

COUNTRY AND MARINE PARKS BOARD

Review of the Criteria for Designating Country Parks and Proposed Measures for Protecting Country Park Enclaves

1. Purpose

This paper seeks to invite members' views on the updated principles and criteria for designating new country parks or extending existing country parks. The paper also proposes comprehensive measures for protecting country park enclaves.

2. Background

2.1 The suitability of a site for designation as a country park follows established principles and criteria, which include among other things, landscape quality, recreational potential, conservation value, size, land status, and management effectiveness of the site. Details are set out in the paper endorsed by the Planning and Management Committee, Country Parks Board in 1989 (**Annex 1**). Under these established criteria, considerations need to be given to the land status of the site proposed to be designated as a country park. It was the then prevailing policy that Government land is to be preferred when a country park is designated, as there may be traditional rights associated with private lots held by indigenous villagers within village environs and hence may create country park management problems. Landowners may even object to designating these areas as country parks. As a result, private land together with some surrounding government land is usually excluded from country park boundaries and it forms the country park enclave. There are currently a total of 77 country park enclaves with a total area of 2,076 hectares. Notwithstanding this, currently there are some pockets of private land within designated country park areas because no objection had been filed by their owners during the designation process. About 460 ha of private land have been included in various country parks.

2.2 Owing to the quickened pace of urbanization, some country park enclaves are facing increasing development pressure. The development in country park enclaves may however not be in tune with the nature environment and could degrade the integrity, the aesthetic and landscape quality of the country parks as a whole. On the other hand, in recent years, there has been increasing public awareness over conservation of natural landscape of the country parks and their surrounding areas, and expectation on the Government to safeguard against any development that would undermine public enjoyment of the natural environment. We consider that there is a need to review the principles and criteria for designating new country parks or extending existing country parks with a view to providing adequate protection to these sites from the nature conservation angle, including their landscape and aesthetic value, and assess the merits, justifications and implications of incorporating any of these sites into the boundaries of new or existing country parks.

3. Review of principles and criteria for designating country parks

3.1 We have conducted a comprehensive review of the established principles and criteria for designating new country parks or extending existing country parks, which had given rise to country park enclaves. The updated principles and criteria, together with a flow diagram illustrating the process in assessing the suitability of a site for designation as a country park are set out at **Annex 2**. If adopted, they would be used to assess the merits, justifications and implications of incorporating country park enclaves into the country park boundaries.

3.2 Under the updated criteria, conservation value, landscape and aesthetic value, and recreation potential remain as the three main themes of the intrinsic criteria in identifying suitable area for country park designation. Other factors such as size, proximity to existing country parks, land status and existing land use are those criteria in demarcating a boundary of a country park. The mere existence of private land will not be automatically taken as a determining factor for exclusion from the boundary of a country park. Other factors as to whether the land should be considered as part of a country park from the perspectives of landscape and aesthetic value, conservation value and function would also need to be taken into account. The use of a site will be assessed if it is compatible with the country park setting. For example, where a site comprises mainly agricultural land and scattered village houses, it could be considered as forming an integral part of landscape of country parks and thus be in harmony with the entire country park

setting. However, where there have been extensive and active human settlements, the site would be considered less suitable for designating as part of a country park.

4. Protection measures

4.1 Protection of country park enclaves against incompatible uses can be pursued under existing mechanism as follows:

- (a) to incorporate the enclave as part of a country park under the Country Parks Ordinance (CPO);
- (b) to apply statutory planning control to the enclave by including the area into a Development Permission Area (DPA) plan followed by an Outline Zoning Plan (OZP) under the Town Planning Ordinance (TPO)¹; or
- (c) to continue to apply the Public-Private-Partnership (PPP) pilot scheme and Management Agreement (MA) scheme meanwhile to the enclave if it is also one of the 12 Priority Sites identified under the New Nature Conservation Policy (NNCP).

Designation as country park

4.2 Pursuant to sections 8 and 15 of the CPO, the Director of Agriculture, Fisheries and Conservation (DAFC) as the Country and Marine Parks Authority (the Authority) may, at the direction of the Chief Executive in Council (CE in Council) and in consultation with the Country and Marine Parks Board (CMPB), publish a draft map to replace an approved map of a country park in the gazette for incorporating the country park enclave(s) into a relevant country park.

