

TOWN PLANNING BOARD

[CONFIDENTIAL]
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TPB Paper No. 9494
For Consideration by
the Town Planning Board on 1.11.2013

CONSIDERATION OF THE
DRAFT TAI TAN, UK TAU, KO TONG AND KO TONG HA YEUNG
DEVELOPMENT PERMISSION AREA PLAN
NO. DPA/NE-TT/C

**CONSIDERATION OF THE
DRAFT TAI TAN, UK TAU, KO TONG AND KO TONG HA YEUNG
DEVELOPMENT PERMISSION AREA PLAN
NO. DPA/NE-TT/C**

1. Introduction

- 1.1 The purpose of this paper is to seek Members' agreement:
- (a) that the draft Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung Development Permission Area (DPA) Plan No. DPA/NE-TT/C (to be renumbered as DPA/NE-TT/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 Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung DPA Plan and that the ES should be issued under the name of the Board.

2. Background

Location and Physical Characteristics (Plans 1 to 4a)

2.1 The Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung area (the Area), which comprises two sub-areas, i.e. the main sub-area bounded by Wong Chuk Long and Wong Ma Tei, and another sub-area currently occupied by Jockey Club Wong Shek Water Sports Centre, is located at the northeastern coast of Sai Kung East and West Country Parks along Ko Tong Hau (**Plan 2**). Jockey Club Wong Shek Water Sports Centre is managed by the Leisure and Cultural Services Department and provides various water sports facilities and organises a wide range of water sports training courses regularly for the public. The Area is mainly accessible by Pak Tam Road and by marine access via Wong Shek Pier, a major pier serving Long Harbour (Tai Tan Hoi) providing ferry services to and from Tap Mun and Chek Keng.

2.2 Pak Tam Road passes through and bisects the main sub-area into two portions, i.e. the western portion where Wong Shek Pier and four well-populated recognized villages, Tai Tan, Uk Tau, Ko Tong, and Ko Tong Ha Yeung, are located, and the eastern portion which is mainly occupied by woodlands, shrublands, grasslands, and fallow agricultural lands as well as a training camp site of Civil Aid Service, namely Civil Aid Service Tai Tan Camp (**Plan 3**).

Need for Statutory Plan

- 2.3 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.
- 2.4 The Area is one of the Country Park enclaves identified to be covered by statutory plan. It is rural and natural in character comprising mainly village houses, grassland, shrubland, woodland, fallow agricultural land, mangroves and streamcourses and is of high scenic value.
- 2.5 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 Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung as a DPA. The DPA plan is a stopgap measure which provides planning guidance and development control for the Area 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 character¹.

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.
- 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 Area covers an area of about 70.79 ha. It is surrounded by Sai Kung East and West Country Parks as well as Ko Tong Hau (**Plan 4**).

¹ There has been public concern over the site formation and construction works in Tai Tan (**Plans 4a**), which involve Small Houses previously approved by the Tai Po District Lands Office Conference (TPDLOC) on 27.1.2010 which was before the directive to prepare the subject draft DPA plan.

4.2 The existing land uses mainly include the following:

Recognized Village (Plans 3 to 8)

4.2.1 Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung are the four recognized villages, which are well populated (240 persons according to the 2011 Population Census) with some newly constructed village houses. The whole ‘Village Environs’ (‘VE’) of Ko Tong falls within the Area, whereas the ‘VE’ of the remaining three villages, namely Tai Tan, Uk Tau and Ko Tong Ha Yeung mainly falls within the Area and partly encroaches upon Sai Kung West Country Park (**Plan 3**). According to the District Lands Office/Tai Po of the Lands Department, the outstanding Small House applications and the 10-year forecast of demand for Small House are as follows:

Village	Outstanding	10-year Forecast
Tai Tan	10	*
Uk Tau	46	*
Ko Tong	18	105
Ko Tong Ha Yeung	10	99

* No relevant figures were provided by the respective Indigenous Inhabitant Representatives.

4.2.2 These information will be taken onboard together with other relevant planning considerations in the detailed studies to be carried out for the preparation of OZP.

4.2.3 In Tai Tan, there are a total of 18 Small Houses to the south of the Ecologically Important Stream previously approved by the TPDLOC on 27.1.2010 which was before the directive to prepare the subject draft DPA plan under section 3(1)(b) of the Ordinance on 14.7.2011 (**Plans 4a**). Concerned government departments had no objection to the Small House applications. Subsequently, the Certificates of Exemption (C of Es) were issued to 12 of the proposed Small Houses in August to September 2012. Currently, site formation and construction works are underway.

Natural Environment (Plan 3 and site photos on Plans 9a, 9b, 9f and 9g)

4.2.3 Protected plant species such as *Pavetta hongkongensis* (香港大沙葉), *Aquilaria sinensis* (土沉香) and *Cibotium barometz* (金毛狗) have been recorded within the Area, particularly in the *fung shui* woodlands of Ko Tong and Ko Tong Ha Yeung, and the woodland near Uk Tau. An EIS, which is a freshwater fish hotspot supporting a high diversity of fish species including the uncommon *Stiphodon atropurpureus* (菲律賓枝牙鰕虎魚), is located at the northern part of the Area in Tai Tan (**Plan 5**). The estuarine area supports diverse mangrove fauna species and six mangrove species, including the uncommon *Heritiera littoralis* (銀葉樹).

Cultural Heritage Interest

4.3 There is no record of built heritage and archaeological sites in the Area.

Land ownership

4.4 About 71% of land in the Area is government land, and the remaining 29% are private land comprising mainly agricultural land and building lots.

Transport and accessibility

4.5 At present, the Area is accessible mainly by Pak Tam Road and by marine access via Wong Shek Pier. The Area is also accessible by Tai Tan Country Trail leading from Pak Tam Road and Hoi Ha.

Population

4.6 According to the 2011 Population Census, the total population of the Area was about 240 persons.

5. Land Use Proposals (Appendix I)

General Planning Intention

5.1 Surrounded by Sai Kung East and West Country Parks as well as Ko Tong Hau, the Area is part of the wider natural environment of Sai Kung countryside. The general planning intention of the Area is to protect its high conservation and landscape value and the rural settings which complement the overall naturalness and the landscape beauty of the surrounding country parks. The planning intention is also to reflect the existing recognized villages of Tai Tan, Uk Tau, Ko Tong, and Ko Tong Ha Yeung.

“Village Type Development” (“V”) Total Area 3.04 ha (**Plans 3 to 8**)

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 The recognized villages within the Area are Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung . The boundaries of “V” zones are drawn up provisionally around existing village clusters and building structures and having regard to approved Small House applications and existing ground features. The boundaries will 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.

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 67.75 ha

5.7 The Area has high scenic value forming part of the wider natural environment

of Sai Kung East and West Country Parks. 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 streams, filling of land/ pond or excavation of land are required for the always permitted uses (except public works co-ordinated or implemented by the Government), permission from the Board will be required. This control will help properly regulate and control the existing topography and natural vegetation pending the designation of landuse zonings on the OZP.

- 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 particular characteristics of the Area.

