

TOWN PLANNING BOARD

TPB Paper No. 9659

**For Consideration by
the Town Planning Board on 20.6.2014**

**DRAFT TAI O TOWN CENTRE OUTLINE ZONING PLAN NO. S/I-TOTC/F
FURTHER CONSIDERATION OF A NEW PLAN**

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FURTHER CONSIDERATION OF A NEW PLAN**

1. Introduction

The purpose of this paper is to:

- (a) report on the results of the consultation with the Islands District Council (IsDC) and the Tai O Rural Committee (TORC), and other public views on the draft Tai O Town Centre Outline Zoning Plan (OZP) No. S/I-TOTC/E; and
- (b) seek Members' agreement that the draft Tai O Town Centre OZP No. S/I-TOTC/F, its Notes and Explanatory Statement (**Annexes I to III**) are suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance (the Ordinance).

2. Background

On 24.1.2014, the Town Planning Board (the Board) gave preliminary consideration to the draft Tai O Town Centre OZP No. S/I-TOTC/E (TPB Paper No. 9552) and agreed that the draft OZP was suitable for submission to IsDC and TORC for consultation. An extract of the minutes of the Board's meeting held on 24.1.2014 and TPB Paper No. 9552 are at **Annexes IV and V** for Members' reference.

3. Local Consultation

- 3.1 TORC and IsDC were consulted on the draft OZP at their meetings on 20.2.2014 and 24.2.2014 respectively. Extracts of the minutes of IsDC meeting and TORC meeting are at **Annexes VI and VII** for Members'

reference. Separately, an IsDC member and TORC further submitted their views on the draft OZP to the Planning Department (PlanD) on 25.3.2014 and 10.4.2014 (see **Annexes VIII** and **IX**). Upon request of TORC and the Tai O Community Work Office of Hong Kong Young Women's Christian Association, a meeting with Tai O residents was held on 27.5.2014 to listen to their opinions.

- 3.2 Comments from a concern group (Association for Tai O Environment and Development), local residents and public individuals have also been received. Meetings with the concern group and some Tai O residents were held on 25.2.2014 and 3.3.2014 respectively to gather their views on the draft OZP. The comments received are at **Annexes Xa** to **Xg** for Members' reference.
- 3.3 The major comments of IsDC and TORC members and those raised by local residents, the concern group and public individuals on the draft OZP are summarized below:

Objection to the "Village Type Development" ("V") Zone

- (a) some IsDC and TORC members indicate that private land covered by the "V" zone is governed by unrestricted lease without any height restrictions. The landowners are entitled to build houses of six or more storeys which are permissible under the lease. As there is no compensation mechanism under the Ordinance, the private land should not be zoned "V" with a height restriction of three storeys. While most areas within the existing village area are not accessible by road or abutting road of 4.5m wide, some lots at the end of Tai O Wing On Street and Tai O Tai Ping Street may be amalgamated to form a larger site for redevelopment to be considered under the Buildings Ordinance. The height restriction under the "V" zone should be reviewed so as not to deprive the private property rights;
- (b) at present, the upper floors as well as the ground floor of many village houses are being used for commercial or community purposes. Designating the area under the "V" zone would restrict commercial uses on the upper floors of the village houses as commercial uses such as eating place are always permitted only on the ground floor of a New Territories Exempted House (NTEH) within the "V" zone. The areas at

Tai O Wing On Street, Tai O Tai Ping Street, Tai O Market Street, Kat Hing Street and Kat Hing Back Street which are zoned “V” should be developed as a commercial district instead;

- (c) the restrictions under the “V” zone deprive the landowners’ rights and contravene Articles 5, 6 and 105 of the Basic Law;

General Support / Objection to the “Residential (Group D)” (“R(D)”) Zone

- (d) the planning intention to preserve the character of the domestic structures on stilts, in particular, allowing the upgrading of temporary structures to permanent buildings within the “R(D)” zone is well received by IsDC and TORC. As the domestic structures on stilts are on government land and held under Government Land Licences (GLLs), some IsDC and TORC members further request that redevelopment of these temporary structures to permanent buildings through paying of premium should be allowed;
- (e) the height of the domestic structures on stilts (excluding stilts) should be relaxed from 15ft (4.6m) to 19ft (5.8m);
- (f) to uphold the planning intention for preservation of the domestic structures on stilts, the Government should help to resolve the problems of sewage treatment, fire safety and garbage removal so as to improve the environment of Tai O Creek. It should also help to repair and protect the dilapidated structures from deterioration in the long term;
- (g) TORC points out that a small area at Tai O Wing On Street which is at present covered by existing domestic structures on stilts (**Plan 1**) should be covered under the “R(D)” zone instead of “V” zone;
- (h) while supporting the planning intention of the “R(D)” zone to preserve the character of the domestic structures on stilts, the concern group and public individuals, however, object to the “R(D)” zone in allowing redevelopment of existing temporary structures into permanent buildings and low-rise and low-density residential development on the following accounts:

- (i) the domestic structures on stilts are located on government land and governed by GLLs. Allowing upgrading or redevelopment to permanent buildings or low-density residential development would encourage demolition of the domestic structures on stilts, which is contrary to the squatter policy and the planning intention of preserving them as a unique culture in Tai O. Redevelopment of the domestic structures on stilts to permanent buildings would also generate adverse impact on the river flow and the ecology of the wetland in the area;
- (ii) after the fire at Kat Hing Street in May 2013, sewerage improvement would be provided for the redeveloped domestic structures on stilts by allowing connection to public sewer in the vicinity. The living environment of the domestic structures on stilts would be improved and there is no need for upgrading of the temporary structures to permanent buildings under the “R(D)” zone;
- (iii) Lands Department (LandsD) has adopted an effective procedure in handling redevelopment of domestic structures on stilts since the fire in 2000. There is no need to incorporate the areas covered by the temporary structures on stilts under OZP zoning; and
- (iv) some public individuals consider that the domestic structures on stilts are unique and should be put under a “Preservation/Protected Zone” or “Living Heritage Area”. They request the Government to provide funding for the protection of the domestic structures on stilts;

