

TOWN PLANNING BOARD

~~Confidential~~

Downgraded on
19 Aug 2011

TPB Paper No. 8888

**For Consideration by the
Town Planning Board on 12.8.2011**

**Draft Tung A and Pak A Development Permission Area Plan
No. DPA/SK-TA/C**

[CONFIDENTIAL]

TPB Paper No.8888
for Consideration by
the Rural and New Town
Planning Committee
on 12.8.2011

**CONSIDERATION OF THE
DRAFT TUNG A AND PAK A DEVELOPMENT PERMISSION AREA PLAN
NO. DPA/SK-TA/C**

1. Introduction

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

- (a) that the draft Tung A and Pak A Development Permission Area (DPA) Plan No. DPA/SK-TA/C (to be renumbered as DPA/SK-TA/1) (**Appendix I**) and its Notes (**Appendix II**) are suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) that the Explanatory Statement (ES) (**Appendix III**) is suitable to serve as an expression of the planning intentions and objectives of the Town Planning Board (the Board) for the draft Tung A and Pak A DPA Plan and that the ES should be issued under the name of the Board.

2. Background

Location and Physical Characteristics (Plans 1 to 3b)

- 2.1 The area comprises three sub-areas, namely, Tung A, Pak A and Chau Tsai (the Area). Tung A and Pak A are completely enclosed by the Sai Kung East Country Park (SKECP) whilst Chau Tsai is a small island located to the east of Pak A. The Area is rural in character comprising mainly village houses, grassland, shrubland, woodland, fallow agricultural land and streamcourses. Tung A Village and Pak A Village are the two recognized villages falling

within the Area. Fish rafts and sea urchin cultivation are found at the cove of the Rocky Harbour between Tung A and Pak A.

Need for Statutory Plan

- 2.2 The Chief Executive in the 2010-2011 Policy Address has acknowledged the need to regulate land use of the Country Park enclaves to forestall human damage. To meet conservation and social development needs, these Country Park enclaves will be either included into Country Parks, or covered by statutory plans.
- 2.3 The Area is one of the Country Park enclaves that needs to be covered by statutory plan. At present, the Area is rural and natural in character comprising mainly village houses, grassland, shrubland, woodland, fallow agricultural land and streamcourses. To prevent haphazard developments and conserve the rural and natural character of the Area, it is necessary to prepare a DPA plan to cover the Area to provide planning guidance and development control pending preparation of an Outline Zoning Plan (OZP) and to enable enforcement actions to be taken against any unauthorized development to safeguard the Area's natural and landscape character.
- 2.4 On 14.7.2011, under the power delegated by the Chief Executive, the Secretary for Development directed the Board, under section 3(1)(b) of the Ordinance, to prepare a draft plan designating Tung A and Pak A as DPA.

3. Object of the Plan

- 3.1 The object of the draft DPA plan is to delineate the extent of the Area and to set out the types of developments and uses which are permitted at all times and such types of development and uses that may be permitted with or without conditions on application to the Board within the boundaries of the Area (**Plan 2a**).
- 3.2 The draft DPA plan is to provide planning guidance and to facilitate development control within the Area during the period required for detailed analysis of the land use pattern, study of infrastructural provisions and examination of development options for the formulation of an OZP. The draft DPA plan will be replaced by an OZP within three years.

4. The Plan Area (Appendix I)

Existing land uses

- 4.1 The Plan Area covers a total area of about 20.41 ha. It comprises three sub-areas, namely, Tung A (about 9.47 ha), Pak A (about 10.1 ha) and Chau Tsai (about 0.84 ha).
- 4.2 Tung A and Pak A are completely encircled by the SKECP, whilst Chau Tsai is a small island which links up with Pak A by a sand bar during low tide. The existing land uses of the respective sub-areas include the following:

Tung A (Plans 2a to 2c, 3a & 4a to 4e)

- 4.2.1 Tung A resembles an inverted L-shape located at the eastern part of the Area. There are mountain ranges to the north, east and south of Tung A. Coastal areas are in the western part. Tung A Village is a recognized village and village houses are concentrated in the coastal area. The whole 'Village Environs' ('VE') of Tung A Village falls within the Area. Shrubland, woodland and streamcourses are found to the north, east and south of the village. Tung A is characterised by a rural and countryside ambience. There is a cluster of fisherman settlement at Sha Kiu Tau in the southwestern part of Tung A. The Leung Shuen Wan Tin Hau Temple and a village office are in the middle part of Tung A.

Pak A (Plans 2a to 2c, 3b & 4f to 4j)

- 4.2.2 Pak A is located at the opposite side of Tung A across the cove of the Rocky Harbour. Mountain ranges of Tai She Wan are located to its north and west. Pak A is enclosed by the Rocky Harbour to its east and south. It is characterised by a rural and countryside ambience, comprising mainly village houses, shrubland, woodland, fallow agricultural land and streamcourses. Village houses at Pak A Village, which is a recognized village, are mainly clustered in the middle part along the coastal area. The 'VE' of Pak A Village mainly falls within the Area. Two large pieces of fallow agricultural land are located in the northeast and southwest of Pak A, and are overgrown with dense vegetation.

Chau Tsai (Plan 2a to 2c, 3b & 4k)

- 4.2.3 Chau Tsai is a small island located to the east of Pak A. It falls within the 'VE' of Pak A Village. It is accessible to Pak A by walking across a sand bar in between during low tide or by boat. Fallow agricultural land is found on the middle part of the island which is overgrown with dense vegetation. No human settlements are currently found on the island.

Land ownership (Plans 2b to 2d)

- 4.3 The majority of land in the Area (about 75%) is Government land, and the remaining 25% are private land comprising mainly agricultural land and building lots.

Transport and accessibility

- 4.4 There is no vehicular access to the Area. The Area can be accessible by a footpath leading from Sai Kung Man Yee Road. There are public piers in both Tung A and Pak A. Marine access to the Area is available by boat.

5. Land Use Proposals (Appendix I)

General Planning Intention

- 5.1 Amid the SKECP, the Area is part of the wider natural system of the Sai Kung countryside. The general planning intention of the Area is to protect the natural and landscape character of the Area and the landscape beauty of the surrounding SKECP. The planning intention is also to reflect the existing recognized villages of Tung A and Pak A, and the fishermen settlement at Sha Kiu Tau.

"Village Type Development" ("V") Total Area 2.12 ha (Plans 2c, 2d, 4a to 4j)

- 5.2 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 and efficient use of land.
- 5.3 There are two indigenous villages in the Area. Tung A Village is located along the coastal area in the middle part of Tung A. Pak A Village is concentrated at the middle part of Pak A along the coastline. Restaurants are

found on the ground floors of some village houses.

- 5.4 As advised by the District Lands Officer/Sai Kung, at present there is only one outstanding Small House application in Pak A, the boundaries of the “V” zones are drawn up provisionally having regard to the existing village clusters and building structures, outstanding Small House demand and existing site conditions. Areas of difficult terrain, dense and mature vegetation and ecologically sensitive areas are not included. The boundaries of the “V” zones will be further reviewed and defined during the preparation of OZP stage to take account of the results of relevant assessments/studies on various aspects including Small House demand and developments, conservation value, the environment, infrastructure, landscape character, etc.
- 5.5 The existing village clusters of Tung A and Pak A, and the fishermen settlement at Sha Kiu Tau at the southwestern part of Tung A are zoned “V” on the Plan.
- 5.6 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 activity.