4.3 Upon the gazettal of the draft map which proposes to include any area into a country park, no new development shall be carried out within the areas without

¹ Pursuant to the TPO, the Planning Authority is only empowered to undertake planning enforcement in areas designated as DPA. However, DPA plan is an interim plan with an effective period of three years only (subject to a period up to one additional year as may be extended by the Chief Executive in Council) during which the plan can be replaced by an OZP. The provisions for enforcement will continue to be applicable in the area subsequently covered by the replacement OZP. On the other hand, the TPO does not require the preparation of a DPA plan prior to an OZP. The introduction of enforcement power under DPA plans in 1991 under the TPO has mainly been to deal with the problem of open storage in the New Territories. DPA plans are thus mainly prepared for the rural areas in the New Territories.

the prior approval of the Authority under section 10 of the CPO. This approval is in addition to any other approval as necessary under relevant laws. Under section 11 of the CPO, any person aggrieved by the draft map may within the inspection period of 60 days lodge an objection to the CMPB. The CMPB may reject the objection or direct the Authority to amend the draft map after hearing the objection. The Authority shall within six months from the last day of the inspection period, submit the draft map to the CE in Council for approval. Subject to any amendment to the draft map as directed by CMPB and after the completion of the designation process, the country park enclaves will become part of the country park; both CPO and the Environmental Impact Assessment Ordinance (EIAO)² would apply to regulate the activities of the areas (including the private lands).

4.4 Incorporating an enclave into a country park represents a strong commitment by the Government to protect the overall scenic beauty and integrity of our country parks. Under section 16(1) of the CPO, notwithstanding any Ordinance or the terms of any lease or agreement for a lease, in any case where the Authority is of the opinion that any use or proposed use of any leased land by the occupier within a country park would substantially reduce the enjoyment and amenities of the country park, he may request the Land Authority to give written notice to the occupier to discontinue the use, or prohibit the occupier from proceeding with the proposed use. Any aggrieved occupiers may object and if overruled, may seek compensation according to procedures prescribed under sections 18 – 23 of the CPO.

Designation as DPA leading to the preparation of an OZP

4.5 Under the Chief Executive's delegated authority, the Secretary for Development has the power to direct the Town Planning Board (TPB) to designate an area as a DPA. The draft DPA plan will be gazetted for public inspection for two months, and any representations / comments / further representations received will be processed by the TPB in accordance with the statutory planning procedures with a view to submitting the plan to the CE in Council for approval. After the gazettal of the DPA plan, development or use not allowed for or without the necessary planning approval of the TPB will constitute an unauthorized development and subject to enforcement by the Planning Authority. For country park enclaves which are subject to imminent development threat and there is no

2 All projects including new access roads, railways, sewers, sewage treatment facilities, earthworks, dredging works and other building works partly or wholly in an existing or gazetted proposed country park are designated projects under Item Q.1 of Part 1 of Schedule 2 to the EIAO (except for certain "excluded works" listed in Item Q.1).

other effective control under the building and land administrative regime, the DPA plan will serve as a stopgap measure.

4.6 Pursuant to TPO, a DPA plan will only be effective for 3 years subject to a period up to one additional year as may be extended by the CE in Council. It can be replaced by an OZP if the enforcement power of the Planning Authority in the area is to be retained. In such a case, the same plan-making process will have to be repeated. The merits of a DPA plan are that, it can be prepared expeditiously to put the area under threat under immediate control and in the course of preparing the OZP, specific land uses of the enclaves will be worked out, consultations will be held and the conservation needs as well as the development aspirations of the areas can be considered by the TPB. A suitable balance will be struck in the process and the OZP will provide a basis for development control as well as a guide for future development. However, this arrangement is not free of problems. As in the case of country park designation, indigenous villagers will see their rights to develop small houses within DPA plans adversely affected as they would have to overcome one more hurdle of seeking and obtaining TPB's prior approval before they could build new small houses or rebuild existing ones. Also, there is no provision for compensation under TPO and some owners may object. Moreover, unlike designation of country parks for which there will be public consultation, no public consultation will be carried out for making of DPA plans, and this arrangement often attracts criticisms of disrespect for landowners. Furthermore, its effectiveness in achieving the nature conservation objective is not as strong as that under CPO, for example, it cannot curb eco-vandalism and may not be favoured by those who advocate absolute integrity of country parks. Besides, any development or uses that have existed before the gazettal of the DPA plan, though may not be compatible with the surrounding environment, will be regarded as "existing use" including those and tolerated under TPO.

PPP pilot scheme and MA scheme under NNCP

4.7 The Administration announced the NNCP in 2004 and identified 12 Priority Sites of high ecological value. Out of the 12 Priority Sites, six are country park enclaves, namely, Sha Lo Tung, Tai Ho, Mau Ping, Cheung Sheung, Yung Shue O and Sham Chung.

4.8 The NNCP has an objective to enhance the conservation of ecologically important sites in private ownership. Specifically, the Administration launched two schemes under the NNCP, namely a PPP pilot scheme and the MA scheme.

Under the former, developments of an agreed scale may be allowed at the ecologically less sensitive portion of any of the 12 Priority Sites, provided that the project proponent undertakes to conserve and manage the rest of the site that is ecologically more sensitive on a long-term basis. As regards the latter, non-profit making organizations may apply for funding from the ECF for entering into management agreements with the landowners of the 12 priority sites under NNCP. They can provide the landowners with financial incentives (e.g. rents/fees) in exchange for management rights over their land or their cooperation in enhancing conservation of the sites concerned. The PPP pilot scheme and MA scheme would apply to an enclave if it is also one of the 12 Priority Sites identified under the NNCP.

