

**Extracted from Confirmed Minutes
of 989th Meeting of TPB held on 12.8.2011
(Downgraded on 26.8.2011)**

Sai Kung and Islands District

Agenda Item 5

[Confidential Item. Closed Meeting]

Consideration of the Draft Tung A and Pak A

Development Permission Area Plan No. DPA/SK-TA/C

(TPB Paper No. 8888)

[The meeting was conducted in Cantonese.]

33. The Vice-chairman invited Mr. Wilfred Cheng, District Planning Officer/Sai Kung and Islands (DPO/SKIs), and Mr. Charles C.F. Yam, Senior Town Planner/Sai Kung (STP/SK) to brief Members on the Paper.

34. With the aid of a Powerpoint presentation, Mr. Charles C.F. Yam (STP/SK) made the following main points:

Location & Existing Land Uses

- (a) The Plan Area covered a total area of about 20.41 ha. It comprised three sub-areas, namely, Tung A (about 9.47 ha), Pak A (about 10.1 ha) and Chau Tsai (about 0.84 ha);
- (b) Tung A and Pak A were completely enclosed by the Sai Kung East Country Park (SKECP), while Chau Tsai was a small island located to the east of Pak A and linked up with Pak A by a sand bar during low tide;
- (c) the Area was generally rural in character comprising mainly village houses, grassland, shrubland, woodland, fallow agricultural land and streamcourses. Tung A Village and Pak A Village were two recognized villages falling within the Area. Fish rafts and sea urchin cultivation were found at the cove of the Rocky Harbour between Tung A

and Pak A;

- (d) Tung A was characterised by a rural and countryside ambience. The whole 'village environs' ('VE') of Tung A Village fell within the Area and the village houses were concentrated in the coastal area. There was a cluster of fisherman settlement at Sha Kiu Tau in the southwestern part of Tung A. The Leung Shuen Wan Tin Hau Temple, a grade 3 historic building, and a village office were in the middle part of Tung A;
- (e) Pak A was characterised by a rural and countryside ambience, comprising mainly village houses, shrubland, woodland, fallow agricultural land and streamcourses. The 'VE' of Pak A Village mainly fell within the Area and the village houses of Pak A Village were clustered in the middle part along the coastal area;
- (f) Chau Tsai was a small island located to the east of Pak A. It was linked up with Pak A by a sand bar during low tide. It could be accessed by walking across the sand bar during low tide or by boat. Fallow agricultural land was found in the middle part of the island, which was overgrown with dense vegetation. No human settlements were currently found on the island
- (g) the majority of land in the Area (about 75%) was government land, and the remaining 25% were private land (mainly in Pak A) comprising mainly agricultural land and building lots;

Need for Statutory Plan

- (h) the Area was one of the Country Park enclaves that needed to be covered by statutory plan. At present, the Area was rural and natural in character. To prevent haphazard developments and conserve the rural and natural character of the Area, it was 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;

- (i) 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, Pak A and Chau Tsai as DPA;

The Tung A and Pak A DPA Plan

- (j) the general planning intention of the Area was to protect the natural and landscape character of the Area and the landscape beauty of the surrounding SKECP. The planning intention was also to reflect the existing recognized villages of Tung A and Pak A, and the fishermen settlement at Sha Kiu Tau;
- (k) the draft DPA plan was 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 would be replaced by an OZP within three years;

Land Use Proposals

- (l) "Village Type Development" ("V") (about 2.12ha)
 - i) about 2.12 ha of land was zoned "V" which was primarily intended for development of Small Houses by indigenous villagers. It was also intended to concentrate village type development within this zone for a more orderly development pattern and efficient use of land;
 - ii) there were two indigenous villages in the Area, namely, Tung A Village and Pak A Village and the existing fishermen settlement at Sha Kiu Tau. These village clusters were proposed to be zoned "V";

