lai Chi Wo and Sam A. Besides, the land to the north of the EIS at Lai Chi Wo comprises largely wet abandoned agricultural land. The areas are proposed to be designated as "AGR" not only to retain active and fallow arable land for agricultural purpose, including leisure farming or organic farming, but also to preserve the rural setting as well as the natural environment in the Area.

Land for Village Development

- 9.6 Since the publication of the DPA Plan, the STKRC and the VRs are of the view that the Government should respect their entitled rights and more land should be designated for Small House development. Green groups consider that the Area comprises areas of conservation importance and conservation zonings should be designated to facilitate the restriction and regulation of incompatible developments such as Small House development on those ecologically sensitive areas.
- 9.7 According to the District Lands Officer/North (DLO/N), there is no outstanding Small House application for these villages. The 10-year forecast of demand for Small House at Lai Chi Wo, Mui Tsz Lam, Kop Tong and Sam A, as provided by the concerned VRs, are 2,800, 132, 135 and 300 respectively<sup>6</sup>. According to the established practice of the Board, if there is a substantial and unjustified increase in the updated 10-year demand forecast figure when compared with the previous corresponding figure when preparing the DPA Plan<sup>7</sup>, the latter would be adopted in the preparation of the OZP unless strong justifications are received by the respective VR. However, in the case of Lai Chi Wo, the demand forecast figure (i.e. 1,098) is without substantiation. It is therefore proposed that an incremental approach be adopted for designation of "V" zone for Small House development with an aim to consolidating Small House development at suitable locations so as to avoid undesirable disturbances to the natural environment.
- 9.8 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 application<sup>8</sup>, environmental conditions and natural terrain of the area. Special attention has been given to protect the ecological and landscape significance of the Area having regard to the wider natural system of the Plover Cove Country Park and the Yan Chau Tong Marine Park.

---

<sup>6</sup> Based on DLO/N's previous information (2010), the 10-year forecast of demand for Small House at Lai Chi Wo, Mui Tsz Lam, Kop Tong and Sam A are 1,098, 149, 130 and 1,200 respectively.

<sup>7</sup> The 10-year Small House demand forecast for Lai Chi Wo Village has been increased from 1,098 (as at 2010) to 2,800 (as at 2014). DLO/N advises that the latest figure of 2,800 Small House demand for Lai Chi Wo Village is based on VR's latest information provided by the villagers but there is no verification by DLO/N.

<sup>8</sup> No Small House application has been granted/approved by LandsD/PlanD for the villages since the first gazettal of the Lai Chi Wo, Siu Tan and Sam A Tsuen DPA Plan in 2011.

- 9.9 The village at Lai Chi Wo is mainly concentrated on the lower hillslope in the north-east. According to AFCD, the north of the existing village at Lai Chi Wo is a relatively undisturbed native woodland with mature trees and is ecologically linked with the wide stretch of natural vegetation in the Plover Cove Country Park and Lai Chi Wo Fung Shui Woodland. The coastal area along the eastern boundary of the Lai Chi Wo consists of mangroves, mangrove-associated plants and backshore vegetation with a high ecological value. These ecologically sensitive areas together with the streamcourses including the EIS and its riparian zone should be protected. Besides, the land to the north of the EIS at Lai Chi Wo comprises largely wet abandoned agricultural land which should be preserved as it is adjacent to the EIS. CTP/UD&L of PlanD also points out that Lai Chi Wo has valuable and natural landscape resources including very old and large trees of unusual form in fung shui woodland, wetland, streams, mangroves, woodland, and cultural landscape features which should be protected.
- 9.10 According to AFCD and CTP/UD&L, the surrounding dense wooded areas including the fung shui woods behind the Kop Tong and Mui Tsz Lam areas should be protected so as to avoid these resources with high ecological and landscape value being damaged by the proposed small house.
- 9.11 AFCD also advises that the coastal area to the east of Sam A consists of coastal woodland and wetland system comprising mangrove stand and lowlying marshes which has been identified as ecologically important. In addition, the fish species of conservation concern is also recorded in a watercourse in the area. CTP/UD&L considers that the dense vegetation and trees surrounding the village at Sam A have high landscape value and should be protected.
- 9.12 Given the natural environment with conservation and landscape value, suitable land within the Area available for village development to meet the future demand is very limited. Discounting the surrounding environmentally sensitive areas, including woodland, coastal areas, natural stream, EIS, its riparian areas, estuarine mangrove, wet agricultural land and as-built GIC developments which are mainly zoned "CA", "GB", "AGR" and "G/IC", the residual area for "V" is about 6.04 ha (**Table 1**).
- 9.13 The areas reserved for Small House developments mainly cover the existing fallow agricultural land currently covered with some shrubs and vegetation in the vicinity of the existing village clusters. The proposed "V" zones on the Plan, covering a total area of about 6.04 ha including about 2.71 ha of land at Lai Chi Wo, about 1.09 ha at Mui Tsz Lam, about 0.59 ha at Kop Tong, and about 1.65 ha at Sam A. The total developable land reserved for new Small House developments amounts to about 3.33 ha, equivalent to about 133 Small House sites. This can satisfy about 8% of the total 10-year forecast of Small House demand in the Area (i.e. 133 out of 1,665) (**Table 1**).

**Table 1: Small House Demand for Lai Chi Wo, Mui Ts Lam, Kop Tong and Sam A Tsuen Villages**

Village	Small House Demand Figure in 2010		Small House Demand Figure in 2013		'VE' Area (ha) ('VE' Area in OZP)	'V' zone on draft OZP (ha)	Required land to meet new demand (ha)	Available Land to meet new demand (ha)	Percentage of the new demand met by available land
	Outstanding Demand	10-year forecast (2010 – 2019)	Outstanding Demand	10-year forecast (2013 – 2022)					
Lai Chi Wo	Nil	1,098*	Nil	2,800*	9.51 (9.12)	2.71	27.45	1.02	3.72%
Mui Tsz Lam	Nil	149	Nil	132	7.13 (7.13)	1.09	3.30	0.67	20.30%
Kop Tong	Nil	120	Nil	135	7.27 (6.85)	0.59	3.38	0.43	12.72%
Sam A Tsuen	Nil	1,200	Nil	300	8.35 (7.43)	1.65	7.50	1.21	16.13%
<b>Total</b>	Nil	2,567	Nil	3,367	32.26 (30.53)	6.04	41.63	3.33	8.00%

When considering the land use zoning for the "V" zone, it is noted that no justification has been provided by the VRs of Lai Chi Wo village for the substantial increase in the latest 10-year forecast (from 1,098 to 2,800). In such circumstances, while the updated Small House demand for Mui Tsz Lam, Kop Tong and Sam A Tsuen will be adopted, the previous figures for Lai Chi Wo Village (i.e. 1,098 figures rather than 2,800) have been adopted.

- 9.14 It should be noted that the land reserved for "V" zones in the Area are intended for Small House developments by the villagers. Although the area of the proposed "V" zone could not meet all the current forecast of Small House demand, planning application can be made in the "AGR" zones to the south the existing village clusters which provides another measure for the villagers to apply for Small House development outside "V" zone subject to the Board's approval.
- 9.15 As there is no existing sewer or planned public sewer for the Area, Small House development within "V" zone would have to rely on on-site septic tank and soakaway system (STS). For protection of the water quality of the area, the design and construction of on-site STS for any development proposals/submissions need to comply with relevant standards and regulations, such as Environment Protection Department (EPD)'s Practice Note for Professional Person (ProPECC PN) 5/93 "Drainage Plans subject to Comment by the Environmental Protection Department". Operation and maintenance practices for septic tank (e.g. desludging practices) are also given in EPD's "Guidance Notes on Discharges from Village Houses".

### Cultural Heritage

- 9.16 The Hip Tin Temple and Hok Shan Monastery in Lai Chi Wo is a Grade 3 historic building within the Area. The Lai Chi Wo Site of Archaeological Interest also largely falls within the Area. Prehistoric pottery shreds and ceramic shreds of Song, Ming and Qing periods were recorded in 2000. The above graded historic building/structure and site of archaeological interest are worthy of preservation.
- 9.17 Prior consultation with the Antiquities Monument Office of the Leisure and Cultural Services Department should be made if any development, redevelopment or rezoning proposals might affect the above graded historic building/structure, new items pending grading assessment, site of archaeological interest and their/its immediate environs.

### Transportation

- 9.18 At present, no vehicular access is available except the footpaths and hiking trails leading from Wu Kau Tang and Bride's Pool. The Area is accessible by boats via small piers at Lai Chi Wo and Sam A.

## **10. Planning Intention**

- 10.1 The Area forms an integral part of the natural system of the natural woodlands in the adjoining Plover Cove Country Park with a wide spectrum of natural habitats including, *inter alia*, coastal mangrove and mudflat, intertidal water ponds, EIS and freshwater streams, undisturbed terrestrial and hilly forests and woodlands, fung shui woodlands, shrubland, active and fallow agricultural land etc., which support some rare/uncommon flora and fauna of the Area and should be preserved and protected. The general planning intention of the Area is to protect its high conservation and landscape value which complements the overall naturalness and the landscape beauty of the surrounding Plover Cove Country Parks.
- 10.2 Apart from the environmental and ecological considerations, development in the Area is constrained by limited transport and infrastructural provisions. It is also intended to consolidate village development so as to avoid undesirable disturbances to the natural environment and overtaxing the limited infrastructure in the Area.

## 11. Land Use Zonings

### 11.1 "Village Type Development" ("V"): Total Area 6.04 ha

- 11.1.1 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.
- 11.1.2 The recognized villages within the Area are Lai Chi Wo, Mui Tsz Lam, Kop Tong and Sam 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.
- 11.1.3 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.
- 11.1.4 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.

- 11.1.5 As diversion of streams or filling of pond may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activities. There is no existing sewer or planned public sewer for the Area, and at present, each house is typically served by its own on-site STS system. In accordance with the Environmental, Transport and Works Bureau's Technical Circular (Works) No. 5/2005, under the current administrative practice, for development proposals/submissions that may affect natural streams/rivers, the approving/processing authorities at various stages of the development should consult and collate comments from AFCD 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 Environment Protection Department (EPD)'s Practice Note for Professional Person (ProPECC PN) 5/93 "*Drainage Plans subject to Comment by the Environmental Protection Department*". 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 AFCD and the PlanD to ensure that all relevant departments would have adequate opportunity to review and comment on the applications.
- 11.2 "Government, Institution or Community" ("G/IC"): Total Area 0.11 ha
- 11.2.1 This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. 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.
- 11.2.2 The major existing GIC facilities under this zone include a single storey permanent flushing toilet and a single storey telephone exchange operated by the Hong Kong Telephone Company Ltd. at Lai Chi Wo Besides, it also includes the current use of a single storey religious institutions of the Hip Tin Temple and Hok Shan Monastery near the entrance of the Lai Chi Wo.
- 11.2.3 Besides, the North District Council has agreed that as part of one of its projects under the Signature Project Scheme, the vacant premises of the former Siu Ying School at Lai Chi Wo would be converted into a geoheritage-cum-ecological education centre. It is proposed to designate the site as "G/IC" zone so as to accommodate its proposed use, as 'Field Study/Education/Visitor Centre' is always permitted within this zone.

- 11.2.4 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.
- 11.2.5 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.

11.3 "Agriculture" ("AGR"): Total Area 6.28 ha

- 11.3.1 The planning intention of this zone is primarily to retain and safeguard good quality agricultural land for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.
- 11.3.2 Some active agricultural land intermixed with abandoned farmland/grassland could be found at the southern part of the villages at Lai Chi Wo and Sam A. Besides, the land area to the north of the EIS comprises largely wet abandoned agricultural land. The areas are designated as "AGR" not only to retain active and fallow arable land for agricultural purpose, including leisure farming or organic farming, but also to preserve the rural setting as well as the natural environment in the Area.
- 11.3.3 As diversion of streams or filling of land/pond or excavation of land may cause adverse impacts on the natural environment and the ecological value of the adjacent area,, planning approval is required for such activities. However, filling of land specifically required under prior written instructions of Government department(s), or for the purpose 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.

11.4 "Green Belt" ("GB"): Total Area 95.19 ha

- 11.4.1 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.
- 11.4.2 Areas with natural vegetation, woodland, hilly terrain, hillside shrubland, grassland and streamcourses including the EIS and its riparian zone have been designated as "GB" so as to protect existing green areas and preserve the hilly terrain in the Area.

- 11.4.3 The "GB" zone also comprises permitted burial ground at the central part of Lai Chi Wo, and the fringes of the planning scheme boundaries near Kop Tong. They have been in existence for many years, which are considered as existing uses and intended for burial places of deceased indigenous villagers in the Area. To respect the local ritual and tradition, burial activities within these zones are generally tolerated.
- 11.4.4 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.
- 11.5 "Conservation Area" ("CA") : Total Area 23.42 ha
- 11.5.1 This zoning is intended to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment such as Country Park from the adverse effects of development. There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.
- 11.5.2 The "CA" zone covers the wooded area to the north of the existing Lai Chi Wo as it is a relatively undisturbed native woodland with mature trees and is ecologically linked with the wide stretch of natural vegetation in the Plover Cove Country Park and the Lai Chi Wo Fung Shui Woodland. The fung shui woodlands at Mui Tsz Lam and Kop Tong falls within this zone as these fung shui woodlands support a diversity of plants, including *Pavetta hongkongensis* (香港大沙葉) and *Aquilaria sinensis* (土沉香) of conservation significance.
- 11.5.3 The coastal area along the eastern boundary of the Lai Chi Wo area consists of mangroves, mangrove-associated plants and backshore vegetation including a large population of mature *Heritiera littoralis* (銀葉樹) and *Derris alborubra* (白花魚藤) with a high ecological and landscape value. It is located immediately adjacent to the ecologically sensitive Yan Chau Tong Marine Park and the Lai Chi Wo Beach SSSI and are hence proposed to be protected under "CA".

- 11.5.4 The wetland system in Siu Tan comprising natural stream, intertidal ponds and marshes is of ecological importance. Uncommon species of seagrass can be found in the area and the rare plant species *Ceratopteris thalictroides* (水蕨) which is a protected plant in China has been recorded at the marsh. Fauna species of conservation concern including *Orthetrum poecilops poecilops* (斑灰蜻) has also been recorded in the area. The coastal area in Sam A Tsuen consists of coastal woodland and wetland system comprising mangrove stand and lowlying marshes. Such area has been identified as ecologically important. Plants species with conservation interest including *Ligustrum punctifolium* (斑葉女貞), *Myoporum bontioides* (苦檻藍) and *Scaevola hainanensis* (海南草海桐) have been recorded in the intertidal zone of the coastal area and at the headland at Ngor Tau Tsui. In addition, the fish species of conservation concern *Oryzias curvinotus* (弓背青鱗) is also recorded in a watercourse in the area. As such, the wetland areas in Siu Tan and Sam A Tsuen are proposed for “CA” to reflect the high ecological value of the areas and to protect the coastal area along the adjacent Yan Chau Tong Marine Park.
- 11.5.5 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.
- 11.5.6 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.
- 11.6 The proposed land use pattern of the Area is shown in Figure 8 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**).
- 11.7 A comparison of land use zonings on the approved Lai Chi Wo, Siu Tan and Sam A Tsuen DPA Plan No. DPA/NE-LCW/2 and the draft OZP No. S/NE-LCW/C is shown in the table below:

Land use zoning	Area on approved DPA Plan	Area on the Plan
“V”	4.91 ha (3.75%)	6.04 ha (4.61%)
“Unspecified”	126.14 ha (96.25%)	-
“G/IC”	-	0.11 ha (0.08%)
“AGR”	-	6.28 ha (4.79%)

<b>Land use zoning</b>	<b>Area on approved DPA Plan</b>	<b>Area on the Plan</b>
"GB"	-	95.19 ha (72.65%)
"CA"	-	23.42 ha (17.87%)
<b>Total</b>	<b>131.05 ha*</b>	<b>131.04 ha*</b>

\* The difference in the total area between the previously approved DPA plan and the current draft OZP is attributable to rounding of figures.

## 12. Notes of the Plan

12.1 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.

12.2 The draft Notes are formulated on the basis of the latest set of Master Schedule of Notes (MSN) endorsed by the Board.

## 13. Consultation

13.1 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.

13.2 Subject to the agreement of the Board, the draft OZP No. S/NE-LCW/C will be submitted to the NDC and the STKRC for consultation. Comments from the NDC and the STKRC will be submitted to the Board for consideration prior to the publication of the draft OZP under section 5 of the Ordinance.

## 14. Decision Sought

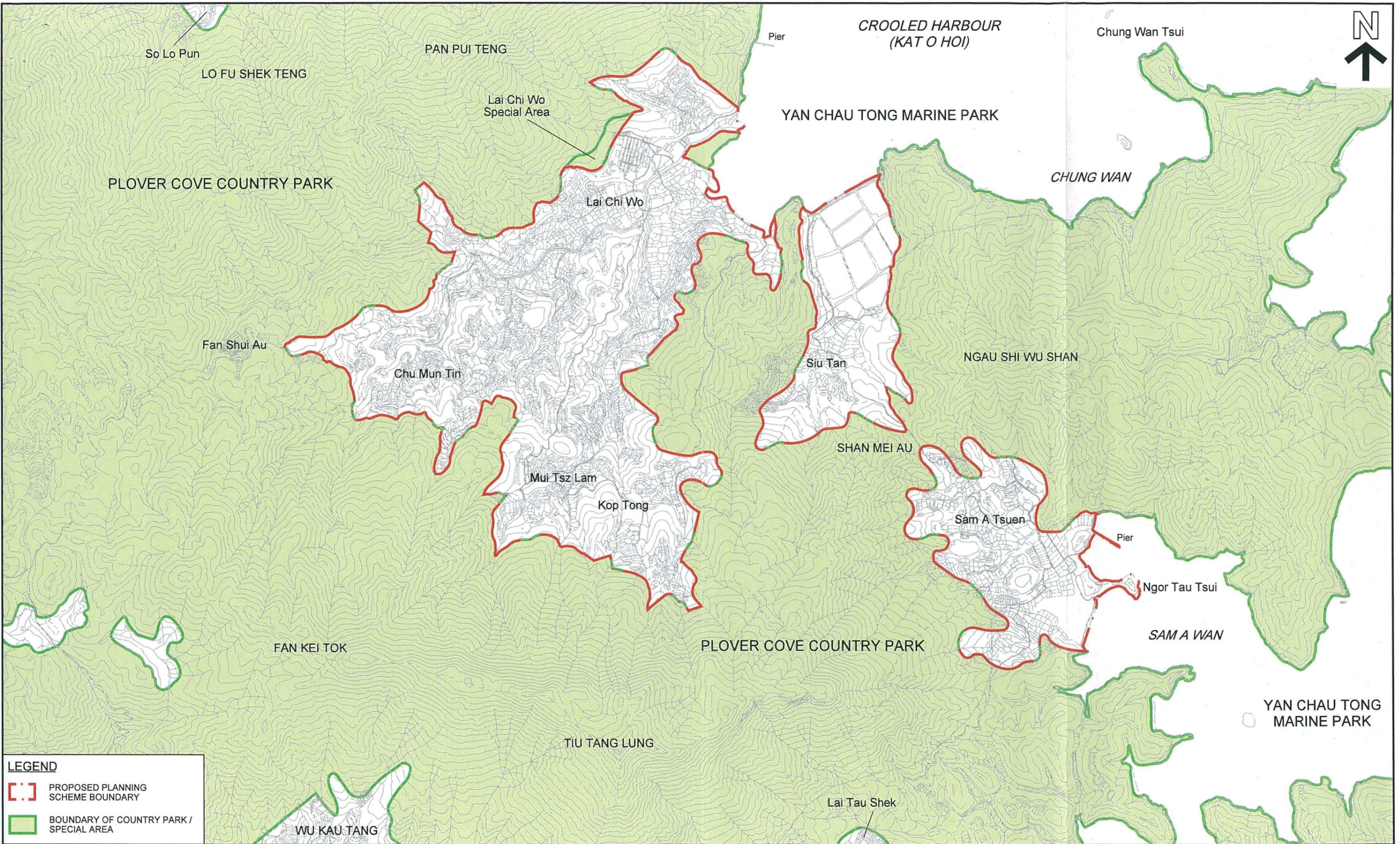
Members are invited to:

- (a) agree that the draft Lai Chi Wo, Siu Tan and Sam A Tsuen OZP No. S/NE-LCW/C (**Appendix I**) together with its Notes (**Appendix II**) is suitable for consultation with the NDC and STKRC;

- (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 Lai Chi Wo, Siu Tan and Sam A Tsuen OZP No. S/NE-LCW/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 NDC and the STKKRC together with the draft OZP.

**15. Attachments**

Plan 1	Planning Scheme Area of Lai Chi Wo, Siu Tan and Sam A Tsuen OZP
Plan 2	Aerial Photo of Lai Chi Wo, Siu Tan and Sam A Tsuen
Plan 3	Village Environs and Existing Physical Features of Lai Chi Wo, Siu Tan and Sam A Tsuen
Appendix I	Draft Lai Chi Wo, Siu Tan and Sam A Tsuen Outline Zoning Plan No. S/NE-LCW/C
Appendix II	Notes of the Draft Lai Chi Wo, Siu Tan and Sam A Tsuen OZP No. S/NE-LCW/C
Appendix III	Explanatory Statement of the Draft Lai Chi Wo, Siu Tan and Sam A Tsuen OZP No. S/NE-LCW/C
Appendix IV	Planning Report on Lai Chi Wo, Siu Tan and Sam A Tsuen
Appendix V	Proposal by the Kadoorie Farm & Botanic Garden Corporation (KFBG)
Appendix VI	Planning Assessment on the KFBG's Proposal



**LEGEND**

 PROPOSED PLANNING SCHEME BOUNDARY

 BOUNDARY OF COUNTRY PARK / SPECIAL AREA

EXTRACT PLAN PREPARED ON 29.4.2014  
 BASED ON SURVEY SHEETS No. 3-SE-B, 3-NE-D,  
 4-NW-C AND 4-SW-A

**PLANNING SCHEME AREA**

**LAI CHI WO, SIU TAN AND SAM A TSUEN**

SCALE 1 : 10 000

METRES 200      0      200      400 METRES

PLANNING DEPARTMENT 

REFERENCE No. M/CPE/LCW/14/5	PLAN 1
---------------------------------	-----------



**LEGEND**

 PROPOSED PLANNING SCHEME BOUNDARY

**AERIAL PHOTOS**

LAI CHI WO, SIU TAN AND SAM A TSUEN

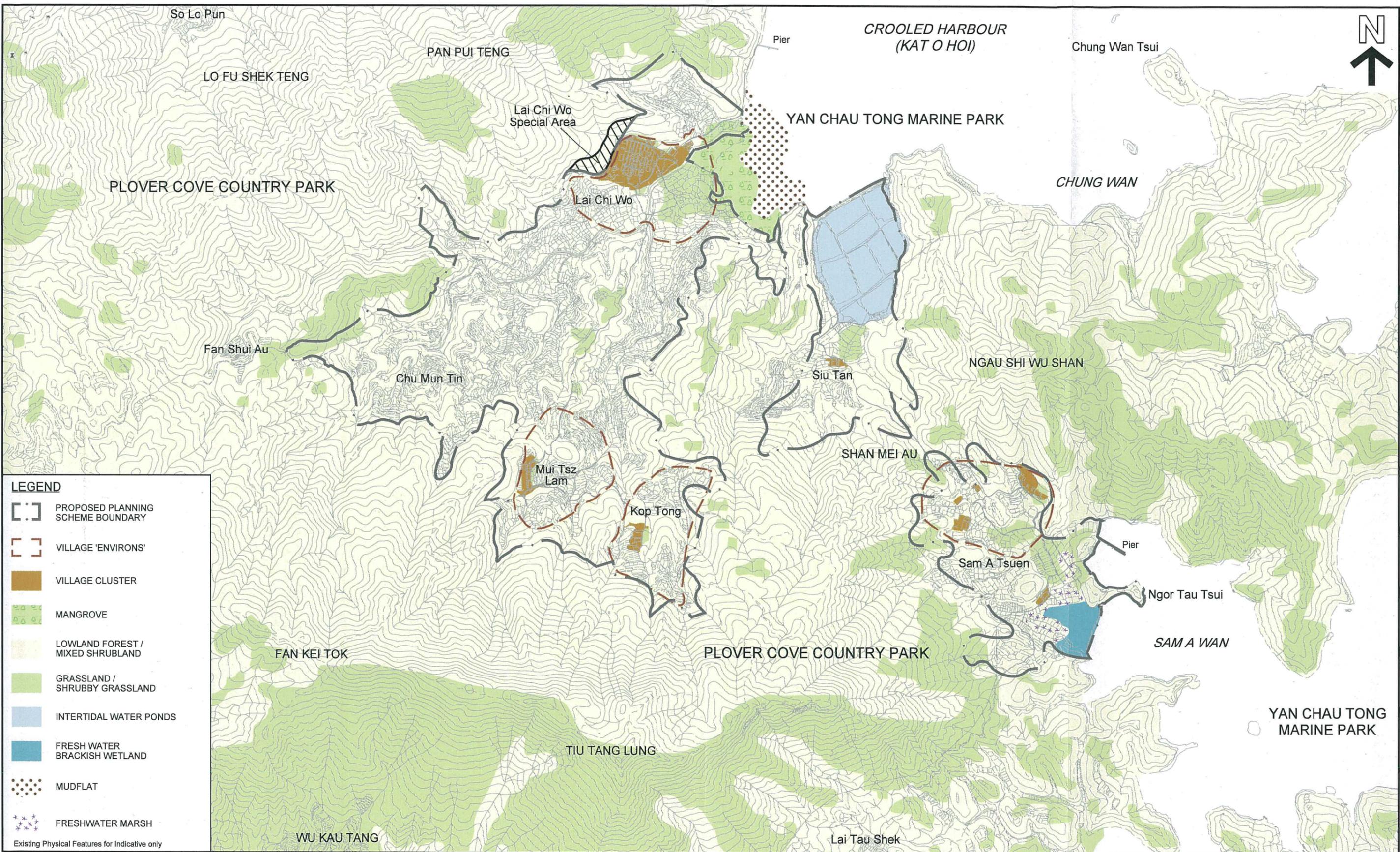
PLANNING DEPARTMENT



EXTRACT PLAN PREPARED ON 29.4.2014 BASED ON AERIAL PHOTOS No. CS42014-021, CS42087-093 AND CS42162-169 ON 8.3.2013 BY LANDS DEPARTMENT

REFERENCE No.  
M/CPE/LCW/14/5

PLAN  
2



**LEGEND**

- PROPOSED PLANNING SCHEME BOUNDARY
- VILLAGE 'ENVIRONS'
- VILLAGE CLUSTER
- MANGROVE
- LOWLAND FOREST / MIXED SHRUBLAND
- GRASSLAND / SHRUBBY GRASSLAND
- INTERTIDAL WATER PONDS
- FRESH WATER BRACKISH WETLAND
- MUDFLAT
- FRESHWATER MARSH

Existing Physical Features for Indicative only

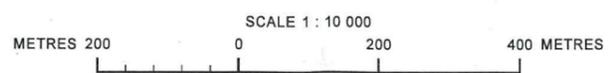
**VILLAGE 'ENVIRONS' AND EXISTING PHYSICAL FEATURES**

LAI CHI WO, SIU TAN AND SAM A TSUEN

PLANNING DEPARTMENT

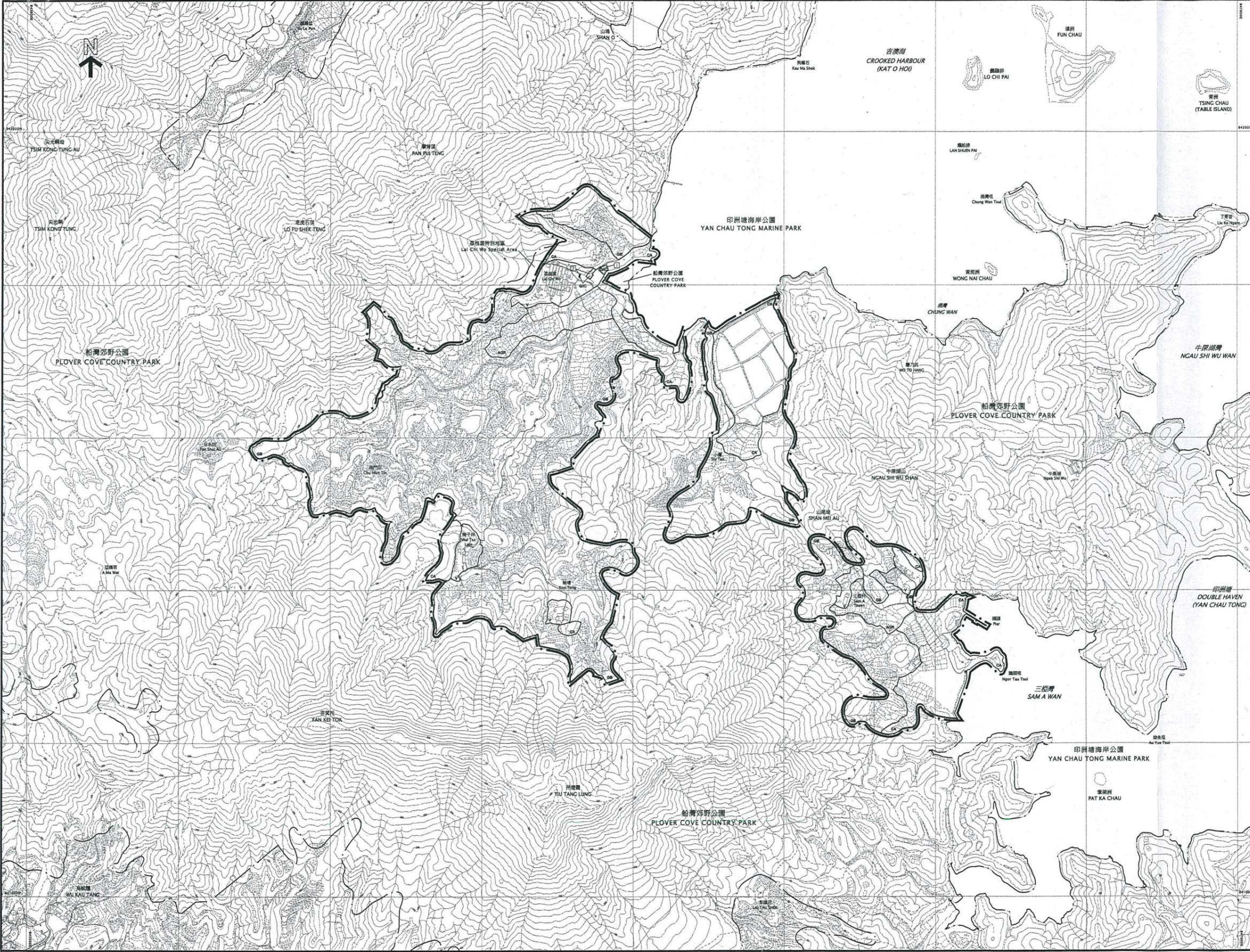


EXTRACT PLAN PREPARED ON 30.4.2014  
BASED ON SURVEY SHEETS No. 3-SE-B, 3-NE-D,  
4-NW-C AND 4-SW-A



REFERENCE No.  
M/CPE/LCW/14/5

PLAN  
3



圖例 NOTATION

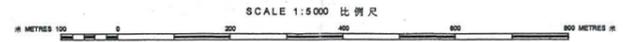
ZONES	地帶
VILLAGE TYPE DEVELOPMENT	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	政府、機構或社區
AGRICULTURE	農業
GREEN BELT	綠化地帶
CONSERVATION AREA	自然保育區
MISCELLANEOUS 其他	
BOUNDARY OF PLANNING SCHEME	規劃範圍界線
BOUNDARY OF COUNTRY PARK / SPECIAL AREA	郊野公園 / 特別地區界線
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	最高樓宇高度 (層數目)

土地用途及面積一覽表 SCHEDULE OF USES AND AREAS

USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	百分比 %	
VILLAGE TYPE DEVELOPMENT	6.04	4.91	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	0.11	0.09	政府、機構或社區
AGRICULTURE	6.28	4.79	農業
GREEN BELT	95.19	72.65	綠化地帶
CONSERVATION AREA	23.42	17.87	自然保育區
TOTAL PLANNING SCHEME AREA	131.04	100.00	規劃範圍總面積

夾附的《註釋》屬這份圖則的一部分 THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN

香港城市規劃委員會依據城市規劃條例擬備的荔枝窩、小灘及三桠村分區計劃大綱圖  
**TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD**  
**LAI CHI WO, SIU TAN AND SAM A TSUEN - OUTLINE ZONING PLAN**



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

圖則編號  
 PLAN No. **S/NE-LCW/C**

**DRAFT LAI CHI WO, SIU TAN AND SAM A TSUEN  
OUTLINE ZONING PLAN NO. S/NE-LCW/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) Alignment of roads and 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 "Conservation 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 "Conservation 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) In any area shown as 'Road', all uses or developments except those specified in paragraphs (8)(a) to (8)(d) and (8)(g) above and those specified below require permission from the Town Planning Board:

road and on-street vehicle park.

- (11) (a) Except in areas zoned "Conservation 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 (11)(a), and subject to temporary uses for open storage and port back-up purposes which are prohibited in areas zoned "Conservation 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.

- (12) 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.

- (13) 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 LAI CHI WO, SIU TAN AND SAM A TSUEN  
OUTLINE ZONING PLAN NO. S/NE-LCW/C**

Schedule of Uses

	<u>Page</u>
VILLAGE TYPE DEVELOPMENT	1
GOVERNMENT, INSTITUTION OR COMMUNITY	3
AGRICULTURE	5
GREEN BELT	6
CONSERVATION AREA	8

## 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	Burial Ground
Government Use (Police Reporting Centre, Post Office only)	Eating Place
House (New Territories Exempted House only)	Flat
On-Farm Domestic Structure	Government Refuse Collection Point
Religious Institution	Government Use (not elsewhere specified)#
(Ancestral Hall only)	Hotel (Holiday House only)
Rural Committee/Village Office	House (not elsewhere specified)
	Institutional Use (not elsewhere specified)#
	Market
	Place of Recreation, Sports or Culture
	Private Club
	Public Clinic
	Public Convenience
	Public Transport Terminus or Station
	Public Utility Installation #
	Public Vehicle Park (excluding container vehicle)
	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 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
Ambulance Depot Animal Quarantine Centre (in Government building only) Broadcasting, Television and/or Film Studio Eating Place (Canteen, Cooked Food Centre only) Educational Institution Exhibition or Convention Hall Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Institutional Use (not elsewhere specified) Library Market Pier Place of Recreation, Sports or Culture Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Research, Design and Development Centre Rural Committee/Village Office School Service Reservoir Social Welfare Facility Training Centre Wholesale Trade	Animal Boarding Establishment Animal Quarantine Centre (not elsewhere specified) Columbarium Correctional Institution Crematorium Driving School Eating Place (not elsewhere specified) Flat Funeral Facility 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) Off-course Betting Centre Office Petrol Filling Station Place of Entertainment Private Club Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Residential Institution Sewage Treatment/Screening Plant Shop and Services Utility Installation for Private Project Zoo

(Please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (Cont'd)

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 needs, 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.