Objection to the “Conservation Area” (“CA”) Zone of the Pond at Tai O Road (Plan 2)

- (i) some IsDC and TORC members request that part of the existing pond along Tai O Road under the “CA” zoning should be filled to resolve the hygiene problem caused by dead fish, particularly during summer months, and to provide land for car park or recreational facilities. A joint site visit with relevant government departments should be conducted to examine the dead fish issue and the possible filling of the

pond for other uses;

Inappropriate “Commercial” (“C”) Zone (Plan 3)

- (j) it is inappropriate to designate the site with an unfinished structure at Shek Tsai Po as “C” zone;
- (k) the site zoned “C” has been deserted for years and it is better to be zoned for both commercial and residential uses. The three-storey height restriction should also be relaxed. The site could be utilized by the Tai O Heritage Hotel;
- (l) redevelopment of the “C” site at Shek Tsai Po Street would involve substantial slope maintenance cost. The Government should resume the site and be responsible for the slope maintenance. The site could be developed for recreational use to be managed by non-governmental organizations for enjoyment by local residents;

Against the Gazettal of the Draft OZP

- (m) the IsDC member of the Lantau constituency is against the gazettal of the draft OZP which imposes constraints on development of Tai O. He is dissatisfied with the preparation of the draft OZP under the influence of the environmental groups and without consulting him;

Proposed Relaxation of Building Height for the TORC Historic and Cultural Showroom (Plan 4)

- (n) funding is being sought from the Jockey Club to redevelop the TORC Historic and Cultural Showroom at Tai O Wing On Street. The height restriction of the “Government, Institution or Community” (“G/IC”) zone covering the site should be relaxed to three storeys to allow the proposed redevelopment. A preliminary proposal of the redevelopment submitted by the TORC is at **Annex XI** for Members’ reference;

Inappropriate “Green Belt” (“GB”) Zone at Fu Shan (Plan 5)

- (o) the foothill of Fu Shan should be used for building houses and farming, and should not be zoned “GB”;

Urge for Traffic and Environmental Improvement

- (p) with increasing number of tourists, measures should be adopted to improve the traffic in Tai O. Existing roads are not sufficient to cope with the traffic flow causing serious congestion. The existing bus terminus can no longer accommodate the increasing number of passengers. Additional queuing space and car parking spaces should be provided;
- (q) the mangrove area is piled with rubbish and mosquitoes. The Government should take action to restrict the growth of the mangrove and remove the rubbish;

Request for Emergency Vehicular Access

- (r) a 4.5m-wide emergency vehicular access between the row of village houses along Tai O Wing On Street and the drainage channel next to Lung Hin Court (**Plan 6**) should be reserved for building construction and firefighting;

Use of Yim Tin Pok Temporary Playground and the Adjacent Government Land (Plan 2)

- (s) the concern group and some public individuals indicate that as Yim Tin Pok Temporary Playground zoned “Open Space” (“O”) and the adjacent government land zoned “Recreation” (“REC”) are located close to residential area and conservation area, the sites are not suitable for holiday camp uses because of potential glare impact. They should be zoned “GB”. Some local residents consider that the “REC” site should be used to provide community facilities for Tai O residents as well as the general public, but not only for a particular organization or group;

Undesirable Wall Effect of Redevelopment of Lung Tin Estate (Plan 7)

- (t) local residents express concerns about the possible redevelopment of Lung Tin Estate. If Lung Tin Estate Phase I is redeveloped to the height of Lung Hin Court (six storeys), it will cause undesirable wall effect and block the view and ventilation of the village houses along Tai O Wing On Street and Tai O Tai Ping Street;

Demand for Recreational, Community and Tourist Facilities

- (u) some local residents complain that there is a lack of indoor recreational facilities e.g. sports centre, badminton court and swimming pool, etc. While additional tourist facilities such as coach park are provided, provision should be made for more community facilities serving the local residents. The disused water works sites next to Tin Lee House may be used for providing relevant recreational facilities. A site should be reserved for Chinese opera to promote the culture of Tai O;
- (v) some local residents reckon that the Government should provide a place for the tourists to stop over upon arrival e.g. discovery centre, exhibition centre. More public toilets are required to serve the visitors to Tai O; and
- (w) a public individual considers that the event space for community and cultural events and the car park proposed in the “Improvement Works for Tai O Facelift – Feasibility Study” would spoil the character of Tai O.

4. Planning Department’s Responses

- 4.1 The above comments made by the IsDC, TORC, concern group, local residents and other public individuals in paragraph 3.3 have been circulated for departmental comments. In consultation with departments concerned, PlanD’s responses to the points raised are as follows:

Objection to the “V” Zone

- (a) Tai O Wing On Street, Tai O Tai Ping Street, Tai O Market Street, Kat Hing Street, Kat Hing Back Street and Shek Tsai Po Street are mainly occupied by existing village houses (**Plan 8**). These traditional village houses are mostly two to three storeys in height. These areas are zoned “V” to reflect the existing village developments. To avoid undesirable disturbance to the rural village character, new development or redevelopment of village houses within the “V” zone should not exceed the general building height of three storeys. Minor relaxation of the building height restriction may be permitted by the Board through planning application to provide design flexibility for particular development.
- (b) The proposal for redevelopment of existing village houses up to six storeys or above is considered not compatible with the existing village character. However, any new development (other than NTEH) may be submitted to the Board for consideration through the planning application mechanism. Relevant planning considerations including land use compatibility, access arrangement, infrastructure capacity and visual impact, etc. will be taken into account when assessing such proposal. Each case would be considered on its individual merits.
- (c) Eating places at present operating on upper floors of the existing village houses would not be affected by the draft OZP. Within “V” zone, selected commercial and community uses including eating place, library, school, shop and services are always permitted on the ground floor of a NTEH to serve local needs. Application for other commercial, community and recreational uses may be submitted to the Board for consideration through the planning application system.
- (d) Regarding the request to develop Tai O Wing On Street, Tai O Tai Ping Street, Tai O Market Street, Kat Hing Street and Kat Hing Back Street currently zoned “V” as a commercial district, the areas are now frequented by visitors. There are some eating places, shops and services provided within existing village houses in the areas serving the neighbourhood and visitors. The “V” zone is considered appropriate to reflect the existing village environment.

