

# TOWN PLANNING BOARD

~~CONFIDENTIAL~~

*downgraded on 23.11.2012  
Jury.*

**TPB Paper No. 9226  
For Consideration by  
the Town Planning Board  
on 16.11.2012**

**CONSIDERATION OF THE  
DRAFT YI O DEVELOPMENT PERMISSION AREA  
PLAN NO. DPA/I-YO/C**

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**CONSIDERATION OF THE DRAFT YI O  
DEVELOPMENT PERMISSION AREA PLAN NO. DPA/I-YO/C**

**1. Introduction**

1.1 The purpose of this paper is to seek Members' agreement that:

- (a) the draft Yi O Development Permission Area (DPA) Plan No. DPA/I-YO/C (**Appendix I**) (to be renumbered as DPA/I-YO/1) and its Notes (**Appendix II**) are suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) the Explanatory Statement (ES) (**Appendix III**) is suitable to serve as an expression of the planning intentions and objectives of the Town Planning Board (the Board) for the draft Yi O DPA Plan and that the ES should be issued under the name of the Board.

**2. Background**

**Location and Local Characteristics (Plans 1 to 3)**

- 2.1 Yi O and a site at Nga Ying Kok (the Area) (about 23.34 ha) are located to the south-west of Tai O on Lantau Island. Yi O (about 23.05 ha) is a country park enclave entirely surrounded by Lantau North and Lantau South Country Parks. Fronting onto the bay of Yi O, Yi O comprises a stretch of coastal slopes covered by natural vegetation at the toe of mountain ranges and hills extending from the country parks. The site at Nga Ying Kok (about 0.29 hectares), located to the north of Yi O, is enclosed by the Lantau North Country Park on the east, south and west. Part of site is an orchard and part was a pigsty which is now abandoned and ruined. The site is not covered by any statutory plan. According to the Director of Agriculture, Fisheries and Conservation (DAFC), there is no plan to include this site in country park.
- 2.2 The Area is characterised by a rural and natural setting with tranquil atmosphere. There is a recognized village namely Yi O Village (also known as Yi O San Tsuen (二澳新村)).
- 2.3 Based on the population data from the 2011 Census, there is no population in the Area.

### Revised Concept Plan for Lantau

- 2.4 The "Concept Plan for Lantau" was prepared by the Lantau Development Task Force led by the Financial Secretary in 2005 and further revised in 2007. One of the main objectives of the "Revised Concept Plan for Lantau" (2007) was to provide a strategic planning framework to ensure a balanced and co-ordinated approach for planning and development in Lantau while meeting conservation needs. In the "Revised Concept Plan" (**Plan 4**), the Area falls within a "Landscape Protection Area" in the south-western Lantau with natural landscape setting. The Area should be protected and new developments will be permissible only if due respect has been given to the tranquil environment and the natural landscape setting.

### Need for Statutory Plan

- 2.4 The Area is one of the Country Park enclaves that needs to be covered by statutory plan. The Chief Executive in the 2010-2011 Policy Address has acknowledged the need to regulate land use of the Country Park enclaves to forestall human damage. To meet conservation and social development needs, these Country Park enclaves will be either included into Country Parks or covered by statutory plans.
- 2.5 Recently, there have been complaints against tree felling, vegetation clearance and excavation activities in the Area. Any haphazard and uncontrolled development may adversely affect the rural and natural character of the Area.
- 2.6 In order to protect and conserve the existing and natural environment of the Area and to prevent haphazard and uncontrolled developments and associated engineering works, it is necessary to prepare a DPA plan for the Area to ensure proper planning control and enforcement.
- 2.7 On 8.11.2012, under the power delegated by the Chief Executive, the Secretary for Development directed the Board, under section 3(1)(b) of the Ordinance, to prepare a draft plan designating Yi O and Nga Ying Kok as a DPA.

### **3. Object of the Plan**

- 3.1 The object of the draft DPA plan is to delineate the extent of the Area and to set out the types of developments and uses which are permitted at all times and such types of developments and uses that may be permitted with or without conditions on application to the Board within the boundaries of the Area.
- 3.2 The draft DPA plan is to provide planning guidance and to facilitate development control within the Area during the period required for detailed analysis of the land use pattern, study of infrastructural provisions and examination of development options for the formulation of an Outline Zoning Plan (OZP). The draft DPA plan will be replaced by an OZP within three years.

## The Plan Area

### Existing Land Uses

- 4.1 The Plan covers an area of about 23.34 ha. The Area is rural in character and mainly covered by natural vegetation. There are a few abandoned dilapidated houses and ruins within Yi O San Tsuen. The agricultural land in the Area is mainly covered by shrubs and weeds.
- 4.2 The Area is in a rural and scenic setting, with heavily wooded slopes covered by dense vegetation with character similar to that of the adjoining Lantau North and Lantau South Country Parks (**Plans 3**). According to Director of Agriculture, Fisheries and Conservation (DAFC), these woodlands together with the streams nearby are important habitats for the protected Romer's Tree Frogs (*Liuixalus romeri* 盧氏小樹蛙) which have been recorded in Yi O. The wooded areas at the periphery of the Area form a continuous stretch of well-established vegetation with those located at the adjacent Lantau North and South Country Parks, which are foraging and nursery grounds for mammals and butterflies. Floral species of the Area are mostly common and widespread. A protected species *Aquilaria sinensis* (土沉香) can be found in the Area. At the estuarine area of Yi O is a mature mangrove stand. Low-lying areas adjacent to the sea are occupied by inter-tidal water ponds, marshes, estuarine mangroves and reed-bed.

### Excavation and Vegetation Clearance Activities

- 4.3 Tree felling, vegetation clearance and excavation activities have been found in the Area (**Plans 5a & 5b**). The natural and scenic character of the Area has been damaged, affecting the well-established vegetation there.

### Recognized Village (Plans 2 and 6)

- 4.4 Yi O San Tsuen is a recognized village in the Area. All the village houses are either ruined or abandoned.

### Land Ownership

- 4.5 The majority of the land in the Area (about 70.52%, 16.46 ha) is Government land. The remaining 29.48% (6.88 ha) is under private ownership comprising agricultural land (about 6.81 ha) and building lots (about 755m<sup>2</sup>) (**Plans 2 & 6**).

### Transport and accessibility (Plan 2)

- 4.6 The Area is not served by any vehicular access but can be accessed by a walking trail (i.e. Lantau Trail (鳳凰徑)) mainly along the coast connecting to Tai O (大澳) in the north and Fan Lau (分流) in the south. With a sub-standard jetty, Yi O can also be accessible by boat from nearby Tai O and Fan Lau during high tide. The Lantau Trail which partially lies within the Area is a popular hiking trail.

## Cultural Heritage (Plan 2)

- 4.7 Sites of archaeological interest including Yi O Site of Archaeological Interest and Yi O–Fan Lau Boulder Trackway are worthy of preservation. Prior consultation with the Antiquities and Monuments Office (AMO) of the Leisure and Cultural Services Department should be made, if any development, redevelopment or rezoning proposal might affect the above sites of archaeological interest and their immediate environs. If disturbance of these sites of archaeological interest and sites of archaeological potential is unavoidable, a detailed Archaeological Impact Assessment (AIA) conducted by an archaeologist is required for development works within the sites. The archaeologist shall apply for a licence to conduct the AIA under the Antiquities and Monuments Ordinance (Cap. 53). A proposal of the AIA shall be submitted to the AMO for agreement prior to applying for a licence.

## Geotechnical Safety

- 4.8 The Area, especially those located near the DPA boundary, is located below steep natural terrain and may be affected by potential natural terrain landslide hazards. For developments within the Area, natural terrain hazard studies may be required to ascertain the scale of the hazards and to provide suitable hazard mitigation measures, if found necessary, as part of the developments.