7. **Plan Number**

Upon gazetting, the draft Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung DPA Plan will be renumbered to DPA/NE-TT/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 The Tai Po District Council (TPDC) and the Sai Kung North Rural Committee (SKNRC) have not been consulted due to the confidential nature of the plan. However, the TPDC and SKNRC 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:

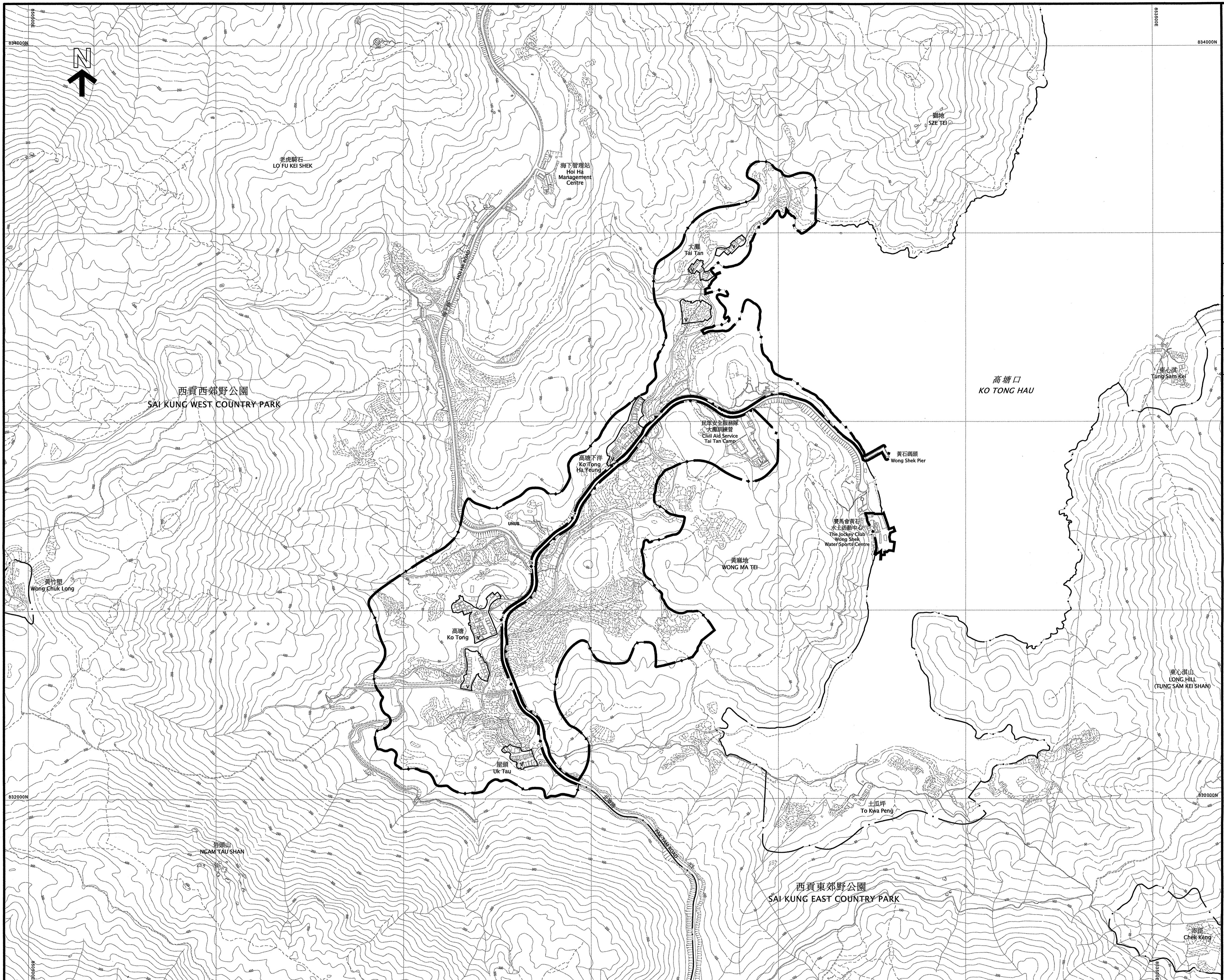
- (a) agree that the draft Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung DPA Plan No. DPA/NE-TT/C (to be renumbered to DPA/NE-TT/1) (**Appendix I**) and its

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 Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung DPA Plan and that the ES should be issued under the name of the Board; and
- (c) agree that consultation on the draft Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung DPA Plan will be conducted for the TPDC and SKNRN separately after its publication under section 5 of the Ordinance.

10. Attachments

Appendix I	Draft Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung Development Permission Area Plan No. DPA/NE-TT/C
Appendix II	Notes of the Draft Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung Development Permission Area Plan No. DPA/NE-TT/C
Appendix III	Explanatory Statement of the Draft Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung Development Permission Area Plan No. DPA/NE-TT/C
Plan 1	Location Plan of Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung
Plan 2	Planning Scheme Boundary of Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung Development Permission Area
Plan 3	Village ‘Environs’ Boundary and Land Ownership of Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung
Plan 4	Aerial photo
Plan 4a	Small Houses under Construction to the South of the Ecologically Important Stream in Tai Tan
Plan 5	Proposed “Village Type Development” of Tai Tan
Plan 6	Proposed “Village Type Development” of Uk Tau
Plan 7	Proposed “Village Type Development” of Ko Tong
Plan 8	Proposed “Village Type Development” of Ko Tong Ha Yeung
Plans 9a to 9g	Site and Aerial Photos



圖例
NOTATION

地帶

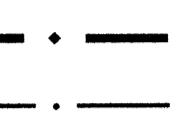
鄉村式發展

ZONES

VILLAGE TYPE DEVELOPMENT



MISCELLANEOUS

BOUNDARY OF DEVELOPMENT PERMISSION AREA
BOUNDARY OF COUNTRY PARK / SPECIAL AREA發展審批地區界線
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	大約面積及百分率 APPROXIMATE AREA & %		用途 USE
	公頃 HECTARES	% 百分率	
VILLAGE TYPE DEVELOPMENT	3.04	4.29	鄉村式發展
UNSPECIFIED USE	67.75	95.71	非指定用途
TOTAL AREA OF DEVELOPMENT PERMISSION AREA	70.79	100.00	發展審批地區總面積

大灘、屋頭、高塘及高塘下洋發展審批地區圖

TAI TAN, UK TAU, KO TONG AND KO TONG HA YEUNG DEVELOPMENT PERMISSION AREA PLAN

SCALE 1:5000 比例尺
米 METRES 100 0 200 400 600 800 METRES *

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. DPA/NE-TT/C

**DRAFT TAI TAN, UK TAU, KO TONG AND KO TONG HA YEUNG
DEVELOPMENT PERMISSION AREA PLAN NO. DPA/NE-TT/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 first publication in the Gazette of the notice of the 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 use 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 TAI TAN, UK TAU, KO TONG AND KO TONG HA YEUNG
DEVELOPMENT PERMISSION AREA PLAN NO. DPA/NE-TT/C**

Schedule of Uses

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Annex A

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 the 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)	Hotel (Holiday House Only)
Rural Committee/Village Office	House (not elsewhere specified)
	Institutional Use (not elsewhere specified) #
	Market
	Place of Recreation, Sports or Culture
	Public Clinic
	Public Convenience
	Public Transport Terminus or Station
	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 village. 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 uses 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 the draft development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