- (e) The “V” zone which is intended for the provision of land for the retention and expansion of the existing village does not contravene Articles 5, 6 and 105 of the Basic Law (BL5, 6 & 105):
- (i) BL5 states the general principle of “one country, two systems” and enshrines the theme of “continuity”. The Ordinance was enacted before the handover and the current town planning system was part of the capitalist system in Hong Kong before the handover. The draft OZP made pursuant to the present town planning system is consistent with BL5.
 - (ii) For BL6 & 105, the right to use land is inherently subject to planning restrictions that may be lawfully exercised. The affected landowners in the area cannot reasonably expect that the use permitted by the lease will forever match the use permitted by town planning regulation adopted in accordance with law. Town planning restrictions lawfully imposed cannot be regarded as infringements of property rights protected by BL6 & 105 because the right to use land is qualified by and subject to possible planning restrictions at the first place. BL6 & 105, when read together with BL7 (which provides that the HKSAR Government shall be responsible for the management, use and development of land), would not be engaged in the present case.
 - (iii) Further, BL105 protects the right to compensation for lawful “deprivation” of property. The planning restriction in the present case does not constitute “deprivation” for the purpose of BL105. The mere fact that zoning restrictions imposed in the public interest will lead to a diminution of property values will not, without more, amount to an unlawful deprivation of property contrary to BL105.

General Support / Objection to the “R(D)” Zone

- (f) The unique built form of the domestic structure on stilts along Tai O Creek together with waterway features embodies the identity of Tai O as a fishing village. Therefore, the planning intention of the “R(D)” zone

on the draft OZP is primarily for preservation of the general character of the domestic structures on stilts. Redevelopment of an existing domestic structure on stilts is always permitted. The redeveloped domestic structure on stilts is restricted to a maximum building height of 4.6m (excluding stilts) or the height of the existing building, whichever is the greater. This is in line with the general building height and character of the existing domestic structures on stilts in the area. Minor relaxation of building height restriction may be considered by the Board through planning application.

- (g) In addition to the domestic structures on stilts, there are other temporary structures and village houses scattered within the “R(D)” zone (**Plan 9**). Some private lots within the “R(D)” zone are Old Scheduled House Lots (**Plan 10**). Therefore, the planning intention of the “R(D)” zone also allows upgrading and improvement of existing temporary structures through redevelopment into permanent buildings, and low-rise and low-density residential development, subject to planning permission from the Board, to ensure that the redevelopment proposal would not affect the character of the domestic structures on stilts. Each case would be considered on its individual merits.
- (h) In response to the comments of TORC (paragraph 3.3(g) above), the small area occupied by domestic structures on stilts at the western end of Tai O Wing On Street is proposed to be zoned “R(D)” instead of “V” (**Plan 1**). The proposed amendment will be incorporated into the draft OZP (paragraph 5.1(a) below).
- (i) As to the request for improvement of sewage treatment of the existing domestic structures on stilts, it should be noted that the Drainage Services Department is planning to provide and extend the land-based public sewer system as far as practicable for possible connection to the domestic structures on stilts, including tapping sewers, up to the shoreline under the project “Upgrading of Cheung Chau and Tai O Sewage Collection, Treatment and Disposal Facilities”. The works, once completed, will allow residents of the domestic structures on stilts to make their own private sewer connection over-water with the land-based public sewer system.

- (j) As to the proposal to put the domestic structures on stilts under a preservation/protected zone, the Antiquities and Monuments Office (AMO) has been consulted. While recognizing the value of the domestic structures on stilts, which have been included as a new item pending grading assessment, AMO has no objection to the “R(D)” zone.

Objection to the “CA” Zone of the Pond at Tai O Road

- (k) A joint site visit with TORC and relevant government departments was conducted on 27.5.2014. According to the Director of Agriculture, Fisheries and Conservation (DAFC), there were no abnormalities observed in the pond concerned (**Plan 2**). It would be difficult to speculate the causes of fish death without details provided on the site conditions at the time of the incident occurred. In view of the hydrological linkage between the pond and other wetland habitats and wildlife use of the area, filling the pond would be undesirable. Any filling of the pond would change the aquatic habitat to a terrestrial habitat, resulting in adverse ecological impacts by reducing foraging ground for the wetland-dependent species. DAFC considers appropriate to keep the “CA” zoning for the pond.
- (l) Regarding the request for provision of car park or recreational facilities on the pond area proposed to be filled, a site at the end of Tai O Road has already been reserved for a car park under the Improvement Works for Tai O Facelift undertaken by the Civil Engineering and Development Department (CEDD) (**Plan 11**). Another site to the east of Yim Tin Pok Temporary Playground is zoned “REC” where recreational uses are always permitted.

Inappropriate “C” Zone

- (m) The site zoned “C” at Shek Tsai Po is occupied by an unfinished structure (**Plan 3**). The “C” zone reflects the permitted use under lease¹. With the increasing number of visitors to Tai O, the site has the potential to be developed for commercial uses such as shop and services, eating place and place of entertainment to serve the neighbourhood and

¹ The permitted use under lease is for cinema and/or commercial purposes. The building/structure shall not exceed a height of 50ft above mean formation level of the land.

cater for visitors' need. Hotel use is also permitted under the "C" zone. Under the "C" zone, residential development may be permitted upon application to the Board. However, land resumption of the site for long-term management and maintenance by the Government or other non-governmental organizations as suggested by the public comments falls outside the purview of the Board.

- (n) Regarding the local residents' concern about the safety of the slope behind the "C" site, it should be noted that the concerned slope is a registered slope maintained by the lot owner. In 2005, Dangerous Hillside Order was issued to the lot owner to investigate and carry out remedial works. The investigation has been carried out as required and the design of remedial works is anticipated to be submitted by the lot owner to the Building Authority by mid 2014. The natural terrain overlooking the site is being studied by the Geotechnical Engineering Office, CEDD and mitigation works will be implemented accordingly.