5. The proposed way forward

5.1 There are currently 77 country park enclaves (**Annex 3**), out of which 23 are already covered by OZPs and 54 are not. Amongst the 54 enclaves, seven sites, namely Sai Wan, Hoi Ha, So Lo Pun, Tin Fu Tsai, Pak Lap, To Kwa Peng and Pak Tam Au, have been covered by their respective draft DPA plan gazetted under the TPO since August 2010 in order to protect the areas from incompatible development.

5.2 We consider it necessary to protect the 54 enclaves currently not covered by OZPs against incompatible uses by applying appropriate protection measures set out above. We propose to accord priority to protect enclaves subject to development threats which are assessed by making reference to the following factors:

- (a) **Accessibility of the site** - whether there are existing paved roads and marine access to the site. The higher the accessibility, the higher development pressure would an enclave face; and
- (b) **Immediate development threats** - whether there are applications for development, and reported cases of unauthorized/incompatible developments or activities at the site.

5.3 As regards the appropriate protection measures to be applied, we will, in conjunction with departments concerned, consider whether the enclave is suitable for designation as part of a country park according to the updated principles and

criteria for designating new country parks or extending existing country parks set out at **Annex 2**, or it is more suitable to be protected by including the area into a DPA plan followed by an OZP under the TPO. Actions will then be taken to initiate the respective procedures for applying the relevant protection measures as soon as practicable.

6. Extending the MA Scheme to cover private land in country park enclaves and in country parks

6.1 While statutory control measures will avoid incompatible developments in these enclaves, there is a need to provide incentive to encourage conservation of private land in country parks as well as that in country park enclaves. The MA Scheme has proven to be a successful *modus operandi* to bring non-profit making organizations and landowners together to conserve private land since its operation in 2005.

6.2 In this regard, Administration has decided to extend the current scope of the MA scheme to cover private land in country park enclaves and in country parks. Conservation activities compatible with the land uses and country park objectives could be undertaken by non-profit making organizations. If the private landowners of sites in country parks and in country park enclaves can be incentivized to undertake conservation activities, it would be conducive to enhancing the overall conservation and scenic values of the country parks.

7. Advice sought

Members are invited to offer views and comments on the updated principles and criteria for designating new country parks or extending existing country parks, and the proposed measures and way forward for protecting country park enclaves set out in this paper.

Country and Marine Parks Authority
Agriculture, Fisheries and Conservation Department
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COUNTRY PARKS BOARDPlanning and management CommitteePrinciples and Criteria of Designation of New Country Parks or
Extension of Existing Country Parks1. Purpose

This paper seek members' views on the principles and criteria of designating new Country Parks or extending existing Country Parks, and on the management options for areas not meeting these criteria.

2. Background

2.1 The territory-wide country parks designation programme was completed in 1979. A total of 21 country parks, covering about 40% of Hong Kong's land area, have been designated. It was considered at that time that these parks should be adequate to meet Hong Kong's need for outdoor recreation and countryside conservation.

2.2 In the last three years, several requests for designating new country parks or extending existing ones have been made by various organisations or government departments. These requests were made on the following grounds :

- a) to protect the environment from incompatible use, e.g. Lamma Island,
- b) to conserve the landscape amenity, e.g. Mong Tseng near Deep Bay,
- c) to solve land management problems, e.g. Lung Fu Shan (Hill above Belcher's),
- d) to provide recreational facilities for residents nearby, e.g. Tsing Yi Island.

2.3 These requests indicate that the unique role of Country Parks in environmental conservation and in providing recreation facilities has been well recognised. It is necessary to consider each request using principles and criteria of designating new Country Parks or extending existing Country Parks. It is also important to assess the staff and financial resources needed to plan, protect and manage these new areas.

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3. Principles and Criteria of Designating New Country Parks or Extending Existing Country Parks

3.1 The following principles and criteria have been used in the past in selecting areas for designation as Country Parks.

3.2 Landscape quality

The landscape quality of an area can be evaluated by means of landscape evaluation techniques. This is assessed against such criteria as the degree of naturalness, composition and combination of landscape components, degree of damage, the integrity, uniqueness of the topography and the presence or absence of eyesores, view points or features of visual interest etc. Four categories can be recognized :

- (a) highly scenic,
- (b) distinguished,
- (c) pleasant, and
- (d) degraded.

Only areas of categories (a) and (b) or possibly (c) are considered suitable for designation as Country Parks.

3.3 Recreation potential

This is assessed in terms of the potential physical carrying capacity for compatible countryside recreation activities. Usually, areas with medium recreation potential are considered suitable as country parks. Areas with very high recreation potential might be more suitable for recreation development of the urban style, such as city parks and gardens, local open space or zoos rather than as country parks.