AGRICULTURE

---

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 only) On-Farm Domestic Structure Public Convenience Religious Institution (Ancestral Hall only) Rural Committee/Village Office	Animal Boarding Establishment Barbecue Spot Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) House (New Territories Exempted House only, other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) Picnic Area Place of Recreation, Sports or Culture (Horse Riding School, Hobby Farm, Fishing Ground only) Public Utility Installation Religious Institution (not elsewhere specified) School Utility Installation for Private Project

---

Planning Intention

This zone is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

Remarks

Any diversion of streams or filling of land/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. This restriction does not apply to filling of land specifically required under prior written instructions of Government department(s) or for the purposes specified below:

- (i) laying of soil not exceeding 1.2m in thickness for cultivation; or
- (ii) construction of any agricultural structure with prior written approval issued by the Lands Department.

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

(Please see next page)

GREEN BELT (Cont'd)

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.

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.

CONSERVATION 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) Nature Reserve Nature Trail On-Farm Domestic Structure Picnic Area Wild Animals Protection Area	Barbecue Spot Field Study /Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) House (Redevelopment only) Public Convenience Public Utility Installation Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation

---

Planning Intention

This zoning is intended to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment such as Country Park from the adverse effects of development.

There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.

(Please see next page)

CONSERVATION AREA (Cont'd)

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 LAI CHI WO, SIU TAN AND SAM A TSUEN  
OUTLINE ZONING PLAN NO. S/NE-LCW/C**

**EXPLANATORY STATEMENT**

**DRAFT LAI CHI WO, SIU TAN AND SAM A TSUEN  
OUTLINE ZONING PLAN NO. S/NE-LCW/C**

**EXPLANATORY STATEMENT**

<u>CONTENTS</u>	<u>Page</u>
1. INTRODUCTION	1
2. AUTHORITY FOR THE PLAN AND PROCEDURE	1
3. OBJECT OF THE PLAN	2
4. NOTES OF THE PLAN	2
5. THE PLANNING SCHEME AREA	2
6. POPULATION	4
7. OPPORTUNITIES AND CONSTRAINTS	5
8. GENERAL PLANNING INTENTION	8
9. LAND-USE ZONINGS	
9.1 Village Type Development	9
9.2 Government, Institute or Community	10
9.3 Agriculture	11
9.4 Green Belt	11
9.5 Conservation Area	12
10. COMMUNICATIONS	13
11. CULTURAL HERITAGE	14
12. UTILITY SERVICES	14
13. IMPLEMENTATION	14
14. PLANNING CONTROL	15

**DRAFT LAI CHI WO, SIU TAN AND SAM A TSUEN  
OUTLINE ZONING PLAN NO. S/NE-LCW/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 Lai Chi Wo, Siu Tan and Sam A Tseun Outline Zoning Plan (OZP) No. S/NE-LCW/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 14.7.2011, 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 Development Permission Area (DPA) Plan for the Lai Chi Wo, Siu Tan and Sam A Tseun area.

2.2 On 26.8.2011, the draft Lai Chi Wo, Siu Tan and Sam A Tsuen DPA Plan No. DPA/NE-LCW/1 was exhibited for public inspection under section 5 of the Ordinance. During the plan exhibition period, 6 representations were received. After giving consideration to the representations on 9.3.2012, the Board decided not to propose any amendment to the draft DPA plan to meet the representations.

2.3 On 26.6.2012, the Chief Executive in Council (CE in C) approved the draft Lai Chi Wo, Siu Tan and Sam A Tsuen DPA plan, which was subsequently renumbered as DPA/NE-LCW/2. On 13.7.2012, the approved Lai Chi Wo, Siu Tan and Sam A Tsuen DPA Plan No. DPA/NE-LCW/2 was exhibited for public inspection under section 9(5) of the Ordinance.

2.4 On 12.3.2014, 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 Lai Chi Wo, Siu Tan and Sam A Tseun area.

2.5 On XXXX, the draft Lai Chi Wo, Siu Tan and Sam A Tseun OZP No. S/NE-LCW/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 Lai Chi Wo, Siu Tan and Sam A Tsuen so that development and redevelopment within the area of Lai Chi Wo, Siu Tan and Sam A Tseun 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 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), which comprises three sub-areas, namely the Lai Chi Wo area (about 90 ha), the Siu Tan area (about 20 ha) and the Sam A Tsuen area (about 21 hectares), covers a total area of about 131 ha. The Area is surrounded by the Plover Cove Country Park except where it adjoins the Lai Chi Wo Special Area near the Lai Chi Wo and fronts on the Yan Chau Tong Marine Park. At present, the Area is accessible by boats via small piers at Lai Chi Wo and Sam A, and by walking trails leading from Wu Kau Tang and Bride's Pool. The boundary of the Area is shown by a heavy broken line on the Plan.

#### 5.2 Lai Chi Wo

5.2.1 The area mainly comprises mangrove, woodland, shrubland, watercourse and fallow agricultural land. Recognised villages in the area include Lai Chi Wo, Kop Tong and Mui Tsz Lam.

5.2.2 Lai Chi Wo faces the scenic Yan Chau Tong Marine Park and the Lai Chi Wo Beach Site of Special Scientific Interest (SSSI). The Yan Chau Tong Marine Park, designated in 1996, is well-known for its rich fishery resources as it is a nursery ground for larvae and juvenile of fishes and many different marine lives. Lai Chi Wo Beach SSSI, designated in 1979, is to protect a mangrove stand and a seagrass bed (*Halophila ovalis* (喜鹽草) and *Zostera japonica* (矮大葉藻)) in recognition of their ecological importance. Mangroves grows near the coast of the Lai Chi Wo SSSI which is regarded as one of the most important stands in Hong Kong due to the presence and abundance of some mangrove species. Both the Yan Chau Tong Marine Park and the Lai Chi Wo Beach SSSI are outside the Area. On the other hand, there are records of seagrasses in the abandoned ponds in Siu Tan.

5.2.3 Behind Lai Chi Wo is a fung shui woodland, about 1 ha of which was designated as a "Special Area" under the Country Parks Ordinance in 2005, for its high flora diversity and the presence of uncommon tree species as well as old valuable trees. There is a natural stream flowing across the Lai Chi Wo area, about 500m of which is recognized as an Ecologically Important Stream (EIS).

5.2.4 The area includes a Geo-heritage Centre displaying the geological resources and illustrations of old Hakka village in Hong Kong. A Nature Trail links up Lai Chi Wo and the coastal area. A graded historic building in the area is the Hip Tin Temple and Hok Shan Monastery (Grade 3 historic buildings). The area is a popular destination for tourists and hikers. The Lai Chi Wo Site of Archaeological Interest is largely located in it.

5.2.5 Mui Tsz Lam and Kop Tong are two indigenous villages, about 1km southwest of Lai Chi Wo. Kop Tong and Mui Tsz Lam have been deserted and most of the village houses have become ruins. Fung shui woodlands, which are comparatively remote and intact, are found behind Kop Tong and Mui Tsz Lam. The fung shui woodland at Mui Tsz Lam has higher species diversity than that of Kop Tong.

### 5.3 Siu Tan

5.3.1 The area mainly comprises flat and low-lying abandoned agricultural land, which has been turned into intertidal water ponds and freshwater marshes surrounded by shrubs and woodland. It is also adjacent to the Yan Chau Tong Marine Park and the Lai Chi Wo Beach SSSI where there are mangrove and seagrass habitats.

5.3.2 There is a natural stream near the western boundary of the site flowing from south to north towards the Marine Park. Habitats in Siu Tan support a high diversity of wildlife and flora worthy of protection, and it is also identified as a hotspot for butterflies. Mangrove stands are found along the watercourse and at intertidal water ponds near the coastal area, where uncommon species of seagrass have been found. Surrounding the wetlands on the east, south and west are continuous woodlands forming the foothill of the Plover Cove Country Park.

5.4 Sam A Tsuen

5.4.1 The area mainly comprises woodland, shrubland, active and abandoned agricultural land, freshwater marsh, stream, estuarine mangrove and mudflat habitats. The woodlands in the peripheral hill-slopes and a fung shui wood behind the village form a continuum of woodland habitat together with the adjoining Plover Cove Country Park. The habitats support a high diversity of wildlife and plant species worthy of protection and are identified as hotspots for butterflies and freshwater fishes.

5.4.2 The recognised village in the area is Sam A which faces southwest, directly overlooking the scenic shore flat land and is surrounded by wooded hills on three sides in the north, west and south with some active farmland in the south-eastern part of the village. A few of the village houses have recently been refurbished and are being used for serving visitors. Some beekeeping has been operated at Sam A.

6. POPULATION

According to the 2011 Census, the total population of the Area was about 100 persons. It is expected that the total planned population of the Area would be 830 persons mainly attributed to the village expansion.

## 7. OPPORTUNITIES AND CONSTRAINTS

### 7.1 Opportunities

#### 7.1.1 Conservation and Natural Landscape

The Area is surrounded by the Plover Cove Country Park and Lai Chi Wo Special Area and fronts onto Yan Chau Tong Marine Park. The Area is rural in character and comprises areas of conservation importance with a mixture of natural habitats, including coastal mangrove, mudflat, intertidal water ponds, EIS, freshwater streams, undisturbed terrestrial and hilly forests, woodlands, fung shui woodlands, shrubland, and active and fallow agricultural land. These habitats support different flora and fauna in the Area, including some rare and uncommon species, and the natural and landscape setting is both serene and quiet. The undisturbed woodlands are quite natural in character and are ecologically-linked with the wide stretch of vegetation in the surrounding Plover Cove Country Park. With its high quality landscape and great variety of natural habitats, the Area is worthy of conservation.

#### 7.1.2 Tourism Potential

7.1.2.1 The Area falls within part of the Linkage Area of the “Study on the Enhancement of the Sha Tau Kok Rural Township and Surrounding Areas – Feasibility Study” (the STK Study) completed in early 2013. Because of the richness in culture and heritage resources, Lai Chi Wo has great potential of tourism development due to the ecological and cultural/historic value. However, with the aim of minimizing external intervention, basic tourism supporting facilities would be provided. The ecology of the area supports a wide diversity of species, including several species of conservation importance. There are two temples, namely Hip Tin Temple and Hok Shan Monastery, which are graded 3 historical buildings. Other supporting facilities include signage, refreshment kiosk, information plates and public toilet currently provided for visitors. It also includes a Geoheritage Centre introducing the geological resources and old Hakka village in Hong Kong and a Lai Chi Wo Nature Trail, where some of its sections have boardwalks assists visitors to explore the mangroves, linking up Lai Chi Wo and the coastal area, the Hakka Villages, the Fung Shui Woods and an ancient bed of Coastal *Heritiera littoralis* (銀葉樹) and giant *Derris alborubra* (白花魚藤). Currently, Lai Chi Wo is featured in many one-day tours offered by local tour operators.

7.1.2.2 Sam A is linked to Wu Kau Tang and other ‘Shap Yeuk’ villages by a network of mountain trails. The oldest trail is believed to be the one between Sam A and Wu Kau Tang (known as Sung Yuan historic trail), which could date back almost 1,000 years to Sung and Yuan Dynasties. This trail still exists today, and is being used frequently by hikers in this area.

## 7.2 Constraints

### 7.2.1 Transportation

At present, no vehicular access is available except the footpaths and hiking trails leading from Wu Kau Tang and Bride's Pool. The Area is accessible by boats via small piers at Lai Chi Wo and Sam A.

### 7.2.2 Geotechnical

The Area is located below steep natural hillside and may be affected by potential natural terrain hazard. For new development in these areas, natural terrain hazard study would be required and suitable mitigation measures should be provided, if necessary, for any proposed development in the Area.

### 7.2.3 Ecological Significance

7.2.3.1 The Area, surrounded by the Plover Cove Country Park and the Lai Chi Wo Special Area, faces the scenic Yan Chau Tong Marine Park, part of which at Lai Chi Wo Beach was also designated as SSSI due to the presence of a mangrove stand and a seagrass bed (*Halophila ovalis* (喜鹽草) and *Zostera japonica* (矮大葉藻)). The Area contains a mixture of habitats and natural resources worthy for preservation, including the coastal mangrove and mudflat in which the *Derris alborubra* and *Heritiera* mangrove are located.

7.2.3.2 The natural stream flowing across the Lai Chi Wo area, about 500 m of which is designated as an EIS. The coastal habitat is identified as an ecologically important wetland supporting a high diversity of wild life species of conservation value. Over 30 dragonfly species including *Orthetrum poecilops poecilops* (斑灰蜻) and *Herpestes urva* (食蟹獾) and *Prionailurus bengalensis* (豹貓) of conservation interest are recorded in the area. The intertidal water ponds and freshwater marshes are located at the northern part of Siu Tan where uncommon species of seagrass have been found. The mangroves stands in the coastal area, the flat and low-lying marshes and a watercourse in the middle part of the Sam A recorded a number of freshwater fishes and invertebrates of conservation interest, including uncommon freshwater fish, Rice Fish *Oryzias curvinotus* (弓背青鱗). Butterfly species of conservation concern and uncommon odonates (dragonflies and damselflies) were recorded at the area.

7.2.3.3 The undisturbed terrestrial habitats, including the forests and woodlands, not only connect to the surrounding mature woodland of the Plover Cove Country Park, but also support a very rich species diversity and composition. The presence of a few very old and large trees with unusual forms also increases the conservation value of this woodland area, including *Macaranga sampsonii* (鼎湖血桐), *Ficus langkokensis* (青藤公), *Chrysophyllum lanceolatum* (金葉樹) and *Aquilaria sinensis* (土沉香) of conservation significance and three old and valuable trees in the fung shui woodlands in Lai Chi Wo. The fung shui woodland and the dense vegetation in the coastal area in Lai Chi Wo provide a good habitat for butterflies, including the rare *Isoteinon lamprospilus* (擔弄蝶). Besides, uncommon odonates (dragonflies and damselflies), herpetofauna, and amphibian species of conservation concern, including frogs, are also recorded at the Lai Chi Wo area. Fung shui woodlands at Kop Tong and Mui Tsz Lam also support a diversity of plants, including *Pavetta hongkongensis* (香港大沙葉) and *Aquilaria sinensis* (土沉香) of conservation significance. In view of the above, development that may adversely affect the rural character and the ecologically sensitive areas will not be recommended.

#### 7.2.4 Landscape Character

With reference to the Landscape Value Mapping of Hong Kong (2005), the overall landscape value of the Area is high. Due to the unique landscape resources and the character of the Area, no large-scale development should be introduced in order to minimize encroachment onto the sensitive environment and to protect and enhance ecological conservation.

#### 7.2.5 Burial Grounds

Several pieces of burial grounds are located in the Area, in particular in the central part of the Lai Chi Wo hilly areas and adjacent to the woodlands of Mui Tsz Lam and Kop Tong are not suitable for any development.

#### 7.2.6 Sewerage

There is no existing public sewer nor any committed/ planned sewerage project planned for the Area. At present, on-site discharge system such as septic tanks 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 particular sewerage disposal facilities.

### 7.2.7 Infrastructure and Utility Services

The Area is provided with electricity and telephone services. Potable water supply has been provided to the existing facilities and villagers in Lai Chi Wo and Sam A. For other remote areas such as Mui Tsz Lam and Kop Tong, there is no potable water supply. However, there are no existing nor committed/planned sewerage and drainage systems for the Area.

### 7.2.8 Cultural Heritage

7.2.8.1 The Antiquities and Monuments Office (AMO) of the Leisure and Cultural Services Department (LCSD) advises that the Hip Tin Temple and Hok Shan Monastery in Lai Chi Wo is a Grade 3 historic building within the Area. The temple was erected for the worship of Kwan Tai (關帝) who is also called Hip Tin Tai Tai (協天大帝, Emperor Assisting the Heaven) and so is the temple named Hip Tin Temple. The temple was probably built in 1900 as its wall paintings indicated. Also, the Lai Chi Wo Site of Archaeological Interest lies to the south of Lai Chi Wo. Prehistoric pottery shreds and ceramic shreds of Song, Ming and Qing periods were recorded in 2000.

7.2.8.2 There are two cannons to the east of the Temple. Da Chius (打醮) have been held every ten years in front of the Temple starting from an epidemic amongst the Hing Chun Yeuk villages.

## 8. GENERAL PLANNING INTENTION

8.1 The Area forms an integral part of the natural system of the natural woodlands in the adjoining Plover Cove Country Park with a wide spectrum of natural habitats including, *inter alia*, coastal mangrove, mudflat, intertidal water ponds, EIS, freshwater streams, undisturbed terrestrial and hilly forests, woodlands, fung shui woodlands, shrubland, and active and fallow agricultural land etc., which support some rare/uncommon flora and fauna of the Area and should be preserved and protected. The general planning intention in the Area is to protect its high conservation and landscape value which complements the overall naturalness and the landscape beauty of the surrounding Plover Cove Country Parks.

8.2 Apart from the environmental and ecological considerations, development in the Area is constrained by limited transport and infrastructural provisions. It is also intended to consolidate village development so as to avoid undesirable disturbances to the natural environment and overtaking the limited infrastructure in the Area.

9. LAND-USE ZONINGS

9.1 "Village Type Development" ("V") : Total Area 6.04 ha

- 9.1.1 The planning intention of this zone is to designate both existing recognized villages and areas of land considered suitable for 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.
- 9.1.2 The recognized villages within the Area are Lai Chi Wo, Mui Tsz Lam, Kop Tong and Sam 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.
- 9.1.3 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 storeys (8.23 m) 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 the greater. Application for minor relaxation of these restrictions would be considered by the Board based on individual merits, taking into account site constraints, innovative architectural design and planning merits that would enhance the amenity of the locality.
- 9.1.4 Some areas zoned "V" are overlooked by steep natural hillsides and may be affected by potential natural terrain landslide hazards. For future development in these areas, the developer(s) may be required to carry out natural terrain hazard study and provide suitable hazard mitigation measures, if found necessary, as part of the development.

9.1.5 In accordance with the Environmental, Transport and Works Bureau's Technical Circular (Works) No. 5/2005, under the current administrative practice, 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 the Agriculture, Fisheries and Conservation Department and relevant authorities and incorporate relevant comments/advice as conditions of approval wherever possible. Accordingly, Lands Department when processing Small House grant and applications in close proximity to existing stream courses, should consult concerned departments including 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.

9.1.6 There is neither existing nor proposed public sewer in the Area. For Small House development, the design and construction of the septic tank and soakaway systems need to comply with relevant standards and regulations, such as Environment Protection Department (EPD)'s Practice Note for Professional Person (ProPECC PN) 5/93 "*Drainage Plans subject to Comment by the Environmental Protection Department*", for the protection of the water quality of the Area.

9.1.7 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.

9.2 "Government, Institute or Community" ("G/IC") : Total Area 0.11 ha

9.2.1 The planning intention of this zone is primarily for the provision of GIC facilities serving the needs of the local residents and 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.

9.2.2 The major existing GIC facilities under this zone include a single storey permanent flushing toilet and a single storey telephone exchange operated by the Hong Kong Telephone Company Ltd. at Lai Chi Wo. Besides, it also includes the current use of a single storey religious institutions of the Hip Tin Temple and Hok Shan Monastery near the entrance of the Lai Chi Wo.

9.2.3 Besides, the North District Council has agreed that as part of one of its projects under the Signature Project Scheme, the vacant premises of the former Siu Ying School at Lai Chi Wo be converted into a geoheritage-cum-ecological education centre. At the time this Plan is being prepared, the project is under the stage of investigation and design. It is proposed to designate the site as "G/IC" zone so as to accommodate its proposed use, as 'Field Study/Education/Visitor Centre' is always permitted within this zone.

9.2.4 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 (i.e., one storey) 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 "Agriculture" ("AGR") : Total Area 6.28 ha

9.3.1 The planning intention of this zone is primarily to retain and safeguard good quality agricultural land for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

9.3.2 Some active agricultural land intermixed with abandoned farmland/grassland could be found at the southern part of the villages at Lai Chi Wo and Sam A. Besides, the land area to the north of the EIS comprises largely wet abandoned agricultural land. The areas are designated as "AGR" not only to retain active and fallow arable land for agricultural purpose, including leisure farming or organic farming, but also to preserve the rural setting as well as the natural environment in the Area.

9.3.3 As diversion of streams or filling of land/pond or excavation of land may cause adverse impacts on the natural environment and the ecological value of the adjacent area, planning approval is required for such activities. However, filling of land specifically required under prior written instructions of Government department(s), or for the purpose of genuine agricultural practice including laying of soil not exceeding 1.2m in thickness for cultivation, and construction of agricultural structure with prior written approval from the Lands Department is exempted from the control.

9.4 "Green Belt" ("GB") : Total Area 95.19 ha

9.4.1 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.

9.4.2 Areas with natural vegetation, woodland, hilly terrain, hillside shrubland, grassland and streamcourses including the EIS and its riparian zone have been designated as "GB" so as to protect existing green areas and preserve the hilly terrain in the Area.

- 9.4.3 The "GB" zone also comprises permitted burial ground at the central part of Lai Chi Wo, and the fringes of the planning scheme boundaries near Kop Tong. They have been in existence for many years, which are considered as existing uses and intended for burial places of deceased indigenous villagers in the Area. To respect the local ritual and tradition, burial activities within these zones are generally tolerated.
- 9.4.4 There is a general presumption against development within this zone. Development in this zone will be strictly controlled. Development proposals will be considered by the Board on individual merits taking into account the relevant Town Planning Board Guidelines.
- 9.4.5 As diversion of streams, 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.
- 9.5 "Conservation Area" ("CA") : Total Area 23.42 ha
- 9.5.1 This zoning is intended to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment such as Country Park from the adverse effects of development. There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.
- 9.5.2 The "CA" zone covers the wooded area to the north of the existing Lai Chi Wo as it is a relatively undisturbed native woodland with mature trees and is ecologically linked with the wide stretch of natural vegetation in the Plover Cove Country Park and the Lai Chi Wo Fung Shui Woodland. The fung shui woodlands at Mui Tsz Lam and Kop Tong falls within this zone as these fung shui woodlands support a diversity of plants, including *Pavetta hongkongensis* (香港大沙葉) and *Aquilaria sinensis* (土沉香) of conservation significance.
- 9.5.3 The coastal area along the eastern boundary of the Lai Chi Wo consists of mangroves, mangrove-associated plants and backshore vegetation including a large population of mature *Heritiera littoralis* (銀葉樹) and *Derris alborubra* (白花魚藤) with a high ecological and landscape value. It is located immediately adjacent to the ecologically sensitive Yan Chau Tong Marine Park and the Lai Chi Wo Beach SSSI and are hence proposed to be protected under "CA".

9.5.4 The wetland system in Siu Tan comprising natural stream, intertidal ponds and marshes is of ecological importance. Uncommon species of seagrass can be found in the area and the rare plant species *Ceratopteris thalictroides* (水蕨) which is a protected plant in China has been recorded at the marsh. Fauna species of conservation concern including *Orthetrum poecilops poecilops* (斑灰蜻) has also been recorded in the area. The coastal area in Sam A Tsuen consists of coastal woodland and wetland system comprising mangrove stand and lowlying marshes. Such area has been identified as ecologically important. Plants species with conservation interest including *Ligustrum punctifolium* (斑葉女貞), *Myoporum bontioides* (苦檻藍) and *Scaevola hainanensis* (海南草海桐) have been recorded in the intertidal zone of the coastal area and at the headland at Ngor Tau Tsui. In addition, the fish species of conservation concern *Oryzias curvinotus* (弓背青鱗) is also recorded in a watercourse in the area. As such, the wetland areas in Siu Tan and Sam A Tsuen are proposed for "CA" to reflect the high ecological value of the areas and to protect the coastal area along the adjacent Yan Chau Tong Marine Park.

9.5.3 New residential development is not permitted under this zone. Redevelopment of existing houses may be permitted on application to the Board. The redevelopment of existing houses shall not 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 of the DPA Plan.

9.5.4 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. COMMUNICATIONS

### 10.1 Transport Network

At present, the Area is inaccessible by vehicular traffic. The nearest roads to the Area are from Luk Keng Road and Bride's Pool Road. The Area is accessible by boat via small piers at Lai Chi Wo and Sam A, and by hiking and country trails leading from Wu Kau Tang and Luk Keng. Various on-demand ferry and 'kaito' ferry services are available for private tour groups. Ma Liu Shui and Wong Shek Piers are two popular boarding points with destination of the Area and its surrounding areas and islands, including Kat O and Ap Chau.

## 11. CULTURAL HERITAGE

- 11.1 The Hip Tin Temple and Hok Shan Monastery in Lai Chi Wo is a Grade 3 historic building within the Area. The Lai Chi Wo Site of Archaeological Interest also largely falls within the Area. Prehistoric pottery shreds and ceramic shreds of Song, Ming and Qing periods were recorded in 2000. The above graded historic building/structure and site of archaeological interest are worthy of preservation.
- 11.2 The Antiquities Advisory Board (AAB) also released a list of new items in addition to the list of 1,444 historic buildings. These items are subject to grading assessment by the AAB. Details of the list of 1,444 historic buildings and the new items have been uploaded onto the website of the AAB at <http://www.aab.gov.hk>.
- 11.3 Prior consultation with the AMO of the LCSD should be made if any development, redevelopment or rezoning proposals might affect the above graded historic building/structure, new items pending grading assessment, site of archaeological interest and their/its immediate environs.

## 12. UTILITY SERVICES

- 12.1 The Area is supplied with electricity and telephone services. In respect with other utility services, potable water supply to existing facilities and villagers in Lai Chi Wo and Sam A is provided. For other remote areas such as Mui Tsz Lam and Kop Tong, there is no potable water supply. There are no committed/planned sewerage and drainage systems for the Area.

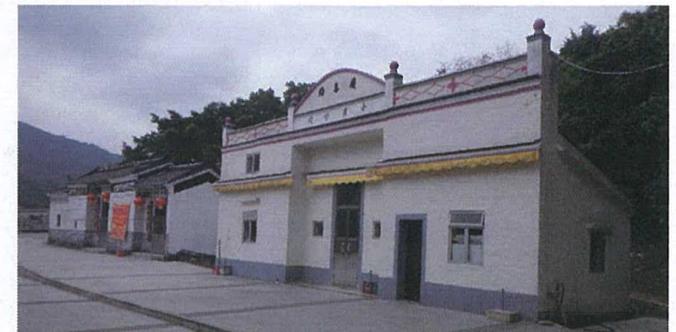
## 13. IMPLEMENTATION

- 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 the public and private sectors.
- 13.3 Notwithstanding the above, minor improvement works, e.g. access improvement will be implemented through the Public Works Programme 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.

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 draft 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 13.1 above or in conformity with this Plan or with the permission of the Board, undertaken or continued on land included in this Plan on or after the date of the first publication in the Gazette of the Notice of the draft DPA Plan may be subject to enforcement proceedings under the Ordinance. Any diversion of streams, filling of land/pond and excavation of land in the relevant zones on or after the date of the first publication in the Gazette of the Notice of the draft DPA Plan without permission from the Board may also be subject to enforcement proceedings. Moreover, there is a presumption against filling of ponds for temporary land uses/developments in conservation-related zonings, such as "CA".

# PLANNING REPORT ON LAI CHI WO, SIU TAN AND SAM A TUEN



**PLANNING REPORT ON  
LAI CHI WO, SIU TAN AND  
SAM A TSUEN**

MAY  
2014

<u>CONTENT</u>	<u>Page</u>
<b>1. INTRODUCTION</b>	
1.1 Purpose of the Planning Report	1
1.2 Background	1
<b>2. THE STUDY AREA</b>	
2.1 Location	2
2.2 Natural Features	2
2.3 Historical Development	5
2.4 Population and Employment	5
2.5 Existing Land Uses	6
2.6 Land Ownership	7
2.7 Transportation and Access	7
2.8 Infrastructure and Utility Services	7
<b>3. PLANNING ANALYSIS</b>	
3.1 Planning Context	7
3.2 Environmental and Conservation	8
3.3 Development Constraints	9
3.4 Development Opportunities	11
3.5 Development Pressure	12
3.6 Development Proposals Received in the Course of Preparation of the Plan	12

#### **4. PLANNING PROPOSALS**

4.1 The Outline Zoning Plan	13
4.2 Planning Objectives	13
4.3 Planning Principles	13
4.4 Land Use Proposals	14

#### **5. IMPLEMENTATION**

**20**

**Table 1: Small House Demand in the Area**

## List of Figures

- |                |   |
|----------------|---|
| Figure 1       | Location Plan   |
| Figure 2a      | Lai Chi Wo, Siu Tan and Sam A Tsuen<br>Development Permission Area Plan |
| Figure 3       | Study Area of Lai Chi Wo, Siu Tan and Sam<br>A Tsuen                    |
| Figure 4       | Aerial Photo of Lai Chi Wo, Siu Tan and Sam<br>A Tsuen                  |
| Figure 5a      | Existing Physical Features  |
| Figure 5b – 5j | Photos of Existing Physical Features                                    |
| Figure 6a      | Existing Land Uses  |
| Figure 6b – 6i | Photos of Existing Land Uses  |
| Figure 7       | Land Ownership and Village ‘Environ’                                    |
| Figure 8       | Existing G IC, Infrastructural and Tourism-<br>related Facilities       |
| Figure 9       | Ecological and Cultural Heritage Resources                              |
| Figure 10      | Development Constraints   |
| Figure 11      | Proposed Land Uses  |

## 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 the Lai Chi Wo, Siu Tan and Sam A Tsuen (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, comprising mainly the three sub-areas of Lai Chi Wo, Siu Tan, and Sam A Tsuen, is rural in character and located in an adjacent valleys on the northeastern coast of the Plover Cove Country Park. It fronts onto the Yan Chau Tong Marine Park, and has been a famous tourist attraction for many years (**Figure 1**). Popular hiking trails are located in the Area including the "Lai Chi Wo Nature Trail", where some of its sections have boardwalks and supporting facilities for visitors to explore the mangrove along the coast, and a number of footpaths linking Lai Chi Wo, Siu Tan and Sam A from Wu Kau Tang and Bride's Pool.

1.2.2 The Area is rural and natural in character with a scenic setting. Any uncontrolled development may affect the high landscape value and threaten the marine ecology and mudflat habitats along the coast

of the Area. Suspected excavation and unauthorized tree felling and vegetation clearance were found in the Area. There was therefore an urgent need to better protect the natural scenic character and avoid disturbance of the ecological interest of the Area. On 14.7.2011, under the power delegated by the Chief Executive (CE), the Secretary for Development directed the Town Planning Board (the Board) to prepare a draft plan designating the Lai Chi Wo, Siu Tan and Sam A Tsuen area as a development permission area (DPA).

1.2.3 On 26.8.2011, the draft Lai Chi Wo, Siu Tan and Sam A Tsuen DPA Plan No. DPA/NE-LCW/1 was exhibited for public inspection. During the plan exhibition period, 6 representations<sup>1</sup> were received. After giving consideration to the representations on 9.3.2012, the Board decided not to propose any amendment to the draft DPA plan to meet the representations.

1.2.4 On 26.6.2012, the Chief Executive in Council (CE in C) approved the draft Lai Chi Wo, Siu Tan and Sam A Tsuen DPA plan, which was subsequently renumbered as DPA/NE-LCW/2 (**Figure 2**). On 13.7.2012, the approved Lai Chi Wo, Siu Tan and Sam A Tsuen DPA Plan No. DPA/NE-LCW/2 was exhibited for public inspection under section 9(5) of

---

<sup>1</sup> Including Designing Hong Kong Limited, Hong Kong Bird Watching Society, WWF Hong Kong, and Kadoorie Farm & Botanic Garden Corporation (KFBG), Village Representatives (VRs) of the villages of Lai Chi Wo, Kop Tong, Mui Tsz Lam and Sam A.

the Town Planning Ordinance (the Ordinance).

1.2.5 Pursuant to section 20(5) of the Ordinance, the DPA Plan is effective for three years until 26.8.2014. On 12.3.2014, the CE, 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

The Area covers a total area of about 131 ha with 90 ha in the Lai Chi Wo area, 20 ha in the Siu Tan area, and 21 ha in the Sam A Tsuen area. The Area is surrounded by the Plover Cove Country Park except where it adjoins the Lai Chi Wo Special Area near the Lai Chi Wo and fronts on the Yan Chau Tong Marine Park. The location of the Area is shown in **Figure 3** and an overview of the Area is shown in **Figure 4**.

### 2.2. Natural Features

*Physical Setting and Topography (Figures 4 and 5a – 5j)*

2.2.1. The Lai Chi Wo area mainly comprises mangrove, woodland, shrubland, watercourse and fallow agricultural land. Recognised villages in the area include Lai Chi Wo, Kop Tong and Mui Tsz Lam.

2.2.2. It faces the scenic Yan Chau Tong Marine Park and the Lai Chi Wo Beach Site of Special Scientific

Interest (SSSI)<sup>2</sup>.

2.2.3. Behind Lai Chi Wo is a fung shui woodland, about 1 ha of which was designated as a “Special Area” under the Country Parks Ordinance in 2005, for its high flora diversity and the presence of uncommon tree species as well as old and valuable trees. There is a natural stream flowing across the Lai Chi Wo area, about 500m of which is recognized as an Ecologically Important Stream (EIS). Fung shui woodlands, which are comparatively remote and intact, are also found behind the Kop Tong and Mui Tsz Lam area. The fung shui woodland at Mui Tsz Lam has higher species diversity than that of Kop Tong (**Figures 5b and 5c**).

