

Working Paper: WP/CMPB/11/2010

COUNTRY AND MARINE PARKS BOARD**Assessment on Potential Sites Suggested for
Designation as Part of the Clear Water Bay Country Park
in connection with the Encroachment of Country Park Land
by SENT Landfill Extension**1. Purpose

This paper is to seek members' views on potential sites suggested for designation as part of the Clear Water Bay Country Park (CWBCP) in connection with the encroachment of country park land by the SENT Landfill Extension.

2. Background

2.1 Designation of a site as a country park is based on the merits of the site which are assessed according to a set of well established criteria. While the Government is committed to nature conservation and will continue to look for suitable sites for designation as country parks, there is currently no existing policy of "area-for-area compensation" should there be excision or encroachment of any country park land for justified purposes. However, in the process of excising the five hectare country park land from the approved map of the CWBCP for the SENT Landfill Extension by invoking the Country Parks Ordinance (CPO), there are concerns over replenishment for the loss of country park land. In view of this, the Country and Marine Parks Board (the Board) requested the Administration to actively identify suitable sites in the vicinity of the CWBCP for designation as part of the CWBCP and to consult the Board according to established principles and criteria.

2.2 In view of the Board's advice, we had identified two sites, i.e. Siu Chik Sha in the vicinity of CWBCP and Razor Hill near Po Lam Estate. However, considering the inaccessibility of the site at Siu Chik Sha situated on a slope, it would not render much recreational value unless it was included into CWBCP together with the adjacent landfill area after restoration. While the site at Razor Hill has some aesthetic value, its location distant from the CWBCP and its proximity to

a burial ground deemed it difficult for effective management. As such, these sites were considered unsuitable for addition to the CWBCP. This was reported to the Board at its meeting of 18 June 2009.

3. Suggestions on Potential Sites

3.1 Recently, we received several suggestions on potential sites in the vicinity of the CWBCP. They are Tai Au Mun, Ng Fai Tin, Sheung Yeung Shan, Tai Wan Tau and Chuk Kok. We have assessed these sites in accordance with the established principles and criteria, namely, landscape quality, recreation potential, conservation value, land status, effectiveness of management, etc. The locations of all potential sites including Siu Chik Sha and Razor Hill are shown on the map in **Annex 1**, and their assessments are summarized in the **Annex 2**.

3.2 All sites suggested are mainly zoned as either “Conservation Area” or “Green Belt” in their respective Outline Zoning Plan (OZP) under the Town Planning Ordinance (TPO). In fact, all the areas surrounding the CWBCP in the Clear Water Bay Peninsula are covered by OZPs. They have been given sufficient protection under the TPO. Converting any of these sites into a country park will involve amendments to the OZP and approval of the Town Planning Board.

3.3 Having compared the assessments of the potential sites identified above, we consider that both Siu Chik Sha and the upper slope above the Tai Au Mun Road would be suitable for designation as part of the CWBCP. Details are set out as follows –

(a) *Siu Chik Sha*

Siu Chik Sha is about 20 hectares in size and is zoned as “Green Belt” in the Tseung Kwan O OZP. The conservation value is low to moderate. The amenity value is rather low as the area is inaccessible and not scenic. It would not render much recreational value unless it is included to CWBCP together with the adjacent landfill area after restoration.

(b) *Tai Au Mun*

Tai Au Mun is an area of about 40 hectares, situated on a slope above the Clear Water Bay Road and Tai Au Mun Road. It is zoned as “Conservation Area” in the Clear Water Bay Peninsula South OZP. The upper slope of the site is occupied by *Machilus* trees, while the lower slope comprises several pieces of

private land. The scenery of the upper slope above the Tai Au Mun Road is quite well and it commands a panoramic view of Tai Hang Tun. The recreation potential is low to moderate as it is situated on an inaccessible slope. Some areas in the lower slope are man-made slopes, of which the amenity value is considered low. Therefore, only the upper slope above the Tai Au Mun Road can be considered suitable for country park designation.