- iii) the boundaries of the “V” zones were drawn up provisionally having regard to the existing village clusters and building structures, outstanding Small House demand and existing site conditions. The boundaries of the “V” zones would be further reviewed and refined 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.
 - iv) as diversion of streams or filling of pond might cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board was required for such activity;
- (m) “Unspecified Use” (“U”) (about 18.29 ha)
- i) the Area consisted mainly of grassland, shrublands, woodland and fallow agricultural land. This land use designation was primarily intended for giving statutory protection to the Area subject to further studies;
 - ii) under this land use designation, apart from the ‘Agricultural Use’ and some uses which were permitted in the covering Notes of the Plan, all uses and developments would require planning permission from the Board. Besides, if diversion of stream, land filling/excavation and pond filling were required for the always permitted uses (except the public works implemented and coordinated by the Government), permission from the Board would be required. This control would help properly regulate and control development and conserve the existing topography and natural vegetation in the Area;

Consultation

- (n) the draft DPA Plan together with the Notes, and Explanatory Statement

had been circulated to the relevant government bureaux and departments for comments;

- (o) on 8.8.2011, the draft DPA Plan was endorsed by the New Territories District Planning Conference ; and
- (p) the Sai Kung District Council and Sai Kung Rural Committee would be consulted on the draft DPA Plan after its publication under section 5 of the Ordinance.

35. The Vice-chairman then invited questions from Members.

36. A Member enquired why the Leung Shuen Wan Tin Hau Temple and the village office were not included in the “V” zone on the subject draft DPA. Mr. Charles C.F. Yum, STP/SK, replied that the boundaries of the “V” zones were drawn up provisionally having regard to the existing village clusters and building structures, outstanding Small House demand and existing site conditions. The said Tin Hau Temple and the village office located away from the existing village cluster would be taken into consideration in reviewing the boundaries of the “V” zones during the preparation of the OZP.

37. After deliberation, the Board:

- (a) agreed that the draft Tung A and Pak A DPA Plan No. DPA/SK-TA/C (to be renumbered to DPA/SK-TA/1) and its Notes were suitable for exhibition for public inspection under section 5 of the Ordinance;
- (b) agreed that the Explanatory Statement (ES) was 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) agreed that consultation on the draft Tung A and Pak A DPA Plan would be conducted for the Sai Kung District Council and Sai Kung Rural Committee separately after its publication under section 5 of the

Ordinance.

38. The Vice-chairman thanked PlanD's representatives for attending the meeting. They all left the meeting at this point.

[Mr. Maurice W.M. Lee arrived to join the meeting at this point.]

Sha Tin, Tai Po and North District

Agenda Item 6

[Confidential Item. Closed Meeting]

Consideration of the Draft Mau Ping Development Permission Area Plan
No. DPA/NE-MP/C
(TPB Paper No. 8884)

[The meeting was conducted in Cantonese.]

39. The Vice-chairman invited Mr. W.K. Hui, District Planning Officer/Shu Tin, Tai Po and North (DPO/STN), and Mr. David Y.M Ng, Senior Town Planner (STP)/New Plans to brief Members on the Paper.

40. With the aid of a Powerpoint presentation, Mr. David Y.M. Ng, STP/New Plans, made the following main points:

Location & Existing Land Uses

- (a) the Mau Ping Area (the Area) with an area of about 45 ha was encircled by the Ma On Shan Country Park. Currently, it was not served by any vehicular access but was only accessible by a footpath connecting Ma On Shan and Sai Kung. The Area was a well-wooded valley, and mainly comprised abandoned agricultural land, woodlands, and the deserted villages of Mau Ping and Wong Chuk Shan;
- (b) the Area was part of the Mui Tsz Lam and Mau Ping Priority Site for Enhanced Conservation under the New Nature Conservation Policy.