“Unspecified Use”: Total Area 18.29 ha

- 5.7 The Area consists mainly of grassland, shrublands, woodland and fallow agricultural land. This land use designation is primarily intended for giving statutory protection to the Area subject to further studies. Under this land use designation, apart from the ‘Agricultural Use’ and some uses which are permitted in the covering Notes of the Plan, all uses and developments will require planning permission from the Board. Besides, if diversion of stream, land filling/excavation and pond filling are required for the always permitted uses (except the public works implemented and coordinated by the Government), permission from the Board will be required. This control will help properly regulate and control the existing topography and natural vegetation.
- 5.8 Detailed proposals for the Area are set out in the ES (**Appendix III**).

6. Notes of the Plan (Appendix II)

- 6.1 Attached to the draft DPA plan is a set of Notes that 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.
- 6.2 The draft Notes are formulated on the basis of the latest set of Master Schedule of Notes (MSN) endorsed by the Board whilst having regard to the peculiar characteristics of the Area.

7. Plan Number

Upon gazetting, the draft Tung A and Pak A DPA Plan will be renumbered to DPA/SK-TA/1.

8. Consultation

- 8.1 The draft DPA Plan together with the Notes and ES has been circulated to the relevant Government bureaux and departments for comments.
- 8.2 Comments received have been incorporated into the draft DPA plan, its Notes or ES as appropriate. On 8.8.2011, the draft DPA Plan was also endorsed by circulation by the New Territories District Planning Conference (NTDipCon) for submission to the Board.
- 8.3 The Sai Kung District Council (SKDC) and the Sai Kung Rural Committee (SKRC) have not been consulted due to the confidential nature of the plan. However, the SKDC and SKRC will be consulted separately on the draft DPA Plan after its publication under section 5 of the Ordinance.

9. Decision Sought

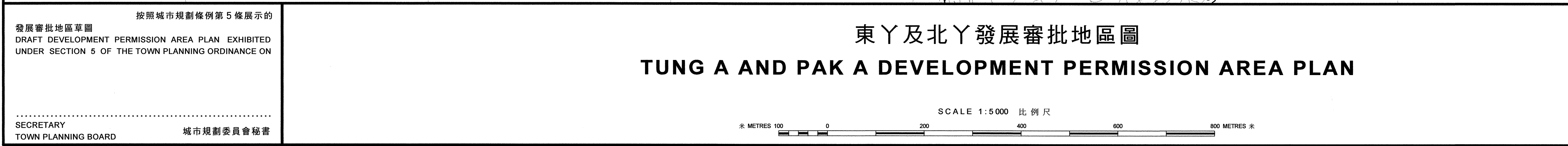
Members are invited to:

- (a) agree that the draft Tung A and Pak A DPA Plan No. DPA/SK-TA/C (to be renumbered to DPA/SK-TA/1) (**Appendix I**) and its Notes (**Appendix II**) are suitable for exhibition for public inspection under section 5 of the Ordinance;
- (b) agree that the ES (**Appendix III**) is suitable to serve as an expression of the planning intention and objectives of the Board for the draft Tung A and Pak A DPA Plan and that the ES should be issued under the name of the Board; and
- (c) agree that consultation on the draft Tung A and Pak A DPA Plan will be conducted for the SKDC and SKRC separately after its publication under section 5 of the Ordinance.

10. Attachments

Appendix I	Draft Tung A and Pak A Development Permission Area Plan No. DPA/SK-TA/C
Appendix II	Notes of the Draft Tung A and Pak A Development Permission Area Plan No. DPA/SKTA/C
Appendix III	Explanatory Statement of the Draft Tung A and Pak A Development Permission Area Plan No. DPA/SK-TA/C
Plan 1	Location Plan of Tung A and Pak A
Plan 2a	Planning Scheme Boundary of Tung A and Pak A Development Permission Area
Plan 2b	Village Environs Boundary and Land Ownership
Plan 2c	Proposed "Village Type Development" Zone in Tung A and Pak A
Plan 2d	Existing Village Houses and Ruined Structures on Private Land within the Proposed "V" Zone in Tung A and Pak A
Plan 3a	Aerial photo of Tung A taken on 31.10.2010
Plan 3b	Aerial photo of Pak A and Chau Tsai taken on 31.10.2010
Plans 4a to 4k	Site Photos

PLANNING DEPARTMENT
AUGUST 2011



USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分比	
VILLAGE TYPE DEVELOPMENT	2.12	10.39	鄉村式發展
UNSPECIFIED USE	18.29	89.61	非指定用途
TOTAL AREA OF DEVELOPMENT PERMISSION AREA	20.41	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

SECRETARY
TOWN PLANNING BOARD

圖則編號
PLAN No. **DPA/SK-TA/C**

DRAFT TUNG A AND PAK A
DEVELOPMENT PERMISSION AREA PLAN NO. DPA/SK-TA/C

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

NOTES

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

- (1) These Notes show the uses or developments on land falling within the boundaries of the Plan which are always permitted and which may be permitted by the Town Planning Board, with or without conditions, on application. Where permission from the Town Planning Board for a use or development is required, the application for such permission should be made in a prescribed form. The application shall be addressed to the Secretary of the Town Planning Board, from whom the prescribed application form may be obtained.
- (2) Any use or development which is always permitted or may be permitted in accordance with these Notes must also conform to any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, as may be applicable.
- (3) No action is required to make the use of any land or building which was in existence immediately before the first publication in the Gazette of the notice of the draft development permission area plan conform to this Plan, provided such use has continued since it came into existence. Any material change of such use or any other development (except minor alteration and/or modification to the development of the land or building in respect of such use which is always permitted) must be always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board.
- (4) Except to the extent that paragraph (3) applies, any use or development falling within the boundaries of the 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.
- (5) 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.
- (6) Boundaries of the Plan and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.

- (7) The following uses or developments are always permitted on land falling within the boundaries of the Plan except where the uses or developments are specified in Column 2 of the Notes of the zone :
- (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, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station 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, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government;
 - (e) rebuilding of New Territories Exempted Houses;
 - (f) replacement of an existing domestic building, i.e., a domestic building which was in existence on the date of the publication in the Gazette of the notice of this draft development permission area plan, by a New Territories Exempted House;
 - (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;
 - (h) in areas not zoned or set apart under section 4(1) of the Town Planning Ordinance in the development permission area, the uses stipulated in the schedule forming Annex A of these Notes; and
 - (i) in areas zoned or set apart under section 4(1) of the Town Planning Ordinance in the development permission area, the uses stipulated in column 1 of the relevant zoning schedule forming part of Annex B of these Notes.
- (8) 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.
- (9) In these Notes, unless the context otherwise requires or unless as expressly provided below, terms used in the Notes shall have the meanings as assigned under section 1A of the Town Planning Ordinance.