Appendix III

**DRAFT TAI TAN, UK TAU, KO TONG AND KO TONG HA YEUNG
DEVELOPMENT PERMISSION AREA PLAN NO. DPA/NE-TT/C**

EXPLANATORY STATEMENT

**DRAFT TAI TAN, UK TAU, KO TONG AND KO TONG HA YEUNG
DEVELOPMENT PERMISSION AREA PLAN NO. DPA/NE-TT/C**

EXPLANATORY STATEMENT

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**DRAFT TAI TAN, UK TAU, KO TONG AND KO TONG HA YEUNG
DEVELOPMENT PERMISSION AREA PLAN NO. DPA/NE-TT/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 Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung Development Permission Area Plan No. DPA/NE-TT/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 the Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung area as a development permission area (DPA).
- 2.2 On XXXX 2013, the draft Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung DPA Plan No. DPA/NE-TT/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 Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung 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 (about 70.79 ha), which comprises two sub-areas, i.e. the main sub-area bounded by Wong Chuk Long and Wong Ma Tei, and another sub-area currently occupied by Jockey Club Wong Shek Water Sports Centre, is located at the northeastern coast of Sai Kung East and West Country Parks along Ko Tong Hau. Jockey Club Wong Shek Water Sports Centre is managed by the Leisure and Cultural Services Department and provides various water sports facilities and organises a wide range of water sports training courses regularly for the public. The Area is mainly accessible by Pak Tam Road and by marine access via Wong Shek Pier, a major pier serving Long Harbour (Tai Tan Hoi) providing ferry services to and from Tap Mun and Chek Keng.
- 5.2 Pak Tam Road passes through and bisects the main sub-area into two portions, i.e. the western portion where Wong Shek Pier and four well-populated recognized villages, Tai Tan, Uk Tau, Ko Tong, and Ko Tong Ha Yeung, are located, and the eastern portion which is mainly occupied by woodlands, shrublands, grasslands, and fallow agricultural lands as well as a training camp site of Civil Aid Service, namely Civil Aid Service Tai Tan Camp.
- 5.3 Protected plant species such as *Pavetta hongkongensis* (香港大沙葉), *Aquilaria sinensis* (土沉香) and *Cibotium barometz* (金毛狗) have been recorded within the Area, particularly in the *fung shui* woodlands of Ko Tong and Ko Tong Ha Yeung, and the woodland near Uk Tau. An Ecologically Important Stream (EIS), which is a freshwater fish hotspot supporting a high diversity of fish species including the uncommon *Stiphodon atropurpureus* (菲律賓枝牙鰕虎魚), is located at the northern part of the Area near Tai Tan. The estuarine area supports diverse mangrove fauna species and six mangrove species, including the uncommon *Heritiera littoralis* (銀葉樹).

6. NEED FOR PLANNING GUIDANCE AND CONTROL

The Area is rural and natural in character comprising mainly woodlands, shrublands, grasslands, mangroves, streams, fallow agricultural lands, inhabited villages as well as abandoned houses. The Area is of high scenic value and has vehicular access. There is an urgent need to better protect the natural and landscape character of the Area so as to avoid disturbance to the natural environment. In the circumstances, 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 of about 70.79 ha. It is surrounded by Sai Kung East and West Country Parks as well as Ko Tong Hau. The boundary of the Area is shown by a heavy broken line on the Plan.

7.2 General Planning Intention

Surrounded by Sai Kung East and West Country Parks as well as Ko Tong Hau, the Area is part of the wider natural environment of Sai Kung countryside. The general planning intention of the Area is to protect its high conservation and landscape value and the rural settings which complement the overall naturalness and the landscape beauty of the surrounding country parks. The planning intention is also to reflect the existing recognized villages of Tai Tan, Uk Tau, Ko Tong, and Ko Tong Ha Yeung.

7.3 Population

According to the 2011 Population Census, the total population of the Area was about 240 persons.

7.4 Land Use Zonings and Intended Uses within “Unspecified Use” Area

7.4.1 “Village Type Development” (“V”) : Total Area 3.04 ha

- (a) The planning intention of this zone is to reflect the existing recognized 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 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.
- (b) The recognized villages within the Area are Tai Tan, Uk Tau, Ko Tong, and Ko Tong Ha Yeung. The boundaries of “V” zones are drawn up provisionally around existing clusters and building structures and having regard to approved Small House applications and existing ground features. The boundaries will 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.

- (c) 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 the first publication in the Gazette of the notice of the draft DPA plan, whichever is the greater.
- (d) 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.
- (e) 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.

7.4.2 “Unspecified Use”: Total Area 67.75 ha

- (a) Surrounded by Sai Kung East and West Country Park as well as Ko Tong Hau, the Area has high scenic value forming part of the wider natural environment of Sai Kung countryside. Besides the inhabited houses of the villages, the Area comprises mainly woodlands, shrublands, grasslands, mangroves, streams, fallow agricultural lands and abandoned houses. To protect the natural and landscape character of the Area, planning guidance and development control are considered necessary. Owing to the urgency to establish planning control under the DPA plan, the Area, except land within the “V” zones, 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.
- (b) If diversion of streams, filling of land/ pond or excavation of land are required for the always permitted uses (except public works co-ordinated or implemented by the Government), permission from the Board will be required.

7.5 Transport and Utility Services

7.5.1 Road Network and Footpath

At present, the Area is accessible mainly by Pak Tam Road and by marine access via Wong Shek Pier. The Area is also accessible by Tai Tan Country Trail leading from Pak Tam Road and Hoi Ha.

7.5.2 Utility Services

The Area is provided with electricity and telephone services. Potable water supply have been provided to the existing facilities and villagers of

the areas. There are no sewerage and drainage systems. Any new development proposal should be required to demonstrate that no adverse drainage and sewage impacts would be caused on the Area.

7.6 Geotechnical Safety

The Area, especially those located near the DPA boundary, is located below steep natural terrain with a long history of instability and may be affected by potential natural terrain landslide hazards. For developments within the Area, particularly in or near the “V” zones, natural terrain hazard studies may be required to ascertain the scale of the hazards and to provide suitable hazard mitigation measures, if found necessary, as part of the developments.

