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(ACE Paper 13/96)
for discussion

Conservation and Development Pressure in Areas in and around Country Parks

Purpose

This paper aims to review the inadequacies of the existing land-use control system for the countryside in Hong Kong, and highlight some of the outstanding issues related to the conservation of these areas.

Existing Situation

Currently there are 21 Country Parks in Hong Kong, covering an area of 40,833 ha which represents 38% of the total area of Hong Kong¹. 14 Special Areas, of which 11 are within Country Parks, have also been designated. Within the Country Parks and Special Areas, land use is controlled by the provisions of the Country Parks Ordinance (Cap. 208). Under the Wild Animals Protection Ordinance (Cap. 170), two areas - Mai Po Marshes and Yim Tso Ha, Starling Inlet - are declared as Restricted Areas.

Other forms of land-use control could be provided by statutory Development Permission Area (DPA) Plans or Outline Zoning Plans (OZPs) prepared under the Town Planning Ordinance (Cap. 131). The designation of 58 Sites of Special Scientific Interest (SSSI) highlights the unique value of each site, but has limited protection value unless it is reinforced by statutory measures.

Inadequacies of the Current System

1. ***The Lack of Proper Development/Land-Use Control***

A close look of the map showing boundaries of the Country Parks will, however, reveal that there are several tens of "pockets" of lands excised from the Country Parks and not subject to any statutory planning control (Plate 1, Appendix 1). Tai Long Wan, Sai Kung (Plate 2) and Sha Lo Tung, Tai Po (Plate 3) are just two cases in point.

¹Planning Department, Hong Kong Government 1994. *Hong Kong Planning Standards and Guidelines Chapter 10 Conservation.*

a. Tai Long Wan (Plate 2)

Although surrounded by Sai Kung East Country Park, Tai Long Wan itself receives NO protection from the provisions of the Country Parks Ordinance. The area is also currently NOT covered by any DPA plan nor OZP. The only mechanism of land-use control is administrative and relies on the lease conditions of the land lots (under the provisions of the Crown Land Ordinance Cap. 28)

There are several old villages at Tai Long Wan, but so far the area has been kept largely pristine due perhaps to its inaccessibility. The area is only accessible by boat or a one-and-a-half-hour walk from the nearest road. Despite this, it is one of the most popular sections of the Maclehoose Trail. The scenic landscape of the area attracts a large number of hikers, nature-lovers, birdwatchers, divers and surfers. In addition, Tai Wan, one of the three beaches at Tai Long Wan, is designated a SSSI for its typical vegetation formation behind the beach.

However, development interest in the area was detected in 1992 when a developer started to liaise with the villagers to buy up the lands. Another private developer was identified by the press in February 1994 as the interested party to develop the area as a recreational resort and management training centre (Appendix 2a). A formal application to develop Tai Long Wan was submitted to Government in 1994, but it was rejected after consultation within various departments (Appendix 2b).

During the Easter Holidays in 1995, a bulldozer was brought on the beach of Tai Long Wan (Appendix 2c). Since the machine was found on Crown Land, it was then removed after warning was given by the District Lands Officer, Sai Kung.

World Wide Fund For Nature Hong Kong wrote to the Town Planning Board in May 1995 to request the Board to prepare a DPA plan covering Tai Long Wan so as to impose better planning control and development guidelines on the area. The request has the "*wholehearted support*" of the District lands Officer, Sai Kung (Appendix 2d). Regrettably, the Planning Department did not recognize that there was such an immediate need. WWF HK has written to the Town Planning Board to reiterate the urgency of its request.

Appendix 2e lists the chronology of events in this Tai Long Wan case.

b. Sha Lo Tung (Plate 3)

The problems of such lack of planning control and guidance for developments is exemplified by the case of the Sha Lo Tung development.

The Sha Lo Tung valley is encompassed by the Pat Sin Leng Country Park, but it is NOT covered by any statutory land-use control plans. The streamcourse in the valley supports a diverse dragonfly community. At least one, and possibly two, of these dragonfly species are new to science. The unique ecological value of the valley is widely recognized by local ecologists such that a proposal to designate it as a SSSI was submitted to the Director of Agriculture and Fisheries by WWF HK in 1992. However, the designation has not been approved to date.

Development interest in the Sha Lo Tung valley arose as early as 1979. The most recent proposal involved the construction of a 9-hole golf course-cum-residential development which was rejected in 1994. A revised development scheme comprising only the residential element has been proposed by the developer (Appendix 3a), and recently has been submitted to the Government for consideration in due course.

However, bulldozers were brought in the Sha Lo Tung valley in May 1995 by the former villagers whom claimed the actions were to prepare for a return to former agricultural practices on the land (Appendix 3b). A substantial area of abandoned paddy field and stream courses were bulldozed. Despite the fact that the area is a gazetted water gathering ground, the Administration was unable to stop the activity as the area is not covered by any statutory land-use control plans. Although the bulldozing ceased after liaisons between the Government, local environmental groups and the villagers were held, the potential threats to the area remain, and there appears to have been very extensive damage to the stream as a result of silt runoff during heavy rain events in summer 1995 with likely adverse impacts on the dragonfly fauna.

Appendix 3c lists the chronology of events related to this Sha Lo Tung case.

2. *Incompatible Land-Use Planning*

In some other areas which are subject to planning control, the land use zonings do NOT necessarily provide adequate protection against incompatible developments. The development pressure on an abandoned orchard embraced by Tai Po Kau Nature Reserve (Plate 4) serves to illustrate the point.

Tai Po Kau Nature Reserve lies within the Special Area adjacent to the Shing Mun Country Park. It has the most extensive and mature forest in Hong Kong, covering an area of 460 ha and supporting a rich diversity of flora and fauna.