Against the Gazettal of the Draft OZP

- (o) It is the government policy to put those areas not covered by statutory plans under statutory planning control in the long term. Under the directive of the Secretary for Development, the Board prepares the draft OZP for providing a statutory planning framework to guide the long term development of Tai O Town Centre. The general planning intention is to preserve the rural character and fishing village of Tai O and to enhance its appeal as a main tourist destination in the territory.
- (p) The draft OZP was formulated based on the previous planning studies including the Study on Revitalization of Tai O, the Revised Concept Plan for Lantau and the Improvement Works for Tai O Facelift, for which public consultations had been conducted. The preparation of the draft OZP is in accordance with the provisions of the Ordinance. IsDC and TORC have been duly consulted on the draft OZP. Meetings with Tai O residents and local concern group have also been held. All the comments received are submitted to the Board for consideration prior to the gazettal of the draft OZP. During the exhibition period of the draft OZP, any person can make representation to the Board under section 6 of the Ordinance. Representations together with comments on the

representations received will be heard by the Board. The representations and comments together with the draft OZP will be submitted to Chief Executive in Council for a decision.

Proposed Relaxation of Building Height for the TORC Historic and Cultural Showroom

- (q) In response to TORC's proposal to redevelop the TORC Historic and Cultural Showroom (**Plan 4**), it is proposed to relax the height restriction of the subject "G/IC" zone to three storeys to facilitate the implementation of the proposal. The proposed three-storey restriction is considered in line with the general building height in the vicinity which is dominated by two to three storeys village houses. The Commissioner for Tourism welcomes the idea of allowing greater flexibility for the proposal so that the redeveloped showroom could have more space to exhibit contents about the heritage and culture of Tai O to enrich the visitors' experience. Other relevant departments have no adverse comment on the proposal. The proposed relaxation of building height restriction will be incorporated into the draft OZP (paragraph 5.1(a) below).

Inappropriate "GB" Zone at Fu Shan

- (r) The foothill of Fu Shan is a sloping ground generally covered with natural vegetation (**Plan 5**). Agricultural use is always permitted within the "GB" zone. Application for house development within the "GB" zone may be made to the Board under section 16 of the Ordinance and each case would be considered on its individual merits.

Urge for Traffic and Environmental Improvement

- (s) The reprovisioning of a public transport terminus has been proposed at the end of Tai O Road under the Improvement Works for Tai O Facelift. Adjoining the public transport terminus is a proposed car park (**Plan 11**). Upon completion of these improvement works, more queuing space and car parking spaces could be provided.

- (t) The concerns on piling of rubbish in the mangrove area will be relayed to relevant departments for follow-up action.

Request for Emergency Vehicular Access

- (u) The proposed 4.5m-wide emergency vehicular access falls mainly on government land and within the “V” zone on the draft OZP. The provision of emergency vehicular access is always permitted within the “V” zone. Its need and feasibility would be subject to further study by relevant government departments as appropriate.

Use of Yim Tin Pok Temporary Playground and the Adjacent Government Land

- (v) Yim Tin Pok Temporary Playground (**Plan 2**) was developed in 1994 under temporary land allocation to the Leisure and Cultural Services Department. It is considered appropriate to zone the site as “O” to reflect the current use.
- (w) The site to the east of Yim Tin Pok Temporary Playground zoned “REC” is reserved for a possible campsite/holiday accommodation to promote Tai O as a tourism node². Development within the “REC” zone is restricted to a maximum plot ratio of 0.2 and a maximum building height of 2 storeys so as to retain the local rural character of the area. Moreover, the “REC” zone is intended for recreational development for the use of the general public. It does not preclude the type of users or the mode of management for the future facilities. As the site has been filled and is partly covered by grass with no particular landscape or ecological value (**Plan 2**), it is considered not justified to zone it as “GB”. However, the area surrounding the “REC” site being covered by natural vegetation is zoned “GB” on the draft OZP. This “GB” strip would also serve as a buffer between the development on the “REC” site and the pond which is zoned “CA”.

² The site was proposed for recreational use as holiday accommodation on the Recommended Outline Development Plan under the Study of Revitalization of Tai O.

Undesirable Wall Effect of Redevelopment of Lung Tin Estate (Plan 7)

- (x) According to Housing Department (HD), the proposed building height restriction for the “Residential (Group A)1” (“R(A)1”) zone is to allow flexibility on design and comprehensive planning of Lung Tin Estate when it is required to be redeveloped. Appropriate mitigation measures would be adopted to minimize any adverse impact on the surroundings upon redevelopment.

Demand for Recreational, Community and Tourist Facilities

- (y) The provision of recreational and community facilities in Tai O Town Centre area is in accordance with the Hong Kong Planning Standards and Guidelines. Existing outdoor recreational facilities in the area include football pitches, basketball courts, roller skating rink and children playgrounds. There are also community facilities like community hall, library, children and youth centre and hostel for the elderly, as well as elderly and community support services provided by non-governmental organizations. The disused water works site next to Tin Lee Court is zoned “G/IC”. Excluding a depot and a refuse collection point, the “G/IC” site has an area of about 1,500m² available for other uses including place of recreation, sports or culture.
- (z) Based on the previous planning studies, the “Improvement Works for Tai O Facelift – Feasibility Study” has been conducted to assess the feasibility and implementation requirements of the works items proposed. The study has collected community views through public engagement including the “Design Competition for the Revitalization of Tai O”, among which, there have been strong requests for early implementation of the improvement works from the locals. The Improvement Works for Tai O Facelift is now being carried out by CEDD in phases to enhance visitors’ experience and promote Tai O as a popular tourism node. These improvement works include the construction or improvement of entrance plaza, public transport terminus, car park, an event space for community and cultural events, coach parking area and improvement to existing jetties (**Plan 11**). According to the Food and Environmental Hygiene Department, there are five public toilets in Tai O Town Centre and the provision of public toilets is considered sufficient.