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

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

DRAFT TUNG A AND PAK A
DEVELOPMENT PERMISSION AREA PLAN NO. DPA/SK-TA/C

Schedule of Uses

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Annex B	
I VILLAGE TYPE DEVELOPMENT	2

Use Always Permitted in an "Unspecified Use" area
(Being an area not zoned or set apart under
Section 4(1) of the Town Planning Ordinance)

Agricultural Use

Remarks

- (a) Any use or development, other than the always permitted use as specified above or the uses or developments always permitted under the covering Notes, requires planning permission from the Town Planning Board under section 16 of the Town Planning Ordinance.
- (b) Any diversion of streams, filling of land/pond or excavation of land, including that to effect a change of use to the always permitted use as specified above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by the Government), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of this draft development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

VILLAGE TYPE DEVELOPMENT

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use	Burial Ground
Government Use (Police Reporting Centre, Post Office only)	Eating Place
House (New Territories Exempted House only)	Government Refuse Collection Point
On-Farm Domestic Structure	Government Use (not elsewhere specified)#
Religious Institution (Ancestral Hall only)	House (not elsewhere specified)
Rural Committee/Village Office	Hotel (Holiday House Only)
	Institutional Use (not elsewhere specified)#
	Market
	Place of Recreation, Sports or Culture
	Public Clinic
	Public Convenience
	Public Utility Installation #
	Religious Institution (not elsewhere specified)#
	Residential Institution #
	School #
	Shop and Services
	Social Welfare Facility #
	Utility Installation for Private Project

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

Eating Place
Library
School
Shop and Services

(Please see next page)

VILLAGE TYPE DEVELOPMENT (cont'd)

Planning Intention

The planning intention of this zone is to reflect existing recognized and other villages. 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 the always permitted use as specified above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by the Government), shall not be undertaken or continued on or after the date of publication in the Gazette of the notice of this draft development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

Appendix III

DRAFT TUNG A AND PAK A DEVELOPMENT PERMISSION AREA PLAN NO. DPA/SK-TA/C

EXPLANATORY STATEMENT

DRAFT TUNG A AND PAK A DEVELOPMENT PERMISSION AREA PLAN
NO. DPA/SK-TA/C

EXPLANATORY STATEMENT

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DRAFT TUNG A AND PAK A DEVELOPMENT PERMISSION AREA PLAN
NO. DPA/SK-TA/C

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

EXPLANATORY STATEMENT

Note : For the purposes of the Town Planning Ordinance, this statement shall not be deemed to constitute a part of the Plan.

1. **INTRODUCTION**

This Explanatory Statement is intended to assist an understanding of the draft Tung A and Pak A Development Permission Area Plan No. DPA/SK-TA/C. It reflects the planning intention and objectives of the Town Planning Board (the Board) for the Plan.

2. **AUTHORITY FOR THE PLAN AND PROCEDURE**

- 2.1 On 14 July 2011, under the power delegated by the Chief Executive, the Secretary for Development directed the Board, under section 3(1)(b) of the Town Planning Ordinance (the Ordinance), to prepare a draft plan designating Tung A, Pak A and Chau Tsai areas as a development permission area (DPA).
- 2.2 On XX XX 2011, the draft Tung A and Pak A DPA Plan No. DPA/SK-TA/C (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 delineate the extent of the Tung A and Pak A DPA (the Area) and to set out the types of developments and uses which are permitted at all times and such types of developments and uses that may be permitted with or without conditions on application to the Board within the boundaries of the Area.
- 3.2 The Plan is a small-scale plan and the planning scheme boundary may be subject to minor adjustments as detailed planning and development proceed.
- 3.3 The Plan is to provide planning guidance and to facilitate development control within the Area during the period required for detailed analysis of the land use pattern, study of infrastructural provisions and examination of development options for the formulation of an outline zoning plan (OZP).

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 Area 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 EXISTING SITUATION

- 5.1 The Area falls within a greater area named High Island (also known as Leung Shuen Wan). The Area comprises three sub-areas, namely, Tung A, Pak A and Chau Tsai. Tung A and Pak A are completely enclosed by the Sai Kung East Country Park whilst Chau Tsai is a small island located to the east of Pak A. Fish rafts and sea urchin cultivation are found in the cove of the Rocky Harbour between Tung A and Pak A. The Area is located at the southern coast of Sai Kung peninsula, about 9 km to the south-east of Sai Kung Town.
- 5.2 Tung A Village and Pak A Village are the only two indigenous villages in the Area. Both of them are Hakka Villages. In the past, the villagers depended mainly on farming. Since the early 1980s, most villagers have moved out and farming activity has ceased.
- 5.3 Most of the flora and fauna in the Area are common and widespread species. Though the Area is not exceptional in terms of biodiversity or ecological importance, the wooded areas at the periphery of the Area form a continuous stretch of well-established vegetation with those located at the adjacent Sai Kung East Country Park and are ecologically-linked to the natural habitats therein. The Sai Kung East Country Park encircling the Area is a famous scenic spot and also a popular tourist and hiking attraction in the territory. To the further north of the Area is the High Island Reservoir. The Area has a high landscape value which complements the overall naturalness and the landscape beauty of the surrounding Sai Kung East Country Park.
- 5.4 The Area is accessible by a footpath leading from Sai Kung Man Yee Road. Chau Tsai is linked up with and accessible from Pak A via a sand bar in between. The sand bar is being completely covered by the sea water during the high tide. There is no vehicular access to the Area. Marine access is available at both Tung A and Pak A by boat. Public piers and several jetties are found along the coastal area of Tung A and Pak A respectively.
- 5.5 Tung A
- 5.5.1 Tung A resembles an inverted L-shape located at the eastern part of the Area. There are mountain ranges to the north, east and south of Tung A. Coastal area is the western part of Tung A. It is mainly rural and countryside in character comprising mainly village houses along the

coastline. Shrubland, woodland and streamcourses are mainly found to the north, east and south of the village houses.

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

5.6 Pak A

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

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

5.7 Chau Tsai

Chau Tsai is a small island located to the east of Pak A. It is accessible to Pak A by walking across a sand bar in-between during low tide. Fallow agricultural land is found in the middle part of the island which is overgrown with grass, shrubs and trees. The island is encircled by bare rocks along the coastline. No human settlements or activities are found on the island.

6. NEED FOR PLANNING GUIDANCE AND CONTROL

The Area is rural and natural in character comprising mainly village houses, shrubland, woodland, grassland, fallow agricultural land and streamcourses. To prevent haphazard developments and conserve the rural and natural character of the Area, it is necessary to prepare a DPA plan to cover the Area to provide planning guidance and development control pending preparation of an OZP and to enable enforcement actions to be taken against any unauthorized development.

7. THE DEVELOPMENT PERMISSION AREA

7.1 Plan Area

The Area covers an area a total of about 20.41 ha. It comprises three parts of area, namely, Tung A (about 9.47 ha), Pak A (about 10.1 ha) and Chau Tsai (about 0.84 ha). Tung A and Pak A are completely encircled by the Sai Kung East Country Park, whilst Chau Tsai is a small island which links up with Pak A by a sand bar during low tide. The boundary of the Area is shown by a heavy broken line on the Plan.