## **5. Land Use Proposals (Appendix I)**

### General Planning Intention

- 5.1 The general planning intention of the Area is to protect its high conservation and landscape value and the rural setting which complement the overall natural landscape of the surrounding Country Parks. The planning intention also reflects the existing village in Yi O.

### Village Type Development (“V”): Total Area 0.19 ha (Plans 2 and 6)

- 5.2 The planning intention of this zone is to reflect existing village settlement. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructure and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Board.
- 5.3 The recognized village of Yi O is abandoned with no population record in the 2011 Census. The boundaries of “V” zone are drawn up provisionally around existing clusters having regard to existing village clusters and building structures, ‘village environs’, approved Small House applications, outstanding Small House application, building lots, local topography, natural characteristics and existing site conditions. Areas of difficult terrain, dense vegetation, burial grounds, ecologically sensitive areas and stream courses have been avoided where possible.

The boundaries of the "V" zone will be further reviewed and defined during the preparation of OZP to take account of the results of relevant assessments/studies on various aspects including Small House demand and developments, conservation value, the environment, infrastructure, landscape character, etc.

- 5.4 Except for those specified, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 3-storey (8.23 m) or the height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft DPA plan, whichever is the greater.
- 5.5 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height restriction may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.
- 5.6 As diversion of streams or filling of pond may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activity.

Unspecified Use: Total Area 23.15 ha (Plan 2)

- 5.7 Amid the Lantau North and Lantau South Country Parks, the Area including a small parcel of land about 0.29 ha at Nga Ying Kok which is about 500m away from the northern boundary of Yi O and near the coast is not covered by any statutory plan (Plan 9). It is included in the Area to protect its natural character from undesirable change of landuse.
- 5.8 The Area, comprising mainly fallow agricultural land, mangrove, woodland, shrubland, grassland, and watercourses, has high scenic value forming part of the wider natural system of Lantau Island countryside. To protect the natural and landscape character of the Area, planning guidance and development control is considered necessary. Owing to the urgency to establish planning control under the DPA plan, the Area, except land within the "V" zone, has been designated as "Unspecified Use" pending detailed analysis and studies to establish the appropriate land uses in the course of the preparation of OZP.
- 5.9 As diversion of streams, filling of land/pond or excavation activities may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activity.

**6. Notes of the Plan (Appendix II)**

- 6.1 Attached to the draft DPA plan is a set of Notes that shows the types of uses or developments which are always permitted within the Area and other uses for which planning permission from the Board should be sought. The provision for application for planning permission under section 16 of the Ordinance allows flexibility in land-use planning and control of development to meet the changing needs.

- 6.2 The draft Notes are formulated on the basis of the latest set of Master Schedule of Notes (MSN) endorsed by the Board whilst having regard to the peculiar characteristics of the Area.

7. **Plan Number**

Upon gazetting, the draft Yi O DPA Plan will be renumbered to DPA/I-YO/1.

8. **Consultation**

- 8.1 The draft DPA Plan together with the Notes and ES have been circulated to the relevant Government bureaux and departments for comments. Generally, no adverse comment/objection has been received.
- 8.2 Comments received have been incorporated into the draft DPA plan, its Notes or ES, wherever appropriate.
- 8.3 The Islands District Council (IDC) and the Tai O Rural Committee (TORC) have not been consulted due to the confidential nature of the plan. However, the IDC and TORC will be consulted separately on the draft DPA Plan after its publication under section 5 of the Ordinance.

9. **Decision Sought**

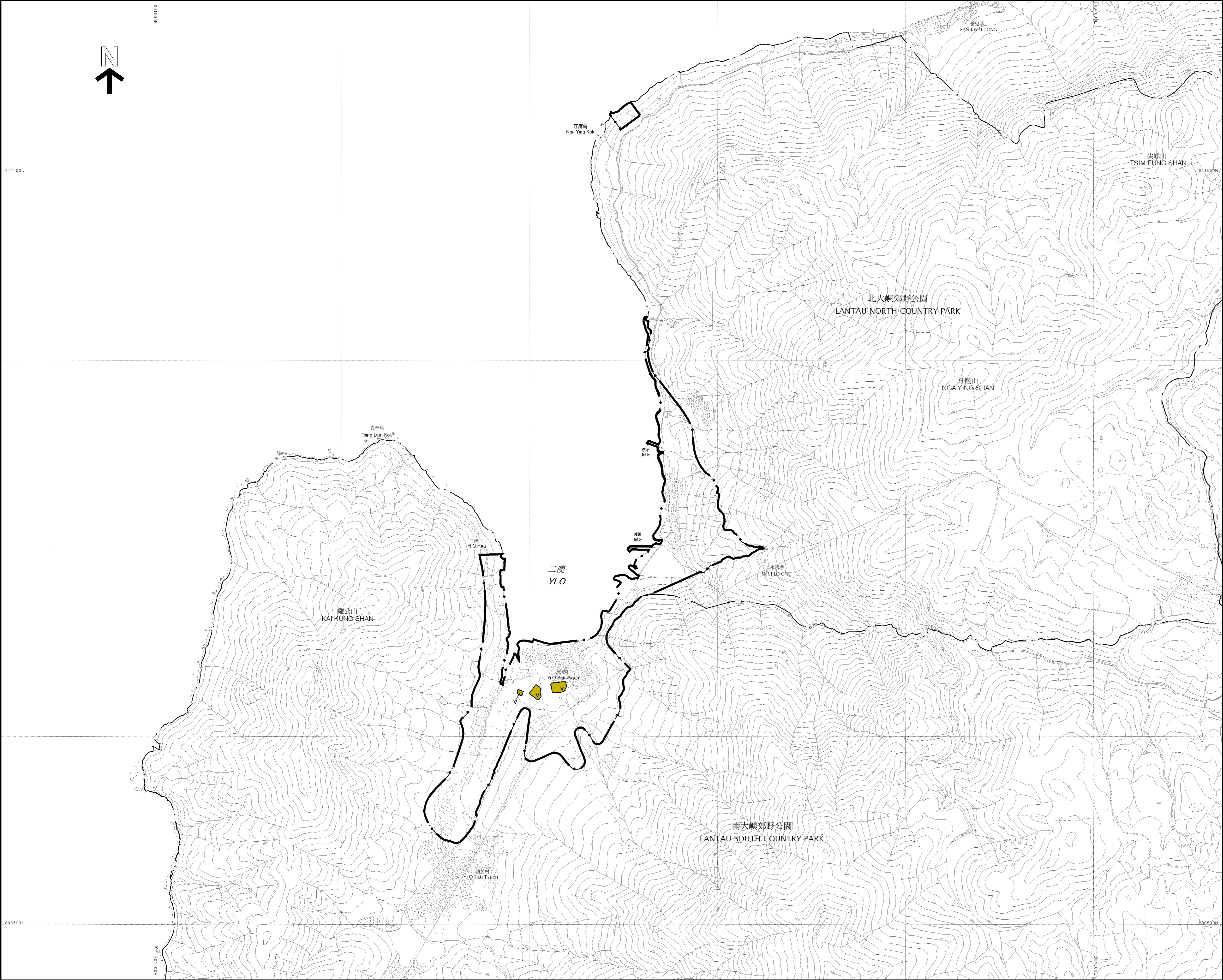
Members are invited to:

- (a) agree that the draft Yi O DPA Plan No. DPA/I-YO/C (to be renumbered to DPA/I-YO/1)(**Appendix I**) and its Notes (**Appendix II**) are suitable for exhibition for public inspection under section 5 of the Ordinance;
- (b) agree that the ES (**Appendix III**) is suitable to serve as an expression of the planning intention and objectives of the Board for the draft Yi O DPA Plan and that the ES should be issued under the name of the Board; and
- (c) agree that briefings on the draft DPA Plan will be conducted for the IDC and TORC separately after its publication under section 5 of the Ordinance.

