

(Translation)

政府總部
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規劃地政科



Planning and Lands Branch
Development Bureau
Government Secretariat

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8 August 2013

Legislative Council Secretariat
Legislative Council Complex
1 Legislative Council Road
Central, Hong Kong
(Attn: Ms Sharon CHUNG)

Dear Ms CHUNG,

Special meeting for following-up the “Development of Hoi Ha”

Thank you for your email dated 18 July to the Development Bureau referring a letter dated 17 July from the Honourable KWOK Ka-ki addressed to the chairperson of the Panel on Development of the Legislative Council on the captioned, expressing his concern on the possible impact to the ecological environment of Hoi Ha Wan by future developments in the area. I am authorised to reply as follows.

Background

Pursuant to section 20(5) of the Town Planning Ordinance (the Ordinance), the Hoi Ha Development Permission Area (DPA) Plan is effective for a period of three years until 30 September 2013. As such, the Town Planning Board (TPB) has to prepare an Outline Zoning Plan (OZP) to replace the DPA Plan in order to maintain statutory planning control over the area upon expiry of the DPA Plan.

On 28 June 2013, TPB agreed to submit the draft Hoi Ha OZP (the draft

Plan) to the Tai Po District Council (TPDC) and the Sai Kung North Rural Committee (SKNRC) for comments. The Planning Department (PlanD) consulted SKNRC and TPDC on 8 July and 10 July respectively. PlanD also received comments on the draft Plan from green groups and interested parties. PlanD was invited to a residents' meeting held on 2 August to listen to the views of the residents and the relevant parties on the draft Plan.

Preparation of the OZP

The Hoi Ha Planning Scheme Area (the Area), covering a total area of 8.45 hectares, is located at the northern coast of the Sai Kung peninsula, encircled by the Sai Kung West (SKW) Country Park on three sides, fronting Hoi Ha Wan (HHW), which is a designated marine park. The Hoi Ha Village is a recognised village in the Area. During the preparation of the draft Plan, the natural environment, the topography and cultural heritage of the Area, including the HHW Marine Park to the north, the native woodland to the east, south and west, the natural rocky streams with high landscape value to the northwest and the Hoi Ha Trackway and lime kilns to the east, were taken into account. Opinions of the relevant government departments were also sought. The general planning intention of the Area is to conserve its natural landscape and conservation value, to protect its natural and rural character, its cultural heritage, and to make provision for future Small House development by the indigenous villagers of the recognised Hoi Ha Village.

As indicated on the draft Plan, approximately 5.65 hectares (67%) of land in the Area will be primarily zoned "Coastal Protection Area" ("CPA"), "Conservation Area" ("CA") and "Green Belt" ("GB"), with a view to preserving its natural landscape and conservation value, and approximately 2.6 hectares (31%) of land will be zoned primarily "Village Type Development" ("V") for future Small House development by the indigenous inhabitants of the recognised Hoi Ha Village.

According to the Agriculture, Fisheries and Conservation Department (AFCD), the area abutting the HHW Marine Park can serve as a buffer between the proposed "V" zone and the HHW Marine Park and should be zoned "CPA" (approximately 1 hectare). The woodlands on the hill slopes in the eastern and southern parts of the Hoi Ha Village and the woodland at the western end of the Area and to the north of Hoi Ha Road give the Area a distinct natural character and form an integral part of the extensive woodland of the SKW Country Park. So that area is proposed to be zoned "CA" (approximately 4 hectares). Besides, the rocky stream along the northwest coast of the Area and the mangroves at the estuarine are considered a type of significant landscape resource of the

Area. Therefore, it is recommended that the area to the south of the stream be designated as “GB” (approximately 0.65 hectare) to serve as a buffer between village developments and the rocky stream.

The planning intention of the “V” zone is to designate both existing recognised villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. The boundaries of the “V” zone are drawn up having regard to the village ‘environs’, the number of outstanding Small House applications, Small House demand forecast, local topography and site constraints. Areas of difficult terrain, dense vegetation, stream courses and burial grounds have been avoided as far as possible. According to the Tai Po District Lands Office, the number of Small House applications being processed plus the 10-year forecast for Small House demand for the Village is about 94. In view of all the above factors, an incremental approach for designating a “V” zone for Small House development has been adopted with an aim to confining Small House development at suitable locations so as to avoid unnecessary disturbances to the natural environment or overloading the limited infrastructure in the Area. There is about 2.6 hectares of land in the “V” zone of the draft Plan. Discounting the already developed area, about 1.6 hectares of land would be available for Small House development, which can accommodate some 60 Small Houses (approximately 2/3 of the forecast demand). Their locations mainly comprise the existing village settlements and the abandoned agricultural land close to the western part of the Village. According to AFCD, the area to the west of the Village mainly consists of disturbed young woodland.

There is no existing sewer in the Area. As stated in the Explanatory Statement of the draft Plan, to protect the water quality of the HHW Marine Park, the design and construction of on-site septic tank/soakaway pit (STS) system in any development proposal/option should comply with the relevant standards and regulations, such as the Practice Note for Professional Person (ProPECC) 5/93 of the Environmental Protection Department (EPD). When processing Small House grant and applications in close proximity to the existing stream courses and the HHW Marine Park, the Lands Department must consult the concerned departments including EPD, AFCD and PlanD to ensure that all relevant departments will have adequate opportunities to review and comment on the applications.

The Planning Process Ahead

PlanD will submit all the comments from TPDC and SKNRC and the public,

including green groups and local residents, to TPB. TPB will consider the views of various stakeholders and decide whether or not to amend the draft Plan under the principle of balanced conservation and development. Then the Plan will be gazetted under section 5 of the Ordinance. During the exhibition period, any person may make representations on the draft Plan. TPB will consider the representations in accordance with the Ordinance, and upon the completion of statutory consultation, TPB will submit the draft Plan together with the representations and comments to the Chief Executive in Council for a final decision.

Yours sincerely,

(Derek CHEUNG)
for Secretary for Development

c.c.

Director of Planning (Attn: Ms. Jacinta Woo) (Fax: 2691 2806)