However, an old orchard in the northern part of the forest is excised from the boundary of the Reserve, and is zoned "Green Belt" in the Tai Po OZP (S/TP/7). In the Explanatory Notes attached to the subject OZP, there are provisions to allow applications to develop the land into "House", "Residential Institution", and even "Mining and Quarrying" (Appendix 4a). An application to develop the abandoned orchard into a low-rise residential estate has been submitted to the Town Planning Board for consideration recently (Appendix 4b).

Recommendations

1. The Problems Revealed

The above-quoted cases reveal that much improvement is needed to the current system for the protection of the countryside in Hong Kong. Such lack of planning control and the potentially incompatible land-use zonings will create problems in maintaining the integrity of the Country Parks, many areas within which are of outstanding ecological value.

A questionnaire survey among National Park Managers in the United States² highlights the problems of such external threats. It was found that:

"problems resulting from urban encroachment, such as residential, commercial, and industrial development at or near park boundaries, were the most frequently reported threats" (emphasis added). "The park managers estimated that two-thirds of the threats they identified have caused some type of damage to park resources. Resources that have already been damaged include aesthetic values...cultural resources; and resources such as air, water, or plant life. Furthermore, the park managers estimated that within the next 5 years, damage is likely to occur from nearly all of the threats reported if no mitigating action is taken."

2. Recommended Actions

WWF HK urgently calls for preparation of statutory DPA plans under the provisions of the Town Planning Ordinance to cover these excised "pockets", especially those which have attracted development interest (Appendix 1). This will allow better planning control, and provide guidelines for compatible development, of the area.

²United States General Accounting Office 1994. *Report to the Chairman, Subcommittee on National Parks, Forests, and Public Lands, Committee on Natural Resources, House of Representatives GAO/RCED-94-59.*

3. *Other Considerations*

WWF HK respects the rights of the indigenous people in remote villages at these excised lands to improve their living conditions. We also appreciate that some of these excised lands may be considered for appropriate development which are compatible with the surrounding countryside character, and poses no adverse environmental impact on the adjacent natural heritage. However, provisions for these developments, such as construction of New Territories Exempted Houses and recreational facilities, could well have been accommodated in the Town Planning Ordinance. The proposed extension of the said Ordinance over these excised lands therefore will NOT jeopardize any future development of the areas.

WWF HK also understands that the preparation of DPA plans will be resource demanding. Yet in view of the high development pressures on these excised lands, and the ecological significance of many of these areas (Appendix 1), the preparations of these DPA plans warrants a high priority.

4. *Long-Term Strategy*

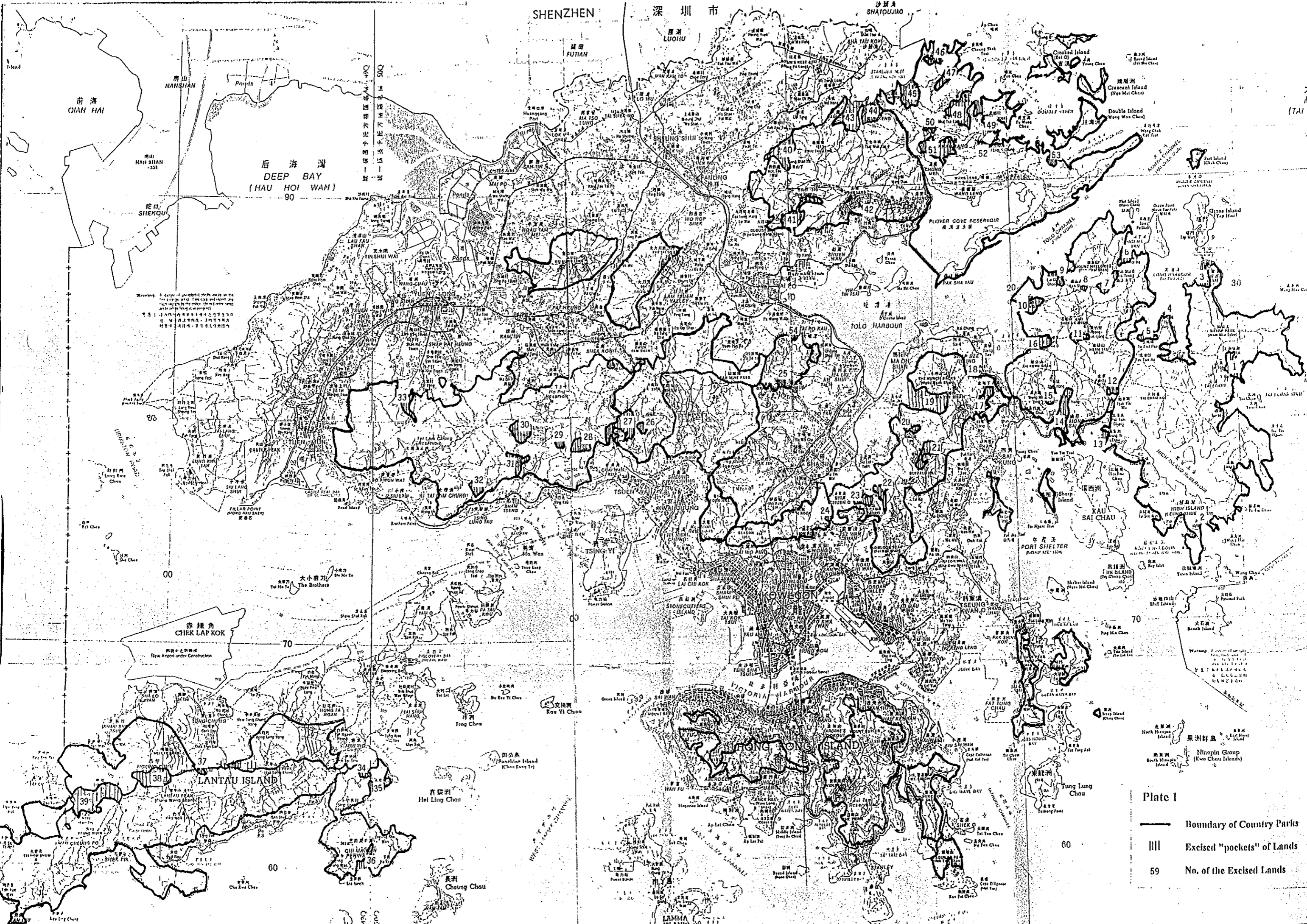
In the long term, WWF HK also urges the Government to incorporate these "pockets" of lands as leased lands within Country Parks. This will comply with the Government's target³ "to protect the natural environment by identifying and preserving areas of conservation value". The proposed inclusion will also facilitate more effective management for the Country Parks, and the protection of the wildlife species therein.