**Attachments**

<b>Appendix I</b>	Draft Yi O Development Permission Area Plan No. DPA/I-YO/C
<b>Appendix II</b>	Notes of the Draft Yi O Development Permission Area Plan No. DPA/I-YO/C
<b>Appendix III</b>	Explanatory Statement of the Draft Yi O Development Permission Area Plan No. DPA/I-YO/C
<b>Plan 1</b>	Location Plan for Yi O Development Permission Area
<b>Plan 2</b>	Planning Scheme Boundary, Village Environs, Land Ownership, Burial Ground and Archaeological Site in the Yi O Development Permission Area
<b>Plan 3</b>	Aerial Photo
<b>Plan 4</b>	Revised Concept Plan for Lantau - Landscape Conservation
<b>Plan 5</b>	Excavation and Vegetation Clearance Activities
<b>Plan 6</b>	Proposed "Village Type Development" Zone in Yi O Development Permission Area
<b>Plans 7 to 9</b>	Site Photos

**PLANNING DEPARTMENT**  
**November 2012**



圖例  
NOTATION

ZONES

VILLAGE TYPE DEVELOPMENT



MISCELLANEOUS

BOUNDARY OF DEVELOPMENT  
PERMISSION AREA



BOUNDARY OF COUNTRY PARK /  
SPECIAL AREA



地帶

鄉村式發展

其他

發展審批地區界線

郊野公園/  
特別地區界線

土地用途及面積一覽表  
SCHEDULE OF USES AND AREAS

USES	大約面積及百分率 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分率	
VILLAGE TYPE DEVELOPMENT	0.19	0.81	鄉村式發展
UNSPECIFIED USE	23.15	99.19	非指定用途
TOTAL AREA OF DEVELOPMENT PERMISSION AREA	23.34	100.00	發展審批地區總面積

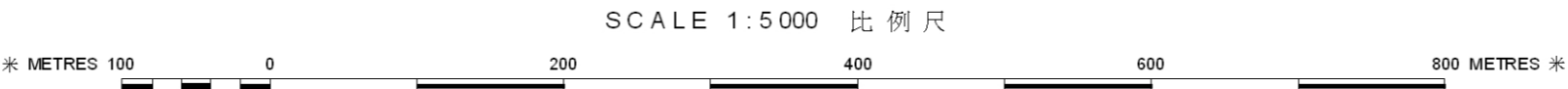
夾附的《註釋》屬這份圖則的一部分  
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN

按照城市規劃條例第 5 條展示的  
發展審批地區草圖  
DRAFT DEVELOPMENT PERMISSION AREA PLAN EXHIBITED  
UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON

SECRETARY  
TOWN PLANNING BOARD

城市規劃委員會秘書

二澳發展審批地區圖  
YI O DEVELOPMENT PERMISSION AREA PLAN



規劃署遵照城市規劃委員會指示擬備  
PREPARED BY THE PLANNING DEPARTMENT UNDER  
THE DIRECTION OF THE TOWN PLANNING BOARD



圖則編號  
PLAN No. DPA/I-YO/C

**DRAFT YI O**  
**DEVELOPMENT PERMISSION AREA PLAN NO. DPA/I-YO/C**

(Being a Draft Plan for the Purposes of the Town Planning Ordinance)

**NOTES**

(N.B. These form part of the Plan)

- (1) These Notes show the uses or developments on land falling within the boundaries of the Plan which are always permitted and which may be permitted by the Town Planning Board, with or without conditions, on application. Where permission from the Town Planning Board for a use or development is required, the application for such permission should be made in a prescribed form. The application shall be addressed to the Secretary of the Town Planning Board, from whom the prescribed application form may be obtained.
- (2) Any use or development which is always permitted or may be permitted in accordance with these Notes must also conform to any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, as may be applicable.
- (3) No action is required to make the use of any land or building which was in existence immediately before the first publication in the Gazette of the notice of the draft development permission area plan conform to this Plan, provided such use has continued since it came into existence. Any material change of such use or any other development (except minor alteration and/or modification to the development of the land or building in respect of such use which is always permitted) must be always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board.
- (4) Except to the extent that paragraph (3) applies, any use or development falling within the boundaries of the Plan, unless always permitted in terms of the Plan, shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft development permission area plan without permission from the Town Planning Board.
- (5) Except as otherwise specified by the Town Planning Board, when a use or material change of use is effected or a development or redevelopment is undertaken, as always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board, all permissions granted by the Town Planning Board in respect of the site of the use or material change of use or development or redevelopment shall lapse.
- (6) Boundaries of the Plan and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.

- (7) The following uses or developments are always permitted on land falling within the boundaries of the Plan except where the uses or developments are specified in Column 2 of the Notes of the zone:
- (a) maintenance, repair or demolition of a building;
  - (b) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, footpath, cycle track, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;
  - (c) maintenance or repair of road, watercourse, nullah, sewer and drain;
  - (d) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government;
  - (e) rebuilding of New Territories Exempted Houses;
  - (f) replacement of an existing domestic building, i.e., a domestic building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, by a New Territories Exempted House;
  - (g) provision, maintenance or repair of a grave of an indigenous New Territories villager or a locally based fisherman and his family members for which permission has been obtained from Government;
  - (h) in areas not zoned or set apart under section 4(1) of the Town Planning Ordinance in the development permission area, the use stipulated in the schedule forming Annex A of these Notes; and
  - (i) in areas zoned or set apart under section 4(1) of the Town Planning Ordinance in the development permission area, the uses stipulated in column 1 of the relevant zoning schedule forming part of Annex B of these Notes.
- (8) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.
- (9) In these Notes, unless the context otherwise requires or unless as expressly provided below, terms used in the Notes shall have the meanings as assigned under section 1A of the Town Planning Ordinance.

“Existing building” means a building, including a structure, which is physically existing and is in compliance with any relevant legislation and the conditions of the Government lease concerned.

“New Territories Exempted House” means a domestic building other than a guesthouse or a hotel; or a building primarily used for habitation, other than a guesthouse or a hotel, the ground floor of which may be used as ‘Shop and Services’ or ‘Eating Place’, the building works in respect of which are exempted by a certificate of exemption under Part III of the Buildings Ordinance (Application to the New Territories) Ordinance (Cap. 121).

**DRAFT YI O**  
**DEVELOPMENT PERMISSION AREA PLAN NO. DPA/I-YO/C**

**Schedule of Uses**

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<b><u>Annex B</u></b> VILLAGE TYPE DEVELOPMENT	<b>2</b>

Use always permitted in an "Unspecified Use" area  
(Being an area not zoned or set apart under  
Section 4(1) of the Town Planning Ordinance)

Agricultural Use

Remarks

- (a) Any use or development, other than the always permitted use as specified above or the uses or developments always permitted under the covering Notes, requires planning permission from the Town Planning Board under section 16 of the Town Planning Ordinance.
- (b) Any diversion of streams, filling of land/pond or excavation of land, including that to effect a change of use to the always permitted use as specified above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by the Government), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

VILLAGE TYPE DEVELOPMENT

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use	Burial Ground
Government Use (Police Reporting Centre, Post Office only)	Eating Place
House (New Territories Exempted House only)	Government Refuse Collection Point
On-Farm Domestic Structure	Government Use (not elsewhere specified)#
Religious Institution (Ancestral Hall only)	Hotel (Holiday House Only)
Rural Committee/Village Office	House (not elsewhere specified)
	Institutional Use (not elsewhere specified)#
	Market
	Place of Recreation, Sports or Culture
	Public Clinic
	Public Convenience
	Public Utility Installation #
	Religious Institution (not elsewhere specified)#
	Residential Institution #
	School #
	Shop and Services
	Social Welfare Facility #
	Utility Installation for Private Project

In addition, the following uses are always  
permitted on the ground floor of a New  
Territories Exempted House:

Eating Place  
Library  
School  
Shop and Services

(Please see next page)

VILLAGE TYPE DEVELOPMENT (cont'd)

Planning Intention

The planning intention of this zone is to reflect existing recognized villages. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (except development or redevelopment to those annotated with #) shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23m) or the height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, whichever is the greater.
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (c) Any diversion of streams or filling of pond, including that to effect a change of use to the always permitted uses as specified above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by the Government), shall not be undertaken or continued on or after the date of first publication in the Gazette of the notice of the draft development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

**DRAFT YI O  
DEVELOPMENT PERMISSION AREA  
PLAN NO. DPA/I-YO/C**

**EXPLANATORY STATEMENT**

**DRAFT YI O**  
**DEVELOPMENT PERMISSION AREA PLAN NO. DPA/I-YO/C**

**EXPLANATORY STATEMENT**

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**DRAFT YI O  
DEVELOPMENT PERMISSION AREA  
PLAN NO. DPA/I-YO/C**

(Being a Draft Plan for the Purposes of the Town Planning Ordinance)

**EXPLANATORY STATEMENT**

Note : For the purposes of the Town Planning Ordinance, this statement shall not be deemed to constitute a part of the Plan.