Besides, the Mau Ping Site of Special Scientific Interest, listed for its floristic importance, was in close proximity to north of the site. The Area was of significant ecological and conservation importance. Besides, the Pak Kong - Mui Tsz Lam Trackway was a site of archaeological interest;

- (c) the recognized villages within the Area were Mau Ping (including Mau Ping San Uk and Mau Ping Lo Uk) and Wong Chuk Shan which had been deserted and most of the village houses were in dilapidated conditions. There was an ancestral hall at Mau Ping San Uk which had been renovated;

Need for Statutory Plan

- (d) the Area was one of the Country Park enclaves that needed to be covered by statutory plan. Any uncontrolled development might affect ecological, landscape and archaeological value in the Area. There was an urgent need to better protect the natural scenic character and ecological value of the Area from uncontrolled development through development control. The DPA plan was to provide planning guidance and development control pending the preparation of an OZP and to enable enforcement actions to be taken against any unauthorized development;
- (a) 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 the Mau Ping Area as DPA;

The Mau Ping DPA Plan

- (b) the general planning intention of the Area was to protect its nature conservation and landscape value which complemented the overall naturalness and the landscape beauty of the surrounding Ma On Shan Country Park. The planning intention was also to reflect the existing recognized villages of Mau Ping and Wong Chuk Shan;

- (c) the draft DPA plan was 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 would be replaced by an OZP within three years.;

Land Use Proposals

- (d) “Village Type Development” (“V”) (about 1.25 ha)
 - i) the planning intention of the “V” zone was for development of Small House by indigenous villagers. It was also intended to concentrate village type development within this zone for a more orderly development pattern and efficient use of land;
 - ii) the recognized villages within the Area were Mau Ping (including Mau Ping San Uk and Mau Ping Lo Uk) and Wong Chuk Shan. The boundaries of “V” zones were drawn up provisionally having regard to the existing clusters and building structures, outstanding Small House demand, and existing site conditions. The boundaries of the “V” zones would be further reviewed and defined during the preparation of OZP 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.;
 - iii) as diversion of streams or filling of pond might cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board was required for such activity;
- (e) “Unspecified Use” (“U”) (about 44.01 ha)
 - i) given the significant ecological and conservation importance of the Area, the Area, except the land within the “V” zones, was designated as “Unspecified Use” pending further and additional studies to establish the appropriate uses for the Area. This land

use designation was primarily intended for giving statutory protection to the Area subject to further studies;

- ii) under this land use designation, apart from the ‘Agricultural Use’ and some uses which were permitted in the covering Notes of the Plan, all uses and developments would require planning permission from the Board. Besides, if diversion of stream, land filling/excavation and pond filling was required for the always permitted uses (except the public works implemented and coordinated by the Government), permission from the Board would be required. This control would help properly regulate and control development and conserve the existing topography and natural vegetation in the Area;

Consultation

- (j) the draft DPA Plan together with the Notes, and Explanatory Statement had been circulated to the relevant government bureaux and departments for comments;
- (k) on 8.8.2011, the draft DPA Plan was endorsed by the New Territories District Planning Conference ; and
- (l) the Sha Tin District Council and Sha Tin Rural Committee would be consulted on the draft DPA Plan after its publication under section 5 of the Ordinance.

41. The Vice-chairman then invited questions from Members.

42. A Member noted that the villages in the Area had been deserted and most of the village houses were in dilapidated conditions. This Member enquired the reason for designating these areas as “V” on the draft DPA. Mr. W.K. Hui, DPO/STN, replied that for the previous batch of DPAs prepared for the Country Park enclaves, the land covered by the DPAs were all designated as “Unspecified Use” areas pending further studies to establish the appropriate uses for the Area. Under the “Unspecified Use” zoning, apart from

‘Agricultural Use’ and some uses which were permitted in the covering Notes of the Plan, all uses and developments, including Small House development, required planning permission from the Board. Some village representatives had raised concerns on this approach as this would affect the Small House development in the areas. To address their concerns, appropriate areas under the DPA were zoned “V” having regard to the existing clusters and building structures, outstanding Small House demand, and existing site conditions. The boundaries of the “V” zones would be further reviewed and defined during the preparation of the OZP.

43. A Member noted that whilst the villages in the area had been deserted, there was a newly renovated ancestral hall at Mau Ping San Uk. Another Member said that the renovation works had been undertaken three years ago.