³The Hong Kong Government, 1995. *Policy Commitments, The 1995 Policy Address.*

Appendix 1

Table showing the development pressures faced by many excised "pockets" of lands in and around Country Parks in Hong Kong.

Number	Name	SSSI / Proposed SSSI	DPA / OZP	Development Interest
1	Tai Long Wan	—	X	Recreational Resort
7	Pak Sha O	√	X	Golf Course
17	Wong Chuk Yeung	—	X	Golf Course
18	Shap Sze Heung	√	√	Golf Course
33	Tai Tong	√	X	Recreational Resort
41	Sha Lo Tung	√	X	Residences
43	Nam Chung	√	√	Golf Course
44	Luk Keng	√	√	Golf Course
51	Wu Kau Tang	√	√	Residences
54	Tai Po Kau	Special Area	√	Residences



SHENZHEN 深圳市

前海 QIAN HAI

南山 NANSHAN

后海湾 DEEP BAY (HAU HOI WAN)

福田 FUTIAN

罗湖 LUOHU

沙头角 SHATOUJIAO

大 MIR (TAI P.)

Warning: 3. Depth of unshaded depths are in feet. The scale and contour are given in feet. The scale and contour are given in feet. The scale and contour are given in feet.

赤欄角 CHEK LAP LOK

LANTAU ISLAND

KOWLOON

LONG TONG ISLAND

- Plate 1
- Boundary of Country Parks
 - ▨ Excised "pockets" of Lands
 - 59 No. of the Excised Lands

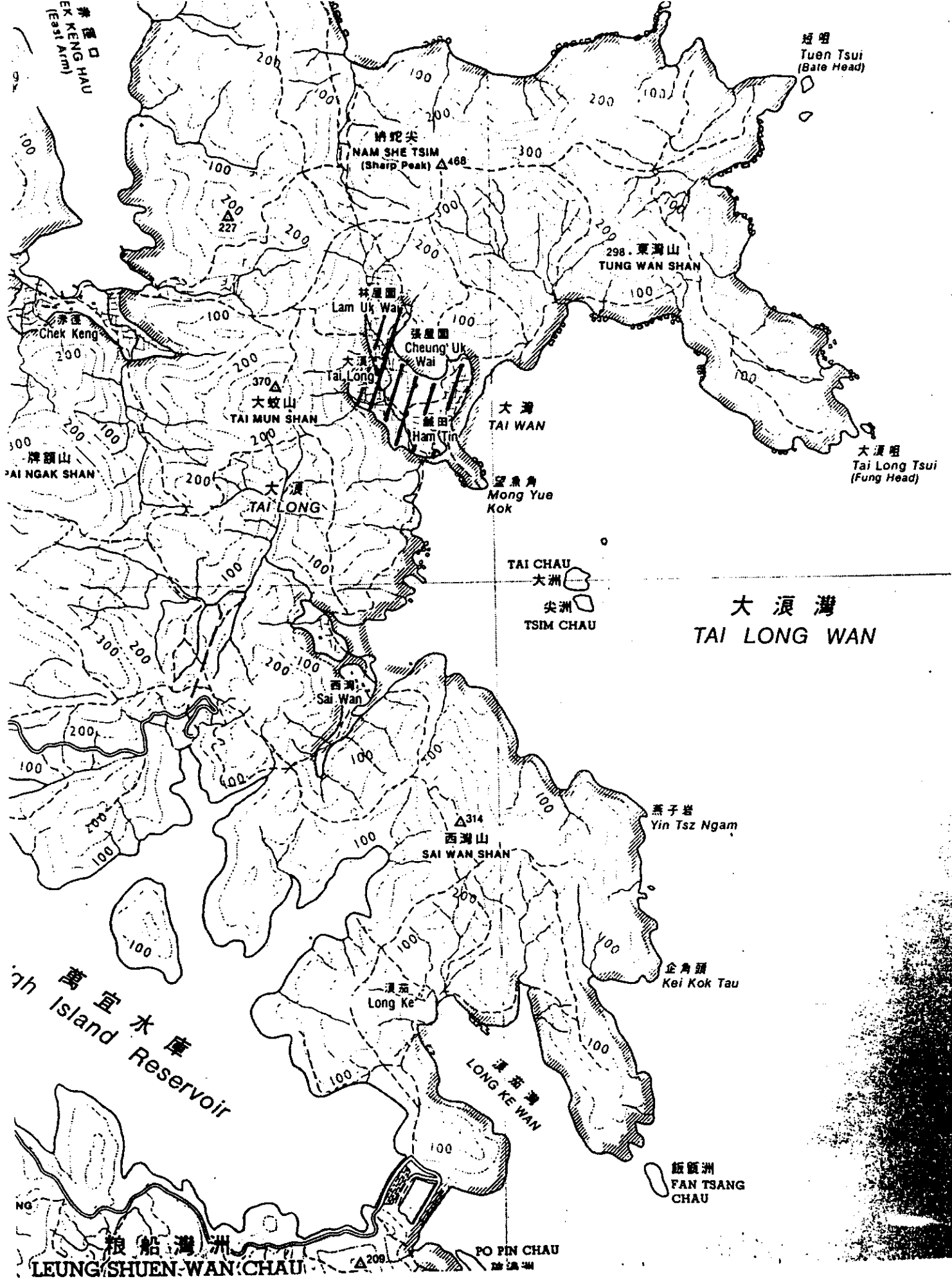


Plate 2



The beauty of Sai Kung Country Park may be spoilt by the development of Tai Long valley because of a loophole in planning regulations. A management skills development centre is planned for the area.