**1. INTRODUCTION**

This Explanatory Statement is intended to assist an understanding of the draft Yi O Development Permission Area Plan No. DPA/I-YO/C. It reflects the planning intention and objectives of the Town Planning Board (the Board) for the Plan.

**2. AUTHORITY FOR THE PLAN AND PROCEDURE**

- 2.1 On 8.11.2012, under the power delegated by the Chief Executive, the Secretary for Development directed the Board, under section 3(1)(b) of the Town Planning Ordinance (the Ordinance), to prepare a draft plan designating the Yi O and Nga Ying Kok as a development permission area (DPA).
- 2.2 On XX.XX.2012, the draft Yi O DPA Plan No. DPA/I-YO/C (the Plan) was exhibited for public inspection under section 5 of the Ordinance.

**3. OBJECT OF THE PLAN**

- 3.1 The object of the Plan is to delineate the extent of the Yi O DPA (the Area) and to set out the types of developments and uses which are permitted at all times and such types of developments and uses that may be permitted with or without conditions on application to the Board within the boundaries of the Area.
- 3.2 The Plan is to illustrate the broad principles of development within the Planning Scheme Area. It is a small-scale plan and the planning scheme boundary may be subject to minor adjustments as detailed planning and development proceed.
- 3.3 The Plan is to provide planning guidance and to facilitate development control within the Area during the period required for detailed analysis of the land use pattern, study of infrastructural provisions and examination of development options for the formulation of an outline zoning plan (OZP).

4. NOTES OF THE PLAN

- 4.1 Attached to the Plan is a set of Notes which shows the types of uses or developments which are always permitted within the Area and which may be permitted by the Board, with or without conditions, on application. The provision for application for planning permission under section 16 of the Ordinance allows greater flexibility in land-use planning and control of development to meet the changing needs.
- 4.2 For the guidance of the general public, a set of definitions that explains some of the terms used in the Notes may be obtained from the Technical Services Division of the Planning Department and can be downloaded from the Board's website at <http://www.info.gov.hk/tpb>.

5. THE EXISTING SITUATION

- 5.1 Included in the Area is Yi O and a site at Nga Ying Kok, covering an area of about 23.34 ha. The Yi O area (about 23.05 ha), surrounded by the Lantau North and Lantau South Country Parks, is one of the sea bays along the south-western coast of the Lantau Island. The site at Nga Ying Kok (about 0.29 hectares), located to the north of Yi O, is enclosed by the Lantau North Country Park on the east, south and west. Part of the site is an orchard and part was a pigsty which is now abandoned and ruined.
- 5.2 The Area contains abandoned village houses, woodlands, shrublands, grasslands, wetlands, mangroves, streams, and fallow agricultural land. The coastal area contains mudflat stretches and a variety of marine life. It is rural in nature and is a popular hiking area with scenic views, accessible either by the Lantau Trail, or by boat via local jetties during high tide, from Tai O or Fan Lau.
- 5.3 The Area consists of a variety of habitats including woodland, grassland, shrub land, wetland and streams. Denser vegetation can be found in the valley areas and south facing slopes. In addition, a mature mangrove stand can be found at the mudflat at the bay area to the north of Yi O Village. Most of the fauna recorded in the Area are common and widespread species. Romer's Tree Frog (*Liuixalus romeri* 盧氏小樹蛙), an endangered species that is widespread in Lantau Island, had been recorded near a stream north of Yi O. The woodlands and streams in the Area also provide habitats for this species. Although the Area is not exceptional in terms of biodiversity or ecological importance, the wooded areas at the periphery of the Area form a continuous stretch of well-established vegetation with those located at the adjacent Lantau North and South Country Parks, which are foraging and nursery grounds for mammals and butterflies. Floral Species of the Area are mostly common and widespread. A protected species *Aquilaria sinensis* (土沉香) can be found in the Area.
- 5.4 The Yi O Village (also known as Yi O San Tsuen), a recognized village in the Area, is now largely abandoned. It is located in the middle of the Area and is traversed by the north-south running Lantau Trail. Ruined and abandoned village houses are scattered and some of them are not easily accessible. An abandoned village school, namely Yi O Village School, is located at the upper slope to the

southwest of Yi O Village. Local jetties are spoiled and lie along the Lantau Trail at the northern part of the Area.

6. NEED FOR PLANNING GUIDANCE AND CONTROL

- 6.1 The Area is rural and natural in character comprising mainly woodlands, shrublands, grasslands, wetlands, mangroves, streams, and fallow agricultural land. Any uncontrolled development may affect landscape and the natural environment, including marine ecology and mudflat habitats along the coast of the Area. Recently, activities involving tree felling, vegetation clearance and excavation have been found in the central part of Yi O causing an adverse impact on the natural environment.
- 6.2 To prevent any haphazard and uncontrolled development that may adversely affect the rural and natural character of the Area, it is necessary to prepare a DPA Plan to cover the Area to provide interim planning guidance control for future development pending preparation of an OZP and to enable enforcement actions to be taken against any unauthorized developments and undesirable change of use to safeguard the Area's natural and rural character with scientific importance and conservation value.

7. THE DEVELOPMENT PERMISSION AREA

7.1 Plan Area

The Area, about 23.34 ha in size, is located at the southwest of Lantau Island and surrounded by the Lantau North and South Country Parks.

7.2 General Planning Intention

The general planning intention of the Area is to protect its high conservation and landscape value and the rural settings which complement the overall natural character and the landscape beauty of the surrounding Country Parks. The planning intention is also to reflect the existing recognized village of Yi O.

7.3 Population

Based on the population data of the 2011 Census, there is no population in the Area.

7.4 Land Use Zonings and Intended Uses

7.4.1 "Village Type Development" ("V") : Total Area 0.19 ha

- (a) The planning intention of this zone is to reflect an existing recognized village. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructure and services. Selected commercial and community uses serving the needs of the villagers and in support of the village

development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Board.

- (b) The recognized village of Yi O (also known as Yi O San Tsuen) is largely abandoned. The boundaries of “V” zone are drawn up provisionally around existing clusters having regard to existing village clusters and building structures, ‘village environs’, approved Small House applications, outstanding Small House application, building lots, local topography, natural characteristics and existing site conditions. Areas of difficult terrain, dense vegetation, burial grounds, ecologically sensitive areas and stream courses have been avoided where possible. The boundaries of the “V” zone will be further reviewed and defined during the preparation of OZP to take account of the results of relevant assessments/studies on various aspects including Small House demand and developments, conservation value, the environment, infrastructure, landscape character, etc.
- (c) Except for those specified, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 3-storey (8.23 m) or the height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft DPA plan, whichever is the greater.
- (d) To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height restriction may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.
- (e) As diversion of streams or filling of pond may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such works and related activities.