2.2.4. The Siu Tan area mainly comprises flat and low-lying abandoned agricultural land, which has been turned into intertidal water ponds and freshwater

---

<sup>2</sup> The Yan Chau Tong Marine Park, designated in 1996, is well-known for its rich fishery resources as it is a nursery ground for larvae and juvenile of fishes and many different marine lives. Lai Chi Wo Beach SSSI, designated in 1979, is to protect a mangrove stand and a seagrass bed (*Halophila ovalis* (喜鹽草) and *Zostera japonica* (矮大葉藻)) in recognition of their ecological importance. Mangroves grows near the coast of the Lai Chi Wo SSSI which is regarded as one of the most important stands in Hong Kong due to the presence and abundance of some mangrove species. Both the Yan Chau Tong Marine Park and the Lai Chi Wo Beach SSSI are outside the Area. On the other hand, there are records of seagrasses in the abandoned ponds in Siu Tan.

marshes surrounded by shrubs and woodland (Figure 5d).

- 2.2.5. The Sam A Tsuen area encompasses the flat area on shore on the west side of the scenic Yan Chau Tong Marine Park. It opens to Sam A Bay, a well protected inlet, which in turn opens onto Yan Chau Tong. The flat area on shore is surrounded by wooded hills on all sides. The remaining shore flat land still remains as coastal wetland, with patches of mangrove growth. Wetland wildlife is active and abundant. The area mainly comprises woodland, shrubland, active and abandoned agricultural land, freshwater marsh, stream, estuarine mangrove and mudflat habitats. The habitats support a high diversity of wildlife and plant species worthy of protection and are identified as hot spots for butterflies and freshwater fishes (Figure 5e). Sam A is the only recognized village in the area. While some active farmland is located to the south of the village, a large part of this area in the north around the village had been converted to farmland many years ago, but is now abandoned.

*Natural Habitats (Figures 4, 5b – 5i)*

- 2.2.6. The natural habitats in the Area include undisturbed terrestrial, highly habitats, fungus woodland, lowland secondary forest, shrubland, stream, coastal mangrove, freshwater marsh, abandoned ponds and seagrass bed. These habitats support a large number of flora and fauna in the Area which are ecologically-linked with the wide stretch of

vegetation in the surrounding Plover Cove Country Park. Plant species of conservation concern have been recorded in these habitats, and a number of animal species of conservation concern have also been recorded in the Area or in its vicinity. Details of the natural habitats are listed below:

Woodland/shrubland (Figure 4 and Figures 5b - 5e and 5g)

- (a) In 2005, the majority of Lai Chi Wo Fung Shui woodland was designated as Lai Chi Wo Special Area so as to protect the mature and complete woodland habitat supporting a very rich species diversity and composition. The presence of a few very old and large trees with unusual forms also increases the conservation value of this woodland area. Over 100 flora species including *Macaranga sampsonii* (鼎湖血桐), *Ficus langkokensis* (青藤公), *Chrysophyllum lanceolatum* (金葉樹) and *Aquilaria sinensis* (土沉香) of conservation significance and three old and valuable trees could be found in the woodland, including the five fingers camphor tree and “Hollow Tree”. As the fungus hui woodland and the dense vegetation in the coastal area provided a good habitat for butterflies, the site is identified as a butterfly hotspot with records of 89 butterfly species including the rare *Isoetes lamprospilus* (旖弄蝶). Besides, uncommon odonates (dragonflies and damselflies), herpetofauna and amphibian

species of conservation concern, including frogs, are also recorded at the Lai Chi Wo area<sup>3</sup>. Fung shui woodlands at Kop Tong and Mui Tsz Lam also support a diversity of plants, including *Pavetta hongkongensis* (香港大沙葉) and *Aquilaria sinensis* (土沉香) of conservation significance (Figure 5g).

- (b) Woodland and shrubland mainly locate at the southern part of Siu Tan while woodlands in Sam A are located in the peripheral hill-slopes with a fung shui wood behind the village. The woodland together with the adjoining Plover Cove Country Park form a continuum of woodland habitat which complement the overall naturalness and landscape beauty of the country park. The fung shui wood at Sam A comprises a high diversity of plant species including the protected species *Aquilaria sinensis* (土沉香) and *Pavetta hongkongensis* (香港大沙葉) and provides a good breeding habitat for butterflies.

Mangrove/Marsh (Figure 4 and Figures 5h and 5i)

- (c) Coastal habitat of high ecological and conservation value are represented by the Lai

---

<sup>3</sup> According to Study on the Enhancement of the Sha Tau Kok Rural Township and Surrounding Areas, amphibian species of conservation concern at Lai Chi Wo include Chinese Bullfrog *Hoplobatrachus chinensis*, Big-headed Frog *Limnonectes fujianensis* and Lesser Spiny Frog *Paa exilispinosa*.

Chi Wo Beach SSSI designated in 1979 for the intertidal mudflat and seagrass bed of high ecological value (e.g. *Halophila ovalis* (喜鹽草) and *Zostera japonica* (矮大葉藻))<sup>4</sup>. The mangroves stand along the coast of Lai Chi Wo is regarded as one of the three extremely important mangroves worthy of conservation. Indeed, all Hong Kong's eight species are found in the area, namely, Leather Fern (*Acrostichum aureum*) (鹵蕨), *Aegiceras corniculatum* (蠟燭果), Black Mangrove (*Avicennia marina*) (海欖雌), Many-petaled Mangrove (*Bruguiera gymnorhiza*) (木欖), Milky Mangrove (*Excoecaria agallocha*) (海漆), Coastal Heritiera (*Heritiera littoralis*) (銀葉樹), *Kandelia obovata* (秋茄樹) and *Lumnitzera racemosa* (欖李). Huge specimens of a woody climber *Derris alborubra* (白花魚藤) can also be found in the area that becomes unusual in comparison with other coastal mangrove stands. The mangroves in Lai Chi Wo comprises a rich ecological resource and is a good nursery ground for many marine organisms.

- (d) The intertidal water ponds and freshwater marshes are located at the northern part of Siu Tan where uncommon species of seagrass have been found and the rare plant species *Ceratopteris thalictroides* (水蕨) which is a

---

<sup>4</sup> The SSSI covers the sand flat just outside the Area.

protected plant in China has been recorded at the marsh. Fauna of conservation concern including *Orthetrum poecilops poecilops* (斑灰蜻) has also been recorded in the area.

- (e) The coastal area in Sam A Tsuen consists of coastal woodland and wetlands system comprising mangroves and lowlying marshes. Such area has been identified as ecologically important. Plant species with conservation interest including *Ligustrum punctifolium* (斑葉女貞), *Myoporum bontioides* (苦檻藍) and *Scaevola hainanensis* (海南草海桐) have been recorded in the intertidal zone of the coastal area and at the headland at Ngor Tau Tsui. In addition, the fish species of conservation concern *Oryzias curvinotus* (弓背青鱗) is also recorded in a watercourse in the area. Butterfly species of conservation concern and uncommon odonates (dragonflies and damselflies) were recorded at the area.

#### Stream courses (Figure 5f)

- (f) There is a natural stream flowing across the Lai Chi Wo area from west to east down to Yan Chau Tong Marine Park, about 500m of which is recognized as an EIS. The coastal habitat is identified as an ecologically important wetland. Over 30 dragonfly species including *Orthetrum poecilops poecilops* (斑灰蜻) and a wide variety of fauna, *Herpestes urva* (食蟹蒙) and

*Prionailurus bengalensis* (豹貓) of conservation interest are recorded in the area.

#### Agricultural land (Figure 5j)

- (g) While fallow agricultural land mainly spreads around the village clusters, some active agricultural land could be found to the south of the existing villages at Lai Chi Wo and Sam A.

### 2.3 Historical Development

2.3.1 The Area lies on the northeast coast of the New Territories, and comprises recognized villages of Lai Chi Wo, Kop Tong, Mui Tsz Lam and Sam A. Lai Chi Wo is a typical Hakka village, with about 210 houses, mostly of blue brick and mud brick constructions. After the war, many villagers left Lai Chi Wo for the city or went abroad. Local population fell sharply after the 1960's and 1970's. Kop Tong and Mui Tsz Lam have been deserted and most of the village houses have become ruins.

2.3.2 The historic Sam A was inhabited by a Tsang Clan. It is believed to be about 300 years old. With less than 10 village houses and an ancestor hall arranged in a row, the village faces southwest, directly overlooking the scenic shore flat land and surrounded by wooded hills on three sides in the north, west and south. A few of the village houses have recently been refurbished and are being used for serving visitors.

2.3.3 There are historical and archaeological interests in the Area, including the Hip Tin Temple and Hok Shan Monastery within the Lai Chi Wo area (**Figure 6b**) and the Lai Chi Wo Site of Archaeological Interest.

2.3.4 Hip Tin Temple and Hok Shan Monastery, which lie outside and to the east of the wall of the Lai Chi Wo is a Grade 3 historic building. The Lai Chi Wo Site of Archaeological Interest largely falls within the Area, mainly lying to the south of Lai Chi Wo. Prehistoric pottery shreds and ceramic shreds of Song, Ming and Qing periods were recorded in 2000.

## 2.4 Population and Employment

In 2011 Census, the total population in the Area was about 100 persons. Since the Lai Chi Wo area has been a famous attraction because it contains both natural and cultural heritage, it becomes a popular destination for a number of green tourism attractions. There are a number of existing restaurants/provision shops of ferried snacks and chicken congee to hikers and tourists during weekends and public holidays in Lai Chi Wo and Sam A (**Figure 6f**).

## 2.5 Existing Land Uses (Figures 6c – 6h)

2.5.1 The major existing land uses include the following:

### *Village Type Development (Figures 6c – 6f)*

2.5.2 The recognized villages within the Area are Lai Chi Wo, Mui Tsz Lam, Kop Tong and Sam A. Village

settlements, now largely abandoned, are mainly concentrated in Lai Chi Wo (**Figures 6c and 6d**), with some uninhabited house clusters in Kop Tong and Mui Tsz Lam (**Figure 6e**). A few of the village houses in Sam A are being used as a restaurant for visitors. Some beekeeping has been operated at Sam A (**Figure 6f**).

2.5.3 According to the District Lands Office/North of the Lands Department (DLO/N), there is no outstanding Small House application for these villages. However, the 10-year forecast of demand for Small House at Lai Chi Wo, Mui Tsz Lam, Kop Tong and Sam A, as provided by the concerned Village Representatives (VRs), are 2,800, 132, 135 and 300 respectively.

### *Government, Institution or Community (GIC) Facilities (Figure 6g – 6i)*

2.5.4 Major GIC facilities in the Area to meet the community needs include a permanent flushing toilet and a telephone exchange operated by the Hong Kong Telephone Company Ltd. near the entrance of Lai Chi Wo (**Figure 6g**).

2.5.5 A Geo-heritage Centre displaying the geological resources and illustrations of old Hakka village is located in Lai Chi Wo. The Centre is established by voluntary group, local villagers and the government. The exhibits and rock specimens not only provide information on geology, but also illustrate the culture, history and ecology of the area. It aims to

raise the public awareness of geoconservation. The currently disused Siu Ying School is also located next to the Temple and Monastery at Lai Chi Wo (Figure 6h).

#### *Cultural Heritage Resources (Figure 6b)*

2.5.6 The Antiquities and Monuments Office (AMO) of the Leisure and Cultural Services Department (LCSD) advises that the Hip Tin Temple and Hok Shan Monastery in Lai Chi Wo is a Grade 3 historic building within the Area. The temple was erected for the worship of Kwan Tai (關帝) who is also called Hip Tin Tai Tai (協天大帝, Emperor Assisting the Heaven) and so is the temple named Hip Tin Temple. The temple was probably built in 1900 as its wall paintings indicated. Also, the Lai Chi Wo Site of Archaeological Interest lies to the south of Lai Chi Wo. Prehistoric pottery shreds and ceramic shreds of Song, Ming and Qing periods were recorded in 2000.

2.5.7 There are two cannons to the east of the Temple. Da Chius (打醮) have been held every ten years in front of the Temple starting from an epidemic amongst the Hing Chun Yeuk villages.

#### *Burial Grounds*

2.5.6 Several pieces of burial grounds are located in the Area, in particular in the central part of the Lai Chi Wo hilly areas and adjacent to the Mui Tsz Lam and Kop Tong (Figure 7).

## 2.6 Land Ownership

Slightly over half of Land in the Area (about 56%) is Government Land while the remaining (about 44%) are private land comprising mainly agricultural land and some building lots (Figure 7).

## 2.7 Transportation and Access (Figure 8)

At present, the Area is inaccessible by vehicular traffic. The nearest roads to the Area are from Luk Keng Road and Bride's Pool Road. The Area is accessible by boats via small piers at Lai Chi Wo and Sam A, and by hiking and country trails leading from Wu Kau Tang and Luk Keng. Various on-demand ferry and 'kaito' ferry services are available for private tour groups. Ma Liu Shui and Wong Shek Piers are two popular boarding points with destination of the Area and its surrounding areas and islands, including Kat O and Ap Chau.

## 2.8 Infrastructure and Utility Services

The Area is provided with electricity and telephone services. Potable water supply has been provided to the existing facilities and villagers in Lai Chi Wo and Sam A. For other remote areas such as Mui Tsz Lam and Kop Tong, there is no potable water supply. However, there are no existing nor committed/planned sewerage and drainage systems for the Area.

## 3. PLANNING ANALYSIS

### 3.1 Planning Contexts

3.1.1 The Area comprises a variety of habitats, including undisturbed terrestrial, highly habitats, fung shui woodland, lowland secondary forest, shrubland, ecologically important stream and other stream course, coastal mangrove, freshwater marsh, abandoned ponds and seagrass bed. These habitats not only support a large number of flora and fauna in the Area, but also are ecologically-linked with the wide stretch of vegetation in the surrounding Plover Cove Country Park. Village settlements mainly concentrate in Lai Chi Wo with some uninhabited house clusters in Kop Tong and Mui Tsz Lam and a few of the village houses in Sam A. Given the natural environment with high landscape and ecological value coupled with its inaccessibility due to lack of vehicular access, the planning framework for the Area should fundamentally be the preservation of the ecological environment and its natural resources. No large-scale development should be introduced in order to minimize encroachment onto the sensitive environment and to protect and enhance landscape and ecological conservation.

3.1.2 The Area falls within part of the Linkage Area of the "Study on the Enhancement of the Sha Tau Kok Rural Township and Surrounding Areas – Feasibility Study" (the STK Study) commenced in 2009 and completed in early 2013. The STK Study recommends an integrated area improvement plan for Sha Tau Kok Area and its surrounding areas.

One of the major objectives of the Study is to keep the natural landscape intact and untouched and preserve the sensitive natural environment as much as possible in most of the Linkage Area. With the aim of minimizing external intervention, most sub-areas will be provided with basic tourism supporting facilities. The STK Study considered that the Lai Chi Wo area has great potential of tourism development due to the ecological and cultural/historic value. Therefore, a new Eco-Cultural Destination, Lai Chi Wo Ecological Centre at the vacant village school, ex-Siu Ying School, has been proposed to promote eco-tourism in the area. Besides, improvement works in Lai Chi Wo also include addition of toilets near the pier and information boards.

3.1.3 With reference to the Landscape Value Mapping of Hong Kong (2005), the Area is situated in a remote, tranquil, harmonious and pleasant rural landscape character area of rich landscape resources, i.e. shrub and woodland, wide stream, pond, delta, wetland, coastal features, abandoned field and villages etc. The overall landscape value is high. Due to the unique landscape resources and the character of the Area, the planning intention should aim at protecting and preserving the existing landscape character and resources.

### 3.2 Environment and Conservation (Figure 9)

The Area is surrounded by the Plover Cove Country Park and Lai Chi Wo Special Area and fronts onto Yan Chau

Tong Marine Park. The Area is rural in character and comprises areas of conservation importance with a mixture of natural habitats, including coastal mangrove, mudflat, intertidal water ponds, EIS, freshwater streams, undisturbed terrestrial and hilly forests, woodlands, fung shui woodlands, shrubland, and active and fallow agricultural land. These habitats support different species of flora and fauna in the Area, including some rare and uncommon species, and the natural setting is both serene and quiet. The undisturbed woodlands are quite natural in character and are ecologically-linked with the wide stretch of vegetation in the surrounding Plover Cove Country Park.

### 3.3 Development Constraints (Figure 10)

#### *Transportation (Road Access)*

3.3.1 At present, no vehicular access is available except the footpaths and hiking trails leading from Wu Kau Tang and Bride's Pool. The Area is accessible by boats via small piers at Lai Chi Wo and Sam A.

#### *Geotechnical*

3.3.2 The Area is located below steep natural hillside and may be affected by potential natural terrain hazard. For new development in these areas, natural terrain hazard study would be required and suitable mitigation measures should be provided, if necessary, for any proposed development in the Area.

#### *Ecological Significance*

3.3.3 The Area, surrounded by the Plover Cove Country Park and the Lai Chi Wo Special Area, faces the scenic Yan Chau Tong Marine Park, part of which at Lai Chi Wo Beach was also designated as SSSI due to the presence of a mangrove stand and a seagrass bed (*Halophila ovalis* (喜鹽草) and *Zostera japonica* (矮大葉藻)). The Area contains a mixture of habitats and natural resources worthy for preservation, including the coastal mangrove and mudflat in which the *Derris alborubra* and *Heritiera* mangrove are located. The natural stream flowing across the Lai Chi Wo area, about 500 m of which is designated as an EIS. The coastal habitat is identified as a ne ecologically important wetland supporting a high diversity of wild life species of conservation value. Over 30 dragonfly species including *Orthetrum poecilops poecilops* (斑灰蜻) and *Herpestes urva* (食蟹螳) and *Prionailurus bengalensis* (豹貓) of conservation interest are recorded in the area. The intertidal water ponds and freshwater marshes are located at the northern part of Siu Tan where uncommon species of seagrass have been found. The mangroves stands in the coastal area, the flat and low-lying marshes and a watercourse in the middle part of the Sam A recorded a number of freshwater fishes and invertebrates of conservation interest, including uncommon freshwater fish, Rice Fish *Oryzias curvinotus* (弓背鰯). Butterfly species of conservation concern and uncommon odonates (dragonflies and damselflies) were recorded at the area.

3.3.4 The undisturbed terrestrial habitats, including the forests and woodlands, not only connect to the surrounding mature woodland of the Plover Cove Country Park, but also support a very rich species diversity and composition. The presence of a few very old and large trees with unusual forms also increases the conservation value of this woodland area, including *Macaranga sampsonii* (鼎湖血桐), *Ficus langkokensis* (青藤公), *Chrysophyllum lanceolatum* (金葉樹) and *Aquilaria sinensis* (土沉香) of conservation significance and three old and valuable trees in the fung shui woodlands in Lai Chi Wo. The fung shui woodland and the dense vegetation in the coastal area in Lai Chi Wo provide a good habitat for butterflies, including the rare *Isoteinon lamprospilus* (旖弄蝶). Besides, uncommon odonates (dragonflies and damselflies), herpetofauna and amphibian species of conservation concern, including frogs, are also recorded at the Lai Chi Wo area. Fung shui woodlands at Kop Tong and Mui Tsz Lam also support a diversity of plants, including including *Pavetta hongkongensis* (香港大沙葉) and *Aquilaria sinensis* (土沉香) of conservation significance. In view of the above, development that may adversely affect the rural character and the ecologically sensitive areas will not be recommended.

#### *Landscape Significance*

3.3.5 With reference to the Landscape Value Mapping of

Hong Kong (2005), the overall landscape value of the Area is high. Due to the unique landscape resources and the character of the Area, including the fung shui woods, old and valuable trees, wetland, streams, mangroves, woodland, cultural landscape such as old village, temple, wall etc, no large-scale development should be introduced in order to minimize encroachment onto the sensitive environment and to protect and enhance landscape conservation.

#### *Sewerage and Utility Services*

3.3.6 There is no existing sewer or planned public sewer for the Area. Any increase in population, number of visitors to the Area or further recreation/residential developments would require additional facilities, in particular sewerage disposal facilities.

3.3.7 The Area is provided with electricity and telephone services. Potable water supply has been provided to the existing facilities and villagers in Lai Chi Wo and Sam A. For other remote areas such as Mui Tsz Lam and Kop Tong, there is no potable water supply. However, there are no existing nor committed/planned sewerage and drainage systems for the Area.

#### *Cultural Heritage*

3.3.8 The Hip Tin Temple and Hok Shan Monastery in Lai Chi Wo is a Grade 3 historic building within the Area. The Lai Chi Wo Site of Archaeological

Interest also largely falls within the Area. Prehistoric pottery shreds and ceramic shreds of Song, Ming and Qing periods were recorded in 2000. The above graded historic building/structure and site of archaeological interest are worthy of preservation.

3.3.9 The Antiquities Advisory Board (AAB) also released a list of new items in addition to the list of 1,444 historic buildings. These items are subject to grading assessment by the AAB. Details of the list of 1,444 historic buildings and the new items have been uploaded onto the website of the AAB at <http://www.aab.gov.hk>.

3.3.10 Prior consultation with the AMO should be made if any development, redevelopment or rezoning proposals might affect the above graded historic building/structure, new items pending grading assessment, site of archaeological interest and their/its immediate environs.

#### *Burial Grounds*

3.3.11 Several pieces of burial grounds are located in the Area, in particular in the central part of the Lai Chi Wo hilly areas and adjacent to the woodlands of Mui Tsz Lam and Kop Tong. These areas are not suitable for any development.

### **3.4 Development Opportunities**

#### *Conservation Potential*

3.4.1 There are various areas which warrant protection by conservation-related zoning including the Lai Chi Wo EIS, the coastal areas in which the *Derris alborubra* and *Heritiera* mangrove are located, other mangrove, mudflat, intertidal ponds, and fung shui woodland. With its high quality landscape and great variety of natural habitats, the Area is worthy of conservation.

#### *Tourism Potential (Figure 8)*

3.4.2 Because of the richness in culture and heritage resources, Lai Chi Wo has great potential of tourism development due to the ecological and cultural/historic value. The ecology of the area supports a wide diversity of species, including several species of conservation importance. Some of the trees in the fung shui woodland and the large *Derris alborubra* associated with the mangroves are of high aesthetic value. In terms of cultural heritage, there are two temples, namely Hip Tin Temple and Hok Shan Monastery, which are graded three historical buildings. Besides, Lai Chi Wo has very good supporting facilities, including signage, refreshment kiosk, information plates and public toilet currently provided for visitors. It also includes a Geoheritage Centre introducing the geological resources and old Hakka village in Hong Kong and a Lai Chi Wo Nature Trail, where some of its sections have boardwalks assists visitors to explore the mangroves, linking up Lai Chi Wo and the coastal area, the Hakka village, the fung shui Woods and ancient bed of Coastal *Heritiera* and giant *Derris*

*alborubra*. They are popular spots for hikers and tourists. Currently, Lai Chi Wo is featured in many one-day tours offered by local tour operators.

- 3.4.3 With the aim of minimizing external intervention, most sub-areas will be provided with basic tourism supporting facilities. The STK Study considered that Lai Chi Wo has great potential of tourism development due to the ecological and cultural/historic value. Therefore, a new Eco-Cultural Destination, Lai Chi Wo Ecological Centre at the vacant village school, ex-Siu Ying School, has been proposed to provide visitors with information on both the ecological features of the surrounding areas and the coastal, cultural and built heritage in a nice and tranquil environment which would complement the existing Geoheritage Centre in Lai Chi Wo to promote eco-tourism in the area. Besides, improvement works in the area also include addition of toilets near the pier and information boards.

- 3.4.4 Sam A is linked to Wu Kau Tang and other 'Shap Yeuk' villages by a network of mountain trails. The oldest trail is believed to be the one between Sam A and Wu Kau Tang (known as Sung Yuan historic trail), which could date back almost 1,000 years to Sung and Yuan Dynasties. This trail still exists today, and is being used frequently by hikers in this area. A few of the village houses have recently been refurbished and are being used as a restaurant for visitors.

### 3.5 Development Pressure

- 3.5.1 From 2008 to 2010, suspected unauthorized tree felling, vegetation clearance and excavation were found near Lai Chi Wo pier, at Mui Tsz Lam, Siu Tan and Sam A. No further report was received within the past few years.

- 3.5.2 Village settlements are mainly concentrated in the recognized villages of Lai Chi Wo, Kop Tong, Mui Tsz Lam<sup>5</sup> and Sam A. At present, there are no records of Small House development in the Area including applications to the Board under section 16 of the Ordinance or LandsD. However, the 10-year forecast of demand for Small House at Lai Chi Wo, Mui Tsz Lam, Kop Tong and Sam A, as provided by the concerned Village Representatives (VRs), are 2,800, 132, 135 and 300 respectively. Suitable land should be reserved to meet the future demand of village house developments.

### 3.6 Development Proposals Received in the Course of Preparation of the Plan

- 3.6.1 Since the gazetting of the draft DPA Plan on 26.8.2011, no planning application has been received.

- 3.6.2 The North District Council has proposed that as part

---

<sup>5</sup> Lai Chi Wo is a typical Hakka village, with about 210 houses. After the war, many villagers left Lai Chi Wo for the city or went abroad. Local population fell sharply after the 1960's and 1970's. Kop Tong and Mui Tsz Lam have been deserted.

of one of its projects under the Signature Project Scheme, the vacant premises of the former Siu Yung School at Lai Chi Wo be converted into a geoheritage-cum-ecological education centre. The proposed centre is intended to provide visitors with information on both the ecological features of the surrounding areas and the geological features of the adjacent Geo-Area of the Hong Kong Global Geopark of China. Under the project, additional information boards and education panels will also be installed in the Lai Chi Wo area and the board walk around the Dennis vines will also be reconstructed. The project is currently under the stage of investigation and design.

- 3.6.3 In the course of preparing the Plan, information on some ecological features in the Area has been submitted by Kadoorie Farm and Botanic Garden and their major points are as follows:

Lai Chi Wo

- (a) The coastal and the backshore areas adjoining the mangrove should be zoned Conservation Area ("CA") or Coastal Protection Area ("CPA") so as to provide a buffer zone to protect these habitats. "CA" zone should be provided for the streams and their riparian zones and the woodlands including both secondary woodland and fung shui woodland in view of the densely vegetated condition and its connectivity with the surrounding country park.

Siu Tan

- (b) Since no "Village Environ" ('VE') is present at the area, the entire area should be zoned "CA" in order to protect the seagrass, the stream, the marsh, the woodland and the integrity of the surrounding Marine Park and Country Park.

Sam A Tsuen

- (c) The lowland area is covered with marsh, and at least two species of conservation concern can be found – Rice Fish *Oryzias curvinotus* (弓背青鱗) and Four-spot Midget *Mortonagrion hirosei* (四斑細蟳). In view of the presence of the above species and associated habitats, except the existing village clusters, other areas within this area should be covered with "CA" zone.

## 4 PLANNING PROPOSALS

### 4.1 The Outline Zoning Plan

The draft Lai Chi Wo, Siu Tan and Sam A Tsuen OZP (the Plan) 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 Lai Chi Wo, Siu Tan and Sam A Tsuen DPA Plan No. DPA/NE-LCW/2, which was exhibited for public inspection under section 9(5) of the Ordinance on 26.6.2012. 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

The development of the Area should gear towards the following objectives:

- (a) to provide a comprehensive planning framework to guide the development on an integrated and co-ordinated basis;
- (b) to conserve high natural landscape and ecological significance of the Area in safeguarding the natural habitat and natural system of the wider area; and
- (c) to preserve the natural and rural character of the Area.

#### 4.3 Planning Principles

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

- (a) The Area, surrounded by the Plover Cove Country Park and the Lai Chi Wo Special Area and facing the Yan Chau Tong Marine Park, comprises a variety of habitats, including undisturbed terrestrial, highly habitats, fung shui woodland, lowland secondary forest, shrubland, ecologically important stream and other stream course, coastal mangrove, freshwater marsh, abandoned ponds and seagrass bed. These habitats not only support a large number of flora and fauna in the Area, but also are ecologically-linked with the wide stretch of

vegetation in the surrounding Plover Cove Country Park. The rural setting and the natural landscape and environment of the Area should be preserved and protected.

- (b) Small House development in recognized villages will be concentrated 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 not to overtax the limited infrastructure.

#### 4.4 Land Use Proposals (Figure 11)

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 infrastructure. The following land use zones are proposed to be designated on the Plan.

##### 4.4.2 Village Type Development (6.04 ha or 4.61%)

- (a) The planning intention of this zone is to designate both existing recognized villages and areas of land considered suitable for 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 Board.

- (b) The recognized villages within the Area are Lai Chi Wo, Mui Tsz Lam, Kop Tong and Sam A. The boundaries of the "V" zone are drawn up having regard to the village 'environs', the number of outstanding Small House applications, Small House demand forecast, local topography and site constraints. Areas of difficult terrain, dense vegetation, stream courses and burial grounds have been avoided as far as possible.
- (c) According to the District Lands Officer/North (DLO/N), there is no outstanding Small House application for these villages. The 10-year forecast of demand for Small House at Lai Chi Wo, Mui Tsz Lam, Kop Tong and Sam A, as provided by the concerned VRs, are 2,800, 132, 135 and 300 respectively<sup>6</sup>. According to the established practice of the Board, if there is a substantial and unjustified increase in the

---

<sup>6</sup> Based on DLO/N's previous information (2010), the 10-year forecast of demand for Small House at Lai Chi Wo, Mui Tsz Lam, Kop Tong and Sam A are 1,098, 149, 130 and 1,200 respectively.

updated 10-year demand forecast figure when compared with the previous corresponding figure when preparing the DPA Plan<sup>7</sup>, the latter would be adopted in the preparation of the OZP unless strong justifications are received by the respective VR. However, in the case of Lai Chi Wo, the demand forecast figure (i.e. 1,098) is without substantiation. It is therefore proposed that an incremental approach be adopted for designation of "V" zone for Small House development with an aim to consolidating Small House development at suitable locations so as to avoid undesirable disturbances to the natural environment.

- (d) 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 application<sup>8</sup>, environmental conditions and natural terrain of the area. In

---

<sup>7</sup> The 10-year Small House demand forecast for Lai Chi Wo Village has been increased from 1,098 (as at 2010) to 2,800 (as at 2014). DLO/N advises that the latest figure of 2,800 Small House demand for Lai Chi Wo Village is based on VR's latest information provided by the villagers but there is no verification by DLO/N.

<sup>8</sup> No Small House application has been granted/approved by LandsD/PlanD for the villages since the first gazettal of the Lai Chi Wo, Siu Tan and Sam A Tsuen DPA Plan in 2011.

drawing up the Plan and its land use proposals, special attention has been given to protect the ecological and landscape significance of the Area having regard to the wider natural system of the Plover Cove Country Park and the Yan Chau Tong Marine Park.

- (e) The village at Lai Chi Wo is mainly concentrated on the lower hillside in the north-east. According to AFCD, the north of the existing village at Lai Chi Wo is a relatively undisturbed native woodland with mature trees and is ecologically linked with the wide stretch of natural vegetation in the Plover Cove Country Park and Lai Chi Wo Fung Shui Woodland. The coastal area along the eastern boundary of the Lai Chi Wo consists of mangroves, mangrove-associated plants and backshore vegetation with a high ecological value. These ecologically sensitive areas together with the streamcourses including the EIS and its riparian zones should be protected. Besides, the land to the north of the EIS at Lai Chi Wo comprises largely wet abandoned agricultural land which as per AFCD should be retained for agricultural purpose. According to CTP/UD&L of PLAND, Lai Chi Wo has a valuable and natural landscape resources including very old and large trees of unusual form in Fung Shui Wood, wetland, streams, mangroves, woodland, cultural landscape which should be protected.
- (f) According to AFCD and CTP/UD&L, the surrounding dense wooded areas including the fung shui woods behind the Kop Tong and Mui Tsz Lam area should be protected so as to avoid these resources with high ecological and landscape value being damaged by the proposed small house.
- (g) According to AFCD, the coastal area to the east of Sam A consists of coastal woodland and wetland system comprising mangrove stand and lowlying marshes which has been identified as ecologically important. In addition, the fish species of conservation concern is also recorded in a watercourse in the area. CTP/UD&L advises that the dense vegetation and trees surrounding the village at Sam A have high landscape value and should be protected.
- (h) Given the natural environment with conservation and landscape value, suitable land within the Area available for village development to meet the future demand is very limited. Discounting the surrounding environmentally sensitive areas, including woodland, coastal areas, natural stream, EIS, its riparian areas, estuarine mangrove, wet agricultural land and as-built GIC developments which are mainly zoned "CA" "GB", "AGR" and "G/IC", the residual area for "V" is about 6.04 ha (Table 1).
- (i) The areas reserved for Small House

developments mainly cover the existing fallow agricultural land currently covered with some shrubs and vegetation in the vicinity of the existing village clusters. The proposed "V" zones on the Plan, covering a total area of about 6.04 ha including about 2.71 ha of land at Lai Chi Wo, about 1.09 ha at Mui Tsz Lam, about 0.59 ha at Kop Tong, and about 1.65 ha at Sam A. The total developable land reserved for new Small House developments amounts to about 3.33 ha, equivalent to about 133 Small House sites. This can satisfy about 8% of the total 10-year forecast of Small House demand in the Area (i.e. 133 out of 1,665) (**Table 1**).

- (j) It should be noted that the land reserved for "V" zones in the Area are intended for Small House developments by the villagers. Although the area of the proposed "V" zone could not meet all the current forecast of Small House demand, planning application can be made in the "AGR" zones to the south of the existing village clusters which provides another measure for the villagers to apply for Small House development outside "V" zone subject to the Board's approval.
- (k) As there is no existing sewer or planned public sewer for the Area, Small House development within "V" zone would have to rely on on-site septic tank and soakaway system (STS). For protection of the water quality of the area, the design and construction of on-site STS for any

development proposals/submissions need to comply with relevant standards and regulations, such as Environment Protection Department (EPD)'s Practice Note for Professional Person (ProPECC PN) 5/93 "*Drainage Plans subject to Comment by the Environmental Protection Department*". Operation and maintenance practices for septic tank (e.g. desludging practices) are also given in EPD "*Guidance Notes on Discharges from Village Houses*".

- (l) No new development, or addition/alteration and/or modification to or redevelopment of an existing buildings shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23 m) 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 the greater.
- (m) 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.