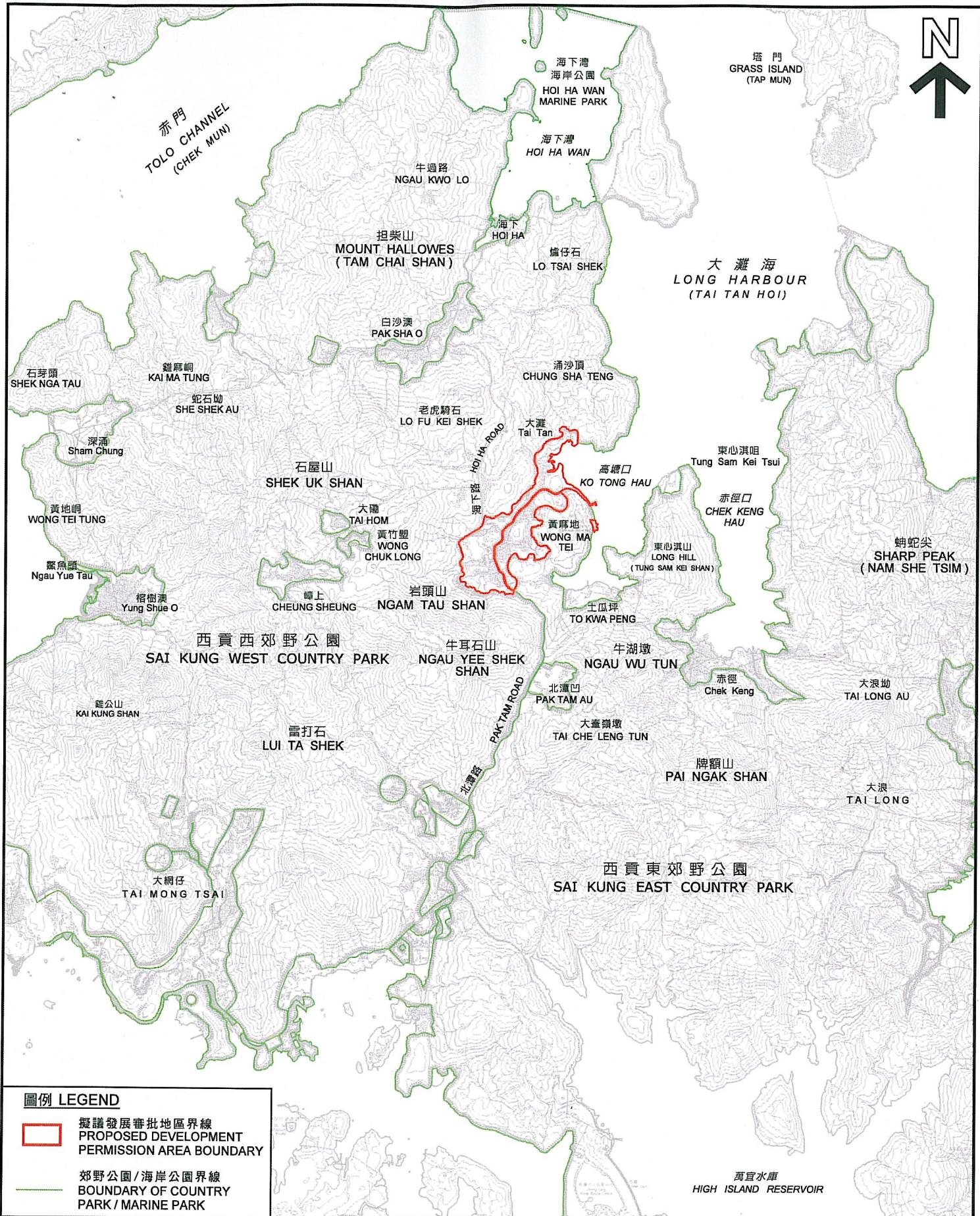
8. PLANNING CONTROL WITHIN THE DEVELOPMENT PERMISSION AREA

- 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 this draft DPA 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 DPA 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 as “Unspecified Use” or any diversion of stream or filling of pond within “V” zone on or after 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.

- 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
XXXX 2013



圖例 LEGEND

	擬議發展審批地區界線 PROPOSED DEVELOPMENT PERMISSION AREA BOUNDARY
	郊野公園/海岸公園界線 BOUNDARY OF COUNTRY PARK / MARINE PARK

本摘要圖於2013年10月29日擬備，
所根據的資料為地圖組別HM20C
編號4及8
EXTRACT PLAN PREPARED ON 29.10.2013
BASED ON MAP SERIES HM20C
SHEETS 4 & 8

大灘、屋頭、高塘及高塘下洋的位置圖 LOCATION PLAN OF TAI TAN, UK TAU, KO TONG AND KO TONG HA YEUNG

SCALE 1 : 50 000 比例尺
米 METRES 1000 0 1000 2000 METRES

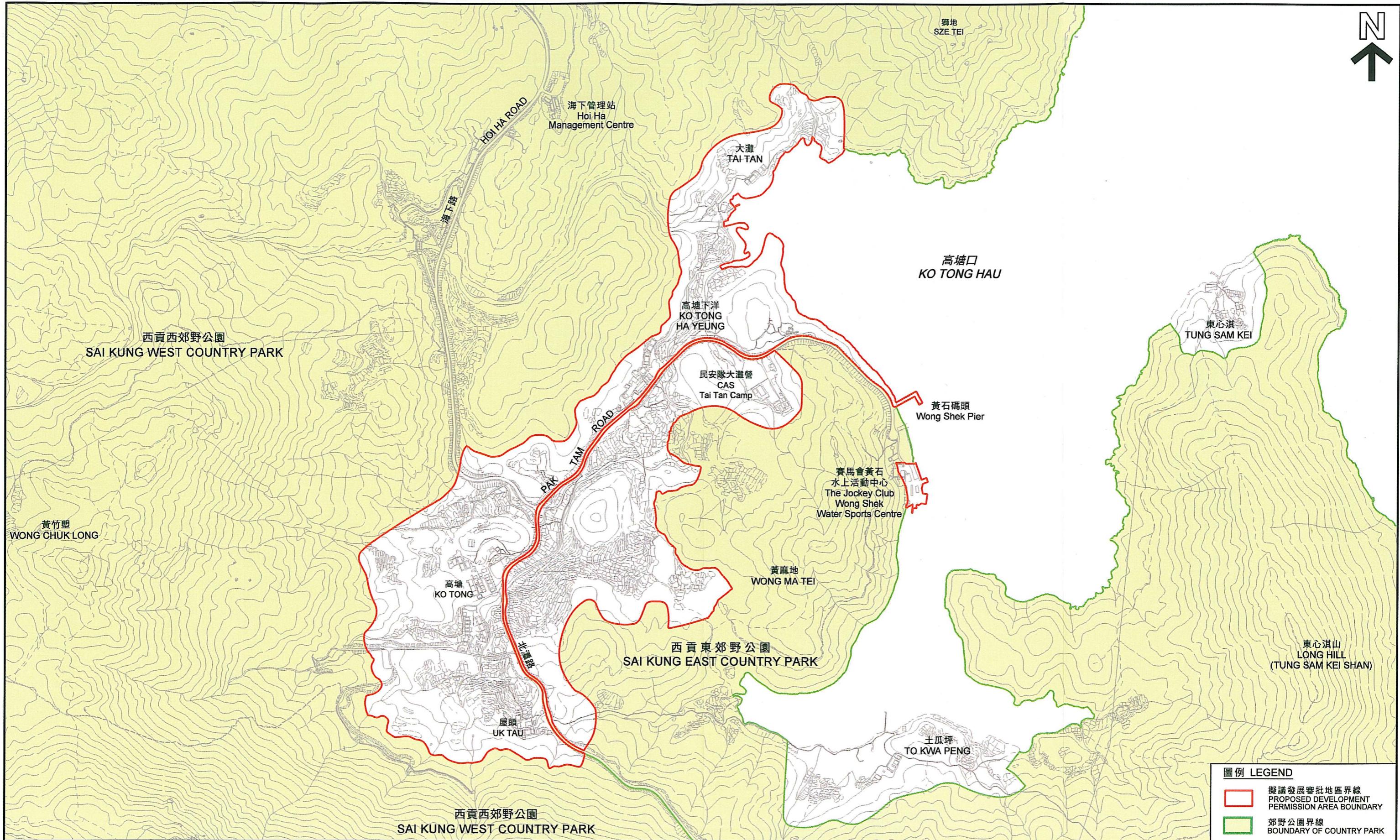
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NP/TT/13/1