3.4 Conservation value

Areas with features of special biological, geological or historical interest or the presence of representative habitats of the territory have high conservation value, thus deserving special care and protection by designating them as country parks. If such areas are very special, relatively small in size and are on Government land, they may be similarly designated as Special Areas under Section 24 of the Country Parks Ordinance, e.g. Tai Po Kau Special Area, Tsiu Hang Special Area and Tung Lung Fort Special Area. In these areas the emphasis will be on conservation and education rather than on recreation. The value of an area is determined by such factors as species diversity, degree of naturalness, rarity, fragility, representativeness, intrinsic appeal, historical records, position in an ecological or geographical unit and the potential value.

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3.5 Size

A country park usually comprises an extensive area of land of a continuous nature. Small or fragmented pockets of land are not suitable to be developed as country parks. The average size of an existing country park is about 1900 hectares, whilst the average size of a Special Area is around 100 hectares.

3.6 Land status

There may be traditional rights in areas near private lots or village environs and pose land management problems. The land owners may even object to the designation of country parks in these areas. In the case of private lots, the Authority might have to compensate the owners under Section 19 of Cap. 208 if their development proposals were refused. Thus, Government land is to be preferred when a country park is designated.

3.7 Reserving space for possible future development

In the rural areas, villages together with their environs reserved for future expansion are usually excised from Country Parks. Near the urban areas, country park boundaries are drawn in such a way as to leave some space between the town boundary. The area between the country park and the urban area serves as a 'buffer zone' with three main functions, viz :

- (a) to provide room for possible future urban development;
- (b) to maintain a physical or psychological transition zone between the town and the country parks;
- (c) to provide area for more intensive recreation development, road widening, etc.

Usually this area is zoned as "green belt" or "Countryside Conservation Area" in the Outline Zoning Plans.

3.8 Effectiveness of management

Whenever a piece of land is designated as a country park, it should be properly protected and managed with the provision of sufficient resources, otherwise the concept of country parks will be defeated. It is comparatively more difficult to manage the remote islands or isolated small pieces of land which are far from the existing management system. It is comparatively easier to extend management services to land adjacent to the existing Country Parks. It may also be desirable to solve known land management problems before the areas are designated as country parks.

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4. Other Management Options

4.1 It is recognized that areas not meeting the designation criteria of country parks or special areas still need management of some kind to prevent their environmental deterioration. These options include the zoning and their management as :

- (a) Site of Special Scientific Interest (SSSI);
- (b) Countryside Conservation Area (CCA);
- (c) Green Belt (GB);
- (d) District/Local Open Space (DO/LO); and
- (e) Others.

4.2 Site of Special Scientific Interest (SSSI)

Proposed by the Agriculture and Fisheries Department, these sites are recognised by the Buildings and Lands Department on an administrative basis for the purposes of protecting sites of special scientific importance or interesting habitats against possible development. 49 SSSIs have been registered. At present management input to these SSSIs is minimal except when they are threatened by development or pollution or abuses. However, it is desirable to provide more resources to upgrade the management services to these sites, especially to those which face increasing threats.

4.3 Countryside Conservation Area (CCA)

4.3.1 In accordance with the planning terms approved by the Lands Development Policy Committee (LDPC), (DPC Paper 42/85), a Countryside Conservation Area is an area of land, the topography and/or character of which generally render urban development undesirable or impractical. Most of the land in such an area is government land but may include pockets of farmland and individual private lots. The objective of zoning an area as a CCA is to preserve and enhance the existing landscape features, and development other than for passive recreation, forestry and agriculture will normally be discouraged.

4.3.2 The CCA zoning appears particularly suitable for those areas which do not measure up to the standards of country parks and yet their natural landscape deserves protection from development or incompatible land uses. At present CCAs are not managed but, in the New Territories Rural Planning and Improvement Strategy (NPIS) Study, resources for the intensive management of CCA would be assessed.

4.4 Green Belt

In areas covered by Outline Zoning Plans, green belt is referred to as undeveloped hill sides, and in some cases country parks are also classified under this category. Certain uses

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within Green Belt may require special permission of the Town Planning Board and the control of development is carried out by the Buildings and Lands Department. It is desirable to provide land management services to these areas as well to prevent them from environmental deterioration.

4.5 Open Space

In areas covered by Outline Zoning Plans, areas zoned for this purpose include existing parks, playgrounds and scenic vantage points. They are usually small in size and within the urban areas or adjacent to the urban fringe. Local or regional open spaces are usually managed by the Urban or Regional Councils for active or passive recreation activities.

4.6 Others

4.6.1 In the sub-regional planning level, two categories of land might be relevant to the management of rural area, viz :

- (a) Coastal Protection Area (CPA) - This is designated for the protection of local foreshore scenery, the natural coastline and the inter-tidal ecological community. It is intended to exclude any form of new development in this area.
- (b) Recreation Priority Area (RPA) - This is an area of rural land suitable for strategic, sub-regional recreational facilities which would supplement district open spaces in urban areas, and complement country parks by providing more intensive recreation facilities in rural areas.