4.4.3 Government, Institute or Community ("G/IC") (0.11 ha or 0.08%)

- (a) The planning intention of this zone is primarily for the provision of G/IC facilities serving the needs of the local residents and 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) The major existing GIC facilities under this zone include a single storey permanent flushing toilet and a single storey telephone exchange operated by the Hong Kong Telephone Company Ltd. at Lai Chi Wo. Besides, it also includes the current use of a single storey religious institutions of the Hip Tin Temple and Hok Shan Monastery near the entrance of the Lai Chi Wo.
- (c) Besides, the North District Council has agreed that a part of one of its projects under the Signature Project Scheme, the vacant premises of the former Siu Ying School at Lai Chi Wo be converted into a geoheritage-cum-ecological education centre. At the time this Plan is being prepared, the project is under the stage of investigation and design. It is proposed to designate the site as "G/IC" zones so as to accommodate its proposed use, as 'Field Study/Education/Visitor Centre' is always permitted within this zone.
- (d) To preserve the rural and low-rise character of the Area as well as provide spatial and visual relief, development/redevelopment within this

zones should be restricted to a maximum building height as stipulated on the Plan (i.e., one storey) 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.

#### 4.4.4 Agriculture ("AGR") (6.28 ha or 4.79%)

- (a) The planning intention of this zone is primarily to retain and safeguard good quality agricultural land for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation or cultivation and other agricultural purposes.
- (b) Some active agricultural land intermixed with abandoned farmland/grassland could be found at the southern part of the villages at Lai Chi Wo and Sam A. Besides, the land area to the north of the EIS at Lai Chi Wo comprises largely wet abandoned agricultural land. The areas are designated for "AGR" not only to retain active and fallow arable land for agricultural purpose, including leisure farming or organic farming, but also to preserve the rural setting as well as the natural environment in the Area.
- (c) As diversion of streams or filling of land/pond or excavation of land may cause adverse impacts on the natural environment and the ecological value of the adjacent area, planning approval is required for such activities.

However, filling of land specifically required under prior written instructions of Government department(s), or for the purpose of genuine agricultural practice including laying of soil not exceeding 1.2m in thickness for cultivation, and construction of a agricultural structure with prior written approval from the Lands Department is exempted from the control.

#### 4.4.5 Green Belt ("GB") (95.19 ha or 72.65%)

- (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) Areas with natural vegetation, woodland, hilly terrain, hillside scrubland, grassland and streamcourses including the EIS and its riparian zone have been designated as "GB" so as to protect existing green areas and preserve the hilly terrain in the Area.
- (c) The "GB" zone also comprises permitted burial ground at the central part of Lai Chi Wo, and the fringes of the planning scheme boundaries near Kop Tong. They have been in existence for many years, which are considered as existing uses and intended for burial places of deceased indigenous villagers in the Area. To

respect the local ritual and tradition, burial activities within these zones are generally tolerated.

- (d) As diversion of streams, filling of land 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.

#### 4.4.6 Conservation Area ("CA") (23.42 ha or 17.87%)

- (a) This zone is intended to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment such as Country Park from the adverse effects of development. There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.
- (b) The "CA" zone covers the wooded area to the north of the existing Lai Chi Wo as it is a relatively undisturbed native woodland with mature trees and is ecologically linked with the wide stretch of natural vegetation in the Plover Cove Country Park and the Lai Chi Wo Fung Shui Woodland. The fung shui woodlands at

Mui Tsz Lam and Kop Tong falls within this zone as these fungus hui woodlands support a diversity of plants, including *Pavetta hongkongensis* (香港大沙葉) and *Aquilaria sinensis* (土沉香) of conservation significance.

- (c) The coastal area along the eastern boundary of the Lai Chi Wo area consists of mangroves, mangrove-associated plants and backshore vegetation including a large population of mature *Heritiera littoralis* (銀葉樹) and *Derris alborubra* (白花魚藤) with a high ecological and landscape value. It is located immediately adjacent to the ecologically sensitive Yan Chau Tong Marine Park and the Lai Chi Wo Beach SSSI and are hence proposed to be protected under "CA".
- (d) The wetland system in Siu Tan comprising natural stream, intertidal ponds and marshes is of ecological importance. Uncommon species of seagrass can be found in the area and the rare plant species *Ceratopteris thalictroides* (水蕨) which is a protected plant in China has been recorded at the marsh. Fauna species of conservation concern including *Orthetrum poecilops poecilops* (斑灰蜻) has also been recorded in the area. The coastal area in Sam A Tsuen consists of coastal woodland and wetland system comprising mangroves stand and lowlying marshes. Such area has been identified as ecologically important. Plants species with

conservation interest including *Ligustrum punctifolium* (斑葉女貞), *Myoporum bontioides* (苦檻藍) and *Scaevola hainanensis* (海南草海桐) have been recorded in the intertidal zone of the coastal area and at the headland at Ngor Tau Tsui. In addition, the fish species of conservation concern *Oryzias curvinotus* (弓背青鱗) is also recorded in a watercourse in the area. As such, the wetland areas in Siu Tan and Sam A Tsuen are proposed for "CA" to reflect the high ecological value of the areas and to protect the coastal area along the adjacent Yan Chau Tong Marine Park.

- (e) New residential development is not permitted under this zone. Redevelopment of existing houses may be permitted on application to the Board. 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.

## 5 IMPLEMENTATION

### *Infrastructural Provisions*

- 5.1 The Area is supplied with electricity and telephone services. In respect with other utility services, potable water supply to existing facilities and villagers in Lai Chi Wo and Sam A is

provided. For other remote areas such as Mui Tsz Lam and Kop Tong, there is no potable water supply. There are no committed/planned sewerage and drainage systems for the Area.

*Statutory Development Control*

- 5.2 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.
- 5.3 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.
- 5.4 Notwithstanding the above, minor improvement works, e.g., access improvements and laying of roads, 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.
- 5.5 Any development, other than those referred to in paragraph 5.1 above or in conformity with this Plan or with the permission of the Board, undertaken or continued on land

included in this Plan on or after the date of the first publication in the Gazette of the Notice of the draft DPA Plan may be subject to enforcement proceedings under the Ordinance. Any diversion of streams, filling of land/pond and excavation of land in the relevant zones on or after the date of the first publication in the Gazette of the Notice of the draft DPA Plan without permission from the Board may also be subject to enforcement proceedings. Moreover, there is a presumption against filling of ponds for temporary land uses/developments in conservation-related zonings, such as "CA".

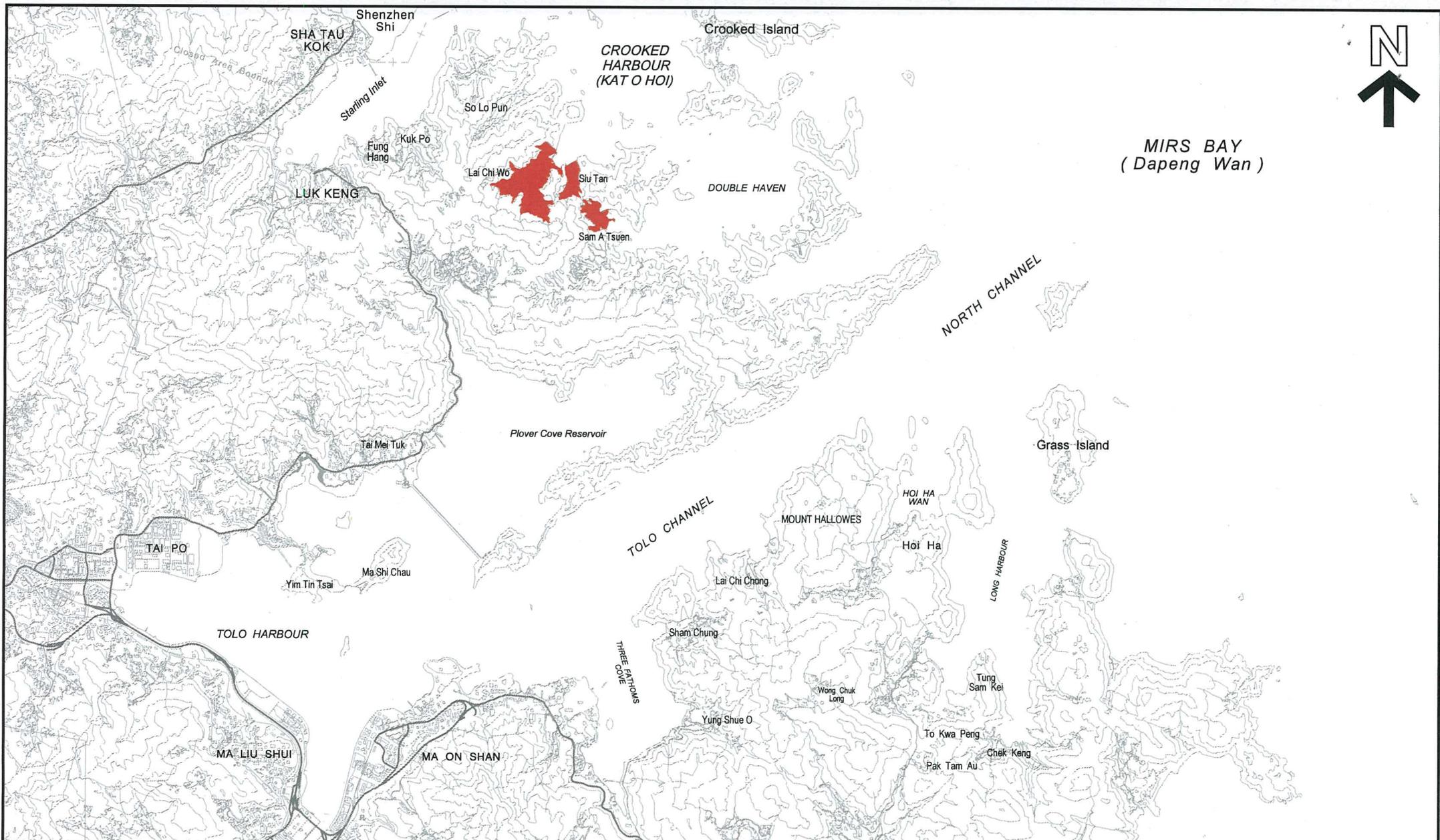
**PLANNING DEPARTMENT  
MAY 2014**



**Table 1: Small House Demand in the Area**

Village	Small House Demand Figure in 2010		Small House Demand Figure in 2013		'VE' Area (ha) (‘VE’ Area in OZP)	“V” zone on draft OZP (ha)	Required land to meet new demand (ha)	Available Land to meet new demand (ha)	Percentage of the new demand met by available land
	Outstanding Demand	10-year forecast (2010 – 2019)	Outstanding Demand	10-year forecast (2013 – 2022)					
Lai Chi Wo	Nil	1,098*	Nil	2,800*	9.51 (9.12)	2.71	27.45	1.02	3.72%
Mui Tsz Lam	Nil	149	Nil	132	7.13 (7.13)	1.09	3.30	0.67	20.30%
Kop Tong	Nil	120	Nil	135	7.27 (6.85)	0.59	3.38	0.43	12.72%
Sam A Tsuen	Nil	1,200	Nil	300	8.35 (7.43)	1.65	7.50	1.21	16.13%
<b>Total</b>	Nil	2,567	Nil	3,367	32.26 (30.53)	6.04	41.63	3.33	8.00%

\* When considering the land use zoning for the “V” zone, it is noted that no justification has been provided by the VRs of Lai Chi Wo village for the substantial increase in the latest 10-year forecast (from 1,098 to 2,800). In such circumstances, while the updated Small House demand for Mui Tsz Lam, Kop Tong and Sam A Tsuen will be adopted, the previous figures for Lai Chi Wo Village (i.e. 1,098 figures rather than 2,800) have been adopted.



 STUDY AREA

EXTRACT PLAN PREPARED ON 11.3.2014  
 BASED ON SURVEY SHEET SERIES HM100C

### LOCATION PLAN

LAI CHI WO, SIU TAN AND SAM A TSUEN



PLANNING  
 DEPARTMENT



REFERENCE No.  
 M/CPE/LCW/14/1

FIGURE  
 1



圖例  
NOTATION

ZONES		地帶
VILLAGE TYPE DEVELOPMENT		鄉村式發展
MISCELLANEOUS		其他
BOUNDARY OF DEVELOPMENT PERMISSION AREA		發展審批地區界線
BOUNDARY OF COUNTRY PARK/SPECIAL AREA		郊野公園/特別地區界線

土地用途及面積一覽表  
SCHEDULE OF USES AND AREAS

USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分比	
VILLAGE TYPE DEVELOPMENT	4.91	3.75	鄉村式發展
UNSPECIFIED USE	128.14	96.25	非指定用途
TOTAL AREA OF DEVELOPMENT PERMISSION AREA	131.05	100.00	發展審批地區總面積

夾附的《註釋》屬這份圖則的一部分  
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN

LAI CHI WO, SIU TAN AND SAM A TSUEN  
DEVELOPMENT PERMISSION AREA PLAN

PLANNING DEPARTMENT

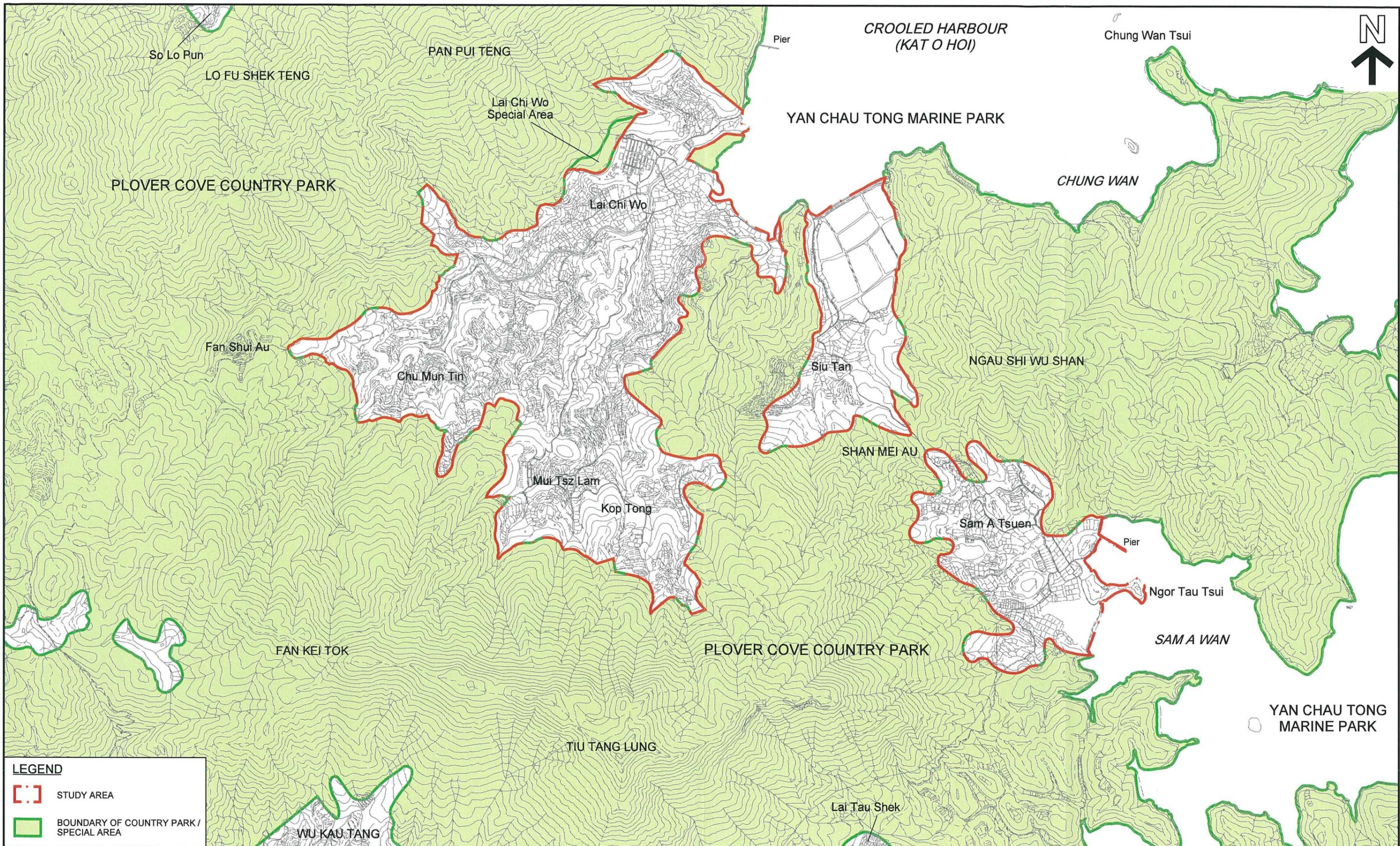


EXTRACT PLAN PREPARED ON 28.1.2014  
BASED ON DEVELOPMENT PERMISSION  
AREA PLAN No. DPA/NE-LCW/2 APPROVED ON 26.6.2012



REFERENCE No.  
M/CPE/LCW/14/1

FIGURE  
2



**LEGEND**

- STUDY AREA
- BOUNDARY OF COUNTRY PARK / SPECIAL AREA

EXTRACT PLAN PREPARED ON 29.4.2014  
 BASED ON SURVEY SHEETS No. 3-SE-B, 3-NE-D,  
 4-NW-C AND 4-SW-A

**STUDY AREA**

**LAI CHI WO, SIU TAN AND SAM A TSUEN**

SCALE 1 : 10 000

METRES 200 0 200 400 METRES

**PLANNING DEPARTMENT**

REFERENCE No. M/CPE/LCW/14/1	FIGURE 3
---------------------------------	-------------



**LEGEND**

 STUDY AREA

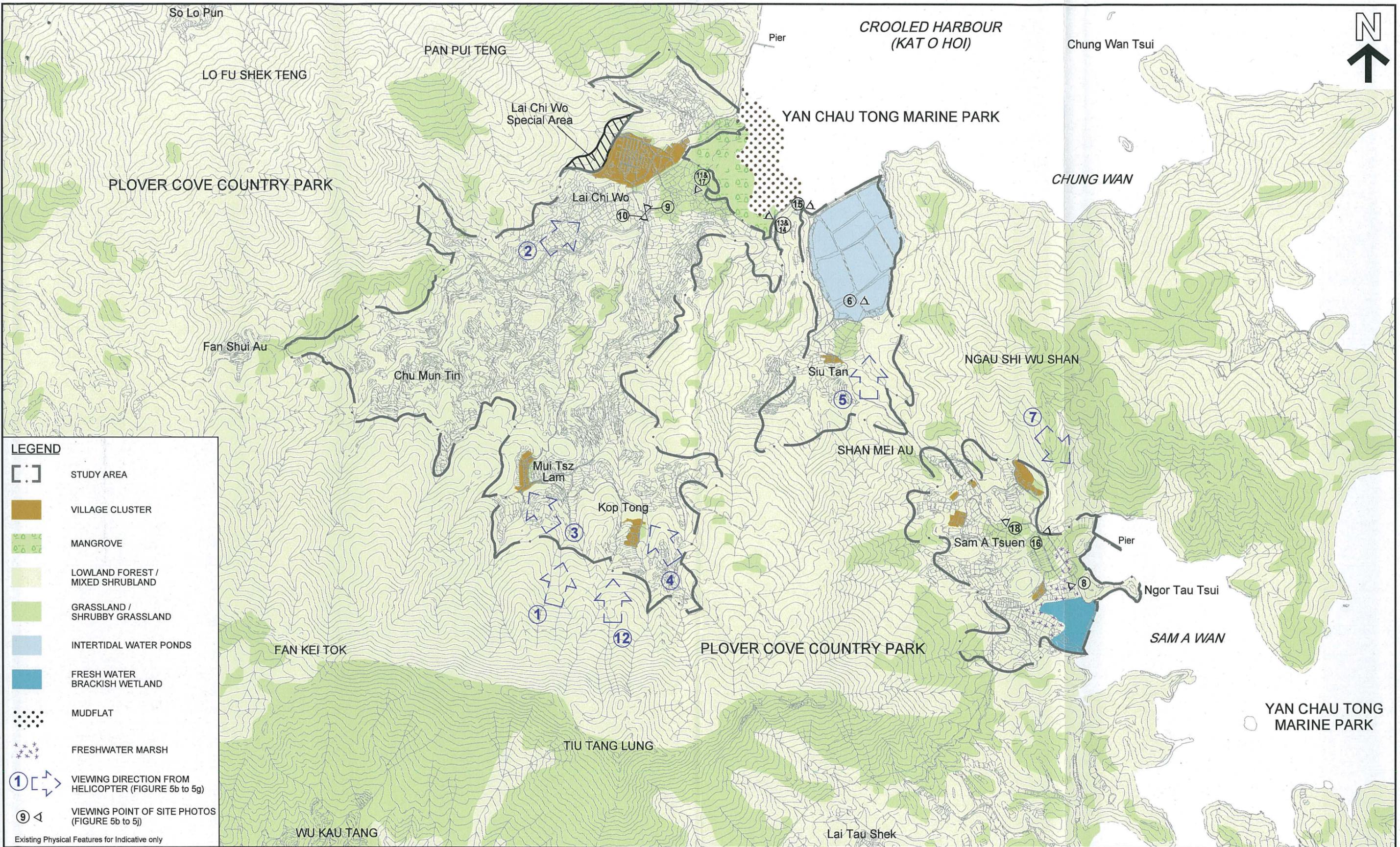
**AERIAL PHOTO**  
**LAI CHI WO, SIU TAN AND SAM A TSUEN**

PLANNING DEPARTMENT 

EXTRACT PLAN PREPARED ON 28.4.2014 BASED ON AERIAL PHOTOS No. CS42014-021, CS42087-093 AND CS42162-169 ON 1.1.2013 BY LANDS DEPARTMENT

REFERENCE No.  
 M/CPE/LCW/14/1

FIGURE  
 4

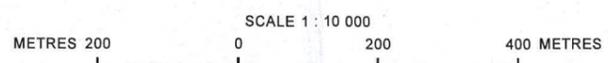


**EXISTING PHYSICAL FEATURES**  
**LAI CHI WO, SIU TAN AND SAM A TSUEN**

PLANNING DEPARTMENT

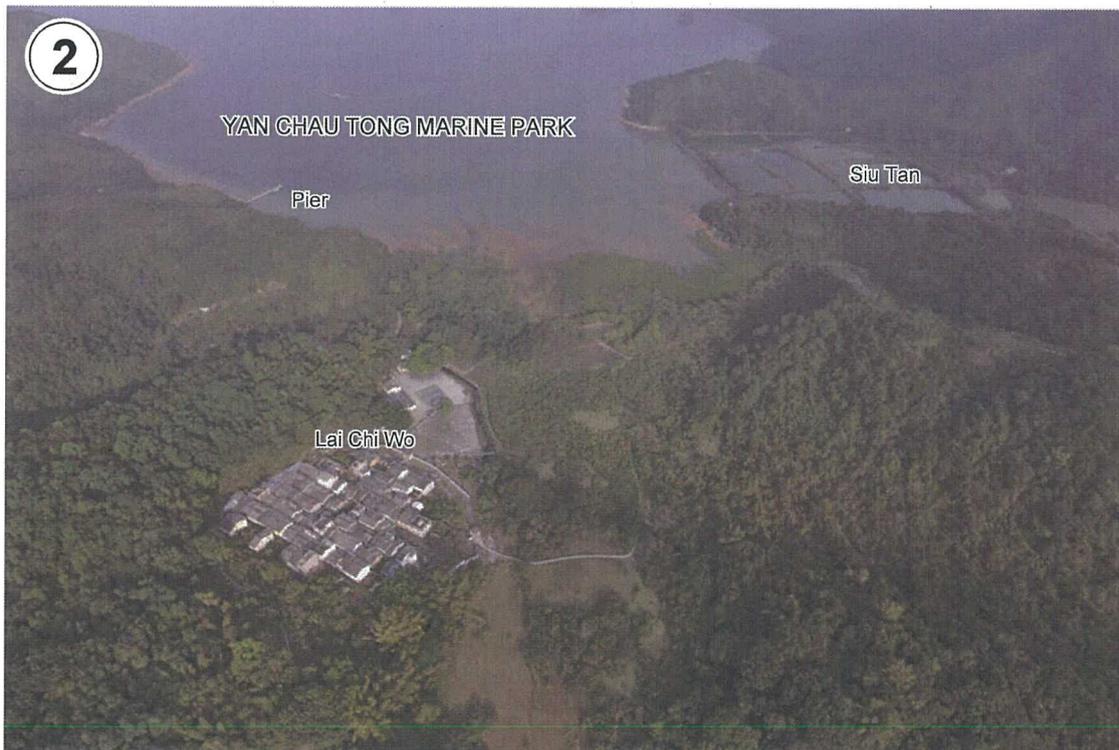


EXTRACT PLAN PREPARED ON 29.4.2014  
 BASED ON SURVEY SHEETS No. 3-SE-B, 3-NE-D,  
 4-NW-C AND 4-SW-A



REFERENCE No.  
 M/CPE/LCW/14/1

FIGURE  
 5a



PHOTOS TAKEN FROM HELICOPTER

**SITE PHOTOS -  
EXISTING PHYSICAL FEATURES**

**LAI CHI WO**

**PLANNING  
DEPARTMENT**



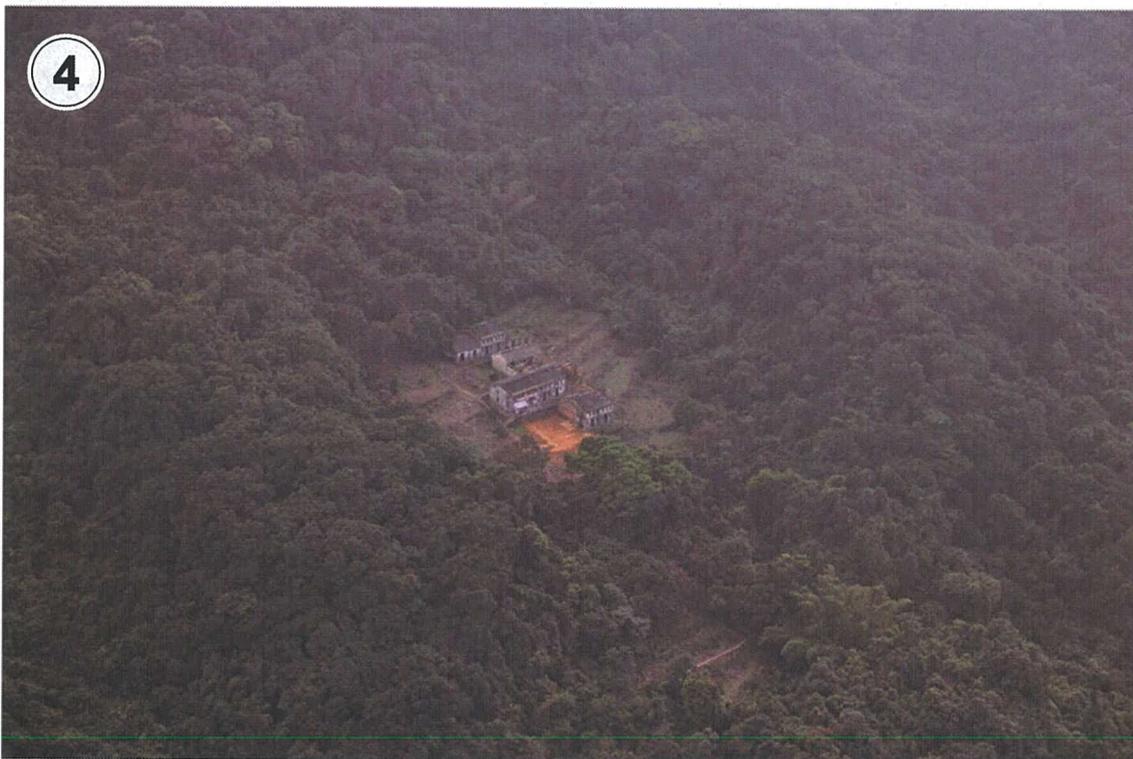
PLAN PREPARED ON 2.4.2014  
BASE ON SITE PHOTOS TAKEN ON  
28.1.2013

REFERENCE No.  
M/CPE/LCW/14/1

FIGURE  
5b



MUI TSZ LAM



KOP TONG

PHOTOS TAKEN FROM HELICOPTER

SITE PHOTOS -  
EXISTING PHYSICAL FEATURES

LAI CHI WO

PLANNING  
DEPARTMENT



PLAN PREPARED ON 2.4.2014  
BASE ON SITE PHOTOS TAKEN ON  
28.1.2013

REFERENCE No.

M/CPE/LCW/14/1

FIGURE

5c



SIU TAN

PHOTO TAKEN FROM HELICOPTER



INTERTIDAL POND AT SIU TAN

**SITE PHOTOS -  
EXISTING PHYSICAL FEATURES**

SIU TAN

PLANNING  
DEPARTMENT



PLAN PREPARED ON 2.4.2014  
BASE ON SITE PHOTOS TAKEN ON  
28.1.2013 AND 5.2.2014

REFERENCE No.  
M/CPE/LCW/14/1

FIGURE  
5d



SAM A TSUEN

PHOTO TAKEN FROM HELICOPTER



WETLAND AT SAM A TSUEN

**SITE PHOTOS -  
EXISTING PHYSICAL FEATURES**

**SAM A TSUEN**

**PLANNING  
DEPARTMENT**



PLAN PREPARED ON 2.4.2014  
BASE ON SITE PHOTOS TAKEN ON  
28.1.2013 AND 5.2.2014

REFERENCE No.  
M/CPE/LCW/14/1

FIGURE  
5e



ECOLOGICALLY IMPORTANT STREAM AT LAI CHI WO

SITE PHOTOS -  
EXISTING PHYSICAL FEATURES

LAI CHI WO

PLANNING  
DEPARTMENT



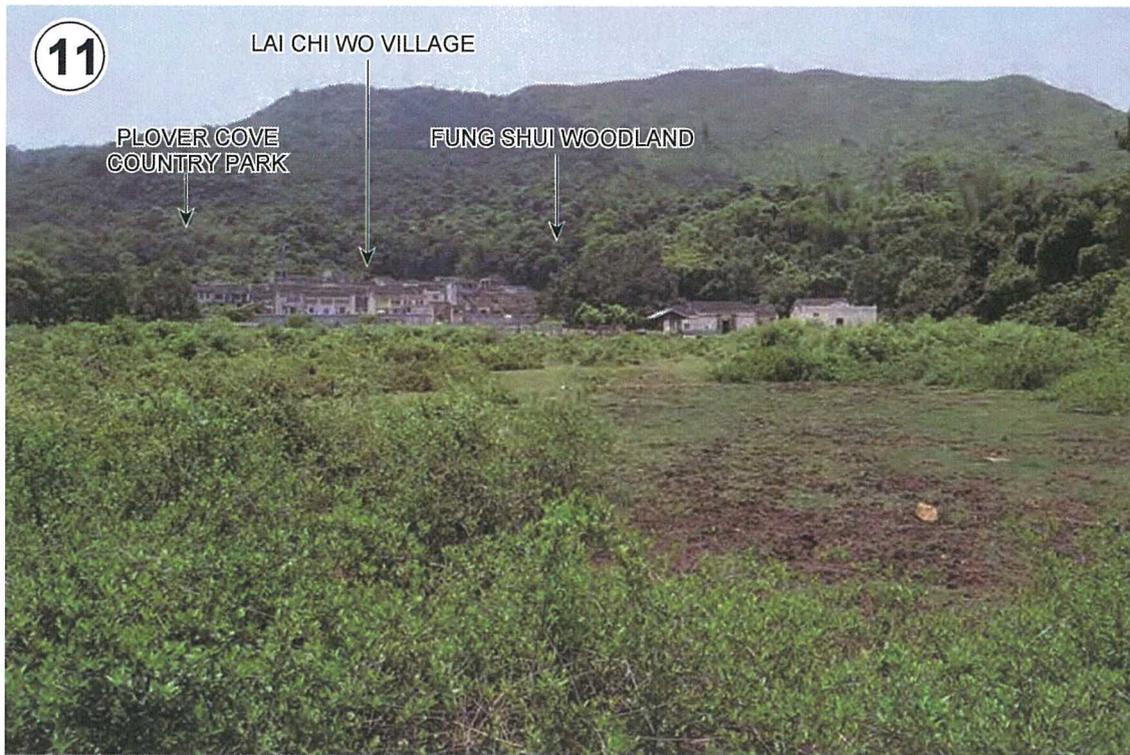
REFERENCE No.