44. After deliberation, the Board:

- (a) agreed that the draft Mau Ping DPA Plan No. DPA/ST-MP/C (to be renumbered to DPA/ST-MP/1) and its Notes were suitable for exhibition for public inspection under section 5 of the Ordinance;
- (b) agreed that the Explanatory Statement (ES) was suitable to serve as an expression of the planning intention and objectives of the Board for the draft Mau Ping DPA Plan and that the ES should be issued under the name of the Board; and
- (c) agreed that a consultation on the draft Mau Ping DPA Plan would be conducted for the Sha Tin District Council and Sha Tin Rural Committee separately after its publication under section 5 of the Ordinance.

Agenda Item 7

[Confidential Item. Closed Meeting]

Consideration of the Draft Lai Chi Wo, Siu Tan and Sam A Tsuen
Development Permission Area Plan No. DPA/NE-LCW/C
(TPB Paper No. 8885)

[The meeting was conducted in Cantonese.]

45. The Vice-chairman invited Mr. W.K. Hui, District Planning Officer/Shia Tin, Tai Po and North (DPO/STN), and Mr. David Y.M Ng, Senior Town Planner (STP)/New Plans to brief Members on the Paper.

46. With the aid of a Powerpoint presentation, Mr. David Y.M. Ng, STP/New Plans made the following main points:

Location & Existing Land Uses

- (a) the Area, comprising three sub-areas of Lai Chi Wo, Siu Tan and Sam A Tsuen, located at the northeastern coast of the Plover Cove Country Park and fronted onto the Yan Chau Tong Marine Park. The Area was accessible either by boats via small piers at Lai Chi Wo Village and Sam A Tsuen or via walking trails leading from Wu Kau Tang and Bride's Pool;
- (b) Lai Chi Wo area mainly comprised mangrove, woodland, shrubland, watercourse and fallow agricultural land. Lai Chi Wo Village, Kop Tong and Mui Tsz Lam were recognized villages in the area and were largely abandoned. Lai Chi Wo Village faced the Yan Chau Tong Marine Park and the Lai Chi Wo Beach Site of Special Scientific Interest with mangrove stand and seagrass habitats. Behind the village was a fung shui woodland designated as a "Special Area" for high ecological value (e.g. a butterfly hotspot) and flora diversity under the Country Parks Ordinance. There was a natural stream flowing across the Lai Chi Wo area, about 500m of which was recognized as an Ecologically Important Stream. Fung shui woodlands (with records of *Aquilaria sinensis* (±

沉香) of conservation significance were also found behind the Kop Tong and Mui Tsz Lam area;

- (c) Siu Tan area mainly comprised flat and low-lying abandoned agricultural land, which had been turned into intertidal water ponds and freshwater marshes surrounded by shrubs and woodland;
- (d) Sam A Tsuen area mainly comprised woodland, shrubland, abandoned agricultural land, freshwater marsh, stream, estuarine mangrove and mudflat habitats. The habitats supported a high diversity of wildlife and flora species and were identified as hotspots for butterflies. Sam A Tsuen was the only recognized village in the area;
- (e) the Area was rich with heritage and archaeological features, including the Hip Tin Temple & Hok Shan Monastery, a Grade 3 historic building and the Lai Chi Wo archaeological site;

Need for Statutory Plan

- (f) the Area was one of the Country Park enclaves that needed to be covered by statutory plan. Suspected unauthorized tree felling and vegetation clearance had been found in the Area. There was an urgent need to better protect the natural scenic character and ecological value of the Area from uncontrolled development. The DPA plan was to provide planning guidance and development control pending the preparation of an OZP and to enable enforcement actions to be taken against any unauthorized development;
- (g) 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 Lai Chi Wo, Siu Tan and Sam A Tsuen as DPA;

The Lai Chi Wo, Siu Tan and Sam A Tsuen DPA Plan

- (h) the general planning intention of the Area was to protect its high

conservation and landscape value and rural settings which complemented the overall naturalness and the landscape beauty of the surrounding Plover Cove Country Park. The planning intention was also to reflect the existing recognized villages of Lai Chi Wo Village, Mui Tsz Lam, Kop Tong and Sam A Tsuen;