#### 7.4.2 “Unspecified Use” : Total Area 23.15 ha

- (a) Amid the Lantau North and South Country Parks, the Area has high scenic value forming part of the wider natural system of Lantau Island countryside. The Area comprises mainly fallow agricultural land, mangrove, woodland, shrubland, grassland, and watercourses. A small parcel of land at Nga Ying Kok to the north of Yi O is also included in the Area. To protect the natural and landscape character of the Area, planning guidance and development control is considered necessary. Owing to the urgency to establish planning control under the DPA plan, the Area, except land within the “V” zone, has been designated as “Unspecified Use” pending detailed analysis and

studies to establish the appropriate land uses in the course of the preparation of OZP.

- (b) Any use or development, other than the always permitted use as specified above or the uses or developments always permitted under the covering Notes, requires planning permission from the Town Planning Board under section 16 of the Town Planning Ordinance.
- (c) Any diversion of streams, filling of land/pond or excavation of land, including that to effect a change of use to the always permitted use as specified above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by the Government), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

## 7.5 Transport and Utility Services

### 7.5.1 Road Network and Footpath

- (a) Yi O and Nga Ying Kok are not served by any road and only accessible by walking trails, including the Lantau Trail which is connected with Tai O to the north and Fan Lau to the South. There are local trails to Man Cheung Po which connects to Keung Shan Country Trail leading from Keung Shan at Tai O Road. With a sub-standard jetty, Yi O is accessible by boat from nearby Tai O and Fan Lau during high tide. The Lantau Trail which partially lies within the Area is a popular hiking trail.
- (b) Any proposal to widen the footpath or access road to an Emergency Vehicular Access within country park areas would require consent of the Country and Marine Parks Authority. Consultation with the Country and Marine Parks Board or its committee would be required.

### 7.5.2 Utility Services

- (a) Water Supply

There is no potable water supply within the Area.

- (b) Drainage

There are no existing public stormwater drains and sewers in the Area. There is no plan at the moment for any new drainage works in the Area.

- (c) Sewage Treatment

There is no existing or planned sewerage in the Area.

7.6 Cultural Heritage

Sites of archaeological interest including Yi O Site of Archaeological Interest and Yi O – Fan Lau Boulder Trackway are worthy of preservation. Prior consultation with the Antiquities and Monuments Office (AMO) of the Leisure and Cultural Services Department should be made, if any development, redevelopment or rezoning proposal might affect the above sites of archaeological interest and their immediate environs. If disturbance of these sites of archaeological interest and areas of archaeological potential is unavoidable, a detailed Archaeological Impact Assessment (AIA) conducted by an archaeologist is required for development works within the sites. The archaeologist shall apply for a licence to conduct the AIA under the Antiquities and Monuments Ordinance (Cap. 53). A proposal of the AIA shall be submitted to the AMO for agreement prior to applying for a licence.

7.7 Geotechnical Safety

The Area, especially those parts located near the DPA boundary adjoining the Lantau North and Lantau South Country Parks, is located below steep natural terrain and may be affected by potential natural terrain landslide hazards. For developments within the Area, natural terrain hazard studies may be required to ascertain the scale of the hazards and to provide suitable hazard mitigation measures, if found necessary, as part of the developments.

8. PLANNING CONTROL WITHIN THE DEVELOPMENT PERMISSION AREA

- 8.1 The types of permitted developments and uses on land within the Area are listed in the Notes to the Plan. Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted developments and uses are always permitted and no separate permission is required.
- 8.2 Uses of land or building which were in existence immediately before the first publication in the Gazette of the notice of the draft DPA Plan and which are not in compliance with the terms of the Plan may have adverse impact on the environment, drainage and traffic of the Area. Although no action is required to make such use conform to this Plan, any material change of such use or any other development (except minor alteration and/or modification to the development of the land or building in respect of such use which is always permitted) must be always permitted in terms of the Plan or, if permission is required, in accordance with a permission granted by the Board. The Board will consider these applications on their individual merits. Those alteration and/or modification works which may lead to an environmental improvement or upgrading to the Area may be considered favourably by the Board.
- 8.3 Planning applications to the Board will be assessed on individual merits. In general, the Board, in considering the planning applications, will take into account all relevant planning considerations which may include the departmental outline development plans/layout plans, and the guidelines published by the Board. The outline development plans/layout plans are available for public inspection at the Planning Department. Guidelines published by the Board are

available from the Board's website, the Secretariat of the Board and the Technical Services Division of the Planning Department. Application forms and Guidance Notes for planning applications can be downloaded from the Board's website and are available from the Secretariat of the Board, the Technical Services Division and relevant District Planning Office of the Planning Department. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.

- 8.4 Any development, other than those referred to in paragraph 8.1 above or in conformity with this draft DPA Plan or with the permission of the Board, undertaken or continued on or after the date of the first publication in the Gazette of the notice on land included in the DPA Plan may be subject to enforcement proceedings under the Ordinance. Any diversion of streams, filling of land/pond or excavation of land within land designated as "Unspecified Use" or any diversion of stream or filling of pond within "V" zone on or after the first publication in the Gazette of the notice of the draft DPA plan without permission from the Board may also be subject to enforcement proceedings.
- 8.5 It is intended that the DPA plan published by the Board will be replaced, within three years, by an OZP. Under the provisions of section 20(5) of the Ordinance, a draft DPA plan is effective for a period of three years after the notification in the Gazette. Extension of one additional year may be given by the Chief Executive in Council. The provision of enforcement will continue to be applicable to the Area after the DPA Plan is replaced by an OZP.