M/CPE/LCW/14/1

FIGURE

5f

PLAN PREPARED ON 25.2.2014  
BASE ON SITE PHOTOS TAKEN ON  
5.2.2014



FUNG SHUI WOODLAND AT LAI CHI WO



PHOTO TAKEN FROM HELICOPTER

FUNG SHUI WOODLAND AT MUI TSZ LAM AND KOP TONG

**SITE PHOTOS -  
EXISTING PHYSICAL FEATURES**

**LAI CHI WO**

**PLANNING  
DEPARTMENT**



PLAN PREPARED ON 2.4.2014  
BASE ON SITE PHOTOS TAKEN ON  
26.5.2011 AND 28.1.2013

REFERENCE No.  
M/CPE/LCW/14/1

FIGURE  
5g

13



14



MANGROVE AND MUDFLAT AT LAI CHI WO

SITE PHOTOS -  
EXISTING PHYSICAL FEATURES

LAI CHI WO

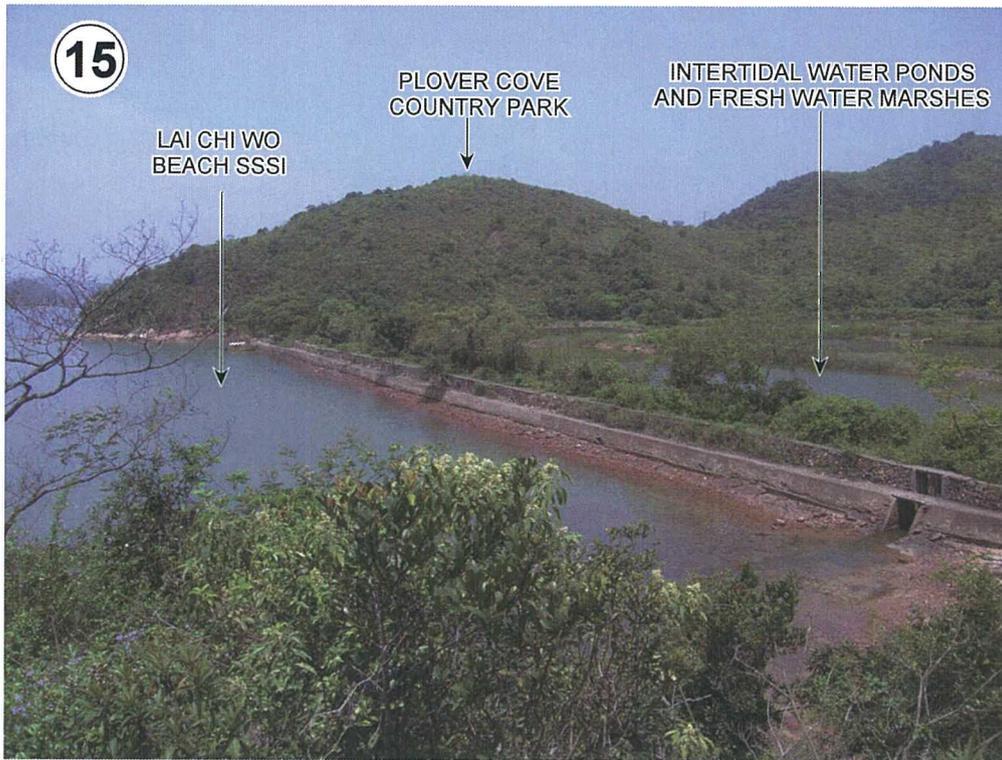
PLANNING  
DEPARTMENT



PLAN PREPARED ON 14.3.2014  
BASE ON SITE PHOTOS TAKEN ON  
26.5.2011 AND 5.2.2014

REFERENCE No.  
M/CPE/LCW/14/1

FIGURE  
5h



INTERTIDAL PONDS AT SIU TAN



EASTERN PART OF SAM A TSUEN

**SITE PHOTOS -  
EXISTING PHYSICAL FEATURES**

**SIU TAN AND SAM A TSUEN**

**PLANNING  
DEPARTMENT**



PLAN PREPARED ON 28.3.2014  
BASE ON SITE PHOTOS TAKEN ON  
26.5.2011

REFERENCE No.  
M/CPE/LCW/14/1

FIGURE  
5i



FELLOW AGRICULTURAL LAND AT LAI CHI WO



AGRICULTURAL LAND AT SAM A TSUEN

SITE PHOTOS -  
EXISTING PHYSICAL FEATURES

LAI CHI WO AND SAM A TSUEN

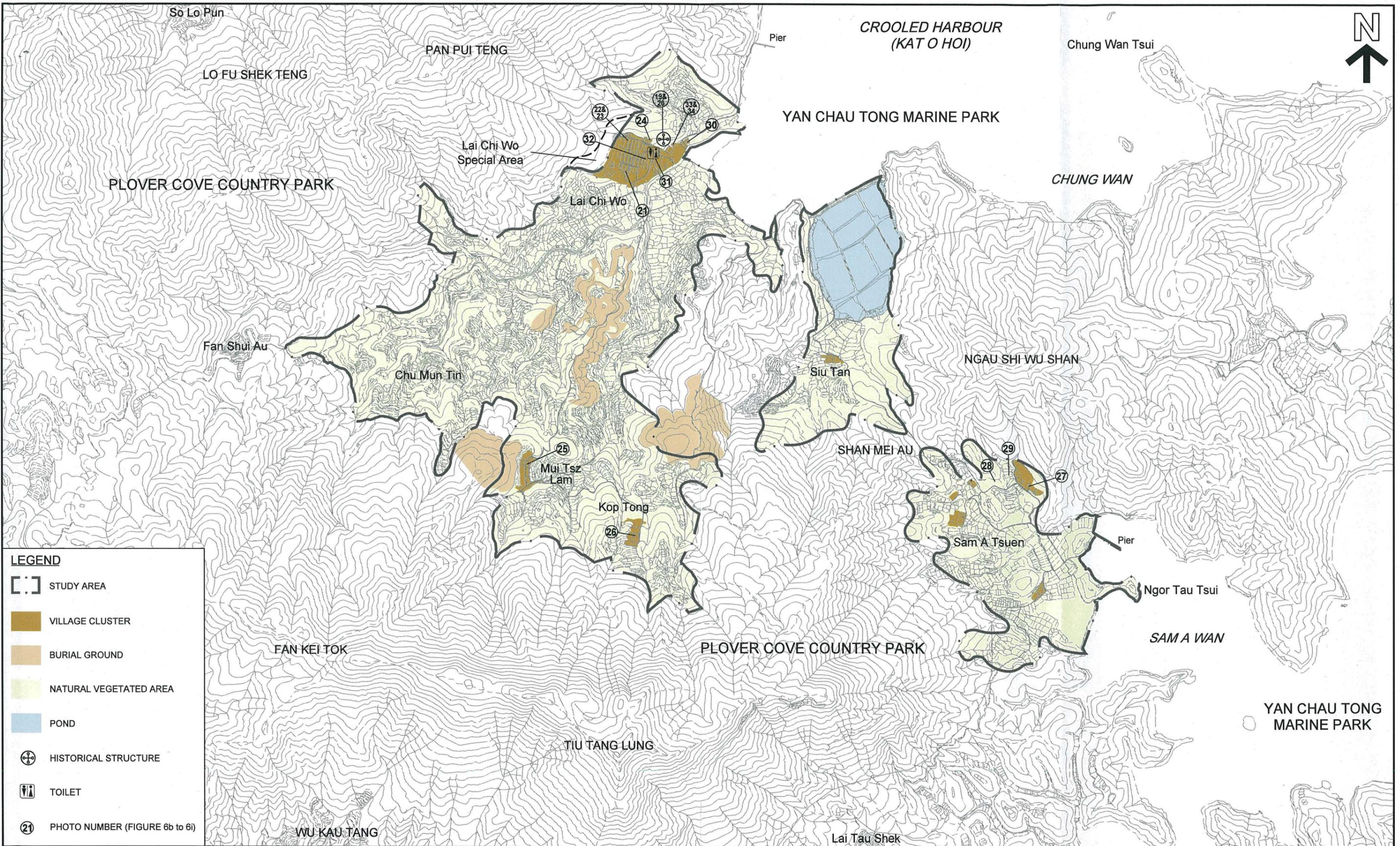
PLANNING  
DEPARTMENT



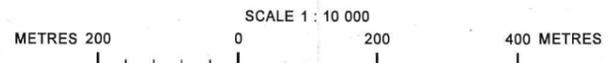
REFERENCE No.  
M/CPE/LCW/14/1

FIGURE  
5j

PLAN PREPARED ON 3.3.2014  
BASE ON SITE PHOTOS TAKEN ON  
5.2.2014



EXTRACT PLAN PREPARED ON 30.4.2014  
BASED ON SURVEY SHEETS No. 3-SE-B, 3-NE-D,  
4-NW-C AND 4-SW-A



PLANNING DEPARTMENT



REFERENCE No.  
M/CPE/LCW/14/1

FIGURE  
6a

19

Hip Tin Temple  
Hok Shan Monastery



20



HIP TIN TEMPLE AND HOK SHAN MONASTERY

**SITE PHOTOS -  
EXISTING LAND USES**

LAI CHI WO

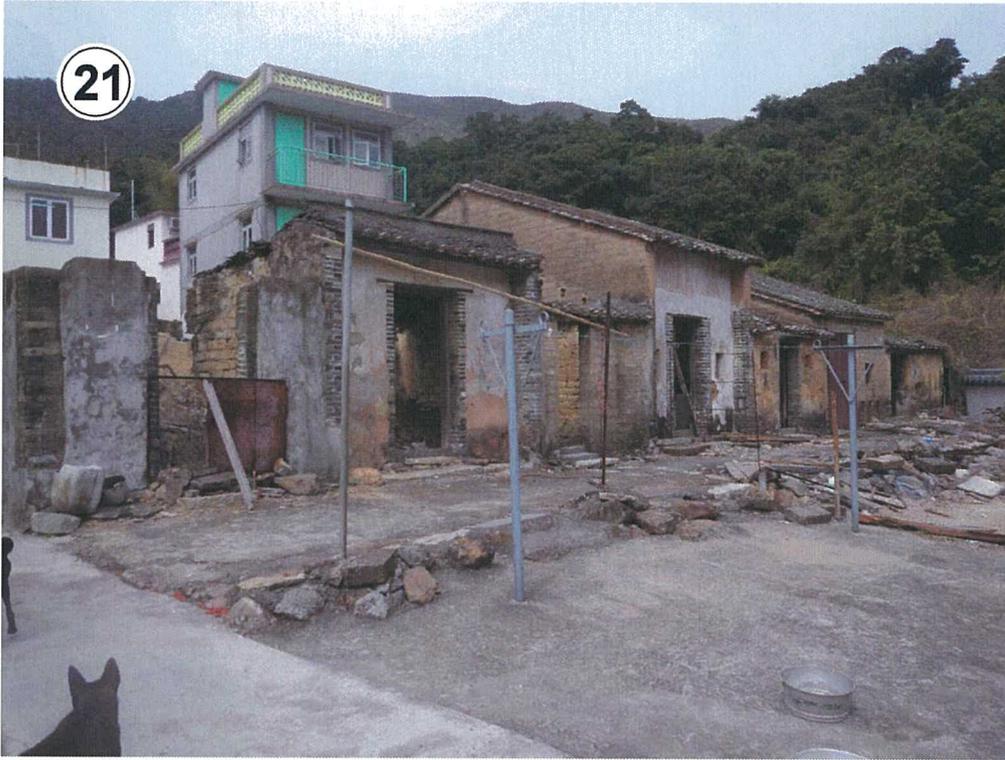
PLANNING  
DEPARTMENT



PLAN PREPARED ON 6.3.2014  
BASE ON SITE PHOTOS TAKEN ON  
5.2.2014

REFERENCE No.  
M/CPE/LCW/14/1

FIGURE  
6b



VILLAGE HOUSES AT LAI CHI WO

SITE PHOTOS -  
EXISTING LAND USES

LAI CHI WO

PLANNING  
DEPARTMENT



PLAN PREPARED ON 25.2.2014  
BASE ON SITE PHOTOS TAKEN ON  
5.2.2014

REFERENCE No.  
M/CPE/LCW/14/1

FIGURE  
6c



VILLAGE HOUSES AT LAI CHI WO

**SITE PHOTOS -  
EXISTING LAND USES**

LAI CHI WO

PLANNING  
DEPARTMENT



PLAN PREPARED ON 25.2.2014  
BASE ON SITE PHOTOS TAKEN ON  
5.2.2014

REFERENCE No.  
M/CPE/LCW/14/1

FIGURE  
6d



VILLAGE HOUSES AT MUI TSZ LAM



VILLAGE HOUSES AT KOP TONG

**SITE PHOTOS -  
EXISTING LAND USES**

LAI CHI WO

PLANNING  
DEPARTMENT



PLAN PREPARED ON 25.2.2014  
BASE ON SITE PHOTOS TAKEN ON  
5.2.2014

REFERENCE No.  
M/CPE/LCW/14/1

FIGURE  
6e



PROVISION SHOP AT SAM A TSUEN



FRUIT TREES AT SAM A TSUEN



BEEKEEPING AT SAM A TSUEN

**SITE PHOTOS -  
EXISTING LAND USES**

**SAM A TSUEN**

**PLANNING  
DEPARTMENT**



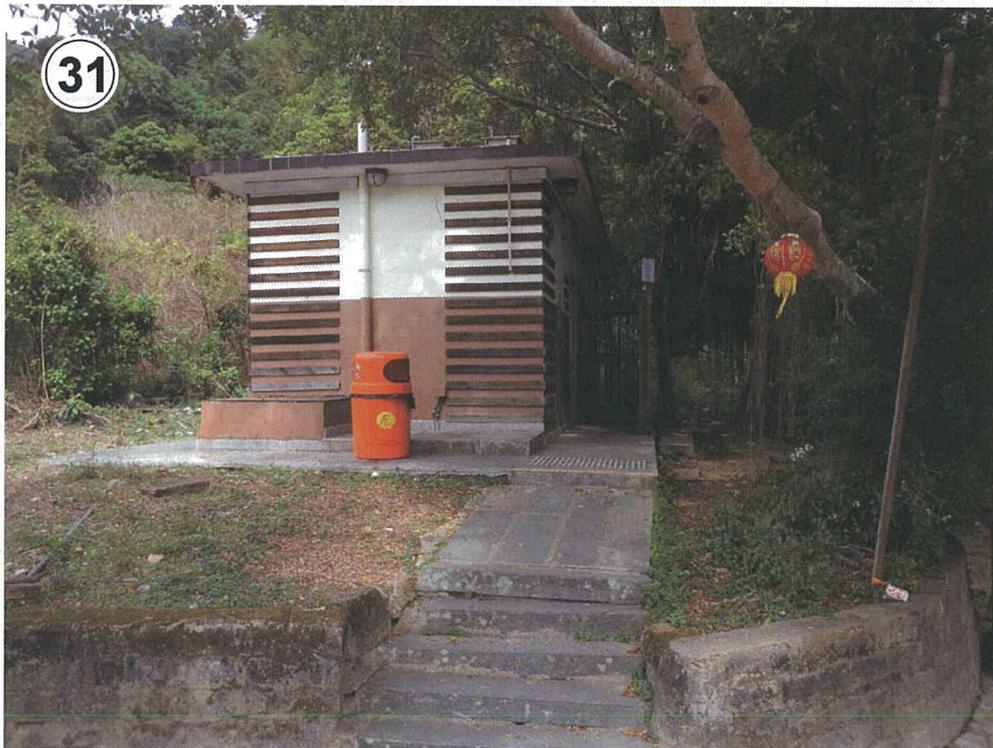
PLAN PREPARED ON 25.2.2014  
BASE ON SITE PHOTOS TAKEN ON  
5.2.2014

REFERENCE No.  
M/CPE/LCW/14/1

**FIGURE  
6f**



TELEPHONE EXCHANGE



PUBLIC TOILET

SITE PHOTOS -  
EXISTING LAND USES

LAI CHI WO

PLANNING  
DEPARTMENT



REFERENCE No.  
M/CPE/LCW/14/1

FIGURE  
6g

PLAN PREPARED ON 24.2.2014  
BASE ON SITE PHOTOS TAKEN ON  
5.2.2014

32



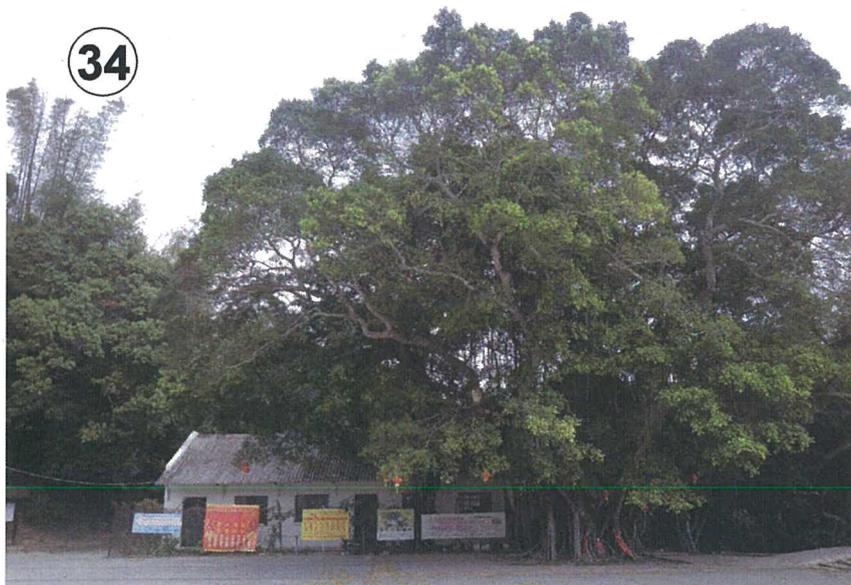
LAI CHI WO GEOHERITAGE CENTRE

33



HING CHUN YENK / SIU YING SCHOOL

34



EX - SIU YING SCHOOL AT LAI CHI WO

**SITE PHOTOS -  
EXISTING LAND USES**

LAI CHI WO

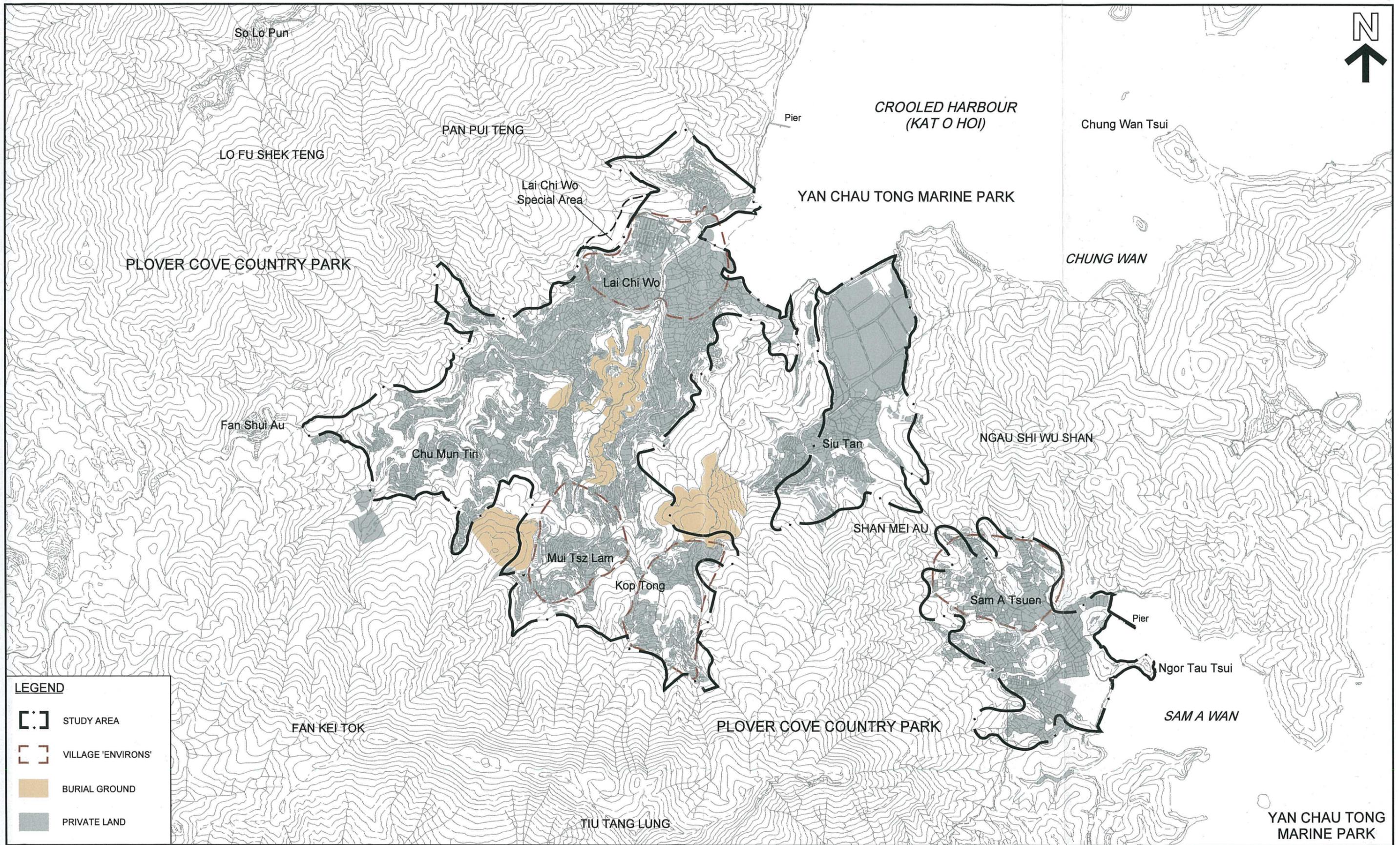
PLANNING  
DEPARTMENT



PLAN PREPARED ON 10.3.2014  
BASE ON SITE PHOTOS TAKEN ON  
5.2.2014

REFERENCE No.  
M/CPE/LCW/14/1

FIGURE  
6h



**LAND OWNERSHIP AND VILLAGE 'ENVIRONS'**

LAI CHI WO, SIU TAN AND SAM A TSUEN

PLANNING DEPARTMENT

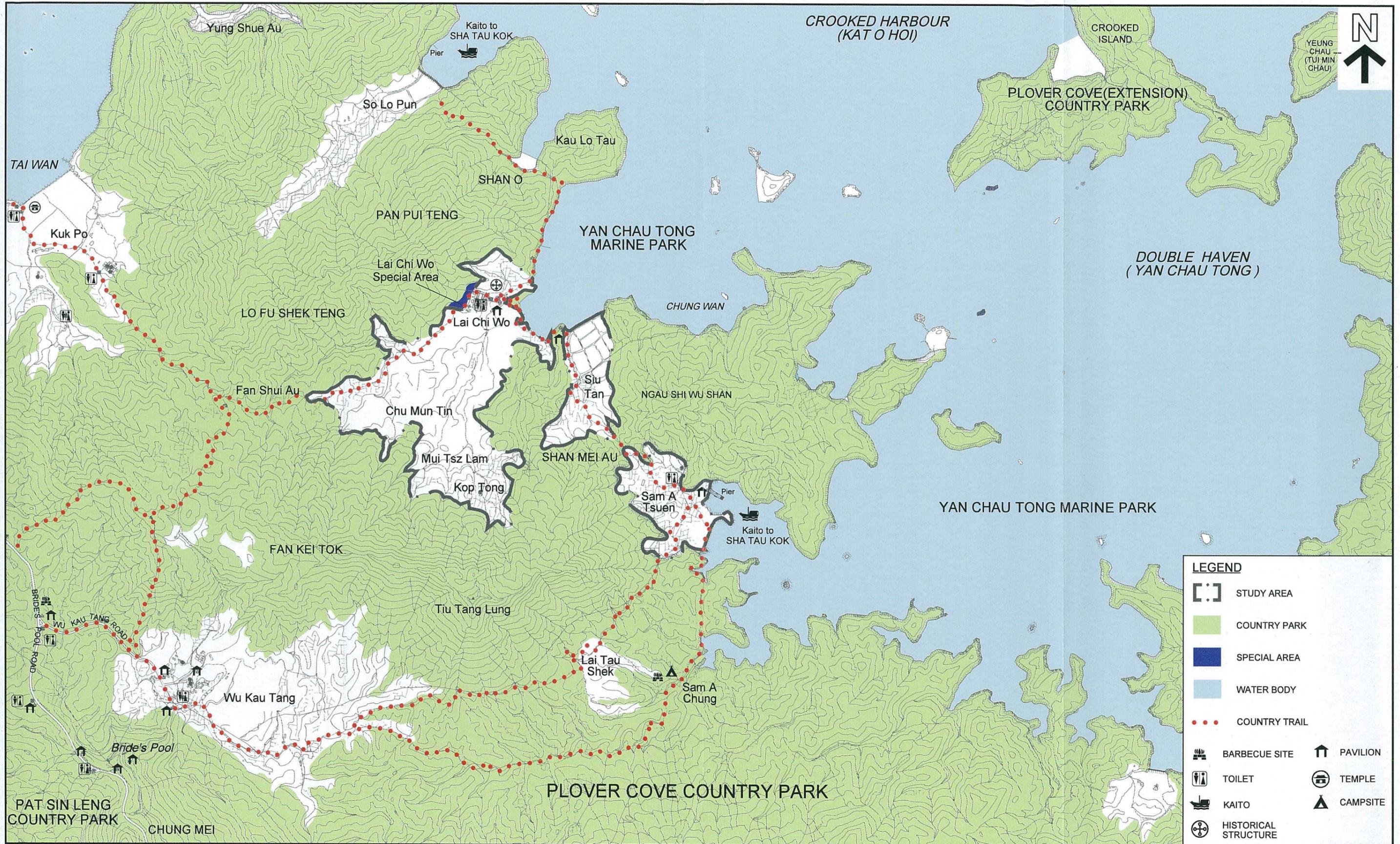


EXTRACT PLAN PREPARED ON 13.3.2014  
 BASED ON SURVEY SHEETS No. 3-SE-B, 3-NE-D,  
 4-NW-C AND 4-SW-A



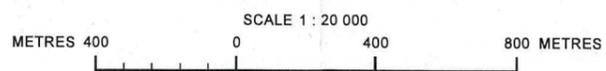
REFERENCE No.  
 M/CPE/LCW/14/1

FIGURE  
 7



**EXISTING GIC, INFRASTRUCTURAL  
AND TOURISM-RELATED FACILITIES**

LAI CHI WO, SIU TAN AND SAM A TSUEN



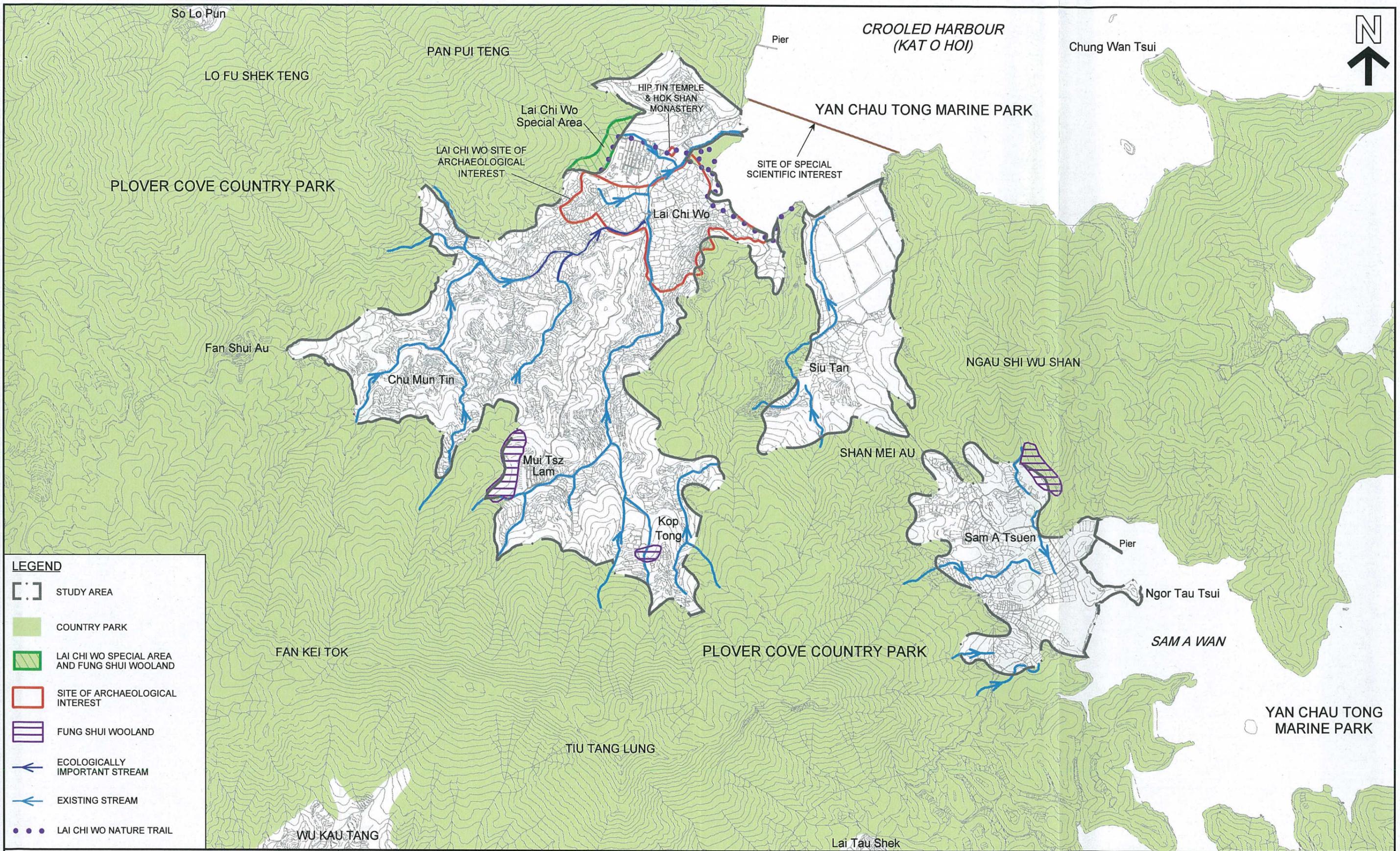
EXTRACT PLAN PREPARED ON 30.3.2014  
BASED ON SURVEY SHEETS No. 3-SE-B, 3-NE-D,  
4-NW-C AND 4-SW-A

PLANNING DEPARTMENT



REFERENCE No.  
M/CP/LCW/14/1

FIGURE  
8



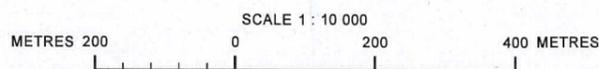
**ECOLOGICAL AND CULTURAL HERITAGE RESOURCES**

**LAI CHI WO, SIU TAN AND SAM A TSUEN**

PLANNING DEPARTMENT

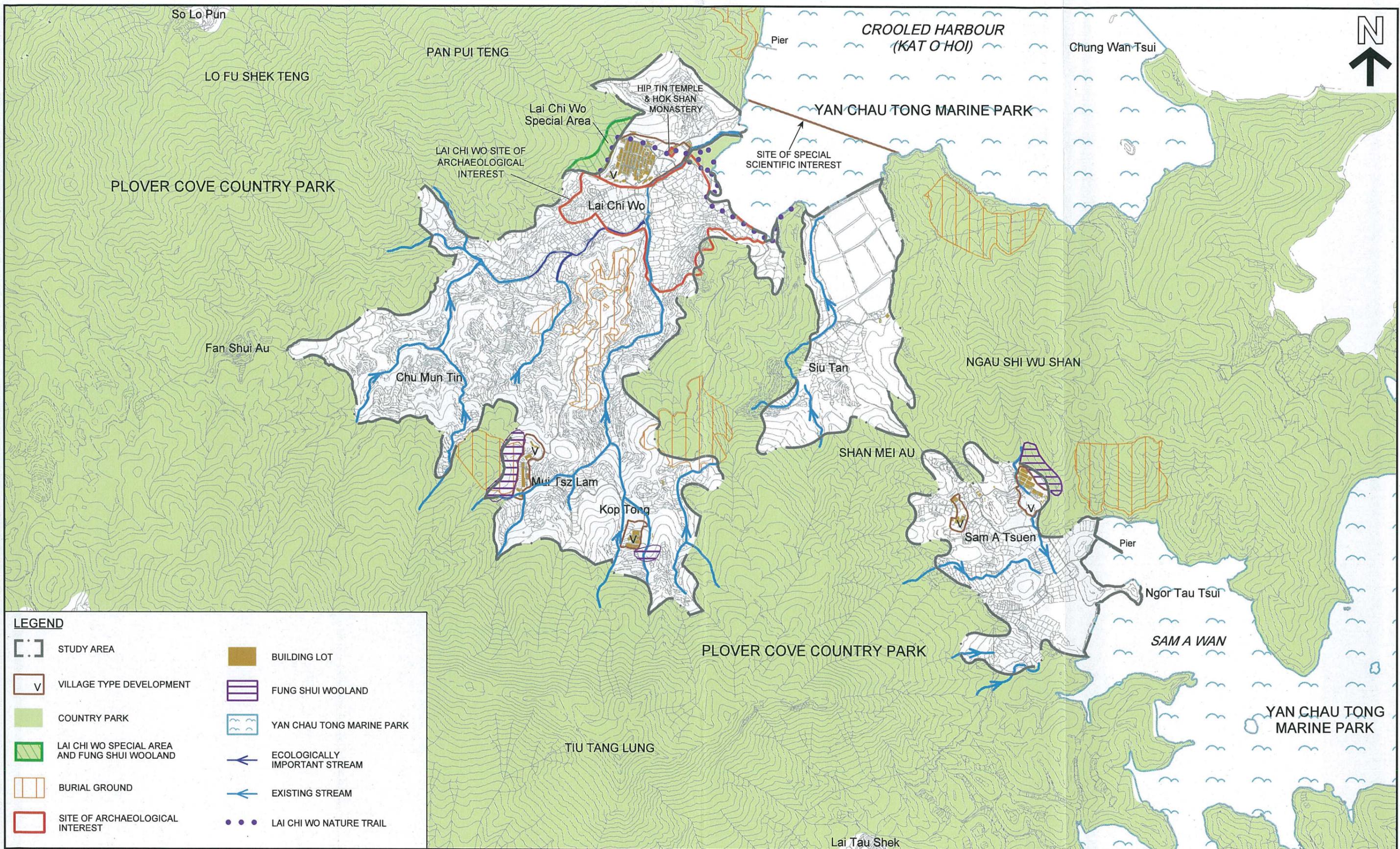


EXTRACT PLAN PREPARED ON 30.4.2014  
 BASED ON SURVEY SHEETS No. 3-SE-B, 3-NE-D,  
 4-NW-C AND 4-SW-A



REFERENCE No.  
 M/CPE/LCW/14/1

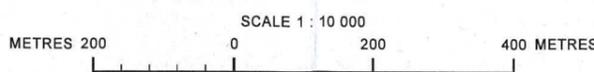
FIGURE  
 9



**LEGEND**

STUDY AREA	BUILDING LOT
VILLAGE TYPE DEVELOPMENT	FUNG SHUI WOOLAND
COUNTRY PARK	YAN CHAU TONG MARINE PARK
LAI CHI WO SPECIAL AREA AND FUNG SHUI WOOLAND	ECOLOGICALLY IMPORTANT STREAM
BURIAL GROUND	EXISTING STREAM
SITE OF ARCHAEOLOGICAL INTEREST	LAI CHI WO NATURE TRAIL

**DEVELOPMENT CONSTRAINTS**  
LAI CHI WO, SIU TAN AND SAM A TSUEN



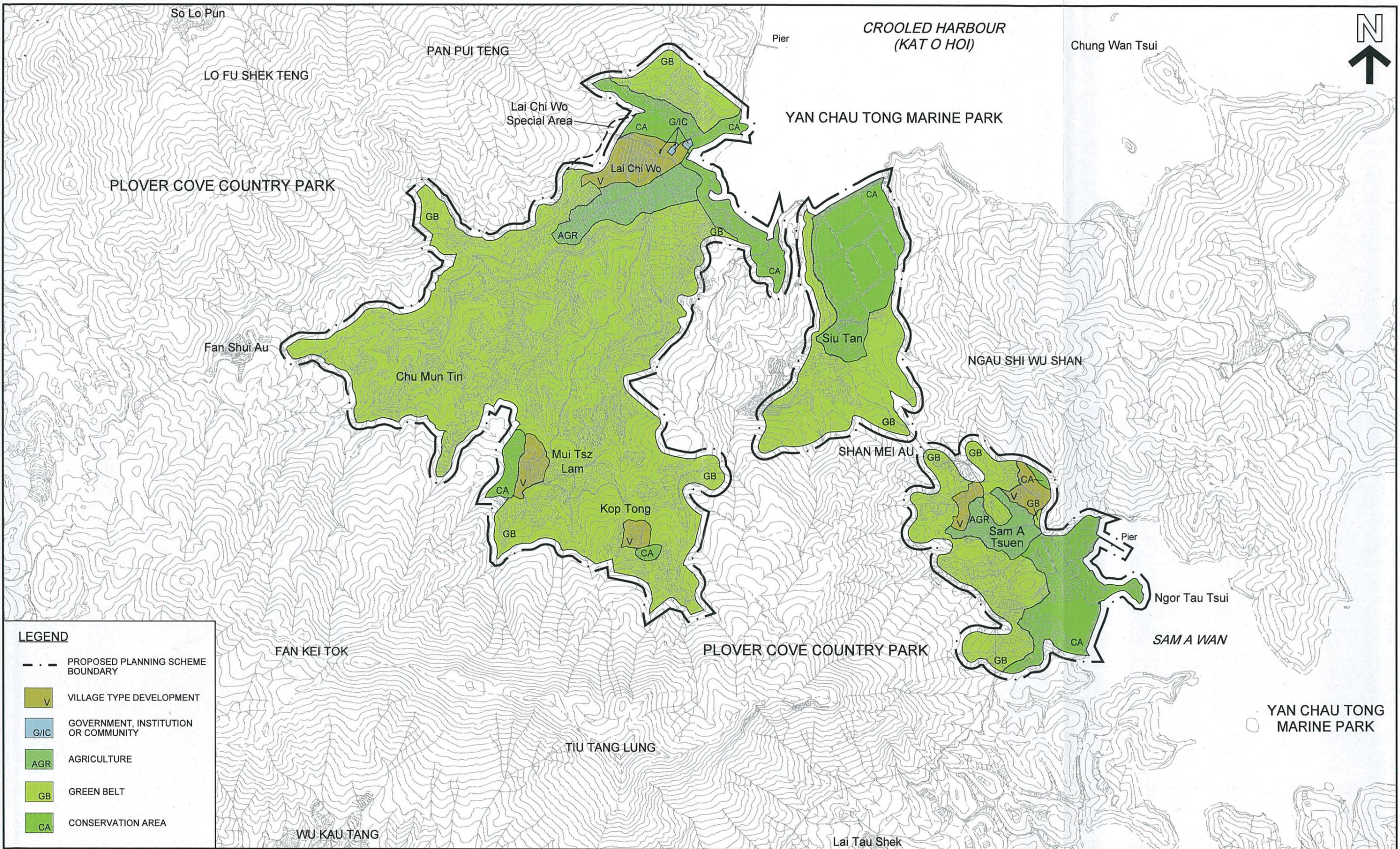
PLANNING DEPARTMENT



REFERENCE No.  
M/CPE/LCW/14/1

FIGURE  
10

EXTRACT PLAN PREPARED ON 30.4.2014  
BASED ON SURVEY SHEETS No. 3-SE-B, 3-NE-D,  
4-NW-C AND 4-SW-A

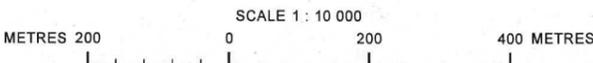


**LEGEND**

- PROPOSED PLANNING SCHEME BOUNDARY
- VILLAGE TYPE DEVELOPMENT
- GOVERNMENT, INSTITUTION OR COMMUNITY
- AGRICULTURE
- GREEN BELT
- CONSERVATION AREA

**PROPOSED LAND USES**

LAI CHI WO, SIU TAN AND SAM A TSUEN



PLANNING DEPARTMENT



REFERENCE No.  
M/CPE/LCW/14/1

FIGURE  
11

EXTRACT PLAN PREPARED ON 15.5.2014  
BASED ON SURVEY SHEETS No. 3-SE-B, 3-NE-D,  
4-NW-C AND 4-SW-A

## Ecological Importance of Lai Chi Wo, Mui Tsz Lam, Kop Tong, Siu Tan,

### Sam A Tsuen

#### Lai Chi Wo, Mui Tsz Lam and Kop Tong (Plover Cove Country Park Enclave)

The TPB Paper No. 8885 already documents some ecologically important features of this Enclave and its surrounding areas. For instance, the site is mainly covered with secondary woodland and contains marshes and natural streams. The coastal fringe of Lai Chi Wo contains mangrove and one of the largest seagrass beds in Hong Kong, which are also within the Yan Chau Tong Marine Park.