7.2 General Planning Intention

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

7.3 Population

According to the estimate of the Planning Department, the population in the Area is about 90 persons.

7.4 Land Use Zoning and Intended Uses within "Unspecified Use" Area

"Village Type Development" ("V"): Total Area 2.12 ha

7.4.1 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.

7.4.2 The recognized villages within the Area are Tung A and Pak A. Restaurants are found on the ground floors of the village houses. The boundaries of "V" zones are drawn up provisionally around existing clusters having regard to the existing village clusters and building structures, outstanding Small House demand and existing site conditions. Areas of difficult terrain, dense and mature vegetation and ecologically sensitive areas are not included. The boundaries of the "V" zones will be further reviewed and defined during the

preparation of OZP stage to take account of the results of relevant assessments/studies on various aspects including Small House demand and developments, conservation value, the environment, infrastructure, landscape character, etc.

- 7.4.3 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 this draft DPA plan, whichever is the greater.
- 7.4.4 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 system. Each proposal will be considered on its individual planning merits.
- 7.4.5 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 activity.

“Unspecified Use”: Total Area 18.29 ha

- 7.4.6 The Area consists mainly of grassland, shrublands, woodland and fallow agricultural land. To protect the natural and landscape character of the Area, planning guidance and development control are considered necessary. Owing to the urgency of preparing the DPA plan, except the area zoned “V”, the other area has been designated as “Unspecified Use” pending detailed analysis and studies to establish the appropriate land uses in the course of the preparation of OZP.

7.5 Transport and Utility Services

7.5.1 Road Network and Footpath

At present, the Area is accessible via a footpath leading to Sai Kung Man Yee Road. There is no vehicular access to the Area.

7.5.2 Waterborne Transport

There are public piers in both Tung A and Pak A. Marine access to the Area is available by boat.

7.5.3 Utility Services

There are no public sewerage and drainage systems in the Area. Potable water supply to existing facilities and villagers of Tung A and Pak A is

provided.

7.6 Cultural Heritage

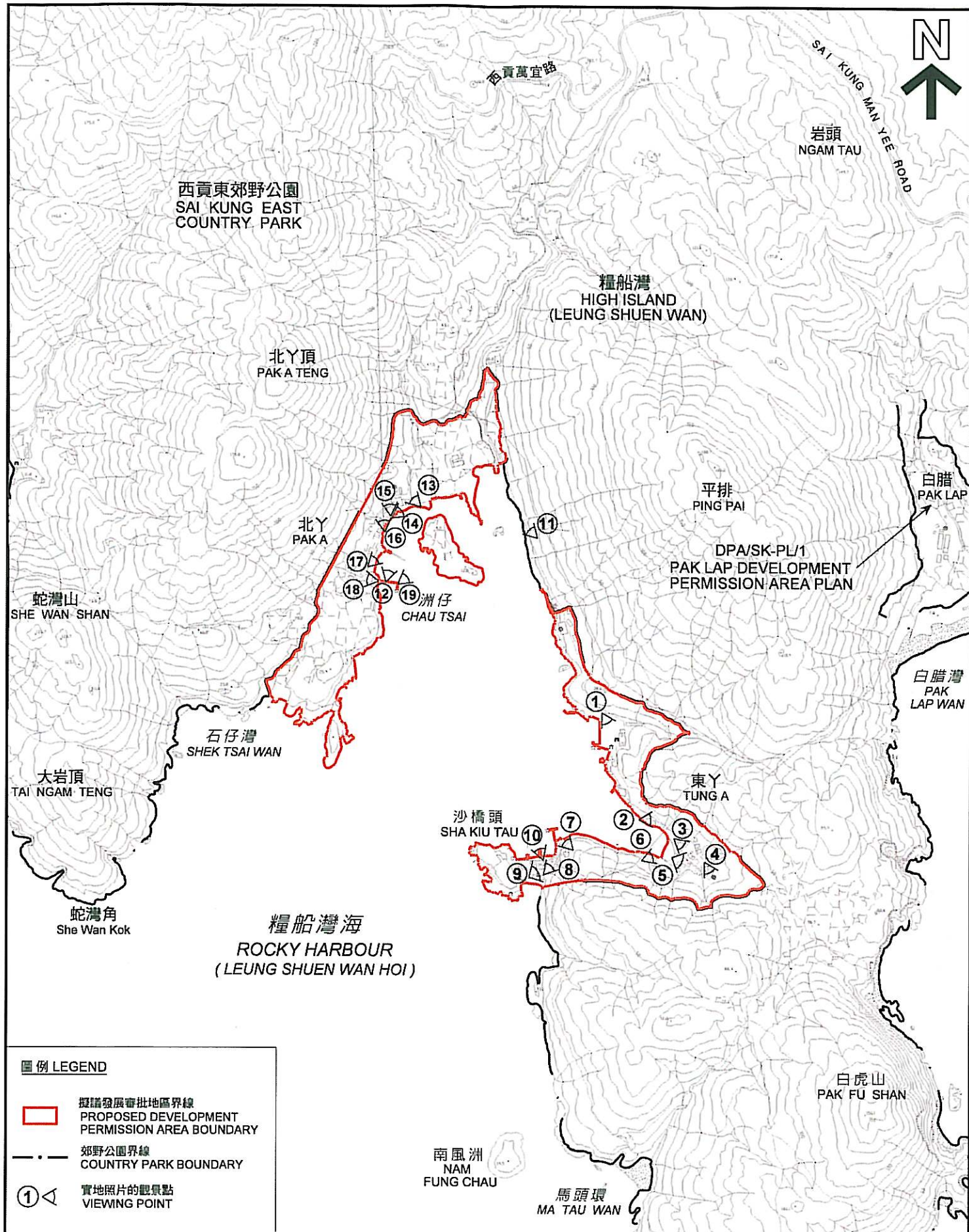
The Tin Hau Temple at Tung A was built by fishermen for worshipping the Goddess of the sea in 18th Century. The temple is a Grade 3 historic building. The Antiquities and Monuments Office of the Leisure and Cultural Services Department should be consulted in advance of any development that might affect the Tin Hau Temple and its immediate environs.

8. PLANNING CONTROL WITHIN THE DEVELOPMENT PERMISSION AREA

- 8.1 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 are always permitted and no separate permission is required.
- 8.2 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 impact 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.
- 8.3 Planning applications to the Board will be assessed on individual merits. In general, the Board, in considering the planning applications, will take into account all relevant planning considerations which may include the departmental outline development plans/layout plans, and the guidelines published by the Board. The outline development plans/layout plans are available for public inspection at the Planning Department. Guidelines published by the Board are available from the Board's website, the Secretariat of the Board and the Technical Services Division of the Planning Department. Application forms and Guidance Notes for planning applications can be downloaded from the Board's website and are available from the Secretariat of the Board, the Technical Services Division and relevant District Planning Office of the Planning Department. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.