**TOWN PLANNING BOARD**  
**XXXXX 2012**

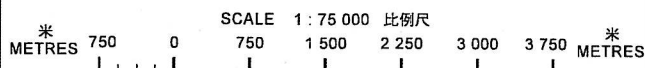


擬議發展審批地區界線  
PROPOSED DEVELOPMENT  
PERMISSION AREA BOUNDARY

### 位置圖 LOCATION PLAN

### 二澳發展審批地區 YI O DEVELOPMENT PERMISSION AREA

本摘要圖於2012年11月13日擬備  
EXTRACT PLAN PREPARED ON 13.11.2012

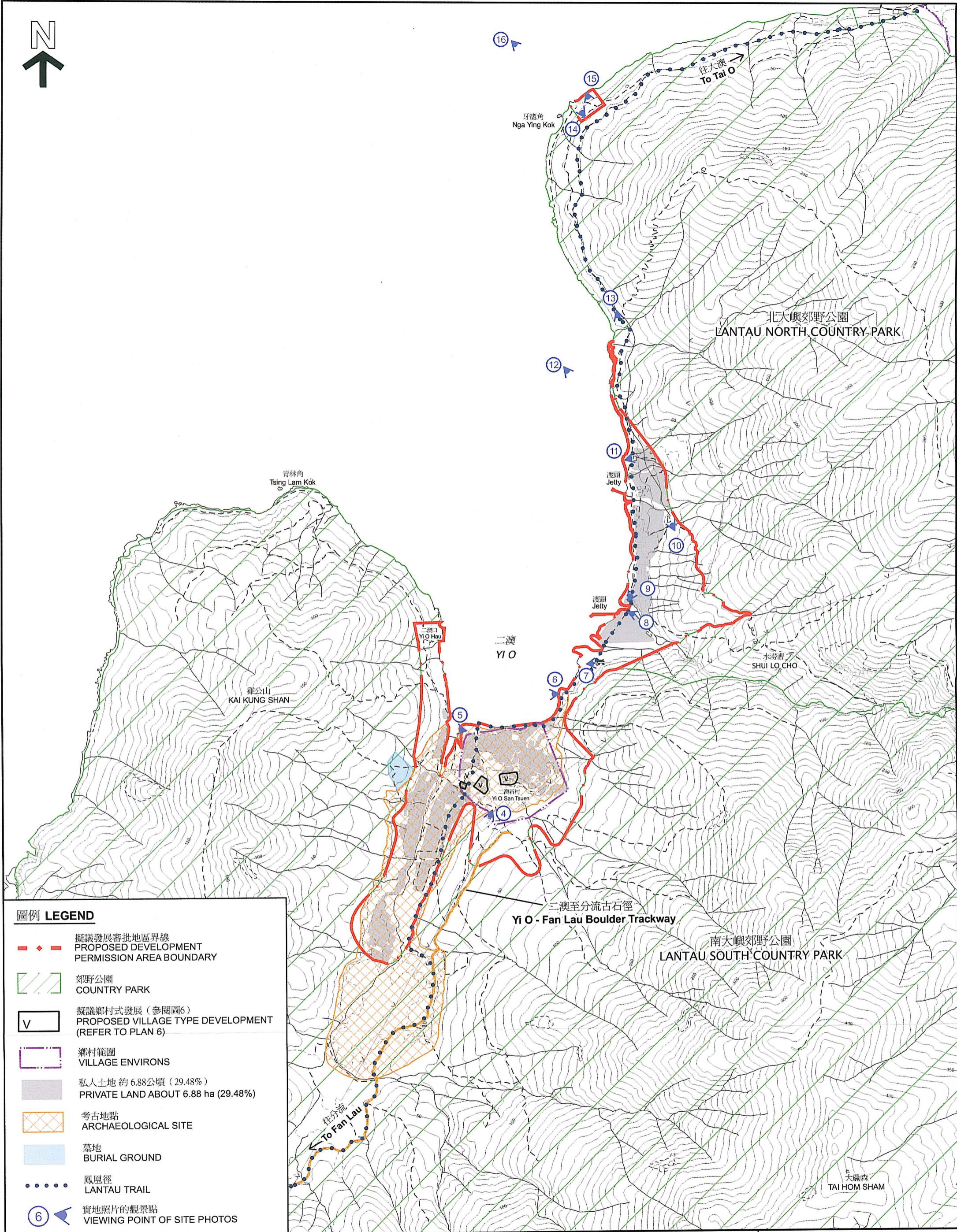


規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/LI/12/130

圖 PLAN  
1



圖例 LEGEND

- - - 擬議發展審批地區界線  
PROPOSED DEVELOPMENT PERMISSION AREA BOUNDARY
- / / / 郊野公園  
COUNTRY PARK
- V 擬議鄉村式發展 (參閱圖6)  
PROPOSED VILLAGE TYPE DEVELOPMENT (REFER TO PLAN 6)
- 鄉村範圍  
VILLAGE ENVIRONS
- 私人土地 約 6.88公頃 (29.48%)  
PRIVATE LAND ABOUT 6.88 ha (29.48%)
- 考古地點  
ARCHAEOLOGICAL SITE
- 墓地  
BURIAL GROUND
- . . . . . 鳳凰徑  
LANTAU TRAIL
- 6 實地照片的觀景點  
VIEWING POINT OF SITE PHOTOS

規劃範圍界線、鄉村範圍、土地業權、考古地點及墓地  
二澳發展審批地區  
PLANNING SCHEME BOUNDARY, VILLAGE ENVIRONS,  
LAND OWNERSHIP, ARCHAEOLOGICAL SITE AND BURIAL GROUND  
YI O DEVELOPMENT PERMISSION AREA

比例尺 1:7 500 SCALE

米 100 0 100 200 300 400 500 600 700 米  
METERS

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/LI/12/130

圖 PLAN  
2



 擬議發展審批地區界線  
PROPOSED DEVELOPMENT  
PERMISSION AREA BOUNDARY

本摘要圖於2012年11月5日擬備，所根據  
的資料為地政總署於2011年12月10日拍得  
的航攝照片編號CW91045

EXTRACT PLAN PREPARED ON 5.11.2012  
BASED ON AERIAL PHOTO No. CW91045  
TAKEN ON 10.12.2011 BY  
LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

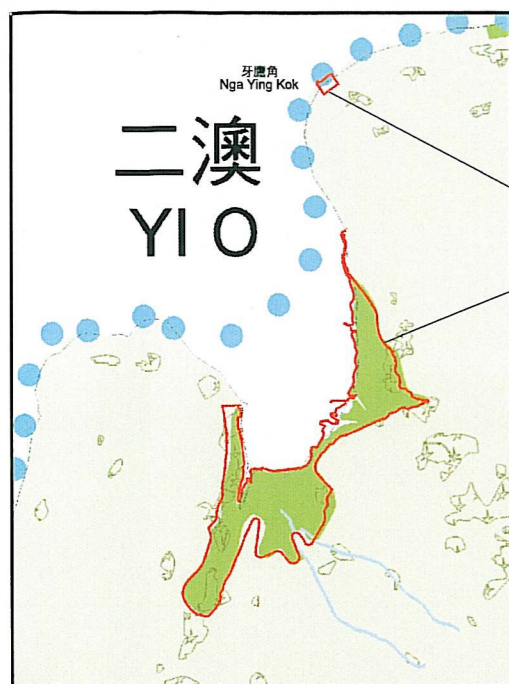
二澳發展審批地區  
YI O DEVELOPMENT PERMISSION AREA

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/LI/12/130

圖PLAN  
3



擬議發展審批地區界線  
PROPOSED DEVELOPMENT  
PERMISSION AREA BOUNDARY



# 圖例 LEGEND

- 現有的郊野公園  
EXISTING COUNTRY PARK
- 擬議的郊野公園擴建部分  
PROPOSED COUNTRY PARK EXTENSION
- 景觀保護區  
LANDSCAPE PROTECTION AREA
- 海岸景觀保護區  
COASTAL LANDSCAPE PROTECTION AREA
- 具特殊景觀價值地區  
AREA WITH SPECIAL  
LANDSCAPE CHARACTERS
- A 大澳 - 傳統漁村  
Tai O - Traditional Fishing Village
- 昂坪 / 地塘仔 / 荒山 - 宗教社區  
Ngong Ping / Tei Tong Tsai / Keung Shan - Religious Community
- 貝澳 / 長沙 / 塘福 - 沿海灘住宅  
Pui O / Cheung Sha / Tong Fuk Beachside Settlements
- D 梅窩 - 歷史鄉鎮  
Mui Wo - Historical Rural Township
- E 大蠔谷 - 具生態價值的自然溪流  
Tai Ho Valley - Natural Stream of Ecological Significance
- 北大嶼山公路  
NORTH LANTAU HIGHWAY
- 山峰 / 山脊  
PEAK / RIDGELINE
- 林地  
WOODLAND
- 風水林  
FUNG SHUI WOODLAND
- 溪流  
STREAM
- 寺廟  
TEMPLE
- 天壇大佛  
BUDDHA STATUE
- 已刊登憲報的泳灘  
GAZETTED BEACH
- 機場島上的觀景山  
SCENIC HILL ON AIRPORT ISLAND
- 主要景觀 / 觀景廊  
MAJOR VIEW / VIEW CORRIDOR
- 主要鄉郊住宅  
MAJOR RURAL SETTLEMENT