PHOTOGRAPH BY LEON SUEN

Valley under development threat

A loophole in planning regulations means there is little protection for Tai Long, writes Martin Freeman

One of Hong Kong's most beautiful and unspoilt valleys is under threat from a development that government planners say they could be powerless to stop.

A loophole in planning regulations means pristine Tai Long valley, which nestles in a loop in the Sai Kung East Country Park, has little or no protection.

The environmental group

Friends of the Earth is outraged at the plans and fears the first building could be just the start of a tide of concrete.

But the villagers affected regard the scheme, to build an Outward Bound-style management training centre, as a chance to escape from poverty - they stand to make millions from selling their land and homes to the developer.

The situation echoes the attempts to build a luxury golf complex at Sha Lo Tung on

the fringes of Pat Sin Leng Country Park, which led to a huge political and environmental dispute.

Tai Long valley is surrounded on three sides by the Sai Kung East Country Park and on the fourth by some of Hong Kong's cleanest beaches.

The only access is by foot - the MacLehose Trail runs through the valley - or by boat via a beach.

Tai Long was first targeted

by Fortune Team Investment, of Yau Ma Tei, which held negotiations with foreign developers to build a luxury residential complex, golf course and yacht club on about 250 hectares.

Fortune pulled out when "a handful" of the 200 villagers from Tai Long, Ham Tin, Cheung Uk Wai and Lam Uk Wai declined to sell, according to the company chief, Kenny Chan.

The deal would have netted the villagers \$200m in total for the land alone, a further payment for their homes plus a free house once the new development was completed.

Now, a second developer, Dorothy Wong of Kowloon Tong-based Manloong, with an associated company, Yu Tung, is completing a similar agreement with villagers. It is

understood that Wong has tied up a smaller package of land, of almost 50 hectares.

Rumours in Tai Long say a smaller golf course is earmarked, but Wong said her area was too small for a course. She said she wanted to build a management skills development centre "and other facilities" with access by boat.

"We have carried out a preliminary environmental study and a more detailed one is being prepared. I cannot say any more at the moment," she said.

The environmental consultancy that prepared the preliminary report is Axis, the firm that prepared an independent survey on the Sha Lo Tung development.

Brian Ashcroft, the Axis executive director, said: "This

is confidential. There is nothing more I can add."

Whatever Wong has planned, the Government has little power to prevent development of Tai Long.

A Sai Kung district lands officer, Iain MacNaughton, said the valley was not included in the country park when the protected area was created, so the strict development controls of the Country Parks Ordinance do not apply. Nor is it covered by the Town Planning Ordinance.

MacNaughton said: "It is true that we could not prevent them putting a golf course on agricultural land."

The Government could only block the scheme if Crown land were needed for the development, if very substantial buildings were required or if there were a significant

effect on the neighbouring country park, he said.

The public would not automatically be consulted. His department had not had any official approach from the developers but the Government was aware of the rumours surrounding a possible project.

The Planning, Environment and Lands Branch had sent out a memo to relevant departments asking for early warning of any move on the Tai Long valley, MacNaughton said.

But he would not rule out even a full-scale development in the valley.

Friends of the Earth's spokeswoman, Lisa Hopkinson, said: "Once a site like that opens up, it is so easy for more development to happen.

"Discovery Bay was a little

village development originally - now look at it."

Villagers, aware of the controversy over a large-scale development in such a sensitive area, are unwilling to discuss the deal with outsiders.

One Tai Long villager who said he had agreed to sell said: "Why shouldn't I make some money from my property? Tai Long is a poor place. There are no roads. There is no work."

The Government's decision to approve without public consultation a golf course at Sha Lo Tung, which took up some country park land, was last month condemned by the Ombudsman, following a complaint from Friends of the Earth. That project is going ahead, but on a smaller scale and outside the bounds of the country park.

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Sai Kung Government Offices,
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Sai Kung, New Territories.

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來函檔號 *Your Ref.:* (3) in CHK/GOL 8/94

傳 真 *Fax:* 792 0706

電 話 *Tel:* 791 7010

6th December 1994

Ken W.H. Chu Esq.,
Conservation Officer,
World Wide Fund for Nature Hong Kong,
G.P.O. Box 12721,
No. 1 Tramway Path,
Central,
HONG KONG

Dear Mr. Chu,

**Proposed Development
in Tai Long Wan Area**

I refer to your letter dated 1 December 1994.

The development proposal has been considered by all concerned Government Departments and it has been decided not to take the matter further.

The applicant has been advised accordingly.

Yours sincerely,

(I.J. MacNaughton)
District Lands Officer (Sai Kung)

25 MAY 1995

'Bulldozer protest' raises erosion fears

By Gina Putong

ENVIRONMENTAL groups and villagers from Sha Lo Tung are at loggerheads over the latter's ongoing "bulldozer protest" to "reclaim their farmland" at the expense of polluting the waters.

The land in question, Sha Lo Tung, has been beset by controversy ever since villagers sold it to developers who proposed building a golf course and a residential development.

The local branches of the World Wide Fund for Nature (WWF), and Friends of the Earth, say the "bulldozer protest" will cause erosion with the onslaught of the first torrential rains.