#### Woodland

The Aerial Photo shown in Plan 3 of the aforementioned TPB Paper should have shown that the Enclave is mainly covered with dense woodland, and the village clusters at Mui Tsz Lam and Kop Tong are also surrounded by dense woodland. The habitat map of these places shown in a Planning Department's Report: "*Study on the Enhancement of the Sha Tau Kok Rural Township and Surrounding Areas – Feasibility Study*" should have indicated the approximate extent of the secondary woodland (extracted and shown in **Figure 1**). Plan 2b of the TPB Paper also shows the extent of the three Fung Shui Woodlands behind Lai Chi Wo Village, Mui Tsz Lam Village and Kop Tong Village. As these woodlands are ecologically linked with the surrounding Plover Cove Country Park, they should be preserved. These woodlands, especially the riparian ones, provide habitats for many species of conservation importance (see below).

#### Stream

##### *Fish*

Chan (2001) has found two fish species of conservation concern in the streams at Lai Chi Wo, namely *Anguilla japonica* and *Pseudogobiopsis* sp. The former is a catadromous species and needs to migrate between the sea and the stream, but can also inhabit brackish waters. It can inhabit the natural lower section of the Lai Chi Wo Stream and its estuary. Lee *et al.* (2004) considered that it is uncommon and appears in low abundance in Hong Kong. In fact, this species is suffering from overfishing globally (although nearly all Japanese Eel individuals appearing in the market are from fish farms, fry of this species are still heavily harvested from the wild to support the culture business), and the Japan government has recently listed it as an endangered species (<http://www.env.go.jp/press/press.php?serial=16264>). The other species was suspected to be new to Hong Kong by Chan (2001) and was only found in Lai Chi Wo. Orange Peacock Puffer *Takifugu ocellatus* was also found in this stream according to the aforementioned planning study (Planning Department 2013); this species is considered to be of Local Conservation Concern by Fellowes *et al.* (2002).

##### *Amphibian*

Besides the fishes mentioned above, the stream system at Lai Chi Wo, Mui Tsz Lam and Kop Tong would also provide habitats for three amphibian species of conservation concern – Chinese Bullfrog *Hoplobatrachus chinensis*, Big-headed Frog *Limnonectes fujianensis* and Lesser Spiny Frog *Paa*

*exilispinosa*, according to the record of the AFCD (Chan *et al.* 2005); the first one would be found in the lowland area of the Enclave (e.g., the marsh and the lowland streamcourses) and the other two species would be recorded in the upper sections of the stream system (e.g., in the Chu Mun Tin, Mui Tsz Lam and Kop Tong areas), based on the figures shown in Chan *et al.* (2005). The conservation status of these species is listed below:

Name	AFCD rating	Other conservation status
Big-headed Frog	Potential Concern	- Locally restricted to central and northeastern New Territories
Chinese Bullfrog	Potential Concern	- List of State Key Protected Wildlife in China: Class II Protected Animal
Lesser Spiny Frog	Potential Concern	- IUCN Red List: Globally Vulnerable

Source: The Proposed Action Plan for the Conservation of Amphibians in Hong Kong (prepared by AFCD)

([http://www.epd.gov.hk/epd/english/boards/advisory\\_council/files/nsc\\_paper04\\_2009.pdf](http://www.epd.gov.hk/epd/english/boards/advisory_council/files/nsc_paper04_2009.pdf))

### Dragonfly

Mangrove Skimmer *Orthetrum poecilops* has been recorded in Lai Chi Wo by the AFCD (Tam *et al.* 2011). This species is considered to be Globally Vulnerable by the IUCN (2013). It occurs “where small streams cascade into tidal mangroves” (Tam *et al.* 2011).

### Riparian Zone

The aforementioned amphibians of course utilise the riparian zones. The dragonfly would also be flying in this zone for foraging. This zone is also very important in protecting the integrity of the stream system (i.e., physically and biochemically trapping pollutants, influencing micro-climate, providing food sources for aquatic fauna, etc). The extensive stream system of this Enclave is shown in **Figure 2**.

### Conclusion

From the above, we recommend that:

- The mangrove, the seagrass bed and the Yan Chau Tong Marine Park outside should be protected by a buffer zone not allowing any development; thus the coastal and the backshore areas adjoining the mangrove should be zoned Conservation Area (CA) or Coastal Protection Area (CPA).
- In view of the densely vegetated condition and its connectivity with the surrounding Country Park areas, the woodlands (both secondary and Fung Shui) should be zoned CA; the extent of the woodlands is shown in **Figure 1**.
- One section of the stream system has already been designated as an Ecologically Important Stream by the AFCD; these streams also drain into the coastal area which contains the mangrove and the seagrass bed as well as the Yan Chau Tong Marine Park. If these streams receive pollutants (e.g., potential pollutants from the construction and operation of Small Houses), not only the streams but the Marine Park will also be affected. Therefore, to protect the coast, the Marine Park and the important species aforementioned, the streams and their riparian zones should be zoned CA.
- The footpath passing through this Enclave, which completely merges with the natural landscape, is a popular hiking trail (**Figure 3**). In order to protect the right of the public to enjoy the natural beauty of and the important habitats within and surrounding this area, we do not consider that it is appropriate to provide big Village Type Development zones (V zones) under the Outline Zoning Plan of this Enclave.

### **Siu Tan (Plover Cove Country Park Enclave)**

The ecological importance of seagrass has been well recognised by the AFCD (Kwok *et al.* 2005); according to the AFCD, three seagrass species, *Halophila minor*, *H. ovalis* and *Zostera japonica*, appear at Siu Tan, and this is the only site in Hong Kong containing three seagrass species (see **Figure 4**). During a recent site visit, we also observed one seagrass species, *Halophila* sp., within the tidal ponds of this Enclave (**Figure 5**).

The tidal ponds at this site are likely to be connected with each other and are in close proximity to the Yau Chau Tong Marine Park (e.g., the Lai Chi Wo area); in view of the calm condition of these ponds and their potential ecological linkage with the seagrass bed in Lai Chi Wo, we consider that these tidal ponds could provide important seagrass habitats.

Habitat map of this site is shown in **Figure 1**, although this map does not show the seagrass habitat. According to this map, the southern part of this site contains marsh (**Figure 6**) and secondary woodland; both can be considered to be of certain ecological value. There is also a stream on the western side of the Enclave (**Figure 7**). This stream connects with the marsh, the ponds and also the Marine Park outside; pollutants entering this stream would affect all these habitats.

In view of the above and the fact that no "Village Environ" is present at this site (based on the TPB Paper No. 8885), we consider that the entire Enclave should be zoned CA in order to protect the seagrass, the stream, the marsh, the woodland and the integrity of the surrounding Marine Park and Country Park. Allowing more Small Houses to be built at this site would just add more burden to the natural environment in this highly undisturbed area.

### Sam A Tsuen (Plover Cove Country Park Enclave)

Habitat map of this site is shown in **Figure 8**. According to this map, the lowland area of this Enclave is covered with marsh, and the village clusters are surrounded by this marsh and secondary woodland; during our recent site visit, we recorded freshwater marsh, brackish marsh and mangrove in this area (**Figure 9**); a watercourse also drains into this wetland mosaic (**Figure 10**; please also see **Figure 11**). The condition of this wetland mosaic is similar to the one at So Lo Pun, which has now been proposed to be covered with a CA zone.

In this wetland, at least two species of conservation concern can be found – Rice Fish *Oryzias curvinotus* (Lee *et al.* 2004) and Four-spot Midget *Mortonagrion hirosei* (Stanton and Allcock 2011). These two species were also recorded by a KFBG staff at Sam A Tsuen; they can inhabit the watercourse, the freshwater marsh, the brackish marsh and also the mangrove area. The conservation status of these two species is listed below:

Name	Conservation status
Rice Fish	Freshwater fish of conservation concern <sup>1</sup>
Four-spot Midget	Globally Near Threatened <sup>2</sup>

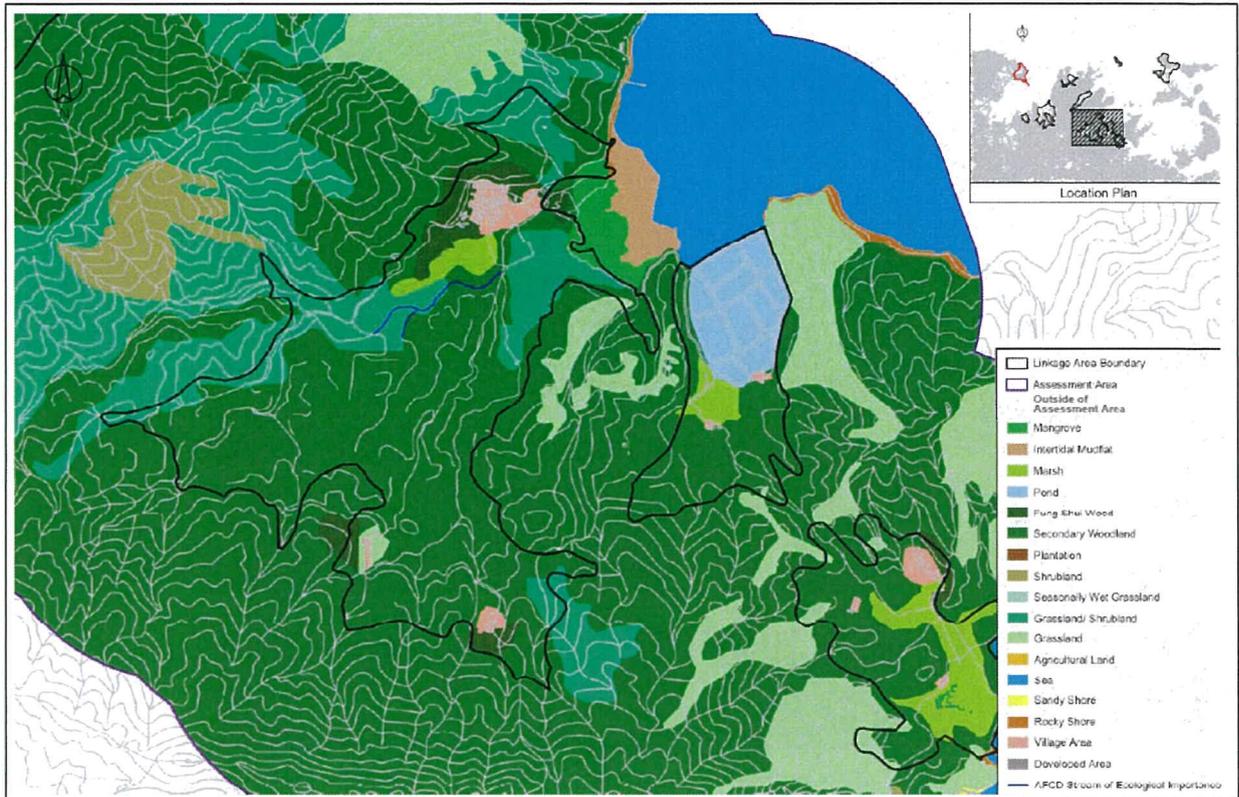
1. The Proposed Action Plan for the Conservation of Freshwater Fish in Hong Kong (prepared by AFCD)

([http://www.epd.gov.hk/epd/english/boards/advisory\\_council/files/ncsc\\_paper01\\_2011.pdf](http://www.epd.gov.hk/epd/english/boards/advisory_council/files/ncsc_paper01_2011.pdf))

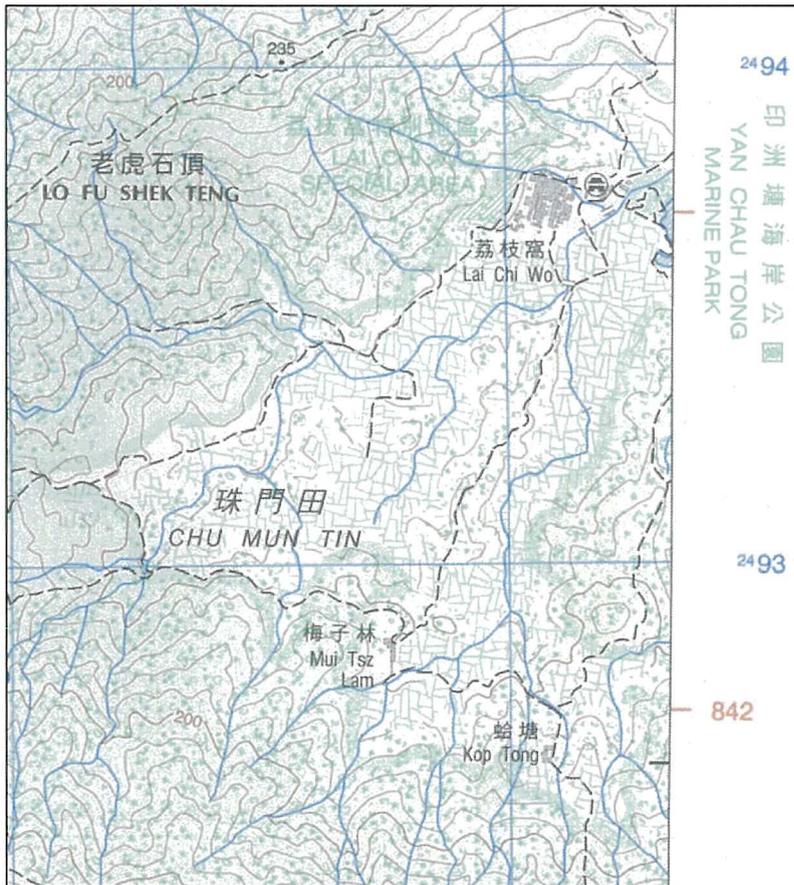
2. IUCN (2013)

In view of the presence of the above species and associated habitats, the connectivity of the woodland with the surrounding Country Park and the connectivity of the wetland mosaic with the Yan Chau Tong Marine Park, we consider that, except the existing village clusters, other areas within this Enclave should be covered with CA zone.

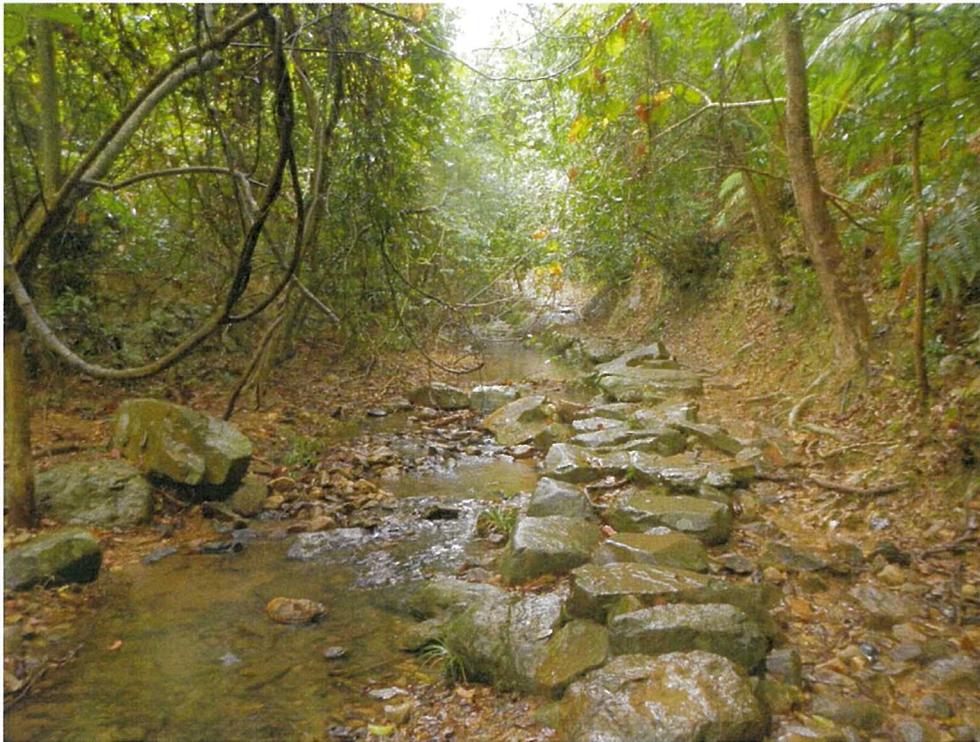
**Figure 1.** Habitat map of Lai Chi Wo and Siu Tan



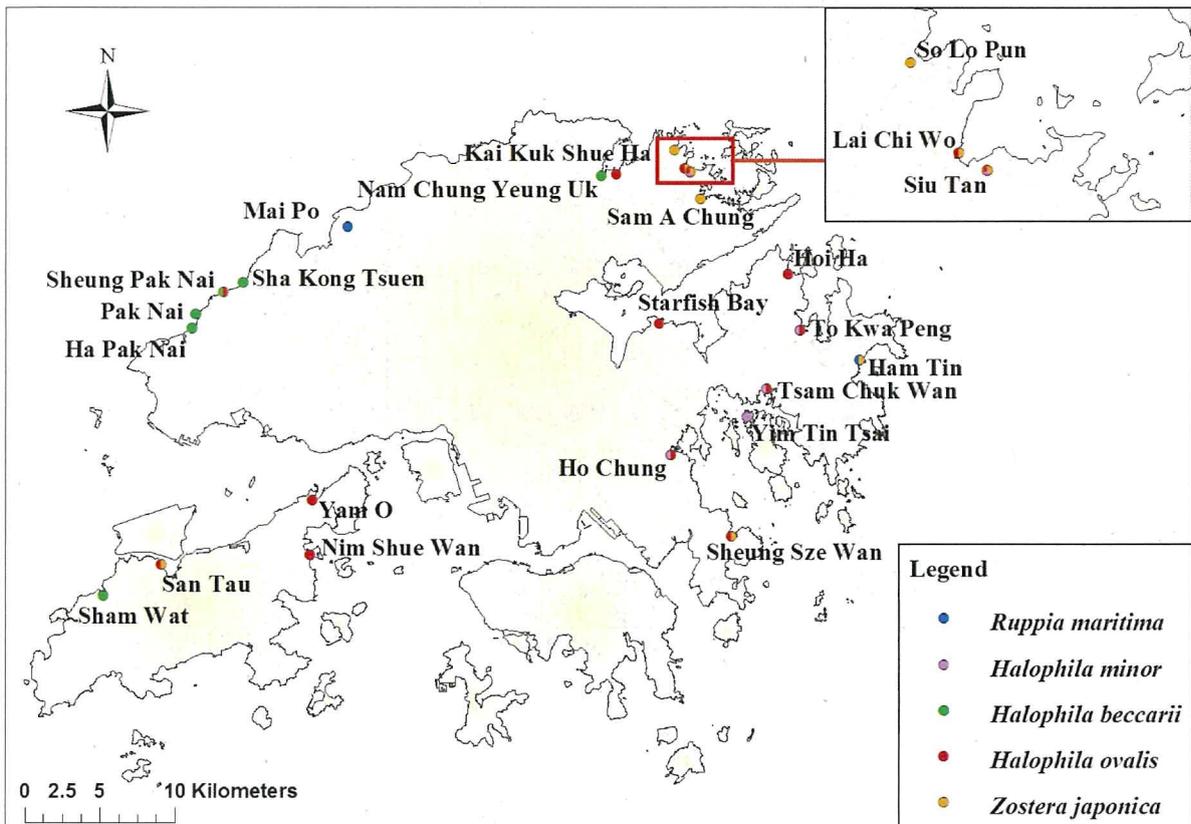
**Figure 2.** Stream system at Lai Chi Wo, Mui Tsz Lam and Kop Tong



**Figure 3.** Hiking trail within the Lai Chi Wo Enclave



**Figure 4.** Seagrass distribution in Hong Kong (figure prepared by AFCD; [http://www.afcd.gov.hk/tc\\_chi/conservation/con\\_wet/con\\_wet\\_sea/con\\_wet\\_sea\\_dis/con\\_wet\\_sea\\_dis.html](http://www.afcd.gov.hk/tc_chi/conservation/con_wet/con_wet_sea/con_wet_sea_dis/con_wet_sea_dis.html))



**Figure 5.** *Halophila* sp. observed in the tidal pond at Siu Tan



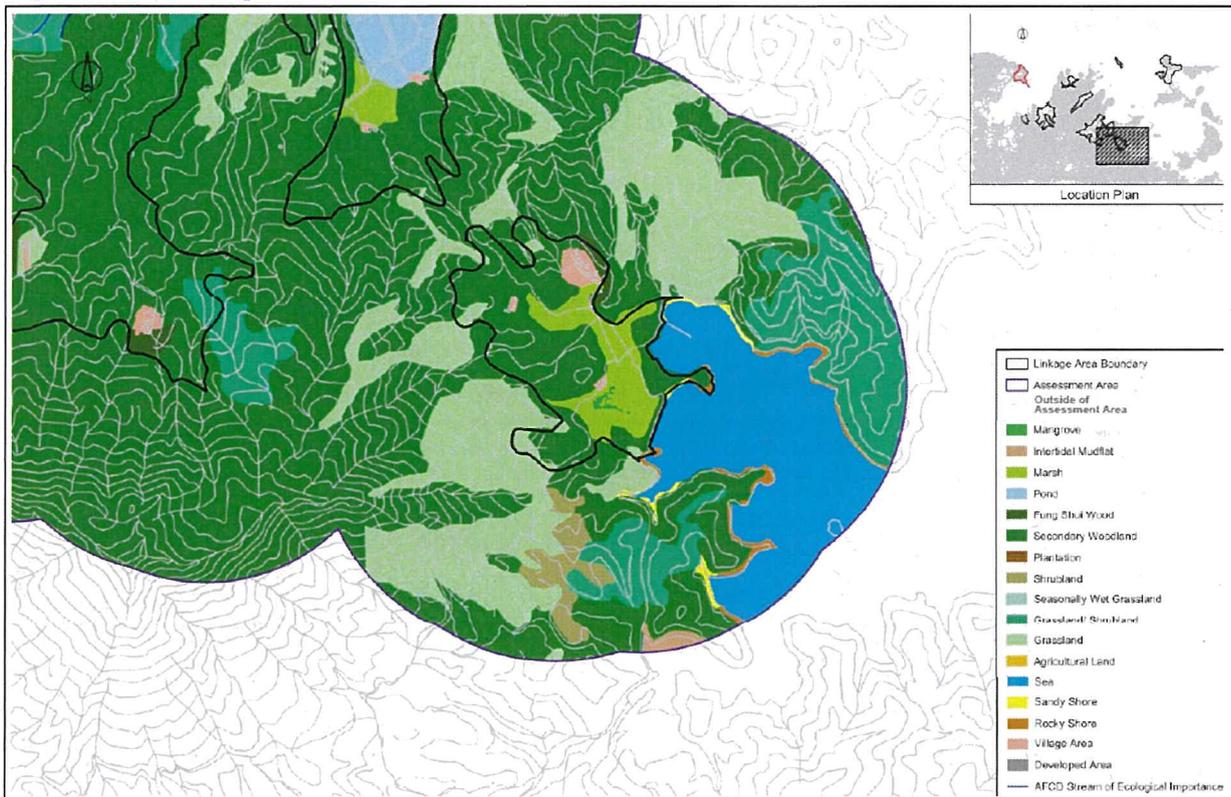
**Figure 6.** Marsh at Siu Tan



**Figure 7.** Stream system at Siu Tan



**Figure 8.** Habitat map of Sam A Tsuen



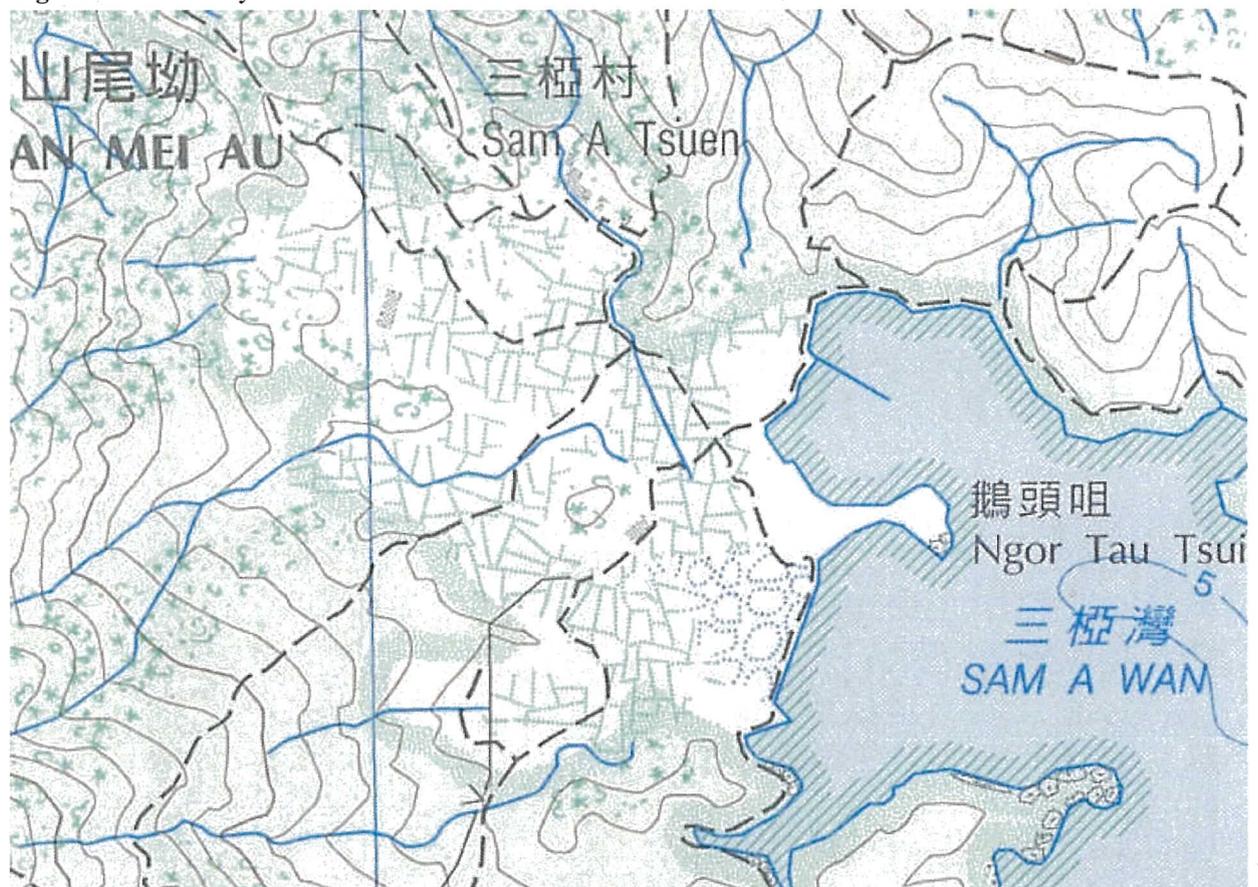
**Figure 9.** Wetland mosaic at Sam A Tsuen



**Figure 10.** Watercourse which drains into the Sam A Tsuen wetland mosaic



**Figure 11.** Stream system at Sam A Tsuen



**Planning Assessments on the Development Proposals  
Received in the Course of Preparation of the Plan**

**Introduction**

1. On 21.2.2014, The Kadoorie Farm & Botanic Garden Corporation (KFBG) submitted a proposal titled “Ecological Importance of Lai Chi Wo, Mui Tsz Lam, Kop Tong, Siu Tan and Sam A Tsuen” to the Planning Department (PlanD).

**KFBG’s Proposals**

Lai Chi Wo, Mui Tsz Lam and Kop Tong

2. The area is mainly covered with dense woodland, and the village clusters at Mui Tsz Lam and Kop Tong are also surrounded by dense woodland. The habitat map of these places As these woodlands are ecologically linked with the surrounding Plover Cove Country Park, they should be preserved. These woodlands, especially the riparian ones, provide habitats for many species of conservation importance<sup>1</sup>. The stream system at Lai Chi Wo, Mui Tsz Lam and Kop Tong would also provide habitats for three amphibian species of conservation concern – Chinese Bullfrog *Hoplobatrachus chinensis*, Big-headed Frog *Limnonectes fujianensis* and Lesser Spiny Frog *Paa exilispinosa*. Mangrove Skimmer *Orthetrum poecilops* has been recorded in Lai Chi Wo. The aforementioned amphibians of course utilise the riparian zones. The dragonfly would also be flying in this zone for foraging. This zone is also very important in protecting the integrity of the stream system.
3. KFBG recommends that:
  - The mangrove, the seagrass bed and the Yan Chau Tong Marine Park outside should be protected by a buffer zone not allowing any development; thus the coastal and the backshore areas adjoining the mangrove should be zoned “Conservation Area” (“CA”) or “Coastal Protection Area” (“CPA”). The woodlands (both secondary and Fung Shui) should be zoned CA. To protect the coast, the Marine Park and the important species aforementioned, the streams and their riparian zones should be zoned “CA”.
  - The footpath passing through this Enclave, which completely merges with the natural landscape, is a popular hiking trail. In order to protect the right of the public to enjoy the natural beauty of and the important habitats within and surrounding this area, it is not appropriate to provide large “Village Type Development” zone (“V”).

---

<sup>1</sup> Two fish species of conservation concern in the streams at Lai Chi Wo, namely *Anguilla japonica* and *Pseudogobiopsis* sp. The former is a catadromous species and needs to migrate between the sea and the stream, but can also inhabit brackish waters. It can inhabit the natural lower section of the Lai Chi Wo Stream and its estuary. Orange Peacock Puffer *Takifugu ocellatus* was also found in this stream. This species is considered to be of Local Conservation Concern.