5. Revision to the Draft OZP

5.1 Taking into account the public comments received and the latest conditions of the area, the following amendments to the draft OZP are proposed:

- (a) In response to the requests by TORC (paragraphs 4.1(h) and (q) above), an area occupied by domestic structures on stilts at the western end of Tai O Wing On Street is proposed to be zoned “R(D)” (**Plan 1**) and the height restriction of the “G/IC” zone for the TORC Historic and Cultural Showroom is relaxed from one to three storeys (**Plan 4**).
- (b) Tin Lee House of Lung Tin Estate has been converted for sale as Tin Lee Court under the Home Ownership Scheme (**Plan 7**). As proposed by HD, Tin Lee Court is carved out of Lung Tin Estate and zoned “Residential (Group A)3” (“R(A)3”) on the draft OZP. A domestic gross floor area (GFA) restriction of 5,300m², a non-domestic GFA restriction of 95m² and a height restriction of 12 storeys are imposed under the “R(A)3” zone in accordance with the executed lease.
- (c) With the exclusion of Tin Lee Court, the boundary of the “R(A)1” zone covering Lung Tin Estate needs to be adjusted accordingly. To allow flexibility upon redevelopment in future, the “R(A)1 zone is subject to a maximum plot ratio of 1 and maximum building heights of 1³, 6 and 12 storeys (**Plan 7**).
- (d) CEDD has been carrying out Improvement Works for Tai O Facelift in phases. In preparing the detailed design of the proposed car park at the end of Tai O Road, CEDD has proposed to revise the layout to avoid affecting the existing trees/mangroves alongside the pond (**Plan 12**). Hence, an area covered with vegetation adjacent to the pond, which will not be used for the proposed car park, is rezoned from “G/IC” to “GB” to reflect its existing condition. To make up for the demand for parking space, the “G/IC” zone for the proposed car park is extended southwards to cover a vacant area partly covered by vegetation and originally shown as ‘Road’ adjoining the Yim Tin Pok Temporary Playground.

³ The height restriction of one storey within the “R(A)1” zone reflects the existing building height of a LPG Store serving Lung Tin Estate (**Plan 7**).

5.2 The proposed amendments have been incorporated into the draft Tai O Town Centre OZP No. S/I-TOTC/F (**Plan 13**). The corresponding amendments to the Notes and Explanatory Statement are also highlighted (***bold and italics*** for addition and ~~cross-out~~ for deletion) at **Annexes II** and **III** for Members' easy recognition.

6. Decision Sought

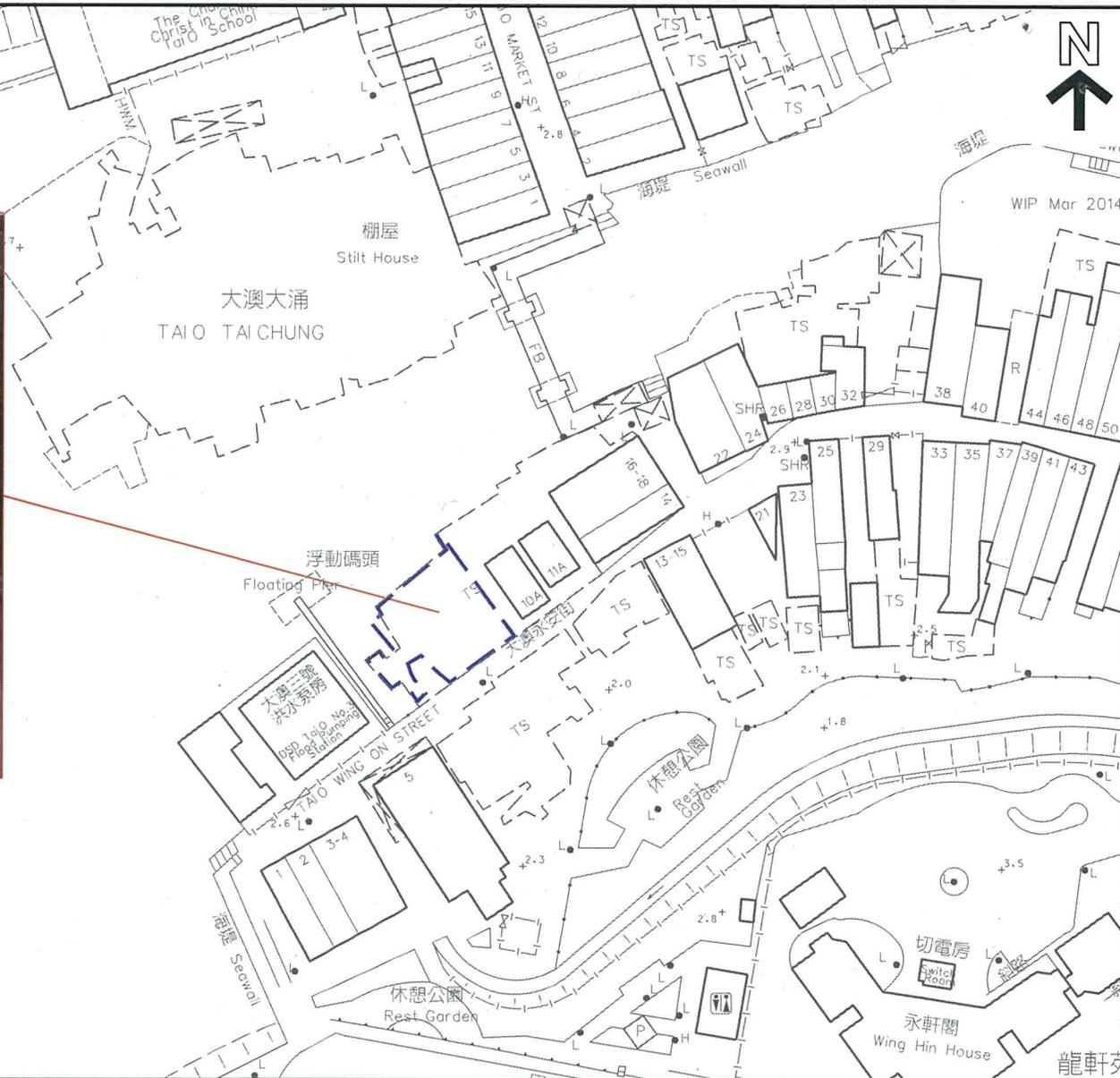
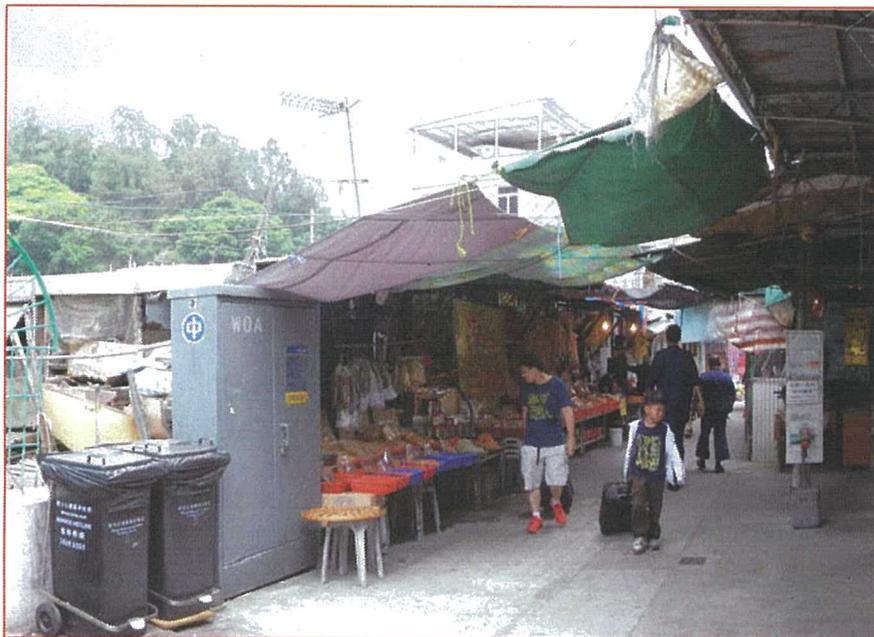
Members are invited to:

- (a) note the comments from and responses to the IsDC, the TORC and others on the draft Tai O Town Centre OZP No. S/I-TOTC/E;
- (b) agree that the draft Tai O Town Centre OZP No. S/I-TOTC/F (to be renumbered as S/I-TOTC/1 upon gazetting) and its Notes (**Annexes I** and **II**) are suitable for exhibition for public inspection under section 5 of the Ordinance;
- (c) adopt the Explanatory Statement (**Annex III**) as an expression of the planning intention and objectives of the Board for various land use zonings of the draft Tai O Town Centre OZP No. S/I-TOTC/F; and
- (d) agree that the Explanatory Statement is suitable for exhibition for public inspection together with the draft OZP and issued under the name of the Board.

7. Attachments

Plan 1	Domestic Structures on Stilts at Tai O Wing On Street
Plan 2	Sites zoned "O", "REC", "GB" and "CA"
Plan 3	Site Zoned "C" at Shek Tsai Po
Plan 4	Tai O Rural Committee Historic and Cultural Showroom
Plan 5	Aerial Photo of Foothill of Fu Shan zoned "GB"
Plan 6	Emergency Vehicular Access Proposed by the Tai O Rural Committee
Plan 7	Lung Tin Estate and Tin Lee Court

Plan 8	Existing Village Houses within “V” Zone
Plan 9	Temporary Structures and Village Houses within “R(D) Zone
Plan 10	Land Ownership within “R(D)” Zone
Plan 11	Improvement Works for Tai O Facelift
Plan 12	Site of the Proposed Car Park
Plan 13	Proposed Amendments to the Draft Tai O Town Centre Outline Zoning Plan No. S/I-TOTC/E
Annex I	Draft Tai O Town Centre Outline Zoning Plan No. S/I-TOTC/F
Annex II	Notes of the Draft Tai O Town Centre Outline Zoning Plan No. S/I-TOTC/F
Annex III	Explanatory Statement of the Draft Tai O Town Centre Outline Zoning Plan No. S/I-TOTC/F
Annex IV	Extract of Minutes of the Town Planning Board Meeting held on 24.1.2014
Annex V	TPB Paper No. 9552 (covering paper only)
Annex VI	Extract of Minutes of the Islands District Council Meeting held on 24.2.2014
Annex VII	Extract of Minutes of the Tai O Rural Committee Meeting held on 20.2.2014
Annex VIII	Letter from Mr. YU Hon Kwan, an Islands District Council Member, dated 25.3.2014
Annex IX	Letter from the Tai O Rural Committee dated 10.4.2014
Annex Xa	Email from Chairperson of Association for Tai O Environment and Development dated 8.4.2014
Annex Xb	Letter from Award-winning Team of Design Competition for the Revitalization of Tai O dated 8.4.2014
Annex Xc	Letter from Gary YEUNG dated 10.4.2014
Annex Xd	Email from Raven MA dated 10.4.2014
Annex Xe	Email from KONG Yuk Ha dated 10.4.2014
Annex Xf	Letter from TSE Sai Kit dated 17.4.2014
Annex Xg	Email from Vinco MUNG dated 23.4.2014
Annex XI	Preliminary Redevelopment Proposal of Tai O Rural Committee Historic and Cultural Showroom



 擬議「住宅(丁類)」地帶
 PROPOSED "R(D)" ZONE

位處大澳永安街建於棚腳上的住用構築物
 DOMESTIC STRUCTURES ON STILTS AT TAI O WING ON STREET

規劃署
 PLANNING
 DEPARTMENT



本摘要圖於2014年6月5日擬備，所根據的資料為測量圖編號9-SW-23A和B
 EXTRACT PLAN PREPARED ON 5.6.2014
 BASED ON SURVEY SHEETS No. 9-SW-23A & B

參考編號
 REFERENCE No.