圖 PLAN
1

N
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本摘要圖於2013年10月25日擬備，所根據的資料為
測量圖編號 8-NE-A/C 及 8-NW-B/D
EXTRACT PLAN PREPARED ON 25.10.2013
BASED ON SURVEY SHEETS No. 8-NE-A/C AND 8-NW-B/D

大灘、屋頭、高塘及高塘下洋發展審批地區的規劃範圍界線
PLANNING SCHEME BOUNDARY OF TAI TAN, UK TAU, KO TONG
AND KO TONG HA YEUNG DEVELOPMENT PERMISSION AREA

SCALE 1:8 500 比例尺
METRES 170 0 170 340 METRES

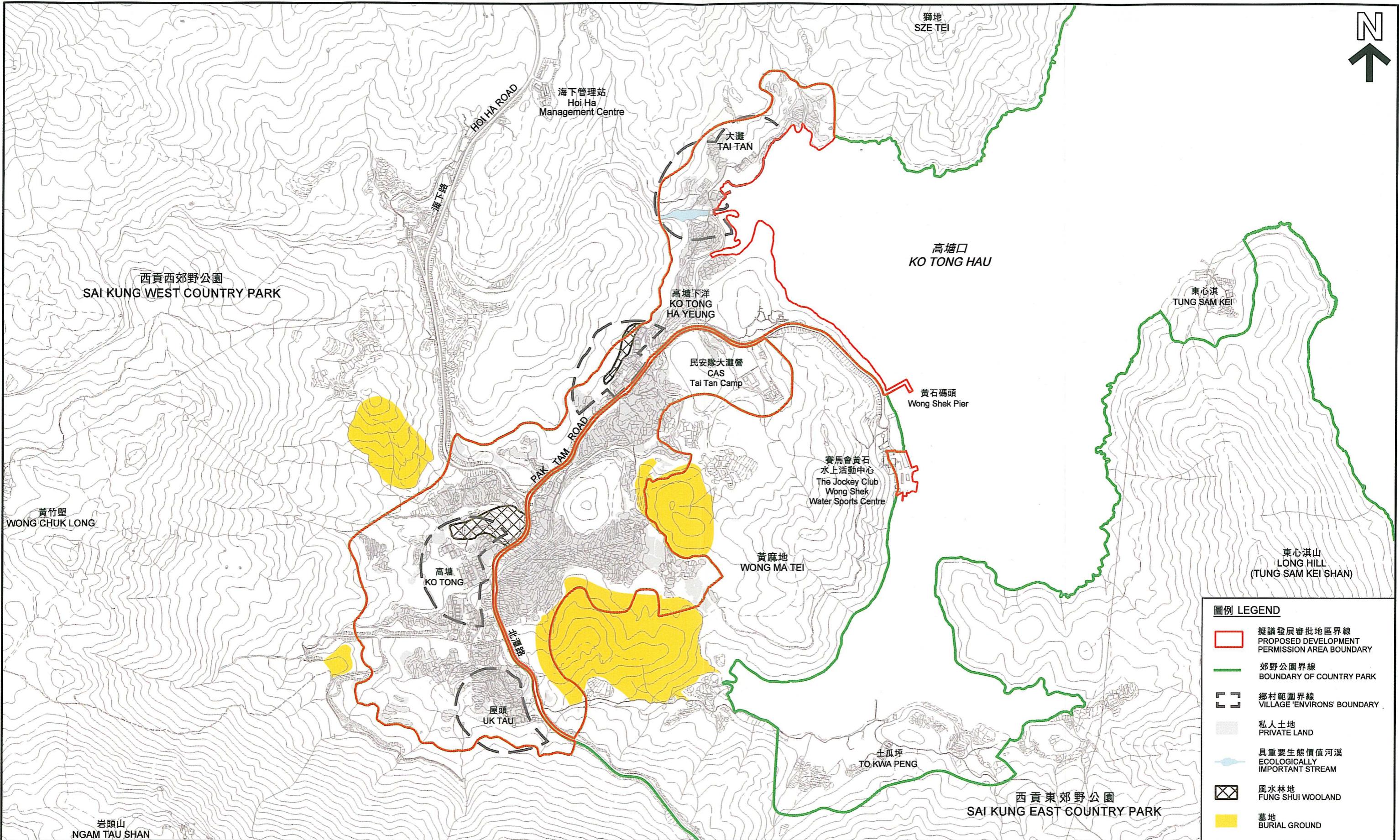
規劃署
PLANNING DEPARTMENT



參考編號 REFERENCE No.
M/NP/TT/13/1

圖 PLAN
2

N
↑



本摘要圖於2013年10月25日擬備，所根據的資料為
測量圖編號 8-NE-A/C 及 8-NW-B/D
EXTRACT PLAN PREPARED ON 25.10.2013
BASED ON SURVEY SHEETS No. 8-NE-A/C AND 8-NW-B/D

大灘、屋頭、高塘及高塘下洋鄉村範圍界線及土地業權
VILLAGE 'ENVIRONS' AND LAND OWNERSHIP OF TAI TAN,
UK TAU, KO TONG AND KO TONG HA YEUNG

SCALE 1: 6 500 比例尺
METRES 170 0 170 340 METRES

規劃署
PLANNING DEPARTMENT



參考編號 REFERENCE No.
M/NP/TT/13/1

圖 PLAN
3



圖例 LEGEND

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

本摘要圖於2013年10月25日擬備，所根據的資料為地政總署
於2013年1月1日拍得的航攝照片編號 CW98447-451、
CW98565-569 及 CW98628-632

EXTRACT PLAN PREPARED ON 25.10.2013 BASED ON
AERIAL PHOTOS NO. CW98447-451, CW98565-569 AND
CW98628-632 ON 1.1.2013 BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTOS

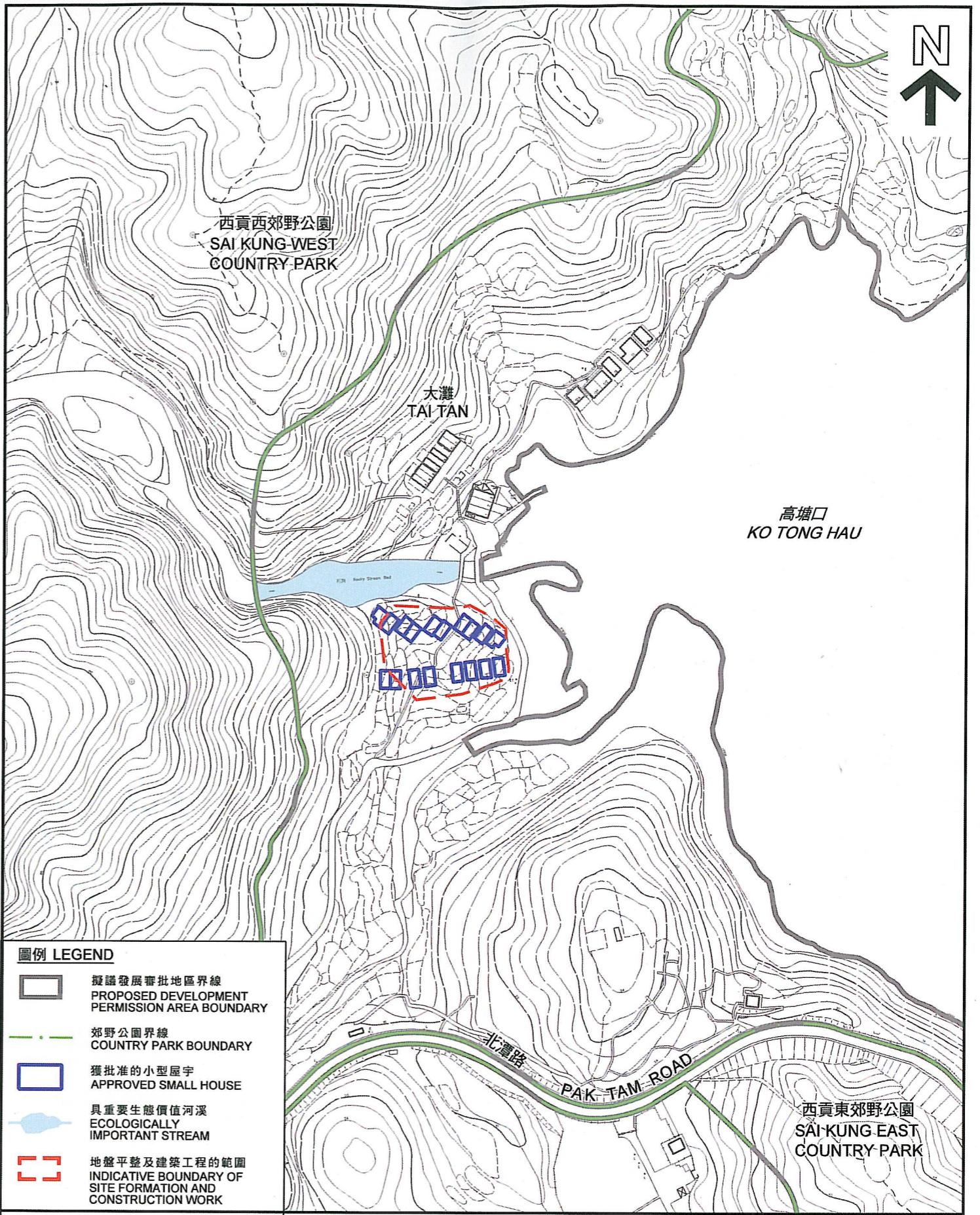
大灘、屋頭、高塘及高塘下洋發展審批地區的規劃範圍界線
PLANNING SCHEME BOUNDARY OF TAI TAN, UK TAU, KO TONG
AND KO TONG HA YEUNG DEVELOPMENT PERMISSION AREA

規劃署
PLANNING DEPARTMENT



參考編號 REFERENCE No.
M/NP/TT/13/1

圖 PLAN
4



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
- 獲批准的小型屋宇
APPROVED SMALL HOUSE
- 具重要生態價值河溪
ECOLOGICALLY IMPORTANT STREAM
- 地盤平整及建築工程的範圍
INDICATIVE BOUNDARY OF SITE FORMATION AND CONSTRUCTION WORK

本摘要圖於2013年10月29日擬備，所根據的資料為測量圖編號8-NW-10D、15B/D、8-NE-6C、11A及11C

EXTRACT PLAN PREPARED ON 29.10.2013
BASED ON SURVEY SHEETS No. 8-NW-10D,
15B/D, 8-NE-6C, 11A&11C

在大灘具重要生態價值河溪的南邊
建築中的小型屋宇
SMALL HOUSES UNDER
CONSTRUCTION TO THE SOUTH OF THE
ECOLOGICALLY IMPORTANT STREAM
IN TAI TAN

SCALE 1 : 3 000 比例尺
* METRES 50 0 50 100 METRES *

規劃署
PLANNING
DEPARTMENT

參考編號
REFERENCE No.
M/NP/TT/13/1



圖 PLAN
4a

N
↑

西貢西郊野公園
SAI KUNG WEST COUNTRY PARK



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
- 鄉村範圍界線
VILLAGE 'ENVIRONS' BOUNDARY
- 具重要生態價值河溪
ECOLOGICALLY IMPORTANT STREAM
- 獲批准的小型屋宇
APPROVED SMALL HOUSE
- 屋地
BUILDING LOT

本摘要圖於2013年10月31日擬備，所根據的資料為
測量圖編號 8-NW-10D、15B、8-NE-6C 及 11A
EXTRACT PLAN PREPARED ON 31.10.2013
BASED ON SURVEY SHEETS No.
8-NW-10D, 15B, 8-NE-6C AND 11A

大灘的擬議鄉村式發展
PROPOSED VILLAGE TYPE DEVELOPMENT OF TAI TAN

SCALE 1:2500 比例尺
METRES 50 0 50 100 METRES

規劃署
PLANNING DEPARTMENT

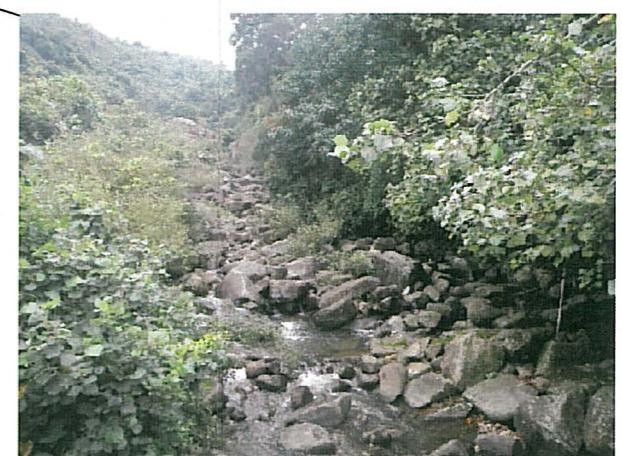


參考編號 REFERENCE No.
M/NP/TT/13/1

圖 PLAN
5



高塘口
KO TONG HAU





本摘要圖於2013年10月25日擬備，所根據的資料為

測量圖編號 8-NW-15C/D 及 20A/B/C/D

EXTRACT PLAN PREPARED ON 25.10.2013

BASED ON SURVEY SHEETS No.