Siu Tan

4. According to the AFCD, three seagrass species, *Halophila minor*, *H. ovalis* and *Zostera japonica*, appear at Siu Tan, and this is the only site in Hong Kong containing three seagrass species. The southern part of this site contains marsh and secondary woodland; both can be considered to be of certain ecological value. There is also a stream on the western side of the area. This stream connects with the marsh, the ponds and also the Marine Park outside; pollutants entering this stream would affect all these habitats. In view of the above and the fact that no "Village Environ" is present at this site, they consider that the entire area should be zoned "CA" in order to protect the seagrass, the stream, the marsh, the woodland and the integrity of the surrounding Marine Park and Country Park.

Sam A Tsuen

5. The lowland area of the area is covered with marsh, and the village clusters are surrounded by this marsh and secondary woodland. In this wetland, at least two species of conservation concern can be found – Rice Fish *Oryzias curvinotus* and Four-spot Midget *Mortonagrion Hirosei*. They can inhabit the watercourse, the freshwater marsh, the brackish marsh and also the mangrove area. In view of the presence of the above species and associated habitats, the connectivity of the woodland with the surrounding Country Park and the connectivity of the wetland mosaic with the Yan Chau Tong Marine Park, it is considered that, except the existing village clusters, other areas within the area should be covered with "CA" zone.

Planning Assessment

6. AFCD is of the view that most of the ecological information/findings from the submission of KFGB are extracted from existing literature, publications from his department, relevant planning study and TPB paper. The information provided in the submission is largely valid. As such, he has no specific comment on the submission.

Environmental and Conservation Considerations

7. According to AFCD, the north of the existing Lai Chi Wo Village is a relatively undisturbed native woodland with mature trees and is ecologically linked with the wide stretch of natural vegetation in the Plover Cove Country Park and Lai Chi Wo Fung Shui Woodland. The fung shui woodlands at Mui Tsz Lam and Kop Tong support a diversity of plants, including *Aquilaria sinensis* (土沉香) of conservation significance, and a rare woody climber.
8. The coastal area along the eastern boundary of the Lai Chi Wo consists of mangroves, mangrove-associated plants and backshore vegetation including a large population of mature *Heritiera littoralis* (銀葉樹) and *Derris alborubra* (白花魚藤) with a high ecological value. It is located immediately adjacent to the ecologically sensitive Yan Chau Tong Marine Park and the Lai Chi Wo Beach SSSI.
9. The wetland system in Siu Tan comprising natural stream, intertidal ponds and marshes is of ecological importance. Uncommon species of seagrass can be

found in the area and the rare plant species *Ceratopteris thalictroides* (水蕨) which is a protected plant in China has been recorded at the marsh. Fauna species of conservation concern including *Orthetrum poecilops poecilops* (斑灰蜻) has also been recorded in the area.

10. The coastal area in Sam A Tsuen consists of coastal woodland and wetland system comprising mangrove stand and lowlying marshes. Such area has been identified as ecologically important. Plants species with conservation interest including *Ligustrum punctifolium* (斑葉女貞), *Myoporum bontioides* (苦檻藍) and *Scaevola hainanensis* (海南草海桐) have been recorded in the intertidal zone of the coastal area and at the headland at Ngor Tau Tsui. In addition, the fish species of conservation concern *Oryzias curvinotus* (弓背青鱗) is also recorded in a watercourse in the area.
11. According to AFCD, these ecologically sensitive areas should be designated as "CA" so as to reflect the high ecological value of the areas and to protect the coastal area along the adjacent Yan Chau Tong Marine Park.
12. Areas with natural vegetation, woodland, hilly terrain, hillside shrubland and grassland and streamcourses, including the EIS and its riparian areas, have been designated as "GB" so as to protect existing green areas and preserve the hilly terrain in the Area. These areas are areas of high landscape, scenic or ecological value. All these natural features should be protected as far as possible with minimum development and AFCD considers that designating these areas as "GB" is appropriate.

#### Village Type Development

13. Since Lai Chi Wo, Mui Tsz Lam, Kop Tong and Sam A are the recognized villages in the Area, there is a need to reflect the existing villages. Given the natural environment with conservation and landscape value coupled with its inaccessibility due to lack of vehicular access, an incremental approach for designation of "V" zone for Small House development has been adopted with an aim to consolidating Small House development at suitable locations so as to avoid undesirable disturbances to the natural environment and overtaking the limited infrastructure in the Area. Discounting the surrounding environmentally sensitive areas, including the coastal areas, *Fung Shui Wood*, secondary woodland, the natural stream which are zoned "CA" and "GB", the residual area would be the areas occupied mainly by fallow agricultural land in the vicinity of the village clusters for village type development.



# 新界沙頭角區鄉事委員會

## Sha Tau Kok District Rural Committee, NT

規劃署

規劃署署長 凌嘉勤先生 JP

敬啟者：

### 有關：荔枝窩、小灘及三極村分區計劃大綱草圖編號 S/NE-LCW/C

就編號 S/NE-LCW/C 大綱草圖，本會已與有關村民及村代表舉行會議，一致堅決反對 S/NE-LCW/C 規劃草圖，草圖內並未能平衡村內規劃所需，尤以【鄉村式發展地帶】村民及本會感到極度失望及不滿，而本會一向致力支持村落整體規劃，但必須在規劃取得各方的平衡點，故此本會及村代表已聘請顧問就相關草圖盡快向貴會提出詳盡建議。

如有查詢請與本會秘書處 26741070 聯絡。

祝工作順利！

新界沙頭角區鄉事委員會



李冠洪主席

2014年7月10日

副本送：高級城市規劃師 / 新圖規劃1 - 吳育民先生(FAX:2576 3266)

：北區民政事務處 - 北區民政事務專員尤建中先生 JP (FAX:26769109)

香港新界沙頭角道沙頭角區鄉事委員會 Sha Tau Kok District Rural Committee, Sha Tau Kok Road, N.T.

電話 TEL : (852) 2674 1070 傳真 FAX : (852) 2674 0691 電郵 E-mail : stkdrc@gmail.com

(Translation)

Letterhead: Sha Tau Kok District Rural Committee, NT

To: Mr. LING Kar-kan, JP  
Director of Planning,  
Planning Department

Dear Sir,

**Re: Draft Lai Chi Wo, Siu Tan and Sam A Tsuen Outline Zoning Plan No. S/NE-LCW/C**

Regarding Draft OZP No. S/NE-LCW/C, our Committee has already held a meeting with relevant villagers and village representatives. They unanimously objected to the Draft OZP No. S/NE-LCW/C. The Draft Plan has not balanced the planning needs of the Village, in particular the part on "Village-type development" zone. The villagers and our Committee felt extremely disappointed and discontented. All along, our Committee supports the idea of general planning for the Village, only that such planning must strike a right balance in all aspects. Therefore, the village representatives and our Committee have already engaged a consultant to devise a detailed proposal related to the Draft OZP as soon as possible.

Should you have any enquiry, please contact our Secretariat at 2674 1070.

Best regards!

(Signed)

---

LEE Kwun-hung  
Chairman, Sha Tau Kok District  
Rural Committee, NT  
(Chop stamped)  
10.7.2014

c.c. Mr. NG Yuk-man, Senior Town Planner/CPE 1 (Fax: 2576 3266)  
Mr. YAU Kin-chung, District Officer (North) (Fax: 2676 9109)

From: KFBG EAP <eap@kfbg.org>  
To: dymng@pland.gov.hk,  
Cc: ckho@pland.gov.hk, epkleee@pland.gov.hk, pmyho@pland.gov.hk  
Date: 23/06/2014 13:45  
Subject: RE: Replacement of DPA Plans by OZPs - Lai Chi Wo, Siu Tan, Sam A Tsuen & Mau Ping

Dear David,

Thank you for your email dated 28 May 2014.

You should have received our comments regarding the ecological importance of Lai Chi Wo, Siu Tan, Sam A Tsuen and Mau Ping earlier this year (please see attached pdf, sent on 21 Feb 2014).

Regarding your email dated 28 May 2014 and the draft OZPs of these places, I will further provide our preliminary views to you as below and attached.

1. Lai Chi Wo

Problems observed:

a. Please note that the proposed V zone would cover the Fung Shui Woodland behind the Lai Chi Wo village (please compare Figure 1 in the attached pdf with the draft OZP; Figure 1 is the habitat map extracted from the Sha Tau Kok Linkage Study by PlanD).

b. Please note that the proposed V zones will cover part of the riparian zones at Lai Chi Wo, Ko Tong and Mui Tsz Lam (please compare Figure 2 in the attached pdf with the draft OZP; the lower stream section is just next to the V zone of Lai Chi Wo, and the riparian zones of some upper tributaries of the Lai Chi Wo Stream system are just next to the V zones at Mui Tsz Lam and Kop Tong).

c. Please refer to this link to observe the flooding event appearing at Lai Chi Wo this year (<https://www.facebook.com/photo.php?v=403143439827722> <<https://www.facebook.com/photo.php?v=403143439827722&set=vb.450283798347974&type=2&theater>> &set=vb.450283798347974&type=2&theater). The approximate location shown in this video would be covered with the proposed V zone (near to the square in front of the existing Lai Chi Wo village). This video shows that it is absolutely not appropriate to have houses built close to the Lai Chi Wo Stream from a human safety perspective. Also, as mentioned in our previous comments regarding other enclaves, septic tank and soak away pit system does not work in areas prone to

flooding. Overall, the conclusion is zones allowing new houses to be built (e.g., V zone) should not be placed close to the stream, from safety and water quality protection perspectives; there should be setback distance. The area should be covered with other zonings.

d. Please note that the lower section of the stream is covered with AGR zone now. We are highly concerned that it would be culverted (as in the case at Tong To, Sha Tau Kok; please see attached photo entitled STK) and no enforcement action can be taken. In the case of Sha Tau Kok, as shown in the attached photo, the stream was blocked and only a concrete pipe was placed into the stream to keep it flowing. Based on the video above, we predict that if the culverting shown in the Sha Tau Kok case appears in the stream section in the AGR zone of Lai Chi Wo, the flooding risk of area would be greatly increased. We have asked the PlanD's Enforcement Team to follow up the Sha Tau Kok case but no action could be taken to rectify the situation, because it was not classified as stream diversion. We are highly concerned that the stream in the AGR (and also other) zone at Lai Chi Wo would receive the culverting impact.

e. Please note that the fish *Anguilla japonica* appearing at Lai Chi Wo Stream mentioned in our pdf file has recently become Globally Endangered (<http://www.iucnredlist.org/details/166184/0>), and based on the preliminary result of the Hong Kong redlisting process under the BSAP coordinated by the HK Government, this species is also highly likely to be considered as Endangered in Hong Kong. This is a migratory species and needs to move between the sea and the stream. Thus any obstacles (e.g., a concrete pipe) placed in the stream (their migratory route) would greatly affect this species. Besides this species, another diadromous species called Orange Peacock Puffer also appears in this stream. We thus urge that the stream and the riparian zones should be covered with conservation zonings. Indeed, this stream is also designated as an EIS as we do not understand why the conservation zonings applied to other EISs (like CA to So Lo Pun EIS and GB(1) to Lin Ma Hang EIS) do not apply to it. A holistic (and consistent) view should be adopted here.

f. The enclave is largely covered with secondary woodland, according to the habitat map by PlanD (in the Linkage Study). Please note that this woodland is linked with the surrounding Country Park (CP) and forms a contiguous habitat with the woodland in the CP. GB is not enough to protect this habitat. As in the case of Hoi Ha and Pak Lap, secondary woodlands linked with the CP are zoned GB(1) or CA; we consider that the policy on enclave zoning should be consistent.

g. The marsh now at Lai Chi Wo is largely covered with AGR zone. Please note that the number of approval case regarding small house application in AGR zone is not low and the trend has been increasing (please see Table II at page 4301 of <http://www.legco.gov.hk/yr11-12/english/counmtg/hansard/cm0111-translate-e.pdf>). The marsh is hydrologically linked with the stream and eventually with the Marine Park just adjacent to the enclave.

We are concerned that the stream and the Marine Park would be affected if small houses (and associated facilities) are allowed to be built in this area (e.g., septic tank and soak away pit will not work in marshy area and the pollutants would affect the surrounding habitats). We urge that this marsh should be covered with GB(1) or CA zone. This can protect this marsh and also the whole area from the undesirable potential impacts from the further increase in small house number, but at the same time can allow farmland restoration to be taken place (agricultural use is an always permitted use in these two zones).

Recommendations:

- h. Following the Tai Long Wan OZP approach, the V zone should be further reduced.
- i. The riparian zones and the streams should be covered with CA zone.
- j. The secondary woodlands and the marsh in this enclaves should at least be covered with GB(1) zone.

2. Siu Tan

Recommendations:

- a. We recommend that the ponds in this area should be covered with "CA (for wetland only)", to reflect the actual landscape of this location (i.e., ponds) (but the marshy area to the south of the ponds can still be zoned as "CA").
- b. Please note that the woodland in Siu Tan is linked with the surrounding CP and forms a contiguous habitat with the woodland in the CP. GB is not enough to protect this habitat. As in the case of Hoi Ha and Pak Lap, secondary woodlands linked with the CP are zoned GB(1) or CA; we consider that the policy on enclave zoning should be consistent, and the woodland should at least be zoned GB(1).

3. Sam A Tsuen

Problems observed and Recommendations:

- a. According to Figure 8 of the attached pdf (habitat map of Sam A Tsuen prepared by PlanD for the Linkage Study), the Sam A Tsuen area is largely covered with a marshy area. Now part of this area is covered with AGR zone but part of it is covered with CA. We cannot understand the inconsistency here. We urge that the whole marshy area should be covered with CA because the two parts are ecologically linked, and the importance of this marsh should have been mentioned in the

attached pdf. It contains species/ habitats of conservation importance. The CA zoning would not affect any potential farmland restoration activity as agricultural use is always allowed.

b. Similar to comments 1f and 2b above, as the woodland in Sam A Tsuen is linked with the CP, it should be covered with GB(1) at least.

c. The V zone should also be reduced, following the Tai Long Wan OZP approach.

4. Mau Ping

a. Please note that the number of approval case regarding small house application in GB zone is not low and the trend has been increasing (e.g., please see Table II at page 4301 of <http://www.legco.gov.hk/yr11-12/english/counmtg/hansard/cm0111-translate-e.pdf>). Obviously, in view of the high botanical importance of the area (please see the attached pdf), GB zone is not an appropriate zoning for this enclave.

b. We urge that the whole enclave should be covered with CA. This would not affect the re-building of small house in the area as redevelopment of small house can be applied through the TPB.

The above are our preliminary views. Please note that we will submit our formal comments once the draft OZPs are gazetted.

Thank You and Best Regards,

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden Corporation  
Lam Kam Rd., Tai Po, N.T., Hong Kong.



# Ecological Importance of Lai Chi Wo, Mui Tsz Lam, Kop Tong, Siu Tan, Sam A Tsuen and Mau Ping

## Lai Chi Wo, Mui Tsz Lam and Kop Tong (Plover Cove Country Park Enclave)

The TPB Paper No. 8885 already documents some ecologically important features of this Enclave and its surrounding areas. For instance, the site is mainly covered with secondary woodland and contains marshes and natural streams. The coastal fringe of Lai Chi Wo contains mangrove and one of the largest seagrass beds in Hong Kong, which are also within the Yan Chau Tong Marine Park.

### Woodland

The Aerial Photo shown in Plan 3 of the aforementioned TPB Paper should have shown that the Enclave is mainly covered with dense woodland, and the village clusters at Mui Tsz Lam and Kop Tong are also surrounded by dense woodland. The habitat map of these places shown in a Planning Department's Report: "Study on the Enhancement of the Sha Tau Kok Rural Township and Surrounding Areas – Feasibility Study" should have indicated the approximate extent of the secondary woodland (extracted and shown in **Figure 1**). Plan 2b of the TPB Paper also shows the extent of the three Fung Shui Woodlands behind Lai Chi Wo Village, Mui Tsz Lam Village and Kop Tong Village. As these woodlands are ecologically linked with the surrounding Plover Cove Country Park, they should be preserved. These woodlands, especially the riparian ones, provide habitats for many species of conservation importance (see below).

### Stream

#### *Fish*

Chan (2001) has found two fish species of conservation concern in the streams at Lai Chi Wo, namely *Anguilla japonica* and *Pseudogobiopteryx* sp. The former is a catadromous species and needs to migrate between the sea and the stream, but can also inhabit brackish waters. It can inhabit the natural lower section of the Lai Chi Wo Stream and its estuary. Lee *et al.* (2004) considered that it is uncommon and appears in low abundance in Hong Kong. In fact, this species is suffering from overfishing globally (although nearly all Japanese Eel individuals appearing in the market are from fish farms, fry of this species are still heavily harvested from the wild to support the culture business), and the Japan government has recently listed it as an endangered species (<http://www.env.go.jp/press/press.php?serial=16264>). The other species was suspected to be new to Hong Kong by Chan (2001) and was only found in Lai Chi Wo. Orange Peacock Puffer *Takifugu ocellatus* was also found in this stream according to the aforementioned planning study (Planning Department 2013); this species is considered to be of Local Conservation Concern by Fellowes *et al.* (2002).

#### *Amphibian*

Besides the fishes mentioned above, the stream system at Lai Chi Wo, Mui Tsz Lam and Kop Tong would also provide habitats for three amphibian species of conservation concern – Chinese Bullfrog *Hoplobatrachus chinensis*, Big-headed Frog *Limnonectes fujianensis* and Lesser Spiny Frog *Paa*

*exilispinosa*, according to the record of the AFCD (Chan *et al.* 2005); the first one would be found in the lowland area of the Enclave (e.g., the marsh and the lowland streamcourses) and the other two species would be recorded in the upper sections of the stream system (e.g., in the Chu Mun Tin, Mui Tsz Lam and Kop Tong areas), based on the figures shown in Chan *et al.* (2005). The conservation status of these species is listed below:

Name	AFCD rating	Other conservation status
Big-headed Frog	Potential Concern	- Locally restricted to central and northeastern New Territories
Chinese Bullfrog	Potential Concern	- List of State Key Protected Wildlife in China: Class II Protected Animal
Lesser Spiny Frog	Potential Concern	- IUCN Red List: Globally Vulnerable

Source: The Proposed Action Plan for the Conservation of Amphibians in Hong Kong (prepared by AFCD)

([http://www.epd.gov.hk/epd/english/boards/advisory\\_council/files/ncsc\\_paper04\\_2009.pdf](http://www.epd.gov.hk/epd/english/boards/advisory_council/files/ncsc_paper04_2009.pdf))

### Dragonfly

Mangrove Skimmer *Orthetrum poecilops* has been recorded in Lai Chi Wo by the AFCD (Tam *et al.* 2011). This species is considered to be Globally Vulnerable by the IUCN (2013). It occurs “where small streams cascade into tidal mangroves” (Tam *et al.* 2011).

### Riparian Zone

The aforementioned amphibians of course utilise the riparian zones. The dragonfly would also be flying in this zone for foraging. This zone is also very important in protecting the integrity of the stream system (i.e., physically and biochemically trapping pollutants, influencing micro-climate, providing food sources for aquatic fauna, etc). The extensive stream system of this Enclave is shown in **Figure 2**.

### Conclusion

From the above, we recommend that:

- The mangrove, the seagrass bed and the Yan Chau Tong Marine Park outside should be protected by a buffer zone not allowing any development; thus the coastal and the backshore areas adjoining the mangrove should be zoned Conservation Area (CA) or Coastal Protection Area (CPA).
- In view of the densely vegetated condition and its connectivity with the surrounding Country Park areas, the woodlands (both secondary and Fung Shui) should be zoned CA; the extent of the woodlands is shown in **Figure 1**.
- One section of the stream system has already been designated as an Ecologically Important Stream by the AFCD; these streams also drain into the coastal area which contains the mangrove and the seagrass bed as well as the Yan Chau Tong Marine Park. If these streams receive pollutants (e.g., potential pollutants from the construction and operation of Small Houses), not only the streams but the Marine Park will also be affected. Therefore, to protect the coast, the Marine Park and the important species aforementioned, the streams and their riparian zones should be zoned CA.
- The footpath passing through this Enclave, which completely merges with the natural landscape, is a popular hiking trail (**Figure 3**). In order to protect the right of the public to enjoy the natural beauty of and the important habitats within and surrounding this area, we do not consider that it is appropriate to provide big Village Type Development zones (V zones) under the Outline Zoning Plan of this Enclave.

### **Siu Tan (Plover Cove Country Park Enclave)**

The ecological importance of seagrass has been well recognised by the AFCD (Kwok *et al.* 2005); according to the AFCD, three seagrass species, *Halophila minor*, *H. ovalis* and *Zostera japonica*, appear at Siu Tan, and this is the only site in Hong Kong containing three seagrass species (see **Figure 4**). During a recent site visit, we also observed one seagrass species, *Halophila* sp., within the tidal ponds of this Enclave (**Figure 5**).

The tidal ponds at this site are likely to be connected with each other and are in close proximity to the Yau Chau Tong Marine Park (e.g., the Lai Chi Wo area); in view of the calm condition of these ponds and their potential ecological linkage with the seagrass bed in Lai Chi Wo, we consider that these tidal ponds could provide important seagrass habitats.

Habitat map of this site is shown in **Figure 1**, although this map does not show the seagrass habitat. According to this map, the southern part of this site contains marsh (**Figure 6**) and secondary woodland; both can be considered to be of certain ecological value. There is also a stream on the western side of the Enclave (**Figure 7**). This stream connects with the marsh, the ponds and also the Marine Park outside; pollutants entering this stream would affect all these habitats.

In view of the above and the fact that no "Village Environ" is present at this site (based on the TPB Paper No. 8885), we consider that the entire Enclave should be zoned CA in order to protect the seagrass, the stream, the marsh, the woodland and the integrity of the surrounding Marine Park and Country Park. Allowing more Small Houses to be built at this site would just add more burden to the natural environment in this highly undisturbed area.

### Sam A Tsuen (Plover Cove Country Park Enclave)

Habitat map of this site is shown in **Figure 8**. According to this map, the lowland area of this Enclave is covered with marsh, and the village clusters are surrounded by this marsh and secondary woodland; during our recent site visit, we recorded freshwater marsh, brackish marsh and mangrove in this area (**Figure 9**); a watercourse also drains into this wetland mosaic (**Figure 10**; please also see **Figure 11**). The condition of this wetland mosaic is similar to the one at So Lo Pun, which has now been proposed to be covered with a CA zone.

In this wetland, at least two species of conservation concern can be found – Rice Fish *Oryzias curvinotus* (Lee *et al.* 2004) and Four-spot Midget *Mortonagrion hirosei* (Stanton and Allcock 2011). These two species were also recorded by a KFBG staff at Sam A Tsuen; they can inhabit the watercourse, the freshwater marsh, the brackish marsh and also the mangrove area. The conservation status of these two species is listed below:

Name	Conservation status
Rice Fish	Freshwater fish of conservation concern <sup>1</sup>
Four-spot Midget	Globally Near Threatened <sup>2</sup>

1. The Proposed Action Plan for the Conservation of Freshwater Fish in Hong Kong (prepared by AFCD)

([http://www.epd.gov.hk/epd/english/boards/advisory\\_council/files/ncsc\\_paper01\\_2011.pdf](http://www.epd.gov.hk/epd/english/boards/advisory_council/files/ncsc_paper01_2011.pdf))

2. IUCN (2013)

In view of the presence of the above species and associated habitats, the connectivity of the woodland with the surrounding Country Park and the connectivity of the wetland mosaic with the Yan Chau Tong Marine Park, we consider that, except the existing village clusters, other areas within this Enclave should be covered with CA zone.

## Mau Ping (Ma On Shan Country Park Enclave)

A botanical survey was carried out in this Enclave on 12 February 2014. Plants along the transect (mainly along the existing footpath and also some watercourses) were recorded and identified to the lowest possible taxon. According to our botanists, the site is predominantly covered with mature secondary woodland with high plant diversity.

A total of 310 plant species were recorded, including 10 plant species of conservation concern; these ten species and their conservation status are listed in the table below, and their locations are shown in **Figure 12**.

Species name	Chinese name	Conservation status
<i>Alsophila podophylla</i>	黑桫欏	- Protected under Forests and Countryside Ordinance, Cap. 96. <sup>1</sup> - Listed as Rare and Precious Plants of Hong Kong by AFCD <sup>2</sup>
<i>Aquilaria sinensis</i>	土沉香	- Listed as Rare and Precious Plants of Hong Kong by AFCD <sup>2</sup>
<i>Artocarpus hypargyreus</i>	白桂木	- Listed as Rare and Precious Plants of Hong Kong by AFCD <sup>2</sup>
<i>Camellia caudata</i>	長尾毛蕊茶	- Protected under Forests and Countryside Ordinance, Cap. 96. <sup>1</sup>
<i>Camellia crapnelliana</i>	紅皮糙果茶	- Protected under Forests and Countryside Ordinance, Cap. 96. <sup>1</sup> - Listed as Rare and Precious Plants of Hong Kong by AFCD <sup>2</sup>
<i>Goodyera procera</i>	高斑葉蘭	- Protected under Forests and Countryside Ordinance, Cap. 96. <sup>1</sup>
<i>Gymnosphaera</i> sp.	桫欏屬	- Protected under Forests and Countryside Ordinance, Cap. 96. <sup>1</sup>
<i>Impatiens hongkongensis</i>	香港鳳仙	- Protected under Forests and Countryside Ordinance, Cap. 96. <sup>1</sup> - Listed as Rare and Precious Plants of Hong Kong by AFCD <sup>2</sup>
<i>Liparis nervosa</i>	見血青	- Protected under Forests and Countryside Ordinance, Cap. 96. <sup>1</sup>
<i>Pavetta hongkongensis</i>	香港大沙葉	- Protected under Forests and Countryside Ordinance, Cap. 96. <sup>1</sup>

1. [http://www.afcd.gov.hk/english/conservation/con\\_flo/con\\_flo\\_for/con\\_flo\\_for.html](http://www.afcd.gov.hk/english/conservation/con_flo/con_flo_for/con_flo_for.html)

2. [http://www.hkherbarium.net/herbarium/html%20text/Rare%20plant\\_table.htm](http://www.hkherbarium.net/herbarium/html%20text/Rare%20plant_table.htm)

Many of the rare plant individuals (e.g., *I. hongkongensis* and *C. caudata*) were found along the streams (**Figure 12**); some streams are seasonal and cannot be shown in **Figure 12**. The latter species could also be found around some village houses.

In addition to the plant species of conservation interest listed above, our senior botanist has also recorded four rare orchids in this area; they are *Acampe rigida*, *Bulbophyllum kwangtungense*, *Cleisostoma* cf. *paniculatum* and *Ludisia discolor*. Their conservation status, according to Barretto *et al.* (2011), is listed in the table below.

Name	Conservation status in Hong Kong
<i>Acampe rigida</i>	Near Threatened
<i>Bulbophyllum kwangtungense</i>	Endangered
<i>Cleisostoma</i> cf. <i>paniculatum</i>	<i>Cleisostoma paniculatum</i> is considered to be Critically Endangered in Hong Kong

Name	Conservation status in Hong Kong
<i>Ludisia discolor</i>	Endangered

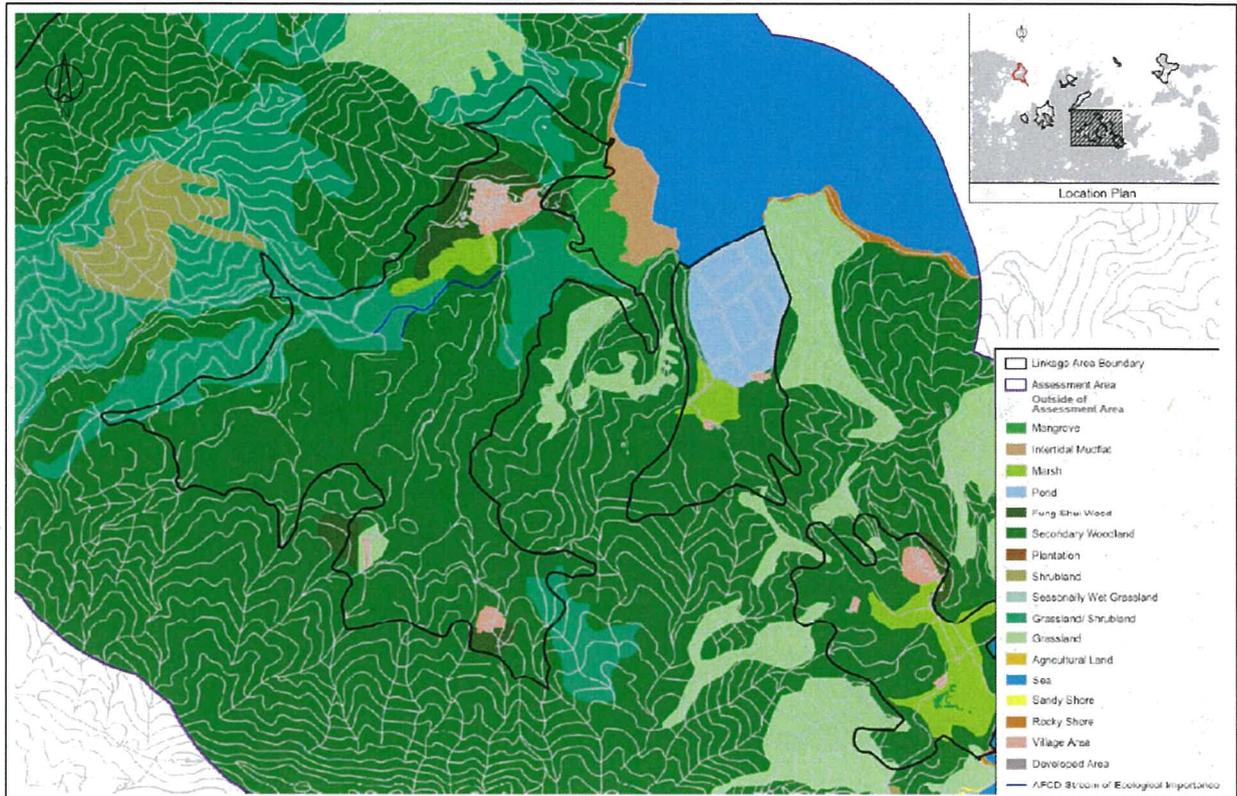
The locations of these species are not shown in this document as they are rare and suffering from illegal collection. We can only say that they can be found along the streams (both permanent and seasonal) in the area.

Overall, we consider that the whole Enclave should be covered with CA, or even SSSI. Indeed, the Mau Ping area already contains a SSSI due to its high botanical diversity.

## References

- Barretto, G, Cribb, P. and Gale, S. 2011. *The Wild Orchids of Hong Kong*. Natural History Publications (Borneo), Kota Kinabalu and Kadoorie Farm and Botanic Garden, Hong Kong.
- Chan, P.L.B. 2001. *Sustainability and Biodiversity: The Impact, Alternative Design and Prospects of Restoration of Channelized Lowland Streams in Hong Kong*. Unpublished Ph.D. thesis, Hong Kong University.
- Chan, S.K.F., Cheung, K.S., Ho, C.Y., Lam, F.N. and Tang, W.S. 2005. *A Field Guide to the Amphibians of Hong Kong*. Friends of the Country Parks and Cosmos Books Limited, Hong Kong.
- Fellowes J.R., Lau M.W.N., Dudgeon D., Reels G.T., Ades, G.W.J., Carey, G.J., Chan B.P.L., Kendrick, R.C., Lee K.S., Leven M.R., Wilson K.D.P. and Yu Y.T. 2002. Wild animals to watch: terrestrial and freshwater fauna of conservation concern in Hong Kong. *Memoirs of the Hong Kong Natural History Society* 25, 123-159.
- IUCN 2013. *IUCN Red List of Threatened Species*. <[www.iucnredlist.org](http://www.iucnredlist.org)>
- Kwok, W.P.W., Yang, J.K.Y., Tong, P.Y.F. and Lam, C.P. Distribution of seagrasses in Hong Kong. *Hong Kong Biodiversity* 8, 12-14.
- Lee, V.L.F., Lam, S.K.S., Ng, F.K.Y., Chan, T.K.T. and Young, M.L.C. 2004. *Field Guide to the Freshwater Fish of Hong Kong*. Friends of the Country Parks and Cosmos Books Limited, Hong Kong.
- Planning Department 2013. *Study on the Enhancement of the Sha Tau Kok Rural Township and Surrounding Areas – Feasibility Study*. Hong Kong Government.
- Stanton, D.J. and Allcock, J.A. 2011. Habitat characteristics and odonate communities at selected sites used by *Mortonagrion hirosei* Asahina (Zygoptera: Coenagrionidae) in Hong Kong. *Journal of Threatened Taxa* 3(12), 2242-2252.
- Tam, T.W., Leung, K.K., Kwan, B.S.P., Wu, K.K.Y., Tang, S.S.H., So, I.W.Y., Cheng, J.C.Y., Yuen, E.F.M., Tsang, Y.M. and Leung, H.W. 2011. *The Dragonflies of Hong Kong*. Friends of the Country Parks and Cosmos Books Limited, Hong Kong.