M/LI/14/71

圖 PLAN

1



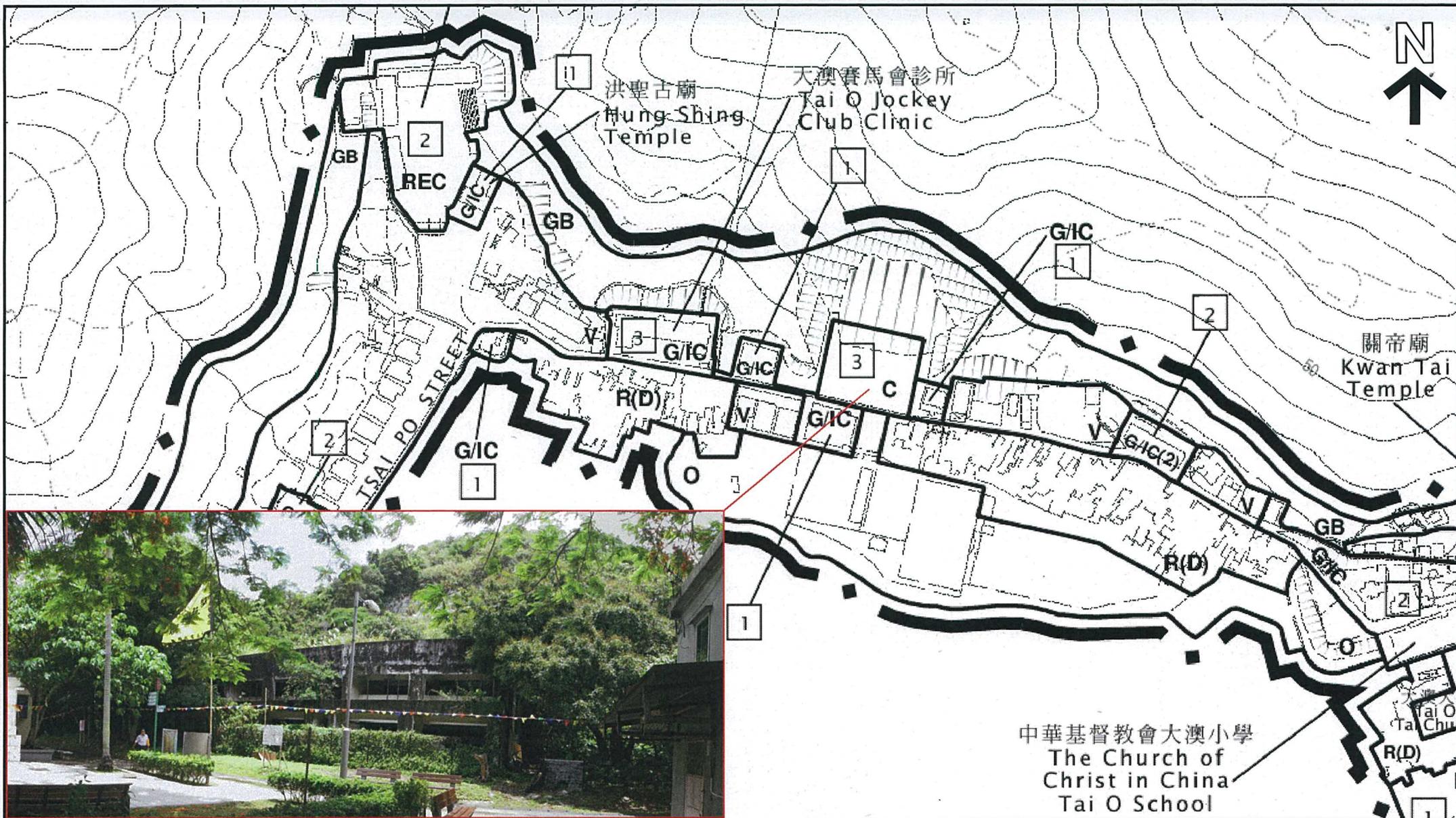
本摘要圖於2014年6月12日擬備
EXTRACT PLAN PREPARED ON 12.6.2014

劃為「休憩用地」、「康樂」、「綠化地帶」及「自然保育區」地帶的用地
SITES ZONED "O", "REC", "GB" AND "CA"

規劃署
PLANNING
DEPARTMENT

參考編號
REFERENCE No.
M/LI/14/71

圖 PLAN
2



本摘要圖於2014年6月5日擬備
EXTRACT PLAN PREPARED ON 5.6.2014

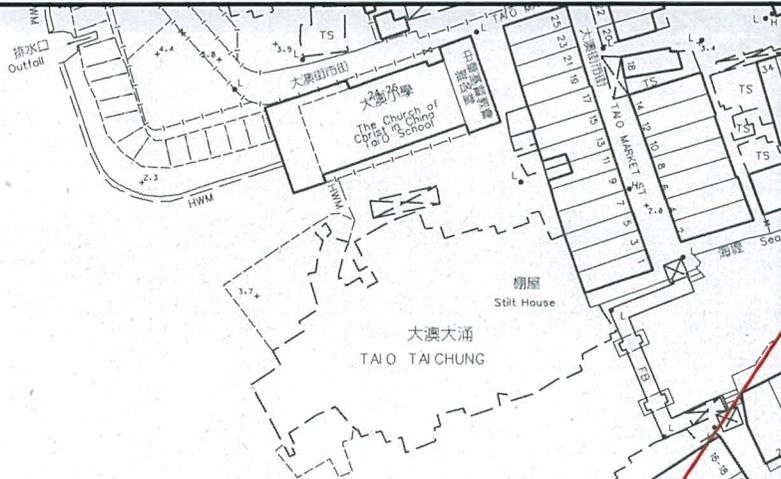
位處石仔埗的「商業」地帶
SITE ZONED "C" AT SHEK TSAI PO

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/LI/14/71

圖 PLAN
3



本摘要圖於2014年6月5日擬備，所根據的資料為測量圖編號9-SW-23A和B
 EXTRACT PLAN PREPARED ON 5.6.2014
 BASED ON SURVEY SHEETS No. 9-SW-23A & B

大澳鄉事委員會歷史文化室
 TAI O RURAL COMMITTEE HISTORIC AND CULTURAL SHOWROOM

規劃署
 PLANNING
 DEPARTMENT



參考編號
 REFERENCE No.
 M/LI/14/71

圖 PLAN
 4



圖例 Legend :