"Rather than take the matter into their hands, they should take legal action," Friends of the Earth spokeswoman Lisa Hopkinson said.

A representative for the villagers, however, lashed out at the environmental groups, saying the bulldozing was part of their effort to reclaim the controversial land, which they say should be theirs since the

developer failed to meet its end of the deal.

The development project never saw light, he said, because environmental groups protested against it.

"We now want to start farming our land and regain our means of livelihood," Roger Li, spokesman for the villagers, said.

WWF Conservation Officer Ken Chu said that for the past years they had been fighting to protect Sha Lo Tung as one the Sites of Special Scientific Interest because of the extraordinarily rich diversity of plants and animals in the area, including wild orchids, birds and special species of dragonflies.

According to Mr Li, the Li and Cheung clans sold their property — totalling four million square feet — for \$12 per sq ft to the Sha Lo Tung Development Co back in 1979 under an agreement in which the developers would provide housing for them on a new site within the boundary of the property, and they would get a fair fraction of the profits from the new development scheme.

25 MAY 1995

原居民沙螺洞村大肆開墾 環保團體恐破壞自然生態

發展商在七九年與該處張、李兩村村民達成買地協議，包括以每呎十二元的價錢購買耕地，並會為村民重建祖屋及攤分部分發展所得利潤，更承諾在發展計劃落實前，村民仍可在該處居住及自由利用耕地，故村民是有權在該處復耕的。

張天福稱，村民是基於生活能得改善才會變賣耕地，並遷出該村，但至今已等了十六年，發展計劃仍遙遙無期，遂於上年決定重新開地復耕；他說，此舉除了補償村民多年的損失外，亦希望藉此迫使發展商及有關方面能盡早落實發展計劃，否則屆時飼養禽畜帶來的污染對各方都沒有好處。

環保團體「地球之友」及「世界自然(香港)基金會」昨日在觀察該處時則指出，沙螺洞的生態資源極豐富，包括佔全港境內三成的花

一本報專訊 一爭多年的沙螺洞發展計劃近日再起風波，一班沙螺洞村原居民於上周末開始在該處大肆開墾，計劃重新耕作及飼養牲畜，連日來沙螺洞谷內的草地已然大片大片削去；由於發展商現時正就發展計劃向港府提交最新的環境影響評估報告，環保團體憂慮該處自然生態在未獲全面評估前，已先遭嚴重破壞。

不過，沙螺洞村民則強調，重新開墾的土地原本就是耕地，只是荒廢了十多年而已，並無破壞生態之情況；村代表更不諱言，復耕的目的之一亦是迫使發展商及有關方面盡快落實該項十多年來懸而未決的計劃，令村民生活獲得改善。

沙螺洞村及附近山谷已為發展商於七九年所收購，發展商並於八三年首次向政府提交發展大型住宅及高爾夫球場計劃，但由於環保人士大力反對，以及涉及政府部門在審批該計劃時有行政失當，計劃輾轉逾十年仍未落實。

及後發展商於兩年前向政府提交的環境影響評估又遭否決，目前正就修訂的計劃進行最新的環境影響評估，沙螺洞範圍內的一切發展亦要待報告獲同意後才可作定奪。

但自上周六起，一批在當年已賣去耕地的沙螺洞村原居民，包括部分由英國回港的村民，開始在該處「大興土木」，利用兩架翻土車大肆開墾，山谷內原本的草坡地被大幅削去，不少樹木亦被推倒。

據沙螺洞張屋村村代表張天福昨日解釋，發展商在七九年與該處張、李兩村村民達成買地協議，包括以每呎十二元的價錢購買耕地，並會為村民重建祖屋及攤分部分發展所得利潤，更承諾在發展計劃落實前，村民仍可在該處居住及自由利用耕地，故村民是有權在該處復耕的。



「地球之友」幹事方笑薇(左)及「世界自然(香港)基金會」環保主任朱永興，展示沙螺洞內

卉植物品種，當中最少五種為科學界首次發現，另外亦有佔四成多蜻蜓，當中有八種亦為科學界首次發現。而兩會亦憂慮大肆開墾將嚴重污染該處水源，該處的引水道是連接鵝鑾水塘再輸往船灣淡水廠。

張天福在與兩個團體會面時則回應稱，若該兩村繼續開墾，相繼因失修而倒塌，加上該處已成爲偷渡客藏身黑點，長久下去必自然基金會環保主任朱永興亦認同需照顧村民利益，他希望政府各方面能一起商討對各方都有利的解決方法，並再次促請政府考慮沙螺洞列爲具特殊科學價值地點而加以保護。

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9th May 1995

The Secretary,
Town Planning Board
c/o Planning Department,
Murray Building,
Garden Road,
HONG KONG

Dear Sir,

DPA Plan for Tai Long Wan, Sai Kung

I refer to the World Wide Fund for Nature's letter to you dated 2 May 1995.

The suggestion that some form of statutory planning control should be extended over the Tai Long Wan area and other similar pockets of land presently outside but lying adjacent to country parks, has my wholehearted support.

Such pockets are increasingly being seen as offering attractive development opportunities, particularly for resort/recreational and retreat/holiday home schemes. Although, in certain circumstances, Government may give favourable consideration to such schemes, the highly sensitive nature of the immediate environment warrants a stricter level of control than that which presently exists.

I trust the World Wide Fund for Nature's suggestion will be actively pursued.