**Figure 1.** Habitat map of Lai Chi Wo and Siu Tan



**Figure 2.** Stream system at Lai Chi Wo, Mui Tsz Lam and Kop Tong

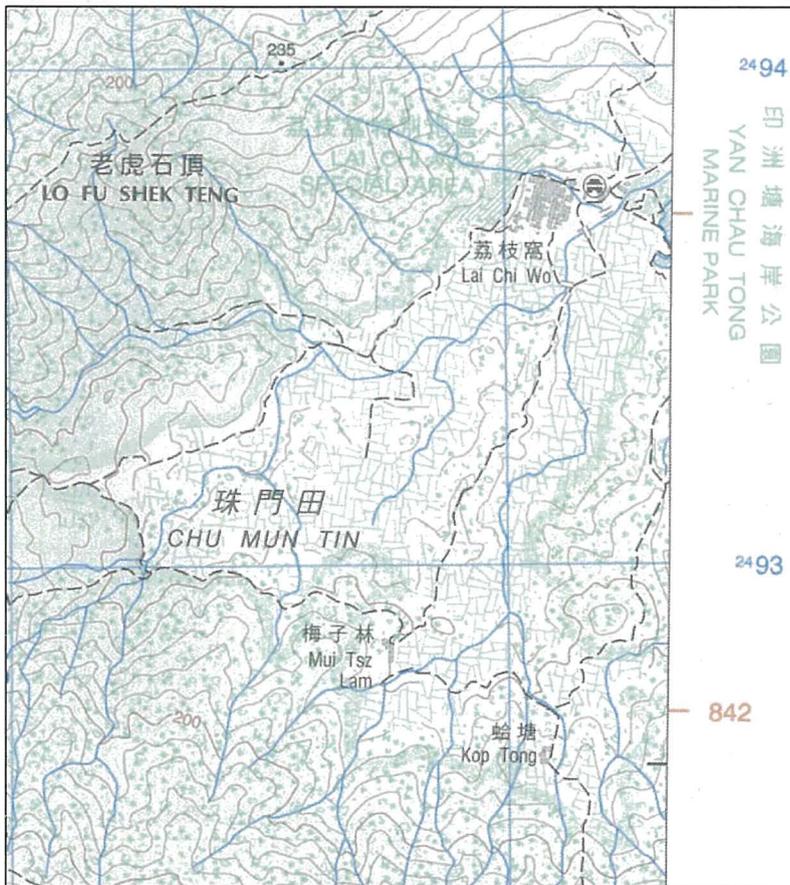


Figure 3. Hiking trail within the Lai Chi Wo Enclave

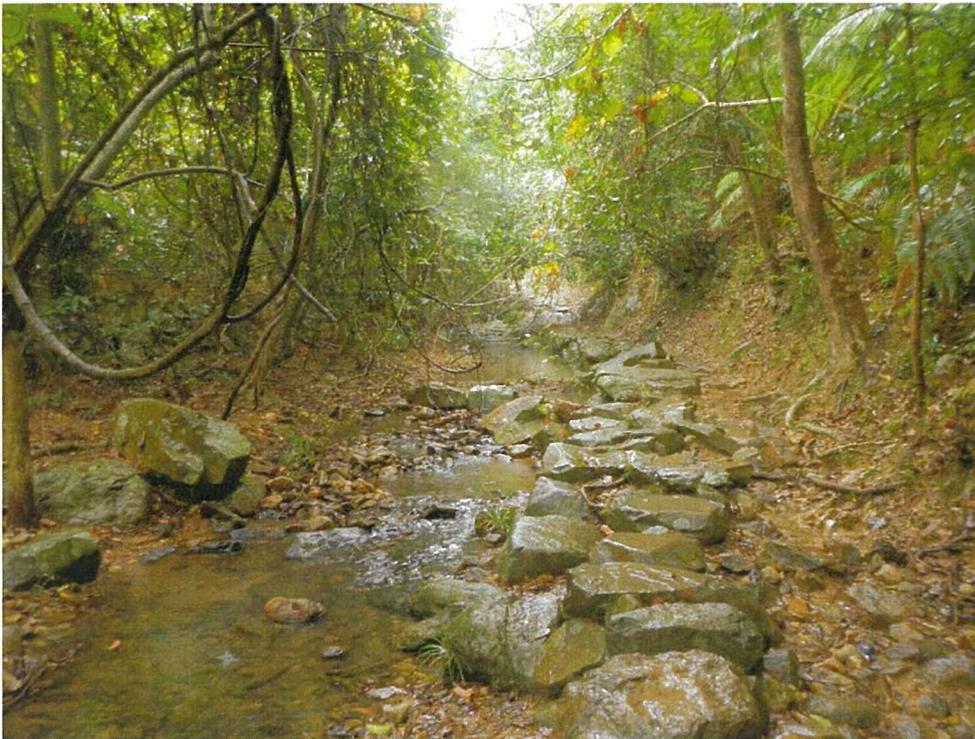
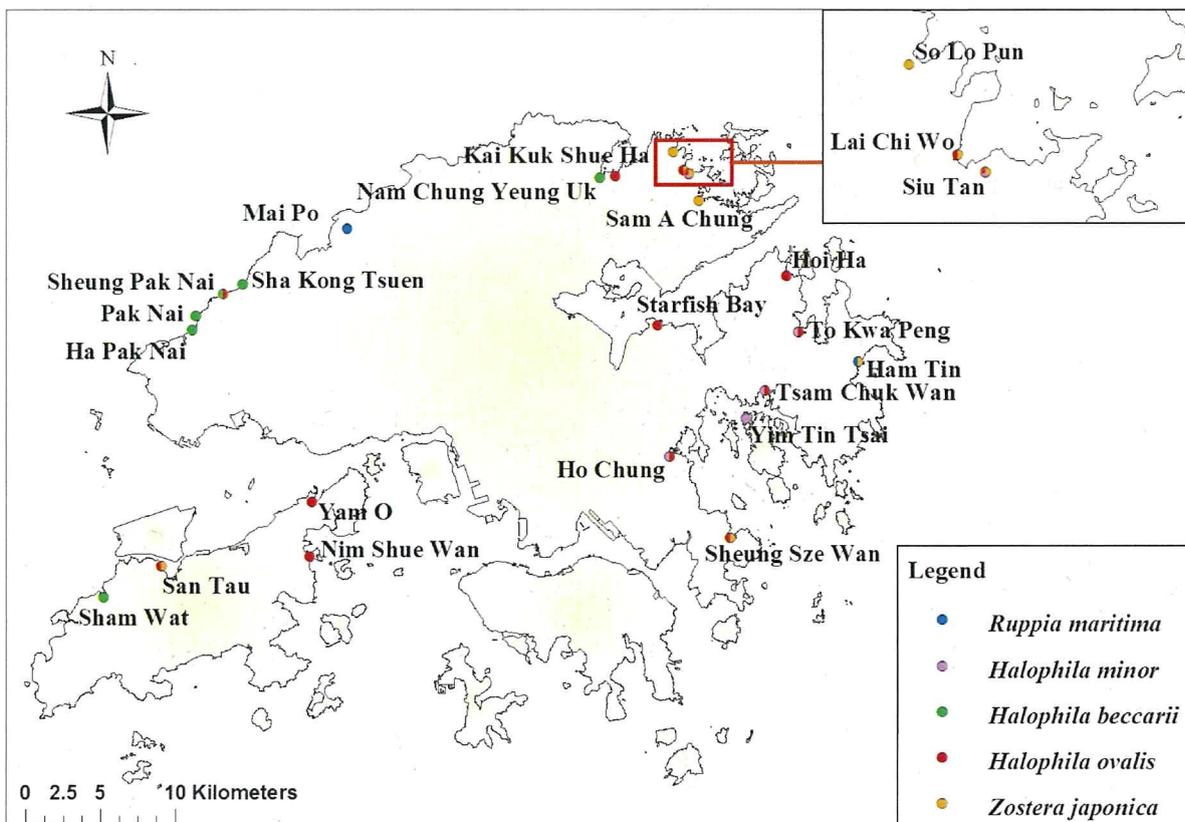


Figure 4. Seagrass distribution in Hong Kong (figure prepared by AFCD; [http://www.afcd.gov.hk/tc\\_chi/conservation/con\\_wet/con\\_wet\\_sea/con\\_wet\\_sea\\_dis/con\\_wet\\_sea\\_dis.html](http://www.afcd.gov.hk/tc_chi/conservation/con_wet/con_wet_sea/con_wet_sea_dis/con_wet_sea_dis.html))



**Figure 5.** *Halophila* sp. observed in the tidal pond at Siu Tan



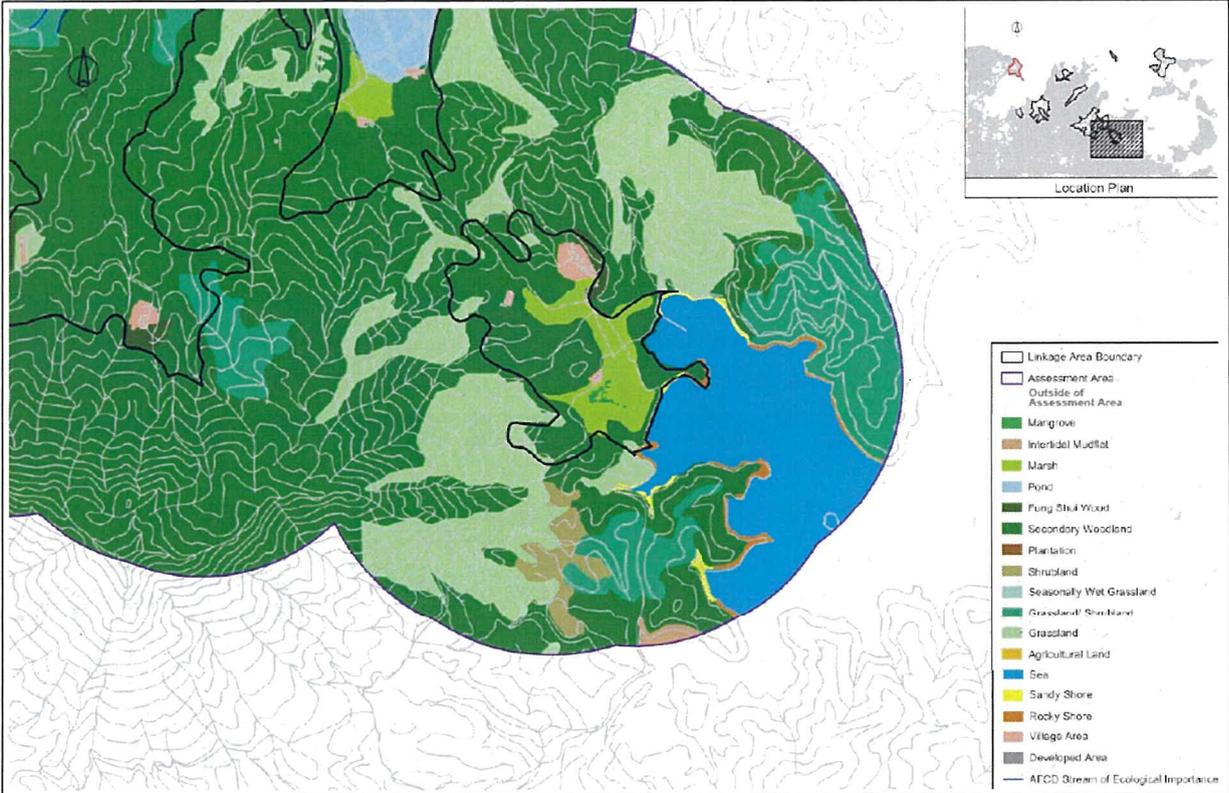
**Figure 6.** Marsh at Siu Tan



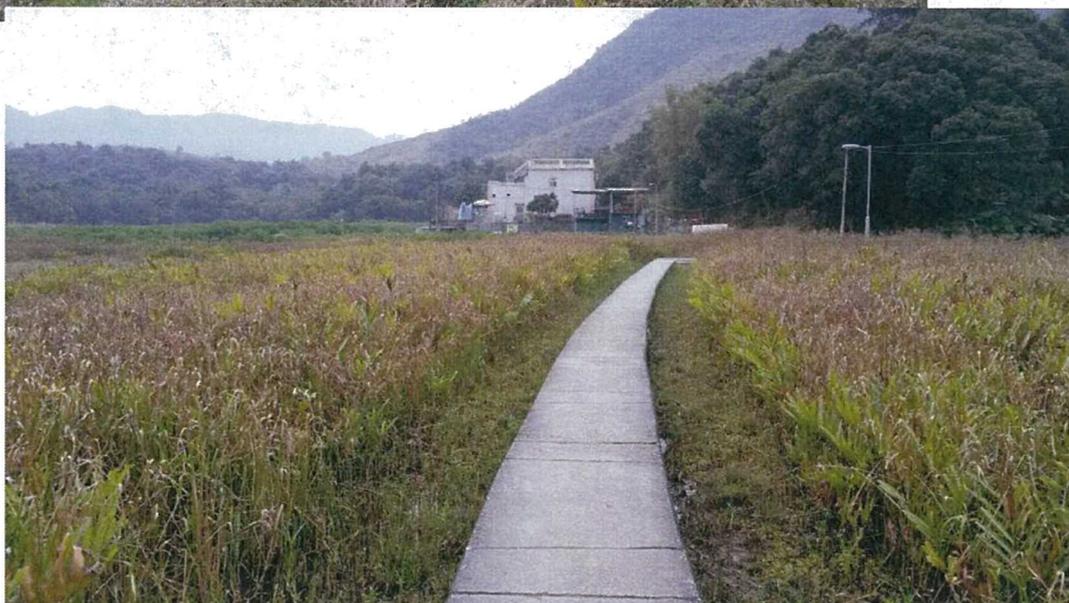
Figure 7. Stream system at Siu Tan



Figure 8. Habitat map of Sam A Tsuen



**Figure 9.** Wetland mosaic at Sam A Tsuen



**Figure 10.** Watercourse which drains into the Sam A Tsuen wetland mosaic



**Figure 11.** Stream system at Sam A Tsuen

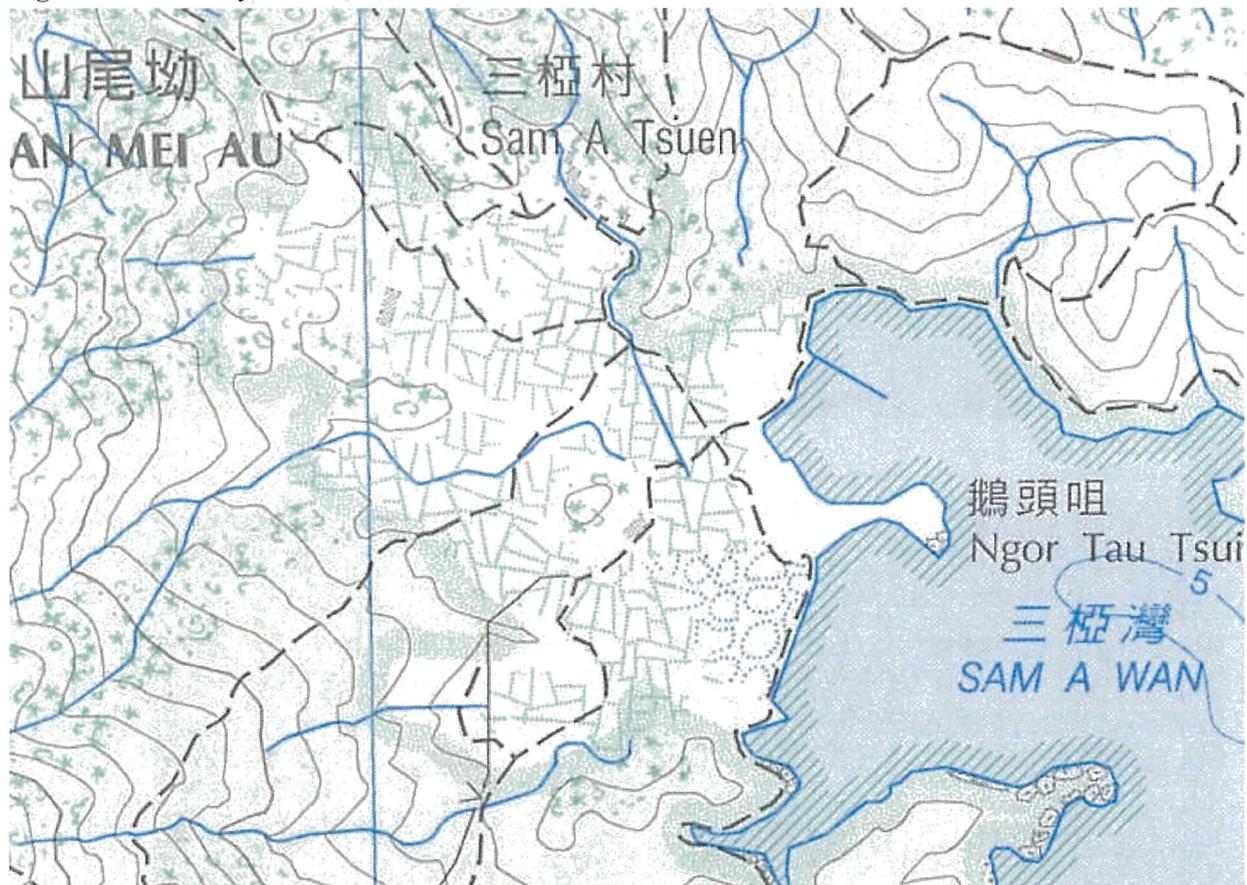
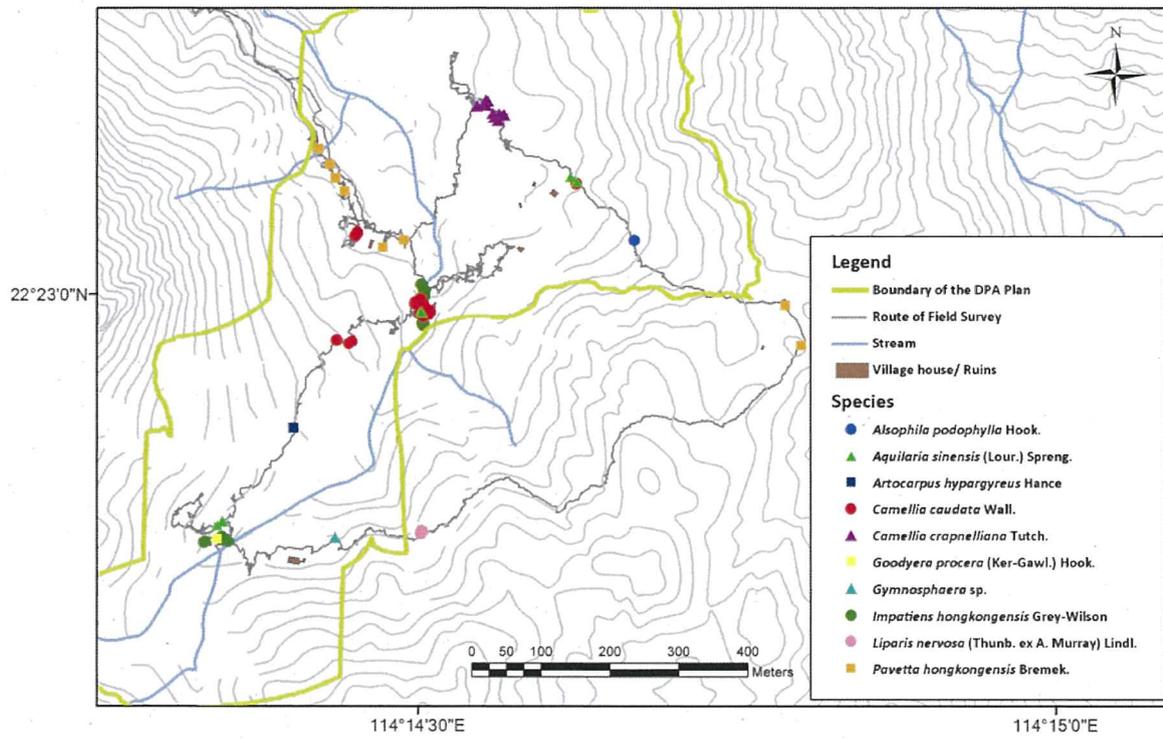


Figure 12. Locations of rare plants observed at Mau Ping

### Rare Plants Observed at Mau Ping by KFBG



# 創建 Designing Hong Kong 香港.com

Hong Kong, 24 June 2014

Chairman and Members  
Town Planning Board  
15/F, North Point Government Offices  
333 Java Road, North Point, Hong Kong  
Fax: 2877 0245  
Email: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)

CC:

Mr. Tang King-shing, GBS, PDSM  
Chairman and Members of the Country and Marine Parks Board (Board)  
Agriculture, Fisheries and Conservation Department (AFCD)  
Cheung Sha Wan Government Offices  
5/f, 303 Cheung Sha Wan Road, Kowloon  
Email: [mailbox@afcd.gov.hk](mailto:mailbox@afcd.gov.hk)

Mr. Alan Wong Chi-kwong  
Country and Marine Parks Authority (Authority)  
Director of Agriculture, Fisheries and Conservation Department  
Cheung Sha Wan Government Offices,  
5/f, 303 Cheung Sha Wan Road, Kowloon  
Email: [dafcoffice@afcd.gov.hk](mailto:dafcoffice@afcd.gov.hk)

Mr. Ling Kar Kan  
Director of Planning  
Planning Department  
17/F, North Point Government Offices  
333 Java Road, North Point, Hong Kong  
Email: [kkling@pland.gov.hk](mailto:kkling@pland.gov.hk)

Mr. David Ng  
Senior Planner  
Planning Departments  
14/F, North Point Government Offices  
333 Java Road, North Point, Hong Kong  
Fax: 2231 4962  
Email: [dymng@pland.gov.hk](mailto:dymng@pland.gov.hk)

Dear Sirs,

**Re: Draft Lai Chi Wo, Siu Tan and Sam A Tsuen Outline Zoning Plan (No. S/NE-LCW/C)**

We are concerned over the captioned Draft Outline Zoning Plan (OZP):

1. We urge the Town Planning Board to consider at their first next meeting to extend the DPA by one year for 2 reasons:
  - a. Under the Country Parks Ordinance, the Country and Marine Parks Board (CMPB) has the responsibility to advise the Country and Marine Parks Authority on the assessment of the country park

Unit 7, 5/F, Eastern Harbour Centre, 28 Hoi Chak Street, Quarry Bay,  
Tel: +852 3104 3107 Fax: +852 2187 2305

# 創建 Designing Hong Kong 香港 .com

enclaves for designation/exclusion from country parks. The tentative date for CMPB to discuss the assessment is October this year. As the Lai Chi Wo, Siu Tan and Sam A Tsuen DPA will expire this July, time should be granted for full consideration of the assessments.

b. As country parks enclaves (enclaves) are connected to the Country Parks (CP) geographically, ecologically and aesthetically, CMPB has the duty to consider the potential impact of proposed land uses in enclaves on the surrounding Country Parks and to review and comment to the TPB on the Pre-consideration Draft OZPs. They will only be able to do so later this year<sup>1</sup>.

2. For the captioned Preliminary OZP, we have the following comments:

- a. Green Belt zoning provides insufficient protection for the environment. All the Green Belt Zones, including riparian area, should be upgraded to GB(1) or CA which provide higher protection of the ecology while allowing farming.
- b. 'CA' zone covering the ponds in Siu Tan should be upgraded to 'CA (for wetland only)' indicating special protection. The 'no-net-loss in wetland' principle should be adopted for any change in use within this zone.
- c. To limit the areas zoned for VTD to existing built structures plus a reserve for approved small house applications (the village clusters in image below) only. Future legitimate demand under the SHP, if any, would have to be addressed outside the enclaves and CP. This follows the precedent of the Tai Long Wan Outline Zoning Plan.



<sup>1</sup> South China Morning Post, 'Enclave deserves better protection, say advisers', <http://www.scmp.com/news/hong-kong/article/1531971/green-advisers-say-mau-ping-enclave-deserves-better-protection>

# 創建 Designing Hong Kong 香港.com

- d. To move "houses" and "small houses" from column 1 to column 2 in the Schedule of Notes to ensure that any and all demolition and (re-) development of houses is subject to planning permission;
- e. No future development under the Small House Policy (SHP) in the enclaves and CP;
- f. To create a layout plan for each enclave with consensus from the public and stakeholders;
- g. To control the location and the qualities of facilities of campsites, 'Tent Camping Ground' should move from column 1 to column 2 under 'GB(1)'. Recreational and supporting facilities should be compatible with the surrounding environment and applications allow input from relevant departments and stakeholders. For GB upgraded to CA, a CA(1) zone could be created with 'Tent Camping Ground' under column 2 for selected enclaves if so required as an amenity for country park visitors.
- h. Any and all slope stabilization, site formation, sewage treatment, drainage, footways, access and parking required should be implemented as public works to minimize impacts;
- i. To categorically deny the future construction of new roads to enclaves currently not serviced by roads.

Herewith we so submit for your consideration.

Best Regards,



Debby Chan  
Project Officer  
Designing Hong Kong  
June 2014

Agenda Item 10 – Consideration of Draft  
Lai Chi Wo, Siu Tan and Sam A Tsuen  
Outline Zoning Plan No. S/NE-LCW/D  
Further Consideration of a New Plan  
Additional Pages of TPB Paper No. 9702  
for tabling at the TPB meeting on 1.8.2014

Urgent  Return receipt  Sign  Encrypt  Mark Subject Restricted  Expand groups



Re: Draft Lai Chi Wo OZP  
24/06/2014 17:47

debby@designinghongkong.com to: tpbpd@pland.gov.hk,  
mailbox@afcd.gov.hk,  
dafcoffice@afcd.gov.hk,  
kkling@pland.go...

Sent by: debby.ckl@gmail.com

From: Debby Chan <debby@designinghongkong.com>  
To: tpbpd <tpbpd@pland.gov.hk>, mailbox@afcd.gov.hk, dafcoffice@afcd.gov.hk, kkling@pland.gov.hk,  
dymng@pland.gov.hk,  
Sent by: debby.ckl@gmail.com

History: This message has been forwarded.

Dear Sirs,

Addendum to our letter dated 24 June 2014 .

We have the following additional comment on the draft Outline Zoning Plans under pre-consideration for enclaves:

Noting that many existing structures in enclaves have historical and cultural values expressed in their vernacular architecture, and that the heritage value of historic.... Etc ....

Noting that Pak Sha O and Pak Sha O Ha Yeung are outstanding vernacular Hakka villages in the Area and are well-preserved, and that the heritage value of historic buildings partly lies in their original physical environment, any change to the existing vernacular Hakka village setting with possible adverse impact on the heritage value of historic buildings should be avoided. Hence, any demolition of or any addition, alteration and/or modification to or replacement/redevelopment of an existing building requires planning permission from the Board. To ensure that new village houses would be in harmony with the historic buildings and would not affect the

---

- 5 -

DPA/NE-PSO/2

integrity of the existing village setting, development of new village house and New Territories Exempted House also requires planning permission from the Board. The Antiquities and Monuments Office (AMO) of the Leisure and Cultural Services Department (LCSD) should be consulted well in advance on any development or redevelopment proposals.

Best Regards,

Debby Chan Ka Lam

Designing Hong Kong Limited

Tel: 3104 3107

Fax: 2187 2305

Unit 7, 5/F, Eastern Harbour Centre, 28 Hoi Chak Street, Quarry Bay, Hong Kong

Website: <http://www.designinghongkong.com/>

Facebook Page: <https://www.facebook.com/DesigningHongKong>

On 23 June 2014 20:50, Debby Chan <[debby@designinghongkong.com](mailto:debby@designinghongkong.com)> wrote:

Dear Sirs,

Enclosed letter for your action.

Best Regards,

Debby Chan Ka Lam

Designing Hong Kong Limited

Tel: 3104 3107

Fax: 2187 2305

Unit 7, 5/F, Eastern Harbour Centre, 28 Hoi Chak Street, Quarry Bay, Hong Kong

Website: <http://www.designinghongkong.com/>

Facebook Page: <https://www.facebook.com/DesigningHongKong>



世界自然基金會  
香港分會

WWF-Hong Kong

香港新界葵涌葵昌路 8 號  
萬泰中心 15 樓  
15/F, Manhattan Centre,  
8 Kwai Cheong Road,  
Kwai Chung, N.T., Hong Kong

電話 Tel: +852 2526 1011  
傳真 Fax: +852 2845 2764  
wwf@wwf.org.hk  
wwf.org.hk

Our Ref.: SHK/LDD 10/14  
10 July 2014

**Re: Draft Lai Chi Wo, Siu Tan and Sam A Tsuen Outline Zoning Plan**  
**No. S/NE-LCW/C**

**General comments & recommendations**

- Due to high conservation and landscape value of Lai Chi Wo, Siu Tan and Sam A Tsuen, the Tai Long Wan approach, i.e. "V" zone limited to existing and approved building lots, should be adopted to prevent any ecological impacts from future village expansion to the ecological sensitive features in the Area, e.g. EIS at Lai Chi Wo, mangroves and fish ponds along the coast of Yan Chau Tong;
- The actual Small House demand should be verified before defining the "V" zone boundary to avoid oversized village zone which will cause water quality and ecological impacts to surrounding habitats;
- All secondary woodlands should be zoned as "GB(1)" or "CA" to conserve the ecological and landscape connectivity with the surrounding Plover Cove Country Park (PCCP). Secondary woodlands with linkage to the nearby country parks are zoned as "CA" at Pak Lap and Hoi Ha. We consider that same approach should be followed at the captioned OZP.

**Lai Chi Wo**

- Since the streams in Lai Chi Wo area contain globally "Endangered" *Anguilla japonica*<sup>1</sup> and a *Pseudogobiopsis* sp. which can only be found in Lai Chi Wo as per KFBG ecological survey<sup>2</sup>, "GB" zoning is inadequate to protect these lowland streams as Small Houses still can be built upon TPB approval. As such, the streams and their riparian zones, i.e. 30m width on both sides, should be zoned as "CA" to avoid adverse impacts from developments;
- Rehabilitation of farmlands seems to be undertaking as paddy fields are found in the proposed "AGR" zone. (Please refer to this link:

<sup>1</sup> Jacoby, D. & Gollock, M. 2014. *Anguilla japonica*. The IUCN Red List of Threatened Species. Version 2014.1. <[www.iucnredlist.org](http://www.iucnredlist.org)>. Downloaded on 09 July 2014.

<sup>2</sup> Appendix V of the TPB paper No. 9614

贊助人：香港特區行政長官  
梁振英先生, GBM, GBS, JP  
主席：楊子信先生  
行政總裁：顧志翔先生

義務核數師：香港立信德豪會計師事務所有限公司  
義務公司秘書：嘉信秘書服務有限公司  
義務律師：孖士打律師行  
義務司庫：匯豐銀行  
註冊慈善機構

Patron: The Honourable CY Leung, GBM, GBS, JP  
Chief Executive of the HKSAR  
Chairman: Mr Trevor Yang  
CEO: Mr Adam Koo

Honorary Auditors: BDO Limited  
Honorary Company Secretary:  
McCabe Secretarial Services Limited  
Honorary Solicitors: Mayer Brown JSM  
Honorary Treasurer: HSBC  
Registered Charity  
(Incorporated With Limited Liability)

<https://www.facebook.com/LaiChiWoVillageliZhiWoCun/photos/pcb.860133830696300/860133817362968/?type=1&theater>). While the Management Agreement project of “*Sustainable Habitat Management in the Long Valley*” has been demonstrating that ecological value of the area can be enhanced through farmland rehabilitation, we consider that farmland rehabilitation in Lai Chi Wo should be encouraged and further protected by “GB” zoning to prevent any dumping activities affecting the on-going farmland rehabilitation.

### **Siu Tan**

- A seagrass species, *Halophila* sp. was found in an intertidal pond at Siu Tan during our site visit (Figure 1). To protect this seagrass species from habitat change, “CA” should be changed into “CA(1)” which only fish pond culture is always permitted.

### **Sam A Tsuen**

- All freshwater marsh should be zoned into “CA” to protect the habitats for species of conservation concern, i.e. Rice fish and Four-spot Midget<sup>3</sup> found in Sam A Tsuen wetland.

---

<sup>3</sup> Appendix V of the TPB paper No. 9614

Figure 1. Seagrass that found at Siu Tan (Photo taken on 13<sup>th</sup> Feb 2014)



Agenda Item 10 – Consideration of Draft  
Lai Chi Wo, Siu Tan and Sam A Tsuen  
Outline Zoning Plan No. S/NE-LCW/D  
Further Consideration of a New Plan  
Additional Pages of TPB Paper No. 9702  
for tabling at the TPB meeting on 1.8.2014

Urgent  Return receipt  Sign  Encrypt  Mark Subject Restricted  Expand groups



Re: Draft Lai Chi Wo OZP  
24/06/2014 17:47

debby@designinghongkong.com to: tpbpd@pland.gov.hk,  
mailbox@afcd.gov.hk,  
dafcoffice@afcd.gov.hk,  
kkling@pland.go...

Sent by: debby.ckl@gmail.com

From: Debby Chan <debby@designinghongkong.com>  
To: tpbpd <tpbpd@pland.gov.hk>, mailbox@afcd.gov.hk, dafcoffice@afcd.gov.hk, kkling@pland.gov.hk,  
dymng@pland.gov.hk,  
Sent by: debby.ckl@gmail.com

---

History: This message has been forwarded.

---

Dear Sirs,

Addendum to our letter dated 24 June 2014 .

We have the following additional comment on the draft Outline Zoning Plans under pre-consideration for enclaves:

Noting that many existing structures in enclaves have historical and cultural values expressed in their vernacular architecture, and that the heritage value of historic.... Etc ....

Noting that Pak Sha O and Pak Sha O Ha Yeung are outstanding vernacular Hakka villages in the Area and are well-preserved, and that the heritage value of historic buildings partly lies in their original physical environment, any change to the existing vernacular Hakka village setting with possible adverse impact on the heritage value of historic buildings should be avoided. Hence, any demolition of or any addition, alteration and/or modification to or replacement/redevelopment of an existing building requires planning permission from the Board. To ensure that new village houses would be in harmony with the historic buildings and would not affect the

---

- 5 -

DPA/NE-PSO/2

integrity of the existing village setting, development of new village house and New Territories Exempted House also requires planning permission from the Board. The Antiquities and Monuments Office (AMO) of the Leisure and Cultural Services Department (LCSD) should be consulted well in advance on any development or redevelopment proposals.

Best Regards,

Debby Chan Ka Lam

Designing Hong Kong Limited

Tel: 3104 3107

Fax: 2187 2305

Unit 7, 5/F, Eastern Harbour Centre, 28 Hoi Chak Street, Quarry Bay, Hong Kong

Website: <http://www.designinghongkong.com/>

Facebook Page: <https://www.facebook.com/DesigningHongKong>

On 23 June 2014 20:50, Debby Chan <[debby@designinghongkong.com](mailto:debby@designinghongkong.com)> wrote:

Dear Sirs,

Enclosed letter for your action.

Best Regards,

Debby Chan Ka Lam

Designing Hong Kong Limited

Tel: 3104 3107

Fax: 2187 2305

Unit 7, 5/F, Eastern Harbour Centre, 28 Hoi Chak Street, Quarry Bay, Hong Kong

Website: <http://www.designinghongkong.com/>

Facebook Page: <https://www.facebook.com/DesigningHongKong>