- (i) the draft DPA plan was 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 would be replaced by an OZP within three years;

Land Use Proposals

- (j) “Village Type Development” (“V”) (about 4.91 ha)
 - i) the planning intention of the “V” zone was for development of Small House by indigenous villagers. It was also intended to concentrate village type development within this zone for a more orderly development pattern and efficient use of land;
 - ii) the recognized villages within the Area were Lai Chi Wo, Mui Tsz Lam, Kop Tong and Sam A Tsuen. The boundaries of “V” zones were drawn up provisionally having regard to the existing clusters and building structures, outstanding Small House demand, and existing site conditions. The boundaries of the “V” zones would 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.;
 - iii) as diversion of streams or filling of pond might cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board was

required for such activity;

- (k) “Unspecified Use” (“U”) (about 126.14 ha)
 - i) given the imminent threat to the natural and landscape character of the Area, the Area, except the land within the “V” zones, was designated as “Unspecified Use” pending further and additional studies to establish the appropriate uses for the Area. This land use designation was primarily intended for giving statutory protection to the Area subject to further studies;
 - ii) under this land use designation, apart from the ‘Agricultural Use’ and some uses which were permitted in the covering Notes of the Plan, all uses and developments would require planning permission from the Board. Besides, if diversion of stream, land filling/excavation and pond filling was required for the always permitted uses (except the public works implemented and coordinated by the Government), permission from the Board would be required. This control would help properly regulate and control development and conserve the existing topography and natural vegetation in the Area;

Consultation

- (l) the draft DPA Plan together with the Notes, and Explanatory Statement had been circulated to the relevant government bureaux and departments for comments;
- (m) on 8.8..2011, the draft DPA Plan was endorsed by the New Territories District Planning Conference ; and
- (n) the North District Council and the Sha Tau Kok District Rural Committee would be consulted on the draft DPA Plan after its publication under section 5 of the Ordinance.

47. Members had no question on the draft Lai Chi Wo, Siu Tan and Sam A Tsuen

DPA plan. After deliberation, the Board:

- (a) agreed that the draft Lai Chi Wo, Siu Tan and Sam A Tsuen DPA Plan No. DPA/NE-LCW/C (to be renumbered to DPA/NE-LCW/1) and its Notes were suitable for exhibition for public inspection under section 5 of the Ordinance;
- (b) agreed that the Explanatory Statement (ES) was suitable to serve as an expression of the planning intention and objectives of the Board for the draft Lai Chi Wo, Siu Tan and Sam A Tsuen DPA Plan and that the ES should be issued under the name of the Board; and
- (c) agreed that a consultation on the draft Lai Chi Wo, Siu Tan and Sam A Tsuen DPA Plan would be conducted for the North District Council and the Sha Tau Kok District Rural Committee separately after its publication under section 5 of the Ordinance.

Agenda Item 8

[Confidential Item. Closed Meeting.]

Consideration of the Draft Ko Lau Wan Development Permission Area Plan No. DPA/NE-KLW/C
(TPB Paper No. 8886)

[The meeting was conducted in Cantonese.]

48. The Vice-chairman invited Mr. W.K. Hui, District Planning Officer/Shia Tin, Tai Po and North (DPO/STN), and Mr. David Y.M Ng, Senior Town Planner (STP)/New Plans to brief Members on the Paper.