紅樹林重植區
Mangrove
Replanting Area

GB 綠化地帶
GREEN BELT

本摘要圖於2014年6月10日擬備，
所根據的資料為地政總署於2013年3月9日拍得的
航攝照片編號CS42601和CS42602

EXTRACT PLAN PREPARED ON 10.6.2014
BASED ON AERIAL PHOTOS No. CS42601 & CS42602
TAKEN ON 9.3.2013 BY LANDS DEPARTMENT

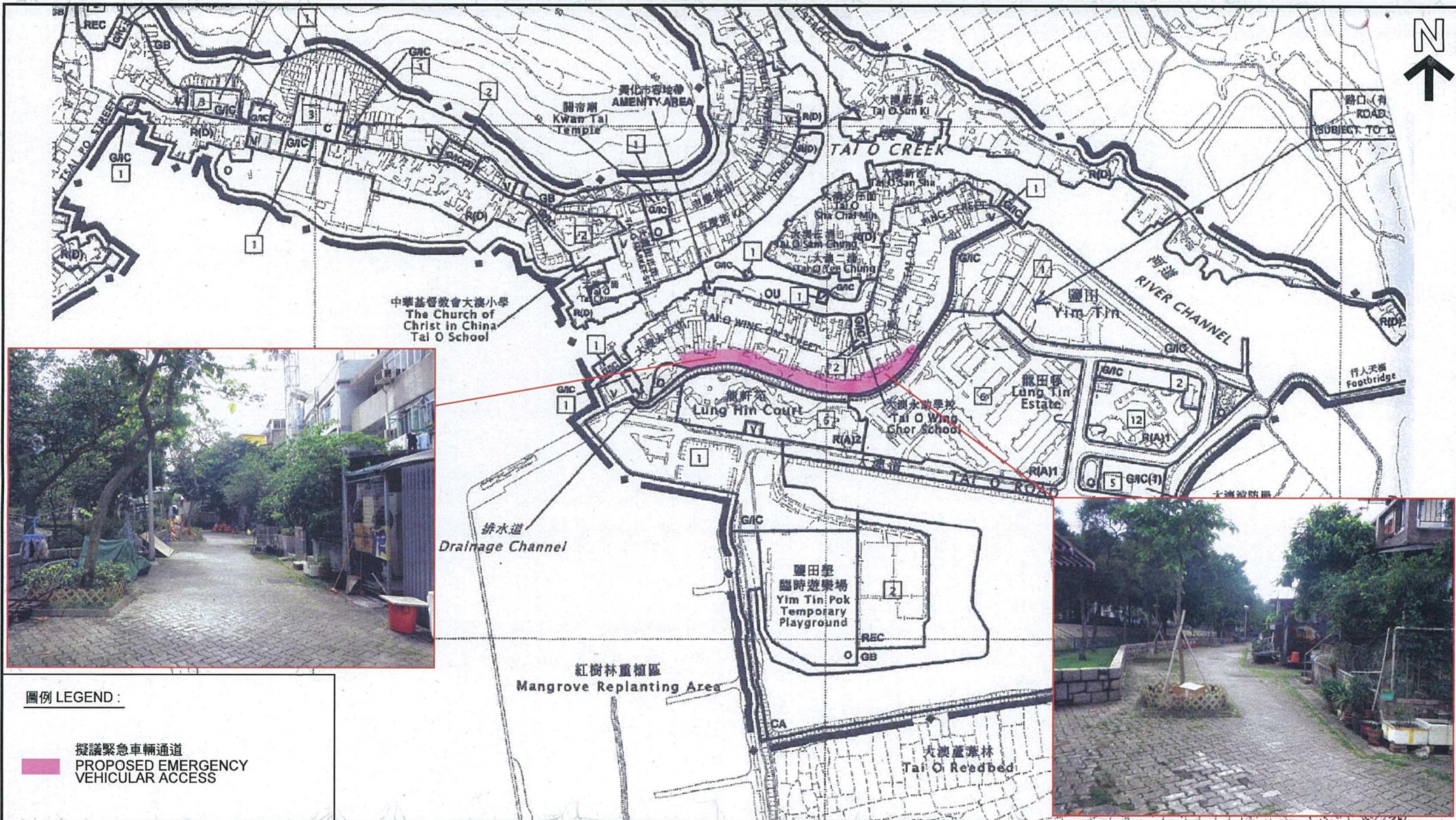
劃為「綠化地帶」的虎山山腳航攝照片
AERIAL PHOTO OF FOOTHILL OF FU SHAN ZONED "GB"

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/LI/14/71

圖 Plan
5



圖例 LEGEND :

 擬議緊急車輛通道
PROPOSED EMERGENCY
VEHICULAR ACCESS

本摘要圖於2014年6月12日擬備，
大澳鄉事委員會於2014年4月10日提交之建議圖則
EXTRACT PLAN PREPARED ON 12.6.2014
PROPOSAL PLAN SUBMITTED BY TAI O RURAL
COMMITTEE ON 10.4.2014

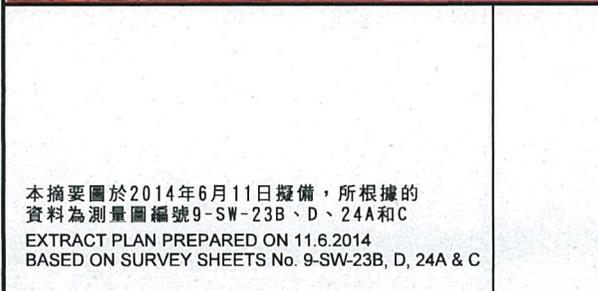
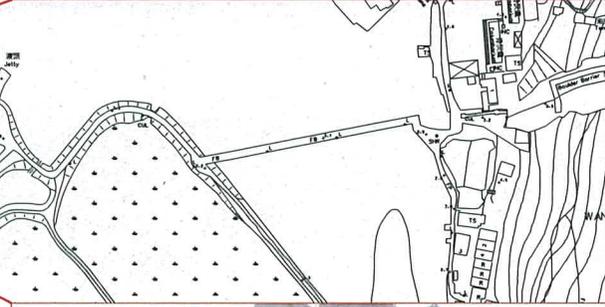
