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19 November 2013

Ms Sharon Chung
Chief Council Secretary (1)6
Legislative Council Secretariat
Council Business Division 1
Legislative Council Complex,
1 Legislative Council Road, Central, Hong Kong

(By Email and by Fax : 2978 7569)

Dear Ms Chung,

**Subcommittee on Country Parks
(Designation) (Consolidation) (Amendment) Order 2013**

**List of follow-up actions arising from the discussion
at the meeting on 12 November 2013**

Further to the meeting of the Subcommittee on Country Parks (Designation) (Consolidation) (Amendment) Order 2013 held on 12 November 2013, we write to provide further information on the issues raised at that meeting. In consultation with the Development Bureau, our reply as follows:

Country Park Enclaves covered by OZPs under the TPO

There were 77 country park enclaves in the territory, of which 23 have already been covered by Outline Zoning Plans (OZPs) prepared under the Town Planning Ordinance (TPO) before the Sai Wan incident in 2010. The detailed information of the 23 country park enclaves is at **Annex 1**.

To meet conservation and social development needs, it was announced in the 2010-11 Policy Address that the Government would either include the remaining enclaves into country parks or cover them by statutory plans.

25 enclaves have already been covered by Development Permission Area (DPA) plans, of which three of them were also incorporated into the draft replacement OZPs. The detailed information of these 25 enclaves is at **Annex 2**. The Planning Department intends to complete preparation of DPA plans for the remaining enclaves found suitable to be covered by OZP within 2013-14.

To avoid "destroy first and built later" incidents resulting in "existing uses" incompatible with the surrounding environment, public consultation would be conducted only after gazettal of the DPA plan in accordance with the established practice, hence the relevant information is not available at this stage.

Country Park Enclave at So Lo Pun

Having regard to the situations of each enclave, the Agriculture, Fisheries and Conservation Department (AFCD) and the Planning Department would either include them into country parks, or determine their proper uses through statutory planning upon considering relevant factors such as conservation values, landscape and aesthetic values, geographical locations, existing scale of human settlement and development pressures.

So Lo Pun covers a total area of about 28 hectares, with about half of which being private land. The area is encircled by the Plover Cove Country Park on three sides and fronts Kat O Hoi to the north-east. The So Lo Pun Village is the recognised village in the area and its developments are mainly concentrated on the lower hillslopes in the northern part of the area. As illegal excavation was reported in 2009, there was an urgent need to enhance the protection of the natural landscape and environment of the area from further human disturbance. Therefore, a DPA Plan was prepared to provide the area with planning guidance and controls, such that enforcement actions could be taken against unauthorised developments in the area.

The draft So Lo Pun DPA Plan No. DPA/NE-SLP/1 was gazetted on 30 September 2010, and the draft So Lo Pun Outline Zoning Plan No. S/NE-SLP/1 was also gazetted on 27 September 2013, so as to continue providing the area with appropriate planning guidance and controls after expiry of the DPA plan.

At the same time, based on the established principles and criteria for designating country parks, the AFCD would conduct detailed assessment on the suitability of So Lo Pun for incorporation into country park, and submit its recommendation to the Country and Marine Parks Board for consideration.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Sian LI', with a stylized flourish at the end.

(Miss Sian LI)
for Director of Environmental Protection

cc DEVB (Attn : Mr Cyrus Cheung)

23 Country Park Enclaves Covered by Outline Zoning Plans before the Sai Wan Incident

No.	Enclave	Statutory Land Use Zoning(s)
1	Shap Yi Wat	Agriculture, Country Park, Green Belt, Village Type Development
2	Kwun Yam Shan	Agriculture, Conservation Area, Government, Institution or Community, Green Belt, Village Type Development
	Ngau Liu	Conservation Area, Site of Special Scientific Interest
3	Wong Chuk Yeung	Conservation Area, Green Belt, Village Type Development
4	Sha Lo Tung	Conservation Area, Green Belt, Site of Special Scientific Interest, Village Type Development
5	Kai Kuk Shue Ha, Ho Lei Pui and Ham Hang Mei	Agriculture, Conservation Area, Green Belt, Village Type Development
6	Ho Pui, Tin Sam, Sam Ka Tsuen, San Uk Ha, Lo Wai, Leng Pui and Kau Tam Tso	Conservation Area, Green Belt, Village Type Development
7	Wong Yi Chau and Hei Tsz Wan	Conservation Area, Country Park, Coastal Protection Area, Green Belt, Village Type Development