Land uses under these two categories are co-ordinated and planned by the Buildings and Lands Department.

4.6.2 In the recent study of landscape strategy for Metroplan, land in the urban fringe lying between country parks and towns have been identified as "landscape protection areas" and "areas of low recreation intensity". As most of these areas are within the 'buffer zone' or 'the transitional belt,' they are not suitable to be designated as country parks. The management machinery for these areas is being considered by the Metroplan Study Group.

4.7 On the whole, it is quite clear that the land lying between the towns and country parks require a planning and management system different from that of existing country parks.

4.8 The criteria listed above is simplified in a flow-chart at Appendix I.

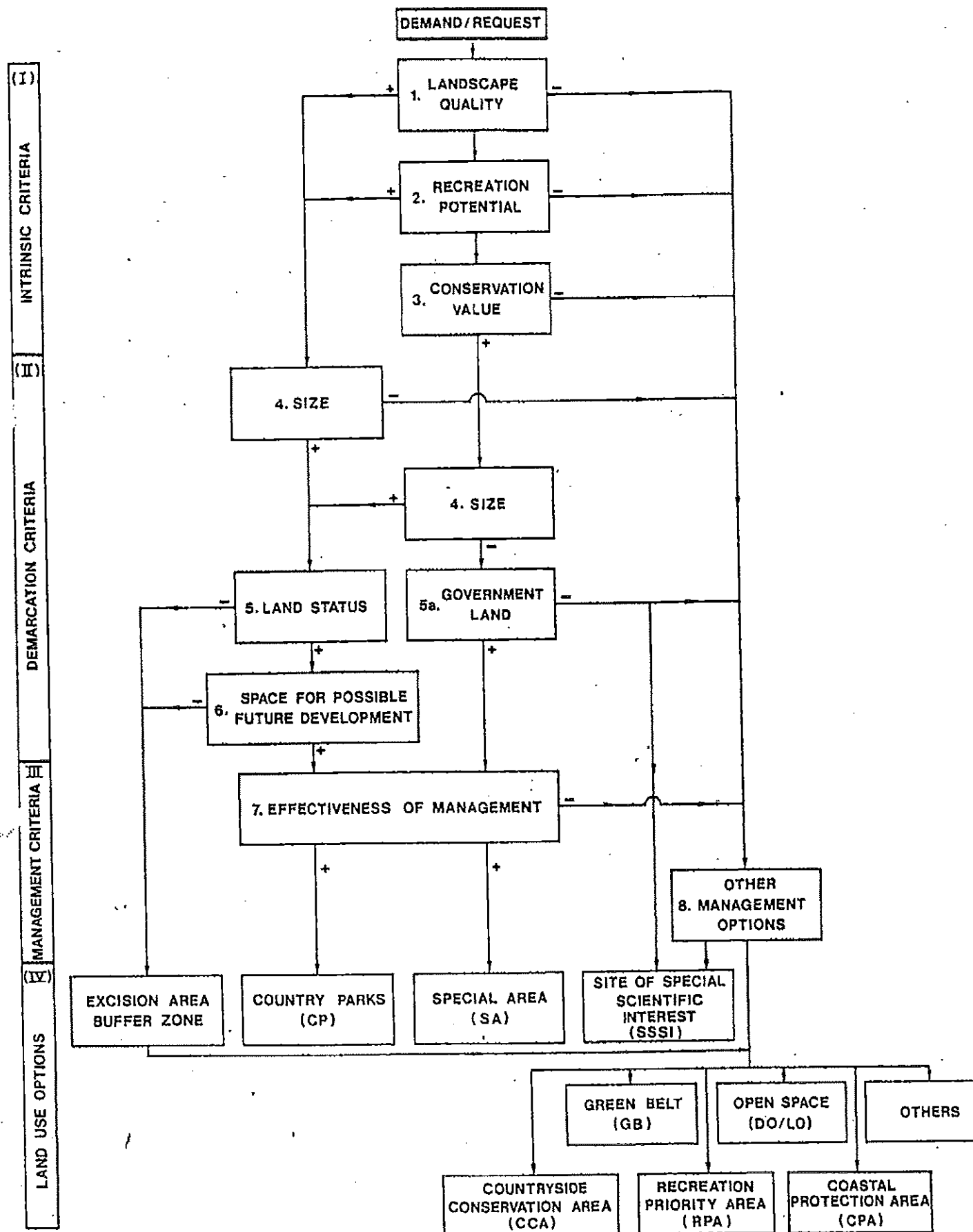
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4.9 These criteria would be used in examining existing and future requests for designating new Country Parks in various parts of the territory.

5. Advice Sought

Members are requested to comment and to advise on the principles and criteria of designating new Country Parks listed in paragraph 3 and the management options for areas not suitable to be designated as Country Parks in paragraph 4.