3.4 The two sites, namely Siu Chik Sha and upper slope above the Tai Au Mun Road comprise Government land only and they are adjacent to the CWBCP, which we could easily extend our management services to the sites. Although the assessments show that the two sites are not well qualified to be designated as a country park, their conservation and amenity values are similar to those of the 5-hectare land proposed for excision from CWBCP. As regards Siu Chik Sha, it had been agreed at the Board meeting of 18 June 2009 that it would be more appropriate to consider designating as part of the CWBCP the area together with the adjacent landfill area after restoration. Thus, among the various suggested sites, the upper slope above the Tai Au Mun Road would be a more preferred option for inclusion into the boundary of the CWBCP subject to enactment of the designation order of the replacement map of the CWBCP.

4. Advice sought

Members are invited to offer views on the assessments of potential sites and the suitability of the site at the upper slope above the Tai Au Mun Road for designation as part of the CWBCP. Incorporating the site into the CWBCP would involve amendment to the Clear Water Bay Peninsula South OZP under the Town Planning Ordinance, and the amendment to the CWBCP approved map under CPO.

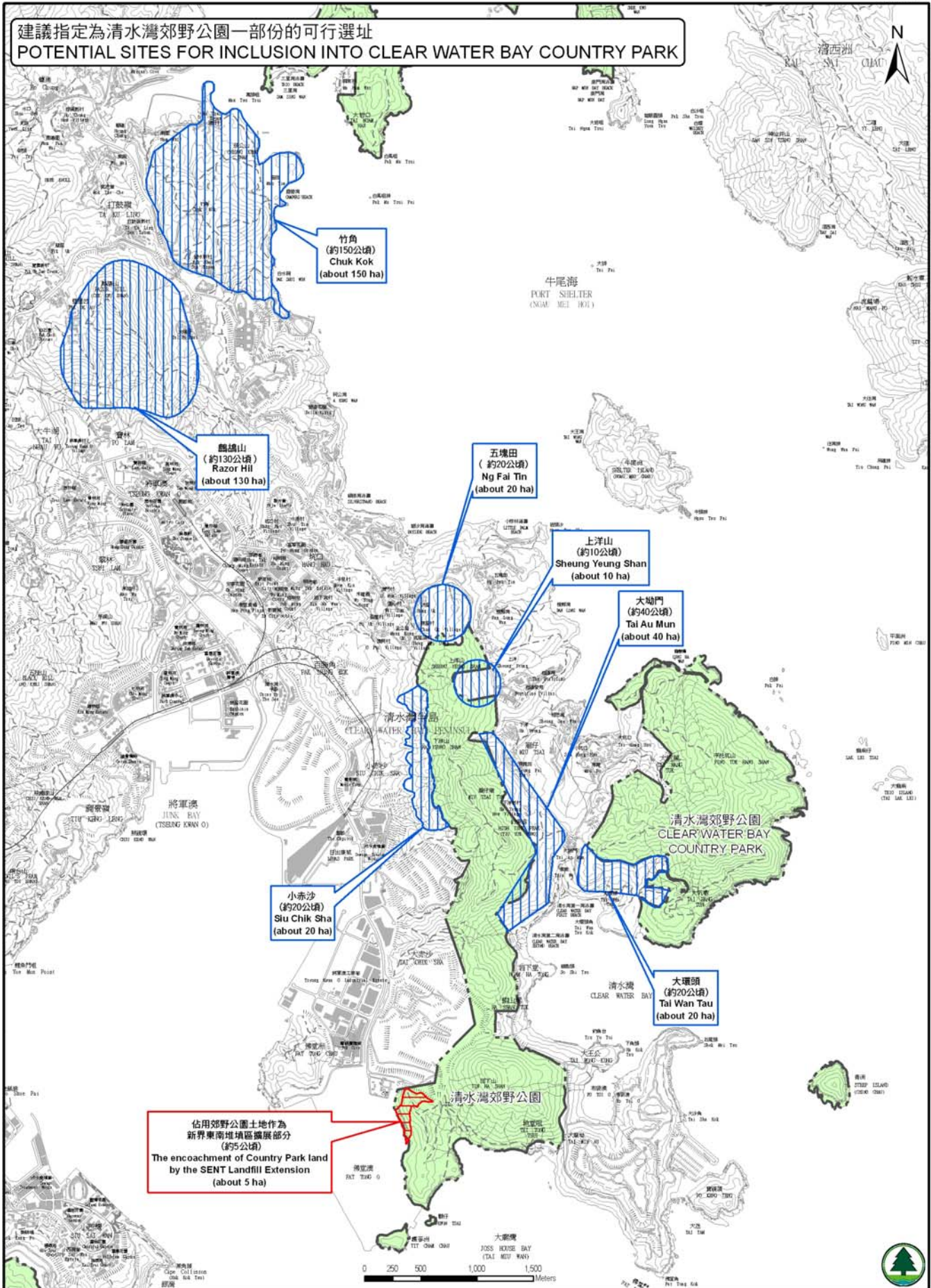
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Country and Marine Parks Authority

