

CONFIDENTIAL
(Downgraded on 13.8.2010)

**Minutes of the 423rd Meeting of the
Metro Planning Committee held on 30.7.2010**

Agenda Item 2

Matters Arising

[Closed Meeting]

(iii) **Draft Tai Long Sai Wan Development Permission Area Plan**

1. The Chairman reported that on 26.7.2010, under the power delegated by the Chief Executive, the Secretary for Development directed the Board to prepare a draft plan designating the Tai Long Sai Wan area as a development permission area (DPA) under section 3(1)(b) of the Town Planning Ordinance. A draft DPA plan had been prepared by Planning Department (PlanD) and would be submitted to the Rural and New Town Planning Committee (RNTPC) for consideration at its meeting in the afternoon. If the draft DPA plan was agreed by the RNTPC, it would be gazetted and exhibited for public inspection. Any unauthorized development on land within the DPA plan would be subject to enforcement action under the Town Planning Ordinance.

2. A Member asked how much time would normally be required for the preparation of a DPA plan and whether public consultation would be necessary. The Chairman said that the time needed to prepare a DPA plan might vary depending on the specific circumstances of each area. The five new DPA plans published on 30.7.2010, covering more than 2,400 ha of land in the Frontier Closed Area, were prepared to take forward the recommendations of a planning study. The study had gone through several stages of public consultation and had taken more than two years to complete. The Tai Long Sai Wan DPA, which covered an area of about 16 ha and with relatively few buildings in the area, could be prepared in a much shorter period of time. The designation of Tai Long Sai Wan as a DPA would put the area under statutory planning control and enforcement provisions under the Town Planning Ordinance and hence there would be no public consultation prior to the publication of

the DPA plan.

3. The Member further asked whether any measure could be taken to freeze any development on the 54 pieces of private land which were close to but fell outside the boundaries of Country Parks and not yet covered by any statutory town plans. The Chairman said that the Environment Bureau, as the policy bureau on nature conservation, was considering if those enclaves could be incorporated into the Country Park boundary in one go.