Yours faithfully,

(I.J. MacNaughton)
District Lands Officer (Sai Kung)

Appendix 2e

The development of the Tai Long Wan

- Nov. 92 Rumours of development proposal for a residential estate-cum-golf course (but neither DLO/SK nor AFD receive any application);
- July 93 Land transactions between villagers and developers confirmed;
- Feb. 94 News report of the proposed developments in *Eastern Express*
In return DLO/SK wrote their response in which they said that
"...no formal approach has been made to Government";
"the lot owners within the village area may use or redevelop their lots in accordance with the terms and conditions of their respective leases...consent to redevelopment applications in respect of building lots would normally be approved so long as they comply with the lease conditions and do not create unacceptable environmental impact";
- June 94 Application for a recreational resort development submitted;
- Dec. 94 DLO/SK advised us that *"the development proposal has been considered by all concerned Government Departments and it has been decided not to take the matter further";*
- Apr. 95 Illegal bulldozing work started but stopped by Police;
- May 95 WWF HK called for the public to become "green detectives";
- 2 May WWF HK made a written request to Town Planning Board to prepare a DPA plan for Tai Long Wan;
- 9 May Letter from DL Officer/SK (I. J. MacNaughton), *"the suggestion that some form of statutory planning control should be extended over the Tai Long Wan area...has my wholehearted support";*
- 31 May Reply from TPB:
"the Planning Department has been requested to look into the matter and to accord it with appropriate priority in the light of the available staff resources";
- Aug. 95 Reply from PD:
"...there is no immediate need to prepare a DPA plan for the area";
- Sept. 95 Further reply from PD:
"While we would like very much to extend statutory planning to the Tai Long Wan area, the question is really one of priority. At the moment, the existing staff resources are being fully committed to tackling the work arising from existing DPA plans and OZPs, as well as enforcement and prosecution actions";

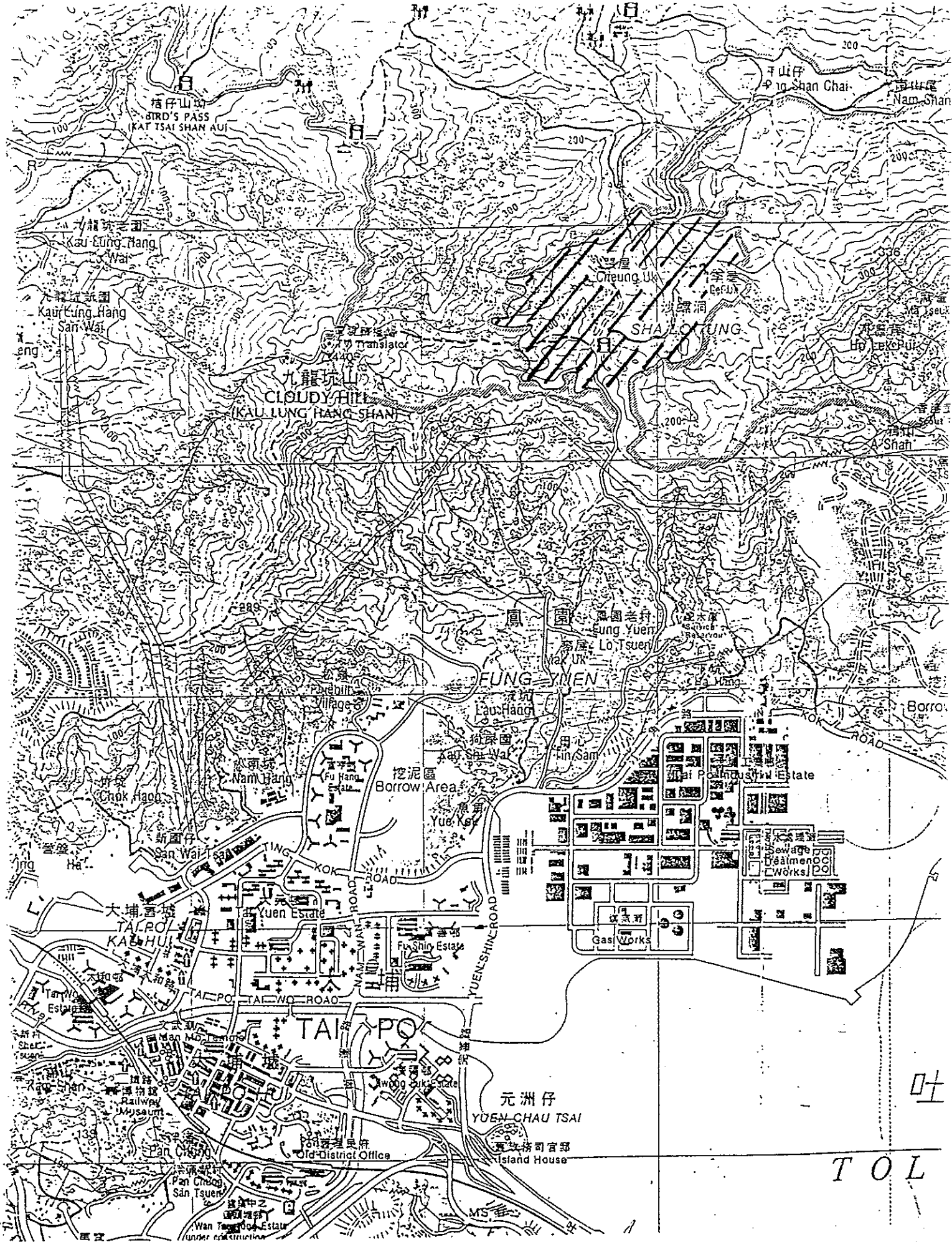


Plate 3

18 JUL 1989

South China Morning Post

Axing of golf plan 'ruse for housing project'

By KATHY GRIFFIN

THE developer behind the controversial Shalotung development may drop the golf course from his plans in order to get an associated, and more lucrative, housing project approved.

The site is surrounded by public country parkland and debate over allowing a private golf course in the area has overshadowed discussion about the housing.

But green groups said any development in the secluded green valley would be harmful and moves by the Shalotung Development Company to substitute the golf course with other types of recreation facilities, such as a youth centre, did not change their position.