## 經修訂的大嶼山發展概念計劃 - 景觀保育 REVISED CONCEPT PLAN FOR LANTAU - LANDSCAPE CONSERVATION

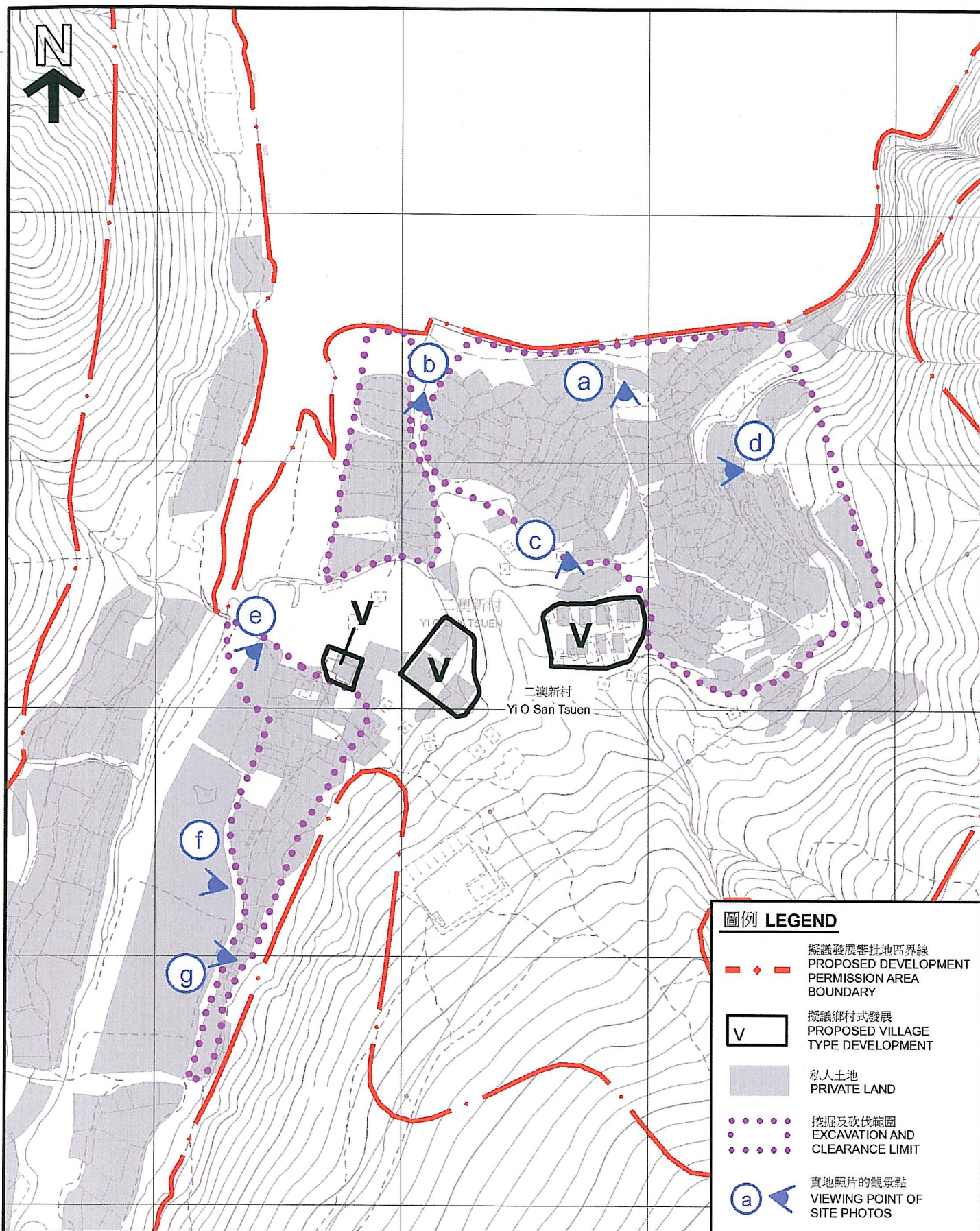
本摘要圖於2012年11月13日擬備  
EXTRACT PLAN PREPARED ON 13.11.2012

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PLANNING  
DEPARTMENT



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M/LI/12/130

圖 PLAN  
4



# 圖例 LEGEND

- 擬議發展審批地區界線  
PROPOSED DEVELOPMENT  
PERMISSION AREA  
BOUNDARY
- 擬議鄉村式發展  
PROPOSED VILLAGE  
TYPE DEVELOPMENT
- 私人土地  
PRIVATE LAND
- 挖掘及砍伐範圍  
EXCAVATION AND  
CLEARANCE LIMIT
- 實地照片的觀景點  
VIEWING POINT OF  
SITE PHOTOS

被挖掘及植物受砍伐實況  
二澳發展審批地區  
EXCAVATION AND  
VEGETATION CLEARANCE ACTIVITIES  
YI O DEVELOPMENT PERMISSION AREA

規劃署  
PLANNING  
DEPARTMENT



本摘要圖於2012年11月14日擬備  
EXTRACT PLAN PREPARED ON 14.11.2012

米 40 0 40 80 米  
METERS SCALE  
比例尺 1 : 2 000

參考編號  
REFERENCE No.  
M/LI/12/130

圖 PLAN  
5a

a



b



c



d



e



f



g



a

實地照片的觀景點 ( 參閱圖5a )  
VIEWING POINT OF SITE PHOTO  
(REFER TO PLAN 5a)

本摘要圖於2012年11月14日擬備  
EXTRACT PLAN PREPARED ON 14.11.2012

被挖掘及植物受砍伐實況  
EXCAVATION AND VEGETATION CLEARANCE ACTIVITIES

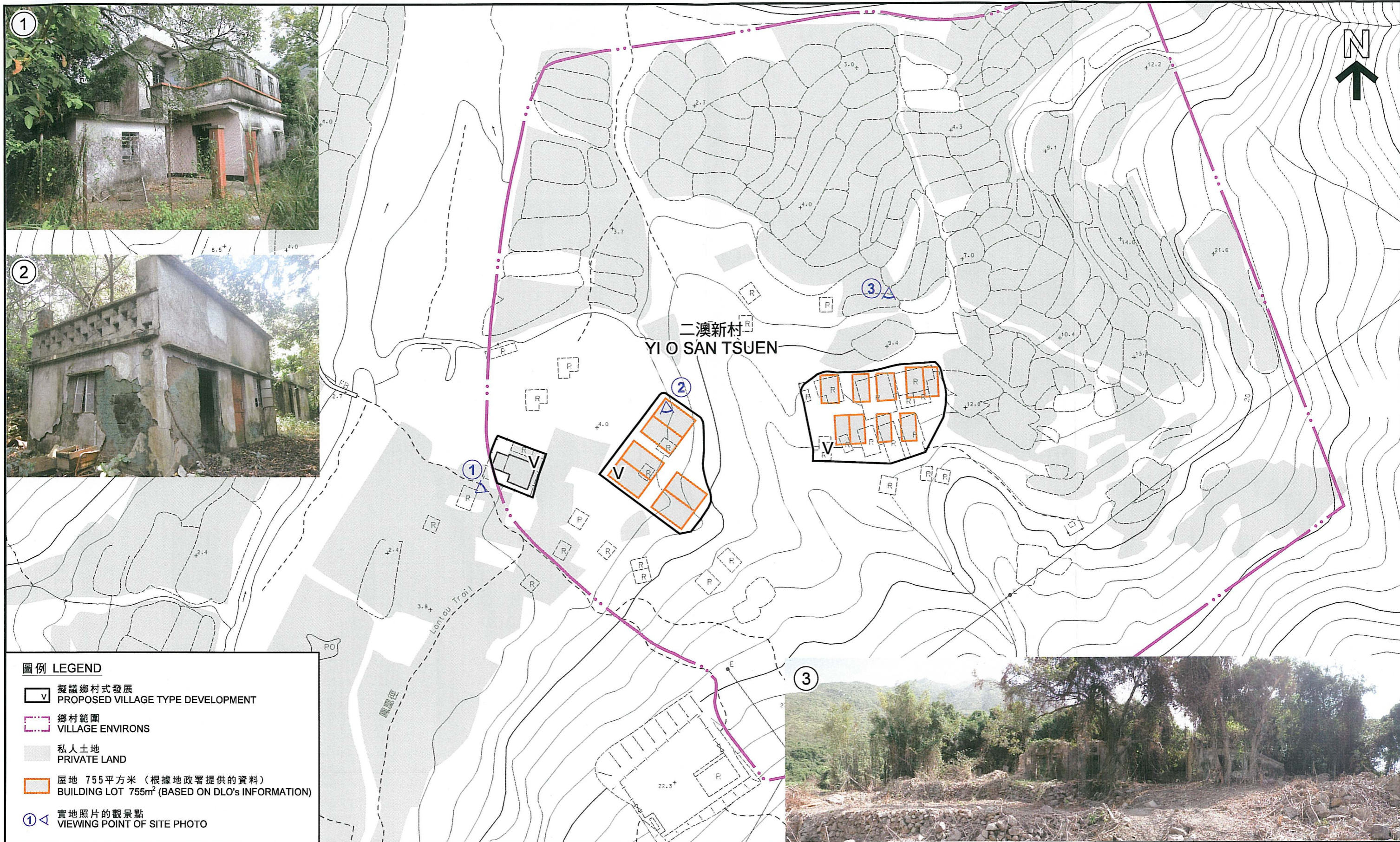
二澳發展審批地區  
YI O DEVELOPMENT PERMISSION AREA