8-NW-15C/D AND 20A/B/C/D

屋頭的擬議鄉村式發展 PROPOSED VILLAGE TYPE DEVELOPMENT OF UK TAU

SCALE 1:2500 比例尺
METRES 50 0 50 100 METRES

規劃署
PLANNING DEPARTMENT



參考編號 REFERENCE No.
M/NP/TT/13/1

圖 PLAN
6

N
↑



本摘要圖於2013年10月25日擬備，所根據的資料為
測量圖編號 8-NW-15C/D 及 20A/B

EXTRACT PLAN PREPARED ON 25.10.2013
BASED ON SURVEY SHEETS No. 8-NW-15C/D AND 20A/B

高塘的擬議鄉村式發展
PROPOSED VILLAGE TYPE DEVELOPMENT OF KO TONG

SCALE 1:2500 比例尺
METRES 50 0 50 100 METRES

規劃署
PLANNING DEPARTMENT



參考編號 REFERENCE No.
M/NP/TT/13/1

圖 PLAN
7

N
↑

高塘口
KO TONG HAU

西貢西郊野公園
SAI KUNG WEST COUNTRY PARK

風水林
Fung Shui
Woodland

ROAD
TAM
PAK



高塘下洋
KO TONG
HA YEUNG

北潭路

民安隊大灘營
CAS
Tai Tan Camp

西貢東郊野公園
SAI KUNG EAST COUNTRY PARK

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
- 鄉村範圍界線
VILLAGE 'ENVIRONS' BOUNDARY
- 獲批准的小型屋宇
APPROVED SMALL HOUSE
- 屋地
BUILDING LOT



本摘要圖於2013年10月25日擬備，所根據的資料為
測量圖編號 8-NW-15C/D 及 20A/B

EXTRACT PLAN PREPARED ON 25.10.2013
BASED ON SURVEY SHEETS No. 8-NW-15C/D AND 20A/B

高塘下洋的擬議鄉村式發展
PROPOSED VILLAGE TYPE DEVELOPMENT OF KO TONG HA YEUNG

SCALE 1:2500 比例尺
METRES 50 0 50 100 METRES

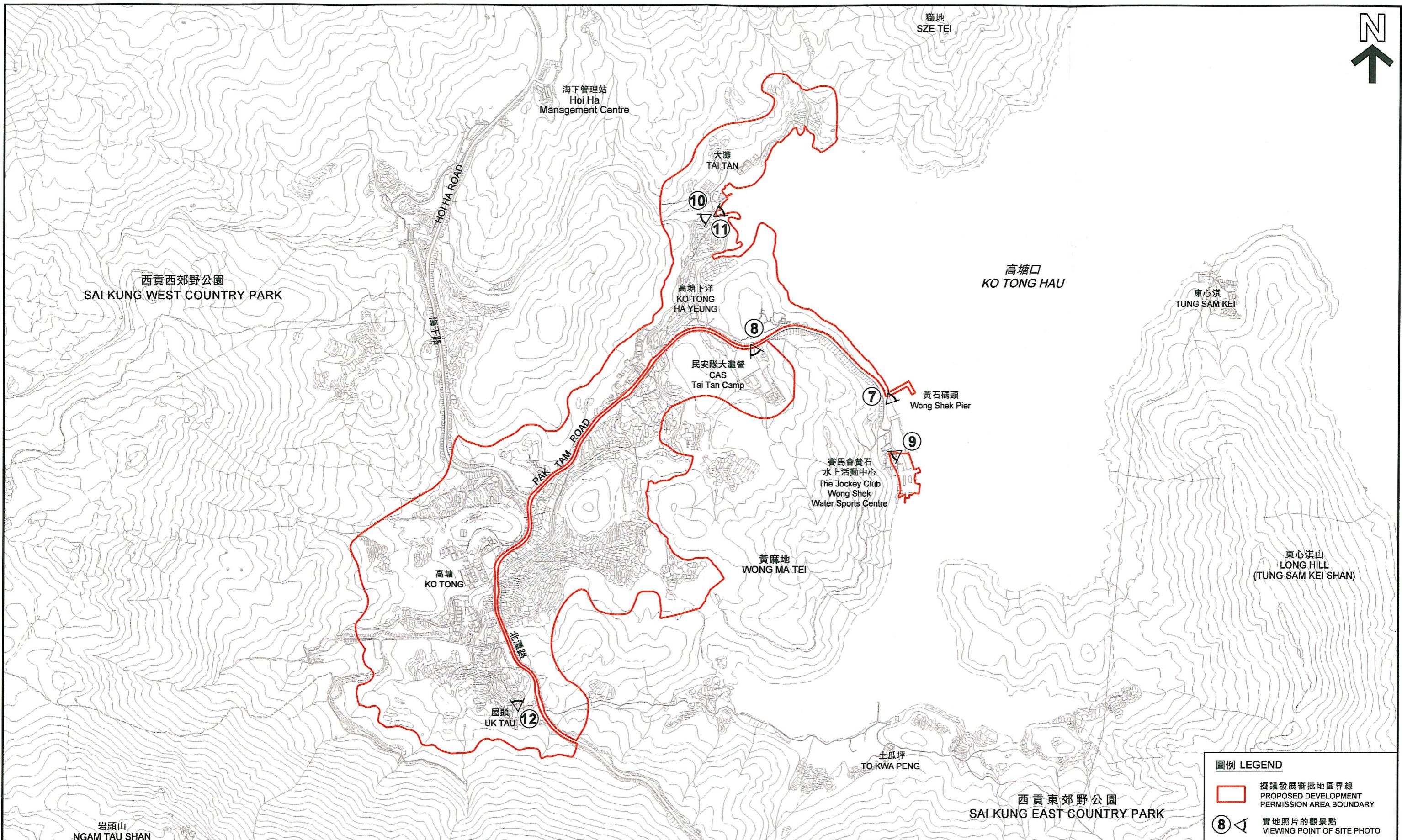
規劃署
PLANNING DEPARTMENT



參考編號 REFERENCE No.
M/NP/TT/13/1

圖 PLAN
8

N
↑



本摘要圖於2013年10月24日擬備，所根據的資料為
測量圖編號 8-NE-A/C 及 8-NW-B/D
EXTRACT PLAN PREPARED ON 24.10.2013
BASED ON SURVEY SHEETS No. 8-NE-A/C AND 8-NW-B/D