A SIMPLIFIED DIAGRAM SHOWING THE CRITERIA FOR THE DESIGNATION OF NEW COUNTRY PARKS



Principles and Criteria for Designating New Country Parks or Extending Existing Country Parks

The following principles and criteria should be used in selecting areas for designating country parks or extending existing country parks.

I. Intrinsic Criteria

A. Conservation value

Areas with features of special biological, geological or historical interest or the presence of representative species or habitats of the territory have high conservation value, thus deserving special care and protection by designating them as country parks. For areas are of significant conservation value, relatively small in size and are on Government land, they may be designated as special areas under Section 24 of the Country Parks Ordinance. In these areas, emphasis will be put on conservation and education rather than on recreation. The conservation value of an area is determined by such factors as species diversity, degree of naturalness, rarity, fragility, representativeness, intrinsic appeal, historical records, position in an ecological or geographical unit and the potential value.

B. Landscape and aesthetic value

The landscape and aesthetic value of an area can be qualitatively assessed against the following criteria:

- (a) degree of naturalness – the extent to which the natural landscape is being maintained, or the extent of influences caused by natural or artificial means;
- (b) scenic quality - composition and combination of landscape components such as hills, water-bodies, terraces, vegetation, villages, buildings and other visually attractive features;
- (c) the integrity, completeness, uniqueness of the topography, e.g. skylines, hill-slopes, coastlines, water-bodies, etc.;
- (d) presence of distinctive, representative features of visual interest, e.g. waterfalls, cliffs, etc.; and
- (e) effect of urban development and presence of eyesores.

Where the landscape and aesthetic value of a site would complement the natural beauty of the existing country park, it would be more suitable to designate the site as part of a country park.

C. Recreation potential

This is assessed in terms of the potential physical carrying capacity for countryside recreation activities compatible with the conservation objective. Usually, areas with potential to provide an optimal range of informal outdoor recreation for the general public are considered suitable as country parks. By this it refers to recreation of a kind that can be undertaken at any terms of time or cost, and which includes activities that can be engaged in without specific organization, e.g. barbecuing, picnicking, camping, hiking, nature studying, photography, etc. Areas with very high potential for active recreational use, currently under intensive active recreational use, or the existing recreational use incompatible with the conservation objective might be more suitable for recreation development of the urban style, such as urban parks and gardens or local open space rather than as country parks.

The conservation value, landscape and aesthetic value, and recreation potential are three key themes in considering whether a site is suitable for designation as a new country park or extension of an existing country park.

II. Demarcation Criteria

A. Size

A country park usually comprises an extensive area of land of a continuous nature. Small or fragmented pockets of land not contiguous to existing country parks may not be suitable to be developed as country parks. The average size of an existing country park is about 1800 hectares, whilst the average size of a special area is around 100 hectares.

B. Proximity to existing country parks

It is comparatively more difficult to manage isolated small pieces of land which are far from the existing management system. It is comparatively easier to extend management services to land adjacent to the existing country parks. Where the landscape and aesthetic value of a site in proximity to an existing country park would complement the natural beauty of the country park, it would be more suitable to designate the site as part of the country park.

C. Land status

Government land is to be preferred when a country park is designated. Notwithstanding this, private land should be included in a country park if the use of the site is compatible with country park setting.

D. Land use compatibility

Most of the private lands in rural areas are mainly Old Schedule agricultural lots or Old Schedule building lots. They should be considered as part of country parks from the perspectives of landscape and aesthetic value, conservation value and function. The use of a site will be assessed if it is compatible with the country park setting. Where the site comprises mainly village houses and fallow agricultural land, it could be considered as forming an integral part of landscape of country parks and thus be in harmony with the entire country park setting. As such, it should be considered to be included in a country park to protect the overall scenic beauty and integrity of the country park. However, where there has been extensive and active human settlements, the site would be considered less suitable for designation as part of a country park.

III. Protection Measures

A. Country park or Special area under the Country Parks Ordinance

Country parks comprise both Government land and private land, and are designated for the purposes of nature conservation, countryside recreation and nature education. Special areas are areas of Government land with special interest and importance by reason of their flora, fauna, geological, cultural or archaeological features. They are designated mainly for the purpose of conservation, and hence intensive recreational facilities are not provided there. All new developments in country parks and special areas require consent from the Country and Marine Parks Authority.

B. Statutory plans under the Town Planning Ordinance

It is recognized that areas not meeting the designation criteria of country parks or special areas still need some kind of statutory control to prevent incompatible development. The Town Planning Ordinance, Cap 131, empowers the Town Planning Board to prepare town plans with statutory land use zones for “Site of Special Scientific Interest”, “Conservation

Area”, “Green Belt”, “Coastal Protection Area” or “Other specified uses” to promote conservation and protection of the environment.