Agriculture, Fisheries and Conservation Department

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建議指定為清水灣郊野公園一部份的可行選址
POTENTIAL SITES FOR INCLUSION INTO CLEAR WATER BAY COUNTRY PARK



佔用郊野公園土地作為
新界東南堆填區擴展部分
(約5公頃)
The encroachment of Country Park land
by the SENT Landfill Extension
(about 5 ha)

Summary of Assessment

Potential sites for Inclusion into Clear Water Bay Country Park

	Siu Chik Sha	Razor Hill	Tai Au Mun	Tai Wan Tau	Ng Fai Tin	Sheung Yeung Shan	Chuk Kok
Size	About 20 hectares	About 50 to 70 hectares	About 40 hectares	About 25 hectares	About 10 hectares	About 20 hectares	About 150 hectares
Conservation Value	<ul style="list-style-type: none"> ■ Exotic trees of small to medium in size ■ Low to moderate 	<ul style="list-style-type: none"> ■ <i>Machilus</i> trees in the north and exotic trees in the south ■ Low to moderate 	<ul style="list-style-type: none"> ■ <i>Machilus</i> trees and other native species ■ Moderate 	<ul style="list-style-type: none"> ■ Native trees and shrubs ■ Moderate 	<ul style="list-style-type: none"> ■ Native trees of small to medium in size ■ Low 	<ul style="list-style-type: none"> ■ <i>Machilus</i> trees and other native species ■ Low to moderate 	<ul style="list-style-type: none"> ■ Common native tree species and patches of exotic trees ■ Moderate
Landscape Quality	<ul style="list-style-type: none"> ■ Considered as low as the landscape is disrupted by the landfill as well as industrial activities at the foothills 	<ul style="list-style-type: none"> ■ Commanding panoramic views of Sai Kung Peninsula ■ To have highly scenic quality and excellent landscape value 	<ul style="list-style-type: none"> ■ Considered as pleasant with view of the headland of Tai Hang Tun and Clear Water Bay in the south 	<ul style="list-style-type: none"> ■ View of Clear Water Bay considered as low to moderate scenic quality as the landscape is disrupted by the burial ground in the near sight 	<ul style="list-style-type: none"> ■ Considered as low scenic quality as the landscape is disrupted by the burial ground in the near sight and developed area in the Tseung Kwan O 	<ul style="list-style-type: none"> ■ View of Port Shelter with village housing and Clear Water Bay Road in the foreground ■ To have low scenic quality 	<ul style="list-style-type: none"> ■ Considered as pleasant with views of Port Shelter and developed area of Nam Wai in the foothill and Marina Cove in the far sight
Recreation Potential	<ul style="list-style-type: none"> ■ Inaccessible ■ No recreation potential 	<ul style="list-style-type: none"> ■ Footpaths mainly used by morning walkers ■ Low to medium recreation potential 	<ul style="list-style-type: none"> ■ Situated on an inaccessible slope ■ Low to medium recreation potential 	<ul style="list-style-type: none"> ■ Existing footpaths to the burial ground and Tai Wan Tau 	<ul style="list-style-type: none"> ■ Existing hiking /mountain bike trail ■ Medium recreation potential 	<ul style="list-style-type: none"> ■ Inaccessible ■ No recreation potential 	<ul style="list-style-type: none"> ■ Limited existing footpaths to the area and the coastal area ■ Low to medium recreation potential