實地照片位置
LOCATION OF SITE PHOTOS

大灘、屋頭、高塘及高塘下洋

TAI TAN, UK TAU, KO TONG AND KO TONG HA YEUNG

SCALE 1:8 500 比例尺

METRES 170 0 170 340 METRES

規劃署
PLANNING DEPARTMENT

參考編號 REFERENCE No.
M/NP/TT/13/1



圖 PLAN
9a



由直升機拍攝的照片1及2
PHOTOS 1 & 2 TAKEN FROM HELICOPTER

本摘要圖於2013年10月22日擬備
所根據的資料為攝於2013年2月18日
的實地照片

EXTRACT PLAN PREPARED ON 22.10.2013
BASED ON SITE PHOTOS TAKEN ON
18.2.2013

實地照片 SITE PHOTOS

大灘、屋頭、高塘及高塘下洋
TAI TAN, UK TAU, KO TONG AND
KO TONG HA YEUNG

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NP/TT/13/1

圖 PLAN
9b

3

西貢西郊野公園
SAI KUNG WEST
COUNTRY PARK

大灘
TAI TAN

高塘口
KO TONG HAU

大灘
TAI TAN

4

屋頭
UK TAU

PAK TAM ROAD

屋頭
UK TAU

本摘要圖於2013年10月29日擬備
所根據的資料為地政總署於
2013年1月1日拍得的航攝照片
編號CW98567 及 CW98629

EXTRACT PLAN PREPARED ON 29.10.2013
BASED ON AERIAL PHOTOS NO. CW98567
AND CW98629 ON 1.1.2013 BY
LANDS DEPARTMENT

航攝照片 AERIAL PHOTOS

大灘及屋頭
TAI TAN AND UK TAU

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NP/TT/13/1

圖 PLAN
9c

5



高塘
KO TONG

6



高塘下洋
KO TONG HA YEUNG

本摘要圖於2013年10月24日擬備
所根據的資料為地政總署於
2013年1月1日拍得的航攝照片
編號CW98566 及 CW98629

EXTRACT PLAN PREPARED ON 24.10.2013
BASED ON AERIAL PHOTOS NO. CW98566
AND CW98629 ON 1.1.2013 BY
LANDS DEPARTMENT

航攝照片 AERIAL PHOTOS

高塘及高塘下洋
KO TONG AND KO TONG HA YEUNG

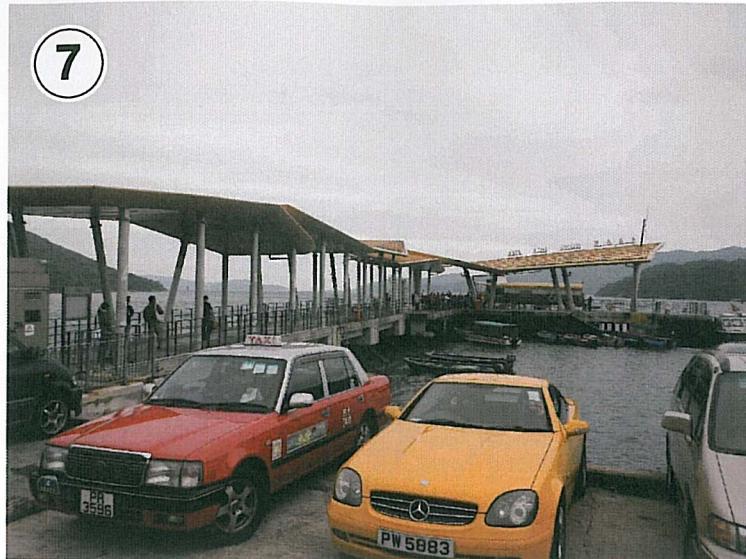
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NP/TT/13/1

圖 PLAN
9d

7



黃石碼頭
Wong Shek Pier

8



民安隊大灘營
CAS Tai Tan Camp

9



賽馬會黃石水上活動中心
The Jockey Club
Wong Shek Water Sports Centre

本摘要圖於2013年10月24日擬備
所根據的資料為攝於2012年10月31日
及2013年5月8日的實地照片

EXTRACT PLAN PREPARED ON 24.10.2013
BASED ON SITE PHOTOS TAKEN ON
31.10.2012 AND 8.5.2013

實地照片 SITE PHOTOS

大灘
TAI TAN

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NP/TT/13/1

圖 PLAN
9e

10



具重要生態價值的河溪
ECOLOGICALLY IMPORTANT STREAM

在大灘具重要生態價值的河溪
ECOLOGICALLY IMPORTANT STREAM IN TAI TAN

11



12



在大灘具重要生態價值河溪的河口
ESTUARINE OF ECOLOGICALLY IMPORTANT STREAM
IN TAI TAN

在屋頭的休耕農地
FELLOW AGRICULTURAL LAND IN UK TAU

本摘要圖於2013年10月24日擬備
所根據的資料為攝於2013年5月8日
的實地照片

EXTRACT PLAN PREPARED ON 24.10.2013
BASED ON SITE PHOTOS TAKEN ON
8.5.2013

實地照片 SITE PHOTOS

大灘及屋頭
TAI TAN AND UK TAU

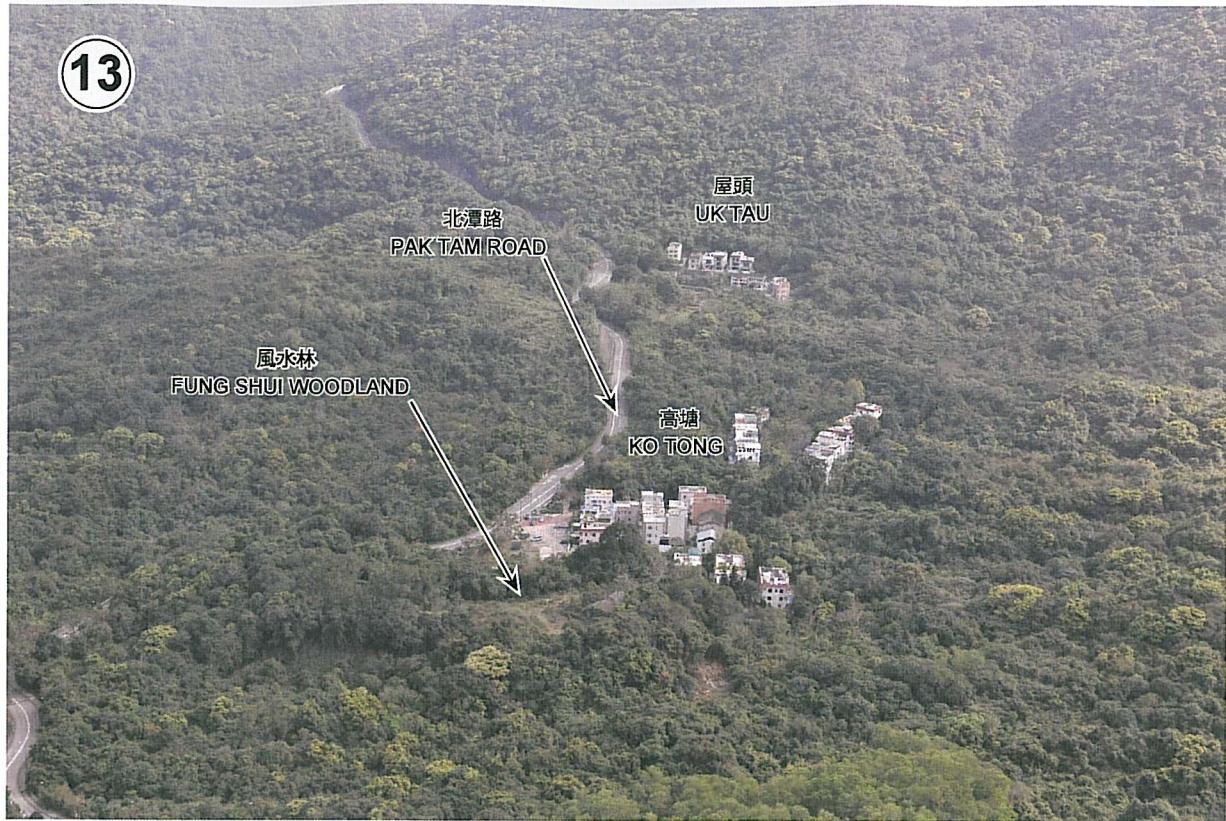
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NP/TT/13/1

圖 PLAN
9f

13



在高塘的風水林
FUNG SHUI WOODLAND AT KO TONG

14



在高塘下洋的風水林
FUNG SHUI WOODLAND AT KO TONG HA YEUNG

由直升機拍攝的照片13及14
PHOTOS 13 & 14 TAKEN FROM HELICOPTER

本摘要圖於2013年10月25日擬備
所根據的資料為攝於2013年2月18日
的實地照片

EXTRACT PLAN PREPARED ON 25.10.2013
BASED ON SITE PHOTOS TAKEN ON
18.2.2013

實地照片 SITE PHOTOS

高塘及高塘下洋
KO TONG AND KO TONG HA YEUNG

規 劃 署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NP/TT/13/1

圖 PLAN
9g