The criteria listed above are simplified in a flowchart at Appendix. These criteria would be used in assessing the suitability of potential sites including country park enclaves for designation as a new country park or extension of an existing country park.

May 2011

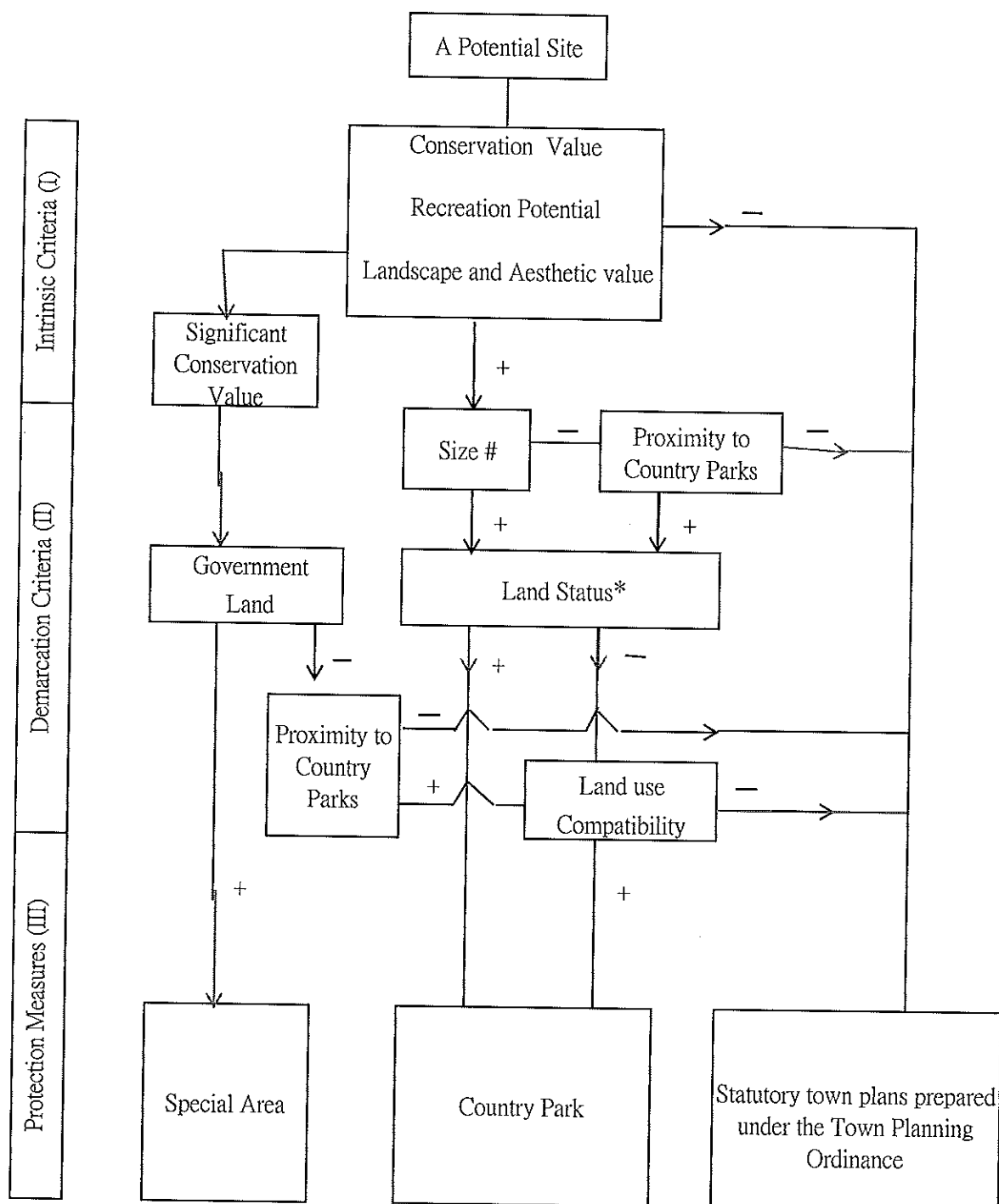
Country and Marine Parks Authority

Agriculture, Fisheries and Conservation Department

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A Flow Diagram Illustrating the Process in Assessing the Suitability of a Site for Designation as a Country Park



(+) Positive

(-) Negative

→ Sequence and direction of assessment

For size, each case would need to be assessed on its merits. Small or fragmented pockets of land not contiguous to existing country parks may not be suitable to be developed as country parks.

* Mere existence of pockets of private land may not be a determining factor for exclusion from country park.