- 8.4 Any development, other than those referred to in paragraph 8.1 above or in conformity with the Plan or with the permission of the Board, undertaken or continued on or after the date of the first publication in the Gazette of the notice on land included in the Plan may be subject to enforcement proceedings under the Ordinance. Any diversion of streams, filling of land/pond or excavation of land within land designated "Unspecified Use" and diversion of streams or filling of pond within "V" zones on or after the first publication in the Gazette of the notice of the Plan without permission from the Board may also be subject to enforcement proceedings.
- 8.5 It is intended that the DPA plan published by the Board will be replaced, within three years, by an OZP. Under the provisions of section 20(5) of the Ordinance, a draft DPA plan is effective for a period of three years after the notification in the Gazette. Extension of one additional year may be given by the Chief Executive in Council. The provision of enforcement will continue to be applicable to the Area after the DPA plan is replaced by an OZP.

**TOWN PLANNING BOARD
AUGUST 2011**



圖例 LEGEND

- 擬議發展審批地區界線
PROPOSED DEVELOPMENT PERMISSION AREA BOUNDARY
- 郊野公園界線
COUNTRY PARK BOUNDARY
- 1 實地照片的觀景點
VIEWING POINT

本摘要圖於2011年7月28日擬備，
所根據的資料為測量圖
8-SE-C及12-NE-A
EXTRACT PLAN PREPARED ON 28.7.2011
BASED ON SURVEY SHEET
8-SE-C & 12-NE-A

**東丫及北丫
發展審批地區的規劃範圍界線
PLANNING SCHEME BOUNDARY
OF TUNG A AND PAK A
DEVELOPMENT PERMISSION AREA**

SCALE 1: 10 000 比例尺

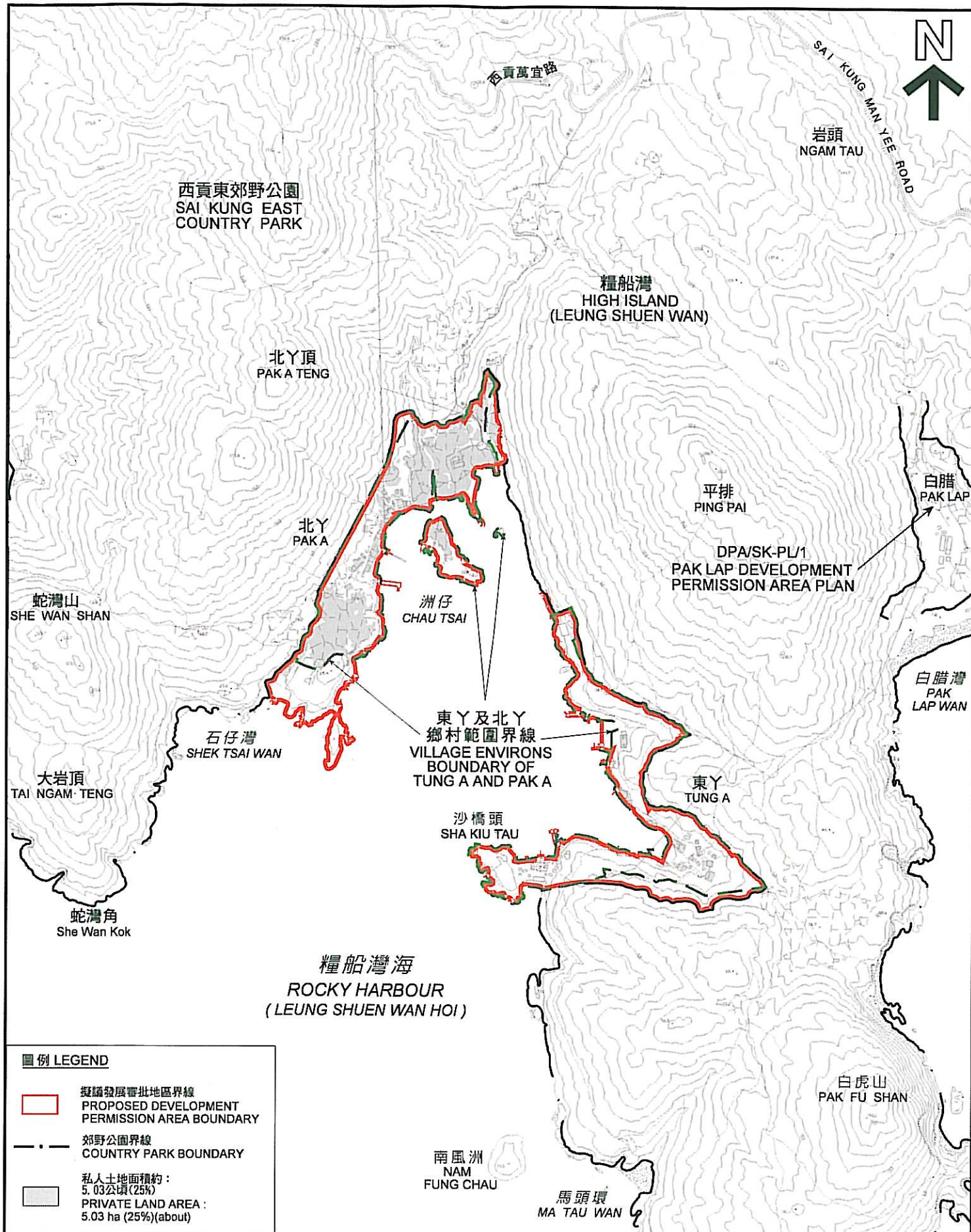
米 100 0 100 300 400 500 米
METRES

**規劃署
PLANNING
DEPARTMENT**



參考編號
REFERENCE No.
M/SK/11/16

**圖 PLAN
2a**



圖例 LEGEND

- 擬議發展審批地區界線
PROPOSED DEVELOPMENT
PERMISSION AREA BOUNDARY
- 郊野公園界線
COUNTRY PARK BOUNDARY
- 私人土地面積約：
5.03公頃(25%)
PRIVATE LAND AREA：
5.03 ha (25%)(about)

本摘要圖於2011年7月28日擬備，
所根據的資料為測量圖
8-SE-C及12-NE-A
EXTRACT PLAN PREPARED ON 28.7.2011
BASED ON SURVEY SHEET
8-SE-C & 12-NE-A