No.	Enclave	Statutory Land Use Zoning(s)
8	Pak Tam Chung	Country Park, Green Belt, Village Type Development
9	Tsak Yue Wu	Conservation Area, Country Park, Green Belt, Village Type Development
10	Tai Long, Lam Uk Wai, Lung Mei Tau, Tai Wan and Ham Tin	Conservation Area, Site of Special Scientific Interest, Village Type Development
11	Pak Tam	Country Park, Government, Institution or Community (1), Green Belt, Recreation, Village Type Development
12	Shek Hang	Green Belt, Village Type Development
13	Tai Mong Tsai, She Tau, Ping Tun, Tit Kim Hang, Tam Wat, Tai Po Tsai, San Tin Hang, Tso Wo Hang, Wong Chuk Wan and Wong Mo Ying	Conservation Area, Country Park, Coastal Protection Area, Government, Institution or Community, Green Belt, Residential (Group C) 1, Residential (Group C) 2, Residential (Group C) 3, Recreation, Village Type Development
14	Wong Keng Tei and Tsam Chuk Wan	Conservation Area, Coastal Protection Area, Coastal Protection Area (1), Green Belt, Recreation, Village Type Development
15	Sham Chung	Agriculture, Conservation Area, Coastal Protection Area, Green Belt, Village Type Development

No.	Enclave	Statutory Land Use Zoning(s)
16	Fan Lau Tsuen	Country Park, Green Belt, Village Type Development
17	Pak Fu Tin	Country Park, Green Belt
18	Lung Mei and Tai Long	Country Park, Green Belt, Residential (Group C), Village Type Development
19	Ngong Ping	Conservation Area, Government, Institution or Community, Government, Institution or Community (1), Government, Institution or Community (2), Green Belt, Open Space, Other Specified Uses, Residential (Group C), Recreation, Site of Special Scientific Interest, Village Type Development
20	Lai Chi Yuen	Country Park, Green Belt
21	Shui Tseng Wan	Country Park, Green Belt
22	Yi Long	Country Park, Residential (Group C)
23	Shui Hau Wan	Country Park, Green Belt

25 Country Park Enclaves Covered by Development Permission Area Plans* since 2010
(as at 14/11/2013)

No.	Enclave	Statutory Land Use Zoning(s)
1	Sai Wan	The draft Tai Long Sai Wan Development Permission Area (DPA) Plan was effective until 6 August 2013. The enclave was already included in the draft map of Sai Kung East Country Park on 26 October 2012.
2	So Lo Pun [#]	Conservation Area, Green Belt, Village Type Development
3	Pak Lap [#]	Agriculture, Conservation Area, Government, Institution or Community, Village Type Development
4	Hoi Ha [#]	Conservation Area, Coastal Protection Area, Government, Institution or Community, Green Belt, Other Specified Uses, Village Type Development
5	Tin Fu Tsai	Unspecified Use
6	Pak Tam Au	Unspecified Use
7	To Kwa Peng	Unspecified Use

No.	Enclave	Statutory Land Use Zoning(s)
8	Pak A	Village Type Development, Unspecified Use
9	Tung A	Village Type Development, Unspecified Use
10	Mau Ping, Mau Ping Lo Uk, Mau Ping San Uk and Wong Chuk Shan	Village Type Development, Unspecified Use
11	Sam A Tsuen	Village Type Development, Unspecified Use
12	Siu Tan	Unspecified Use
13	Kop Tong, Mui Tsz Lam and Lai Chi Wo	Village Type Development, Unspecified Use
14	Ko Lau Wan, Mo Uk, Lam Uk, Lau Uk and Tse Uk	Village Type Development, Unspecified Use
15	Luk Wu, Upper Keung Shan, Lower Keung Shan, Cheung Ting and Hang Pui	Village Type Development, Unspecified Use
16	Ngau Kwo Tin	Unspecified Use

No.	Enclave	Statutory Land Use Zoning(s)
17	Shui Mong Tin	Site of Special Scientific Interest, Unspecified Use
18	Chek Keng	Village Type Development, Unspecified Use
19	Yung Shue O	Village Type Development, Unspecified Use
20	Yi O	Village Type Development, Unspecified Use
21	Pak Sha O, Pak Sha O Ha Yeung	Village Type Development, Unspecified Use
22	Kuk Po San Uk Ha, Kuk Po Lo Wai, Yi To, Sam To, Sze To and Ng To	Village Type Development, Unspecified Use
23	Fung Hang	Village Type Development, Unspecified Use
24	Yung Shue Au	Village Type Development, Unspecified Use
25	Tai Tan, Uk Tau, Ko Tong and Ko To Ha Yeung	Village Type Development, Unspecified Use

* This summary table does not include the 23 enclaves which have been covered by Outline Zoning Plans during the period 1980-2009.

The DPA plans covering the enclaves were replaced by Outline Zoning Plans on 27 September 2013.