Land Status	<ul style="list-style-type: none"> ■ Mainly Government land ■ Some private lots along foothills 	<ul style="list-style-type: none"> ■ Mainly Government land ■ A burial ground near Shek Pik Au 	<ul style="list-style-type: none"> ■ Mainly Government land ■ Scattered private lots at lower slopes 	<ul style="list-style-type: none"> ■ Mainly Government land ■ A burial ground along Clear Water Bay Road 	<ul style="list-style-type: none"> ■ Mainly Government land ■ A burial ground on upper grass land en route the trail 	<ul style="list-style-type: none"> ■ Mainly Private lots 	<ul style="list-style-type: none"> ■ Mainly Government land ■ Private lots on the verge and center of the area
Incompatible land use around the area	<ul style="list-style-type: none"> ■ Old & existing SENT Landfill sites ■ Private lots turned into open storage and other industrial uses 	<ul style="list-style-type: none"> ■ Burial ground near Shek Pik Au ■ Some morning walkers' gardens near Po Lam Estate 	<ul style="list-style-type: none"> ■ Potential development of private lots in village area at lower slopes. 	<ul style="list-style-type: none"> ■ Burial ground 	<ul style="list-style-type: none"> ■ Burial ground 	<ul style="list-style-type: none"> ■ Potential development of private lots 	<ul style="list-style-type: none"> ■ Housing development of private lots in the area
Current Statutory Zoning	<ul style="list-style-type: none"> ■ "GB" zoning 	<ul style="list-style-type: none"> ■ "CA" in the north and "GB" in the south 	<ul style="list-style-type: none"> ■ "CA" with scattered patches of "GB" and "Village" 	<ul style="list-style-type: none"> ■ "GB" and "CA" with patches of "Village" 	<ul style="list-style-type: none"> ■ "CA" zoning 	<ul style="list-style-type: none"> ■ "CA" zoning 	<ul style="list-style-type: none"> ■ "CA" with scattered patches of "GB", "Village" and "Residential"
Proximity to Clear Water Bay CP	<ul style="list-style-type: none"> ■ Adjacent to CWBCP 	<ul style="list-style-type: none"> ■ Isolated area, distant from CWBCP 	<ul style="list-style-type: none"> ■ Adjacent to CWBCP 	<ul style="list-style-type: none"> ■ Adjacent to CWBCP 	<ul style="list-style-type: none"> ■ Adjacent to CWBCP 	<ul style="list-style-type: none"> ■ Adjacent to CWBCP 	<ul style="list-style-type: none"> ■ Isolated area, distant from CWBCP
Suitability for designation of CWBCP extension	<ul style="list-style-type: none"> ■ Suitable only together with the adjacent landfill after restoration ■ Established woodland ■ Enhanced landscape and recreation values in conjunction with the adjacent restored landfill area (a further 20 ha) 	<ul style="list-style-type: none"> ■ Not suitable ■ The area is isolated with limited access ■ Foothill surrounded by housing estates and villages ■ Close proximity to a major carriage way (Hiram's Highway) 	<ul style="list-style-type: none"> ■ The upper slope with an area of some 15 hectares is suitable ■ Less development pressure at the upper slope ■ Established native woodland 	<ul style="list-style-type: none"> ■ Not suitable ■ Major burial ground ■ Close proximity to village area 	<ul style="list-style-type: none"> ■ Not suitable ■ The core area is interrupted by incompatible land use as burial ground. ■ Low conservation value 	<ul style="list-style-type: none"> ■ Not suitable ■ The area is primarily private land 	<ul style="list-style-type: none"> ■ Not suitable ■ The area is fragmented by villages and residential area