Annex 3

Country Park Enclaves already covered by Outline Zoning Plans

No.	Name of site	Area in ha (About)
Lion Rock Country Park		
1	Shap Yi Wat	3
Ma On Shan Country Park		
2	Ngau Liu and Kwun Yam Shan	72
3	Wong Chuk Yeung	37
Pat Sin Leng Country Park		
4	Sha Lo Tung	56
Plover Cove Country Park		
5	Kai Kuk Shue Ha, Ho Lek Pui and Ham Hang Mei	8
6	Ho Pui, Tin Sam, Sam Ka Tsuen, San Uk Tsuen, San Uk Ha, Lo Wai, Leng Pui and Kau Tam Tso	98
Sai Kung East and West Country Parks		
7	Wong Yi Chau and Hei Tsz Wan	9
8	Pak Tam Chung	2
9	Tsak Yue Wu	15
10	Tai Long, Lam Uk Wai, Lung Mei Tau, Tai Wan and Ham Tin	46
11	Pak Tam	5
12	Shek Hang	3
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	126
14	Wong Keng Tei and Tsam Chuk Wan	36
15	Sham Chung	32
Lantau South, North and North (Extension) Country Parks		
16	Fan Lau Tsuen	24
17	Pak Fu Tin	3
18	Lung Mei and Tai Long	28
19	Ngong Ping	103
20	Lai Chi Yuen	5
21	Shui Tseng Wan	2
22	Yi Long	7
23	Shui Hau Wan	1

Country Park Enclaves not covered by Outline Zoning Plans

No.	Name of site	Area in ha (About)
Ma On Shan Country Park		
24	Mau Ping, Mau Ping Lo Uk, Mau Ping San Uk, and Wong Chuk Shan	45
Kam Shan Country Park		
25	Kam Shan	1
Tai Mo Shan Country Park		
26	Site near Chuen Lung	10
27	Site near Tso Kung Tam	9
Tai Lam Country Park		
28	Tin Fu Tsai (Publication of the Draft Tin Fu Tsai Development Permission Area Plan by the Town Planning Board on 7 January 2011)	53
29	Tsing Fai Tong	26
30	Sheung Tong	10
31	Sheung Fa Shan	26
32	Yuen Tun	19
Pat Sin Leng Country Park		
33	Ping Shan Chai	15
Plover Cove Country Park		
34	Hung Shek Mun Tsuen	10
35	Lai Tau Shek	10
36	Sam A Tsuen	23
37	Sai Lau Kong	2
38	Siu Tan	20
39	Kop Tong, Mui Tsz Lam and Lai Chi Wo	91
40	So Lo Pun (Publication of the Draft So Lo Pun Development Permission Area Plan by the Town Planning Board on 30 September 2010)	29
41	Kuk Po San Uk Ha, Kuk Po Lo Wai, Yi To, Sam To, Sze To and Ng To	64
42	Fung Hang	9

43	Yung Shue Au	18
44	Fan Kei Tok	5
45	Chau Mei, Tai Tong, Chau Tau and Sha Tau	26
Sai Kung East and West Country Park		
46	Pak A	11
47	Tung A	10
48	Pak Lap (Publication of the Draft Pak Lap Development Permission Area Plan by Town Planning Board on 30 September 2010)	6
49	Pak Tam Au (Publication of the Draft To Kwa Peng and Pak Tam Au Development Permission Area Plan by the Town Planning Board on 7 January 2011)	14
50	To Kwa Peng (Publication of the Draft To Kwa Peng and Pak Tam Au Development Permission Area Plan by the Town Planning Board on 7 January 2011)	9
51	Chek Keng	31
52	Tai Tan, Uk Tau, Ko Tong, Ko Tong Ha Yeung	67
53	Tung Sam Kei	4
54	Ko Lau Wan, Mo Uk, Lam Uk, Lau Uk and Tse Uk	33
55	Sai Wan (Publication of the Draft Sai Wan Development Permission Area Plan by the Town Planning Board on 6 August 2010)	17
56	Hoi Ha (Publication of the Draft Hoi Ha Development Permission Area Plan by the Town Planning Board on 30 September 2010)	8
57	Pak Sha O, Pak Sha O Ha Yeung	29
58	Nam Sham Tung	5
59	Lai Chi Chong	16
60	Yung Shue O	32
61	Cheung Sheung	16
62	Tai Hom	5
63	Wong Chuk Long	4
64	Site near Wong Mau Kok	3
Lantau South, North and North (Extension) Country Parks		
65	Luk Wu, Upper Keung Shan, Lower Keung Shan, Cheung Ting and Hang Pui	155
66	Tsin Yue Wan	4

67	Ngau Kwo Tin	7
68	Tei Tong Tsai	15
69	Yi Tung Shan	7
70	Man Cheung Po	2
71	Site near Nam Shan	6
72	Site near Peaked Hill	5
73	Tai Ho and Site near Wong Kung Tin	277
74	Yi O	23
Tai Po Kau Special Area		
75	Site near Ngau Wu Tok	5
76	Site near Tai Po Mei	6
Ma Shi Chau Special Area		
77	Shui Mong Tin	2

Summary:

Total number of Country Park enclaves:	77
Total number of Country Park enclaves covered by Outline Zoning Plans:	23
Total area of Country Park enclaves:	About 2076 ha