David Melville, executive director of the World Wide Fund for Nature, which first raised concerns about the project, said: "This is beginning to show the true colours of what it's all about."

The Shalotung Development Company recently proposed the idea of no golf course to Planning, Environment and Lands Branch officials who were deliberating over whether to allow the original proposal.

The branch said the revised plan had been passed to the Lands Department which will consult other departments and decide whether to allow a change of land use from agricultural to residential.

Shalotung Development had proposed 70 detached homes, 100 apartments and 160 village homes for rehousing alongside the golf course and project manager John Hui Wing-to said housing was its main priority.

"We're just seeking alternatives if the Government doesn't approve [the golf course]. We want the housing to be approved one way or the other, the golf course doesn't matter that much," he said.

"We're not giving anything up yet."

Mr Hui said the Government had not raised any environmental objections to the residential development, apart from wanting to reposition some of the houses to reduce the ecological impact.

The company has spent at least \$100 million on the land and at least \$10 million on consultants' fees.

It has approached other developers for suggestions on how the land, which is zoned in part for recreation use, might be used and one suggestion was the youth centre.

Mr Hui would not name the developers they had spoken to, but Lisa Hopkinson of Friends of the Earth said her group was approached in May by Sun Hung Kai asking its views if a different, unspecified type of development were built in Shalotung. Sun Hung Kai would not comment.

"We wrote to them saying we will continue to op-

pose developments being proposed there. The area should be conserved for the public, it should not be developed," she said.

"Once you start paying roads and concreting things over, you will lose woodlands and the paddy fields which are an important habitat area. It's not just the golf course that is at issue."

Friends of the Earth led a court challenge to the golf course two years ago which resulted in the 86-hectare plan being knocked back, revised to 41 hectares and subjected to a 12-month environmental impact assessment focusing on the golf course.

The environment report is with the branch, which says it has not made a decision, although the Water Supplies Department and the Environmental Protection Department are understood to have objected because of the ecological impact of the golf course and its position in a water catchment area.

20 APR 1995

South China Morning Post

Police stop beach resort bulldozer in its tracks

By PATRICIA YOUNG

POLICE yesterday stopped a bulldozer threatening one of Hong Kong's last untouched beaches.

The construction machinery belongs to Master Choice Development, which admitted it intended to develop the Tai Long Wan beach area in Sai Kung as an outdoor-recreation resort.

"We would like to make it an

attractive retreat and school of the Outward Bound-type for executive and middle-management people," company director Dorothy Wong said.

"We are in the preliminary stages of doing this. I believe what we have in mind will be an improvement of the area."

The police were alerted when a hiker noticed the bulldozer yesterday. According to the local villagers the construction machin-

ery had been brought in by barge over the Easter weekend.

The operator could not produce a valid work permit so a stop-work order was issued and the local lands office notified.

Government officials confirmed no permits had been issued for development or redevelopment of Tai Long or the nearby village of Ham Tin.

The village is on private land, part of which has been acquired

by the company, but it is surrounded by country park.

Indigenous villagers in the New Territories escape many of the building restrictions applying to the rest of Hong Kong, but still need a permit before building or re-developing a site.

"If any type of work is being done to the buildings it must go through our department," District Lands Officer Iain MacNaughton said.

"A villager, under the small house policy, has the right to build a house but that does not mean the work can be done without approval.

"Once development starts in these type of projects they often spill over into country park land."

Tai Long Wan, with its long white beach and clear water, is part of the MacLehose Trail.

This is the second proposal

made by Ms Wong and her company, the first being rejected by the Government nine months ago.

A government official closely involved in that application case described the development proposal as ill-planned with no chance of success. There were inadequate provisions for rubbish and sewage and no assessment of the environmental impact.

"We have now hired an envi-

ronmental consultant to look at the area and tell us how to proceed," Ms Wong said.