鄉村範圍界線及土地業權
VILLAGE ENVIRONS
BOUNDARY AND LAND OWNERSHIP

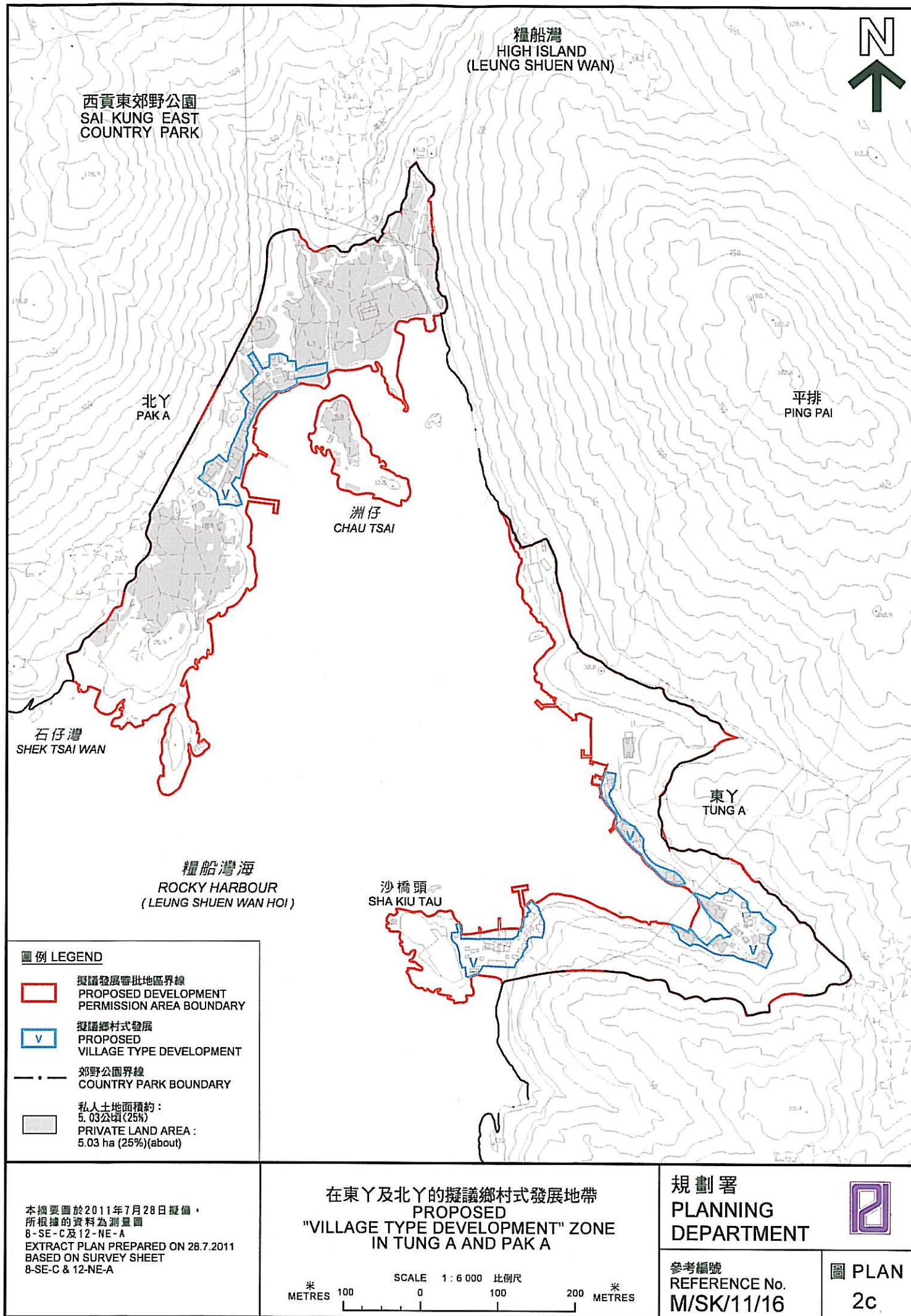
SCALE 1:10 000 比例尺
米 100 0 100 300 400 500 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/SK/11/16

圖 PLAN
2b



西貢東郊野公園
SAI KUNG EAST
COUNTRY PARK

糧船灣
HIGH ISLAND
(LEUNG SHUEN WAN)



北丫
PAK A

平排
PING PAI

洲仔
CHAU TSAI

石仔灣
SHEK TSAI WAN

糧船灣海
ROCKY HARBOUR
(LEUNG SHUEN WAN HOI)

沙橋頭
SHA KIU TAU

東丫
TUNG A

圖例 LEGEND

-  擬議發展審批地區界線
PROPOSED DEVELOPMENT
PERMISSION AREA BOUNDARY
-  擬議鄉村式發展
PROPOSED
VILLAGE TYPE DEVELOPMENT
-  郊野公園界線
COUNTRY PARK BOUNDARY
-  私人土地面積約：
5.03公頃(25%)
PRIVATE LAND AREA :
5.03 ha (25%)(about)

本摘要圖於2011年7月28日擬備，
所根據的資料為測量圖
8-SE-C及12-NE-A
EXTRACT PLAN PREPARED ON 28.7.2011
BASED ON SURVEY SHEET
8-SE-C & 12-NE-A

在東丫及北丫的擬議鄉村式發展地帶
PROPOSED
"VILLAGE TYPE DEVELOPMENT" ZONE
IN TUNG A AND PAK A

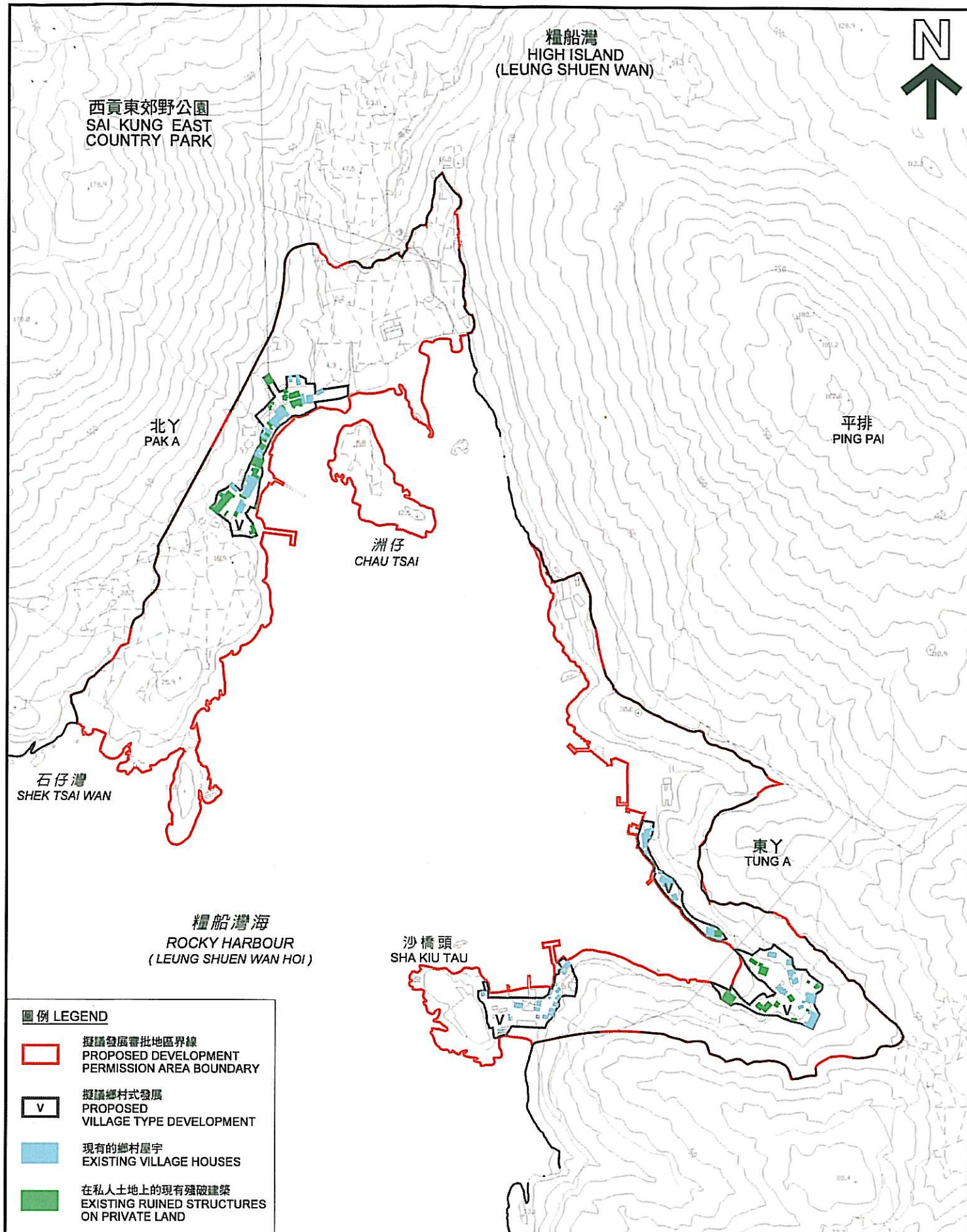
SCALE 1:6 000 比例尺
米 100 0 100 200 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/SK/11/16