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/LI/12/130

圖 PLAN  
5b



**圖例 LEGEND**

- 擬議鄉村式發展  
PROPOSED VILLAGE TYPE DEVELOPMENT
- 鄉村範圍  
VILLAGE ENVIRONS
- 私人土地  
PRIVATE LAND
- 屋地 755平方米 (根據地政署提供的資料)  
BUILDING LOT 755m<sup>2</sup> (BASED ON DLO's INFORMATION)
- 實地照片的觀景點  
VIEWING POINT OF SITE PHOTO

擬議「鄉村式發展」地帶  
二澳發展審批地區  
PROPOSED "VILLAGE TYPE DEVELOPMENT" ZONE  
YI O DEVELOPMENT PERMISSION AREA

SCALE 1:1 000 比例尺  
METRES 20 0 20 40 60 80 METRES

規劃署  
PLANNING  
DEPARTMENT



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M/LI/12/130

圖 PLAN  
6

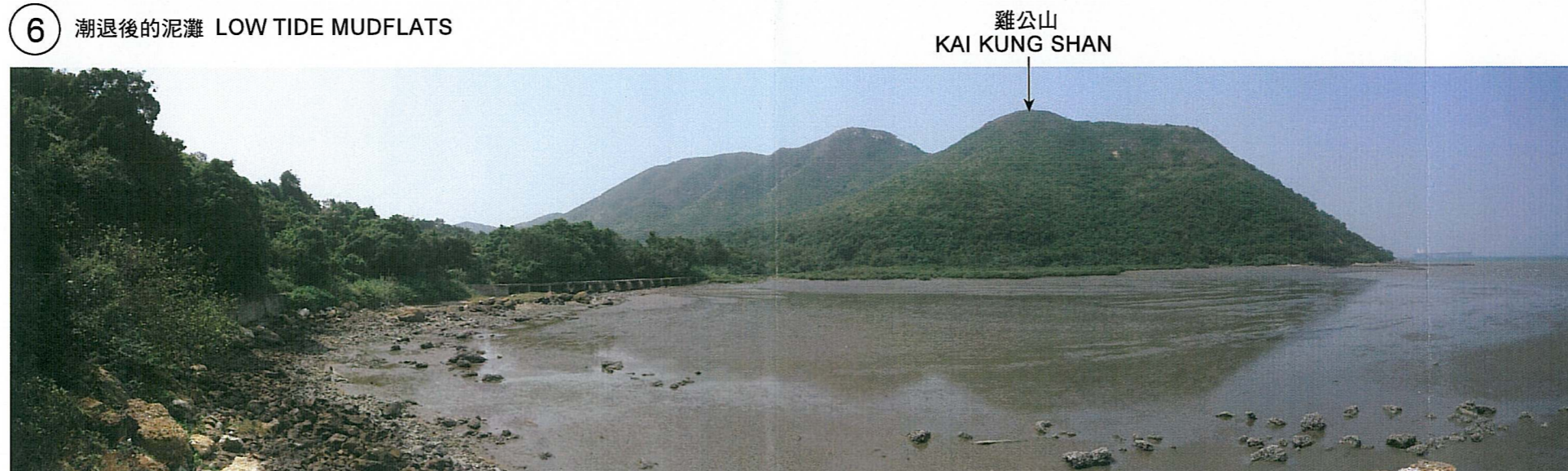
4 二澳鄉村學校(已荒廢)  
YI O VILLAGE SCHOOL (ABANDONED)



5 區內溪流入口 INLET OF LOCAL STREAM



6 潮退後的泥灘 LOW TIDE MUDFLATS



4 實地照片的觀景點 ( 參閱圖2 )  
VIEWING POINT OF SITE PHOTO  
(REFER TO PLAN 2)

本摘要圖於2012年11月12日擬備  
EXTRACT PLAN PREPARED ON 12.11.2012

## 實地照片 SITE PHOTOS

二澳發展審批地區  
YI O DEVELOPMENT PERMISSION AREA

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/LI/12/130

圖 PLAN  
7

7 區內寺廟（海神古廟） LOCAL TEMPLE



8 眺望水撈漕 VIEW TO SHUI LO CHO



9



10



11



沿東面海岸的頽垣/空置構築物  
RUINED / VACANT STRUCTURES ALONG EASTERN COAST

7 實地照片的觀景點（參閱圖2）  
VIEWING POINT OF SITE PHOTO  
(REFER TO PLAN 2)

本摘要圖於2012年11月12日擬備  
EXTRACT PLAN PREPARED ON 12.11.2012

## 實地照片 SITE PHOTOS

二澳發展審批地區  
YI O DEVELOPMENT PERMISSION AREA

規劃署  
PLANNING  
DEPARTMENT



參考編號  
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M/LI/12/130

圖 PLAN  
8

⑫ 眺望東面海岸  
VIEW TO EASTERN COAST

大磡森  
TAI HOM SHAM



⑬ 從北面眺望  
VIEW FROM THE NORTH

萬丈布  
MAN CHEUNG  
PO

大磡森  
TAI HOM SHAM



雞公山  
KAI KUNG SHAN

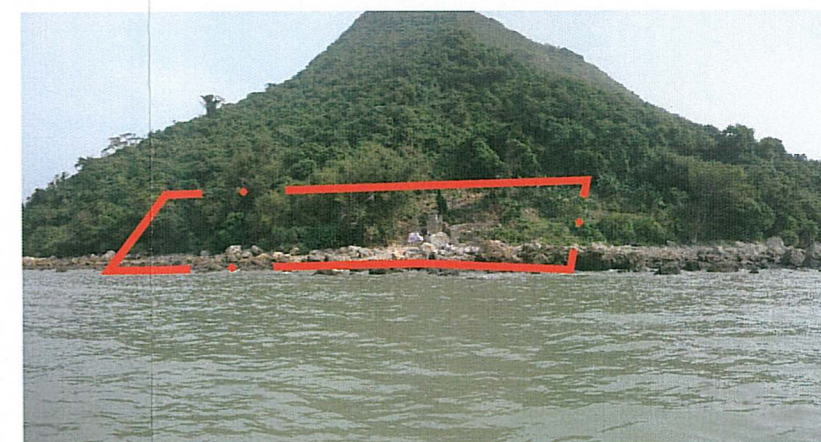
⑭ 位於牙鷹角的頹垣構築物及正進行中的修葺工程  
RUINED STRUCTURES AND RENOVATION  
WORKS IN PROGRESS AT NGA YING KOK



⑮



⑯ 由海中眺望牙鷹角  
VIEW FROM SEA TO NGA YING KOK



⑫ 實地照片的觀景點（參閱圖2）  
VIEWING POINT OF SITE PHOTO  
(REFER TO PLAN 2)

本摘要圖於2012年11月14日擬備  
EXTRACT PLAN PREPARED ON 14.11.2012

## 實地照片 SITE PHOTOS

二澳發展審批地區  
YI O DEVELOPMENT PERMISSION AREA

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/LI/12/130

圖 PLAN  
9