49. With the aid of a Powerpoint presentation, Mr. David Y.M. Ng, STP/New Plans made the following main points:

Location & Existing Land Uses

- (a) the Ko Lau Wan Area (the Area), covering an area of 36 ha, was located at the northeastern end of the Sai Kung Peninsula, with the Sai Kung East Country Park (SKECP) surrounding it on the east and south, and the Long Harbour and Mirs Bay lying to its west and north;
- (b) the Area was not served by any vehicular access but was only accessible by boats from Wong Shek Pier and Ma Liu Shui and by hiking trails leading from Chek Keng;
- (c) the northern part of the Area, which was a long narrow strip of land between the hill slopes and the sea, was mostly occupied by the Ko Lau Wan Village, which was still well populated. The southern part of the Area comprised abandoned houses on coastal lands, estuarines, mangrove, wetlands, beaches, and a hill top where the Ling Oi Tan Ka Wan Detox Centre maintained by the Finnish Evangelical Lutheran Mission was located. The woodlands of the Area were ecologically linked to the natural habitats in the SKECP;

Need for Statutory Plan

- (d) the Area was one of the Country Park enclaves that needed to be covered by statutory plan. Situated at the coastline of the northeastern end of the Sai Kung Peninsula, the Area was considered of high scenic value with easy marine access. There was an urgent need to better protect the natural and landscape character of the Area from uncontrolled development. The DPA plan was to provide planning guidance and development control pending preparation of an OZP and to enable enforcement actions to be taken against any unauthorized development;
- (e) 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 Ko Lau Wan as DPA;

The Ko Lau Wan DPA Plan

- (f) the general planning intention of the Area was to protect its high landscape value and rural settings which complemented the overall naturalness and the landscape beauty of the surrounding country park. The planning intention was also to reflect the existing recognized villages of Ko Lau Wan and Tan Ka Wan;
- (g) the draft DPA plan was 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 would be replaced by an OZP within three years;

Land Use Proposals

- (h) “Village Type Development” (“V”) (about 2.61 ha)
 - i) the planning intention of the “V” zone was for development of Small House by indigenous villagers. It was also intended to

concentrate village type development within this zone for a more orderly development pattern and efficient use of land;

- ii) the recognized villages within the Area were Ko Lau Wan and Tan Ka Wan. The boundaries of “V” zones were drawn up provisionally having regard to the existing clusters and building structures, outstanding Small House demand, and existing site conditions. The boundaries of the “V” zones would be further reviewed and defined during the preparation of OZP 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.;
 - iii) as diversion of streams or filling of pond might cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board was required for such activity;
- (i) “Unspecified Use” (“U”) (about 33.29 ha)
- i) to protect the natural and landscape character of the Area, planning guidance and development control were considered necessary. The Area, except the land within “V” zones, had been designated as “Unspecified Use” pending detailed analysis and studies to establish the appropriate land uses in the course of the preparation of OZP;
 - ii) 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 would require planning permission from the Board. Besides, if diversion of stream, land filling/excavation and pond filling was required for the always permitted uses (except the public works implemented and coordinated by the Government), permission from the Board

would be required. This control would help properly regulate and control development and conserve the existing topography and natural vegetation in the Area;

Consultation

- (j) the draft DPA Plan together with the Notes, and Explanatory Statement had been circulated to the relevant Government bureaux and departments for comments
- (k) on 8.8.2011, the draft DPA Plan was endorsed by the New Territories District Planning Conference ; and
- (l) the Tai Po District Council and Sai Kung North Rural Committee would be consulted on the draft DPA Plan after its publication under section 5 of the Ordinance

50. Members had no question on the draft Ko Lau Wan DPA Plan. After deliberation, the Board:

- (a) agreed that the draft Ko Lau Wan DPA Plan No. DPA/NE-KLW/C (to be renumbered to DPA/NE-KLW/1) and its Notes were suitable for exhibition for public inspection under section 5 of the Ordinance;
- (a) agreed that the Explanatory Statement (ES) was suitable to serve as an expression of the planning intention and objectives of the Board for the draft Ko Lau Wan DPA Plan and that the ES should be issued under the name of the Board; and
- (c) agreed that a consultation on the draft Ko Lau Wan DPA Plan would be conducted for the Tai Po District Council and the Sai Kung North Rural Committee separately after its publication under section 5 of the Ordinance.

51. As Members had no further questions and comments to raise, the

Vice-chairman thanked PlanD's representatives for attending the meeting. They all left the meeting at this point.