圖 PLAN
2c



圖例 LEGEND

- 擬議發展審批地區界線
PROPOSED DEVELOPMENT PERMISSION AREA BOUNDARY
- V 擬議鄉村式發展
PROPOSED VILLAGE TYPE DEVELOPMENT
- 現有的鄉村屋宇
EXISTING VILLAGE HOUSES
- 在私人土地上的現有殘破建築
EXISTING RUINED STRUCTURES ON PRIVATE LAND

本摘要圖於2011年7月28日擬備，
所根據的資料為測量圖
8-SE-C及12-NE-A
EXTRACT PLAN PREPARED ON 28.7.2011
BASED ON SURVEY SHEET
8-SE-C & 12-NE-A

在東Y及北Y的擬議鄉村式發展地帶內
現有的鄉村屋宇及在私人土地上的殘破建築
EXISTING VILLAGE HOUSES AND
RUINED STRUCTURES ON PRIVATE LAND
WITHIN THE PROPOSED "V" ZONE
IN TUNG A AND PAK A

SCALE 1:6 000 比例尺
米 METRES 100 0 100 200 米 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/SK/11/16

圖 PLAN
2d



西貢東郊野公園
SAI KUNG EAST COUNTRY PARK

洲仔
CHAU TSAI

糧船灣
HIGH ISLAND
(LEUNG SHUEN WAN)

東丫
TUNG A

沙橋頭
SHA KIU TAU

糧船灣海
ROCKY HARBOUR
(LEUNG SHUEN WAN HOI)



擬議發展審批地區界線
PROPOSED DEVELOPMENT
PERMISSION AREA BOUNDARY

本摘要圖於2011年7月28日擬備，所根據
的資料為地政總署於2010年10月31日拍得
的航攝照片編號CS29456和CS29457
EXTRACT PLAN PREPARED ON 28.7.2011
BASED ON AERIAL PHOTO Nos CS29456
AND CS29457, TAKEN ON 31.10.2010,
BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

東丫
TUNG A

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/SK/11/16

圖 PLAN
3a



西貢東郊野公園
SAI KUNG EAST COUNTRY PARK

糧船灣
HIGH ISLAND
(LEUNG SHUEN WAN)

北丫
PAKA

洲仔
CHAU TSAI

糧船灣海
ROCKY HARBOUR
(LEUNG SHUEN WAN HOI)

沙橋頭
SHA KIU TAU



擬議發展審批地區界線
PROPOSED DEVELOPMENT
PERMISSION AREA BOUNDARY

本摘要圖於2011年7月28日擬備，所根據
的資料為地政總署於2010年10月31日拍得
的航攝照片編號CS29443和CS29457
EXTRACT PLAN PREPARED ON 28.7.2011
BASED ON AERIAL PHOTO Nos. CS29443
AND CS29457, TAKEN ON 31.10.2010,
BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

北丫及洲仔
PAK A AND CHAU TSAI

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/SK/11/16

圖 PLAN
3b

①



鄉公所
VILLAGE OFFICE

糧船灣天后宮
LEUNG SHUEN WAN TIN HAU TEMPLE

攝於2011年6月1日的實地照片
SITE PHOTO TAKEN ON 1.6.2011

②



攝於2011年7月27日的實地照片
SITE PHOTO TAKEN ON 27.7.2011

實地照片 SITE PHOTO

東丫
TUNG A

本圖於2011年7月28日擬備
PLAN PREPARED ON 28.7.2011

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/SK/11/16

圖 PLAN
4a

3



攝於2011年7月27日的實地照片
SITE PHOTO TAKEN ON 27.7.2011

4



攝於2011年6月1日的實地照片
SITE PHOTO TAKEN ON 1.6.2011

實地照片 SITE PHOTO

東丫
TUNG A

本圖於2011年7月28日擬備
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規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/SK/11/16

圖 PLAN
4b

5



6



實地照片 SITE PHOTO

東 Y
TUNG A

本圖於2011年7月28日擬備，所根據
的資料為攝於2011年6月1日的實地照片
PLAN PREPARED ON 28.7.2011
BASED ON SITE PHOTO TAKEN ON 1.6.2011

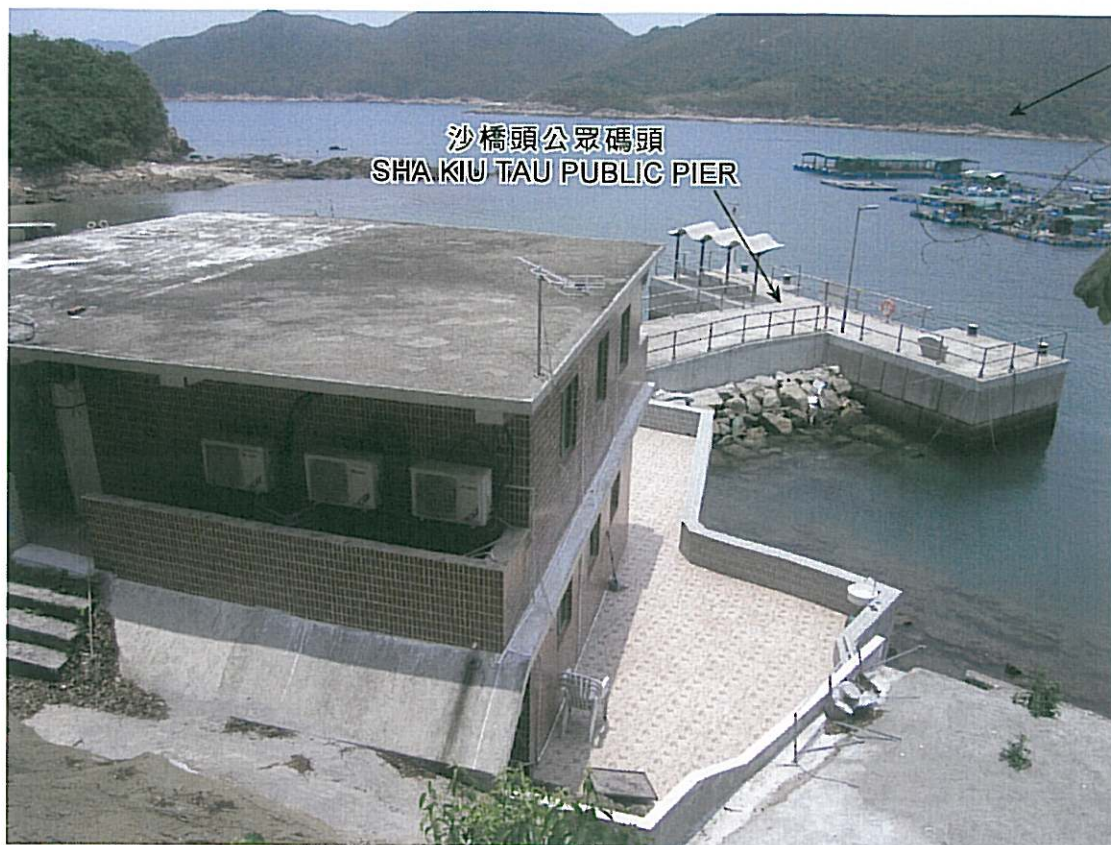
規 劃 署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/SK/11/16