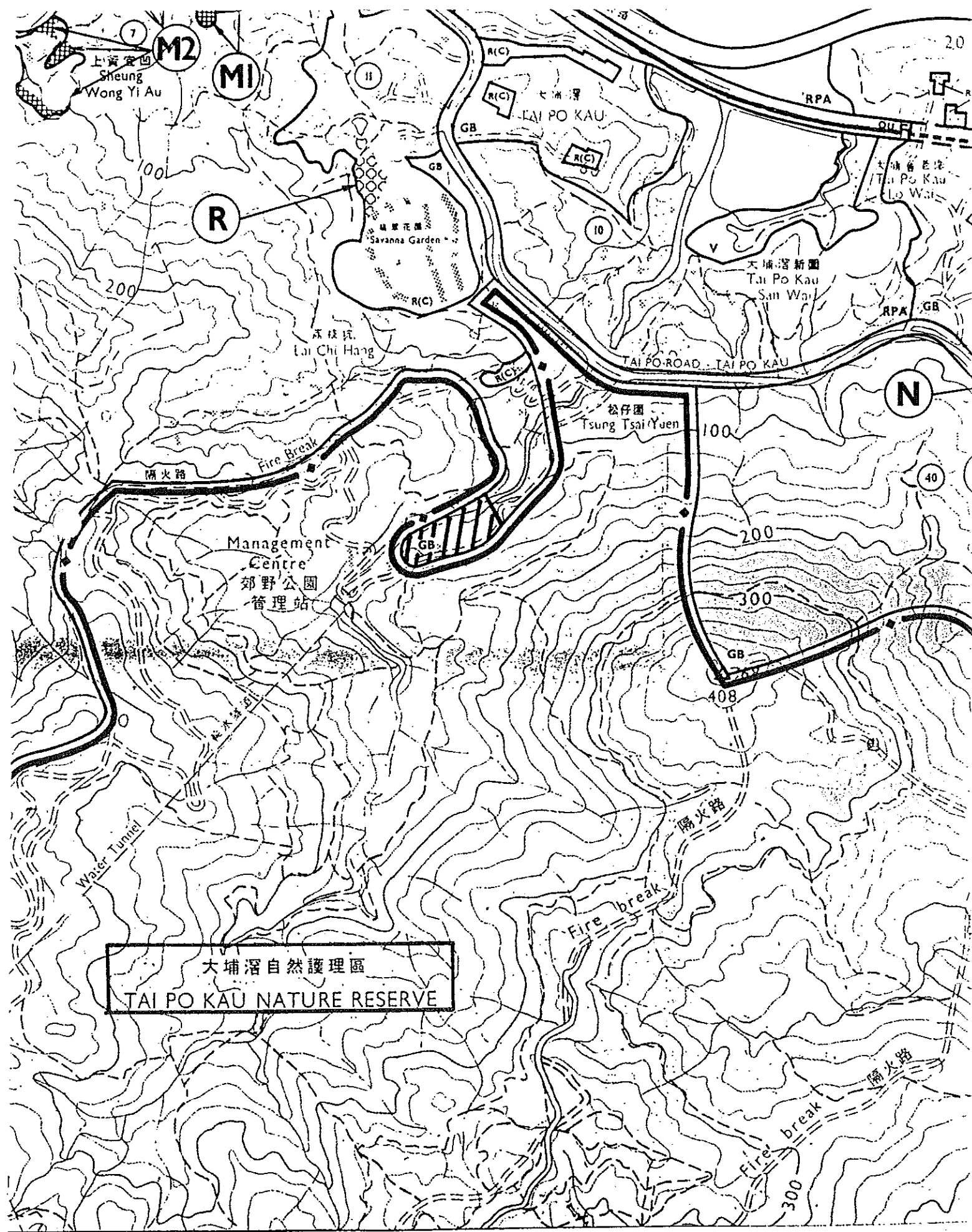
"We are trying to convince the villagers that this is good for them and will be of some improvement to the land," she said, adding the company had to contact villagers living outside of Hong Kong.

"Even though it is private the public can still pass through the country park area."

Appendix 3c

The development of Sha Lo Tung

- 79 The Shalotung Development Company purchased rights to use the clan land in the valley;
- 80 Application for the construction of a 89 ha golf course-cum-residential development submitted;
Application rejected because of objections to the golf course element from WSD, and to the building aspect from NTDD and AFD;
- 82 Revised submission with insignificant changes to the building element made;
Sept. 82 Approval in principle was given by the Policy Secretary to the development;
- Oct. 86 Country Parks Board approved in principle to the development proposal;
- May 91 AFD confirmed the SLT development to WWF HK
- Jan. 92 Joint petition by six local Green groups to the Legislative Council, the Executive Council, and the CPB;
- Apr. 92 High Court quashed the decision made by the CPB in granting approval to the SLT development;
- Sept. 92 Submission of revised development scheme which did not involved country park land, but still with a smaller (9-hole) golf course;
- Dec. 92 WWF HK proposed SLT to be designated a Site of Special Scientific Interest (SSSI);
- Aug. 93 No golf course residential project proposed;
- May 95 Villagers bulldozed the land;
- Jun. 95 Bulldozing stopped;
- Aug. 95 AFD reported to agree to designate SLT as an SSSI;



大埔滘自然護理區
TAI PO KAU NATURE RESERVE

Plate 4

GREEN BELT

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to Town Planning Board
Agricultural Use Ancillary Beach Use Ancillary Car Park Barbecue Spot Country Park * Forest Plantation Plant Nursery Public Convenience Refreshment Kiosk Service Reservoir Tent Camping Site Wild Animals Protection Area	Animal Pound Aviary Broadcasting, Television, and/or Film Studio Cable Car Route and Terminal Building Clinic/Polyclinic Columbarium Crematorium Flat Funeral Depot Funeral Parlour Funeral Services Centre Garden of Remembrance Government Refuse Collection Point Government Use (not elsewhere specified) Grave Holiday Camp House Marine Fuelling Station Mining and Quarrying Petrol Filling Station Pier Place of Recreation, Sports or Culture Police Reporting Centre Private Club Private Swimming Pool Public Car Park Public Transport Terminus or Station Public Utility Installation Quarantine Station or Quarantine Lairage for Animals Radar, Telecommunication Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Religious Institution Residential Institution School Social Welfare Facility Utility Installation for Private Project Zoo

* All uses within Country Park are subject to the control and approval of the Country Parks Authority and approval from the Town Planning Board is not required.



規 劃 署
Planning Department
Hong Kong

來函檔號 Your Reference (2) CHK/LDD 24/95
本署檔號 Our Reference () in ORTA/TP/3 III

9 August 1995
Tel. No. : 2848 2541
Fax. No. : 2877 0389

Mr. Ken W. H. Chu
Conservation Officer
World Wide Fund for Nature Hong Kong
No.1 Tramway Path
Central
Hong Kong

Dear Mr. Chu,

Proposed Development at the Orchard Adjoining the Tai Po Kau Nature Reserve

I refer to your letter of 12.7.95 regarding the above subject.

The subject site (DD33, Lot 1, 2, 4, 5, 6, 7 & 8) is zoned 'Green Belt' on the Tai Po Outline Zoning Plan No. S/TP/7. A planning application for low density residential development has been submitted to the Town Planning Board for consideration. The proposed development consists of 12 detached bungalows, one 4-storey residential block of 6 units with 1 storey of covered carpark, and a total of 34-car parking spaces. Accompanied with the application is a Supplementary Planning Report which briefly mentions the environmental consideration and impact during construction. No detailed Environmental Impact Assessment report has been submitted.

Yours sincerely,

(Eric Yue)
for Director of Planning

LY/KKL/EY/lnl