圖 PLAN
4c

7



北丫 PAK A

8



實地照片 SITE PHOTO

東丫
(沙橋頭)
TUNG A
(SHA KIU TAU)

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/SK/11/16

圖 PLAN
4d

本圖於2011年7月28日擬備，所根據
的資料為攝於2011年6月1日的實地照片
PLAN PREPARED ON 28.7.2011
BASED ON SITE PHOTO TAKEN ON 1.6.2011

9

餐館 RESTAURANT



10



實地照片 SITE PHOTO

東丫
(沙橋頭)
TUNG A
(SHA KIU TAU)

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/SK/11/16

圖 PLAN
4e

本圖於2011年7月28日擬備，所根據
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PLAN PREPARED ON 28.7.2011
BASED ON SITE PHOTO TAKEN ON 1.6.2011

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攝於2011年6月1日的實地照片
SITE PHOTO TAKEN ON 1.6.2011

12



攝於2011年7月27日的實地照片
SITE PHOTO TAKEN ON 27.7.2011

實地照片 SITE PHOTO

北丫
PAK A

本圖於2011年7月28日擬備
PLAN PREPARED ON 28.7.2011

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/SK/11/16

圖 PLAN
4f

13



14



實地照片 SITE PHOTO

北丫
PAK A

本圖於2011年7月28日擬備，所根據
的資料為攝於2011年6月1日的實地照片
PLAN PREPARED ON 28.7.2011
BASED ON SITE PHOTO TAKEN ON 1.6.2011

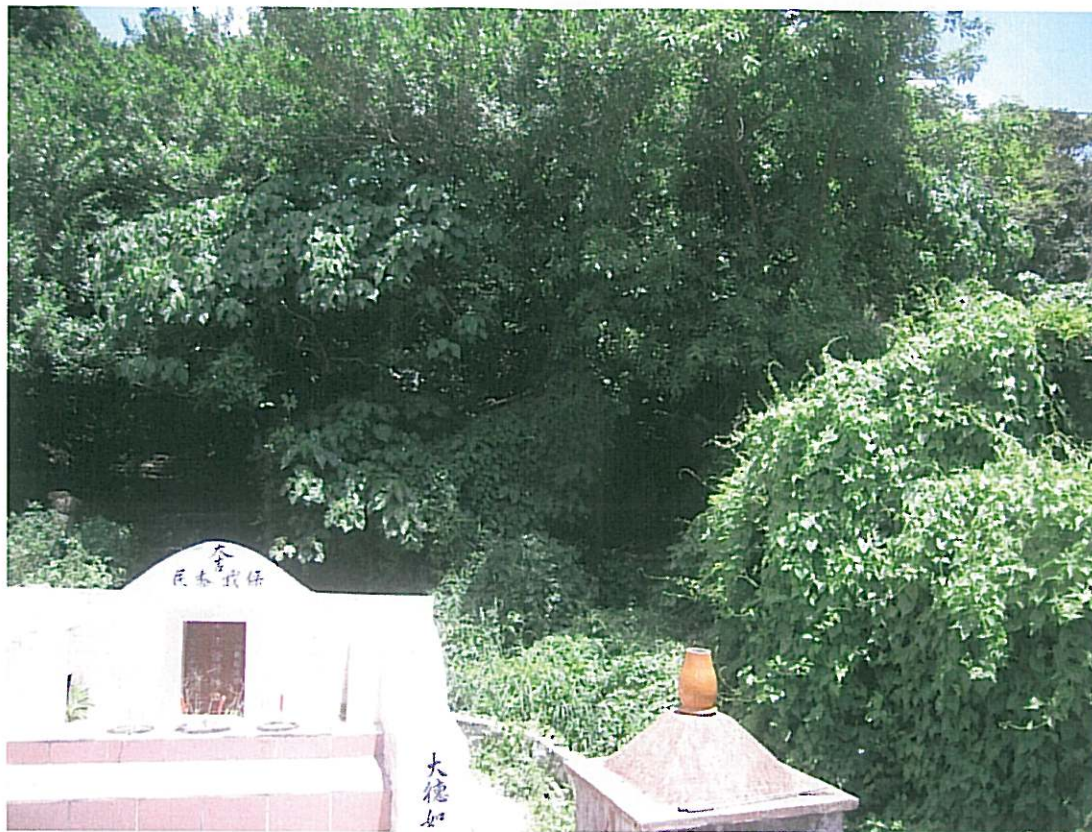
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/SK/11/16

圖 PLAN
4g

15



攝於2011年7月27日的實地照片
SITE PHOTO TAKEN ON 27.7.2011

16



攝於2011年6月1日的實地照片
SITE PHOTO TAKEN ON 1.6.2011

實地照片 SITE PHOTO

北丫
PAK A

本圖於2011年7月28日擬備
PLAN PREPARED ON 28.7.2011

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PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/SK/11/16

圖 PLAN
4h

17

北丫的餐館及村屋
A RESTAURANT AND VILLAGE HOUSES IN PAK A



實地照片 SITE PHOTO

北丫
PAK A

本圖於2011年7月28日擬備，所根據
的資料為攝於2011年6月1日的實地照片
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規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/SK/11/16

圖 PLAN
4i

18



本圖於2011年7月28日擬備，所根據
的資料為攝於2011年6月1日的實地照片
PLAN PREPARED ON 28.7.2011
BASED ON SITE PHOTO TAKEN ON 1.6.2011

實地照片 SITE PHOTO

北丫
PAK A

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/SK/11/16

圖 PLAN
4j

19



實地照片 SITE PHOTO

洲仔
CHAU TSAI

本圖於2011年7月28日擬備，所根據
的資料為攝於2011年6月1日的實地照片
PLAN PREPARED ON 28.7.2011
BASED ON SITE PHOTO TAKEN ON 1.6.2011

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/SK/11/16

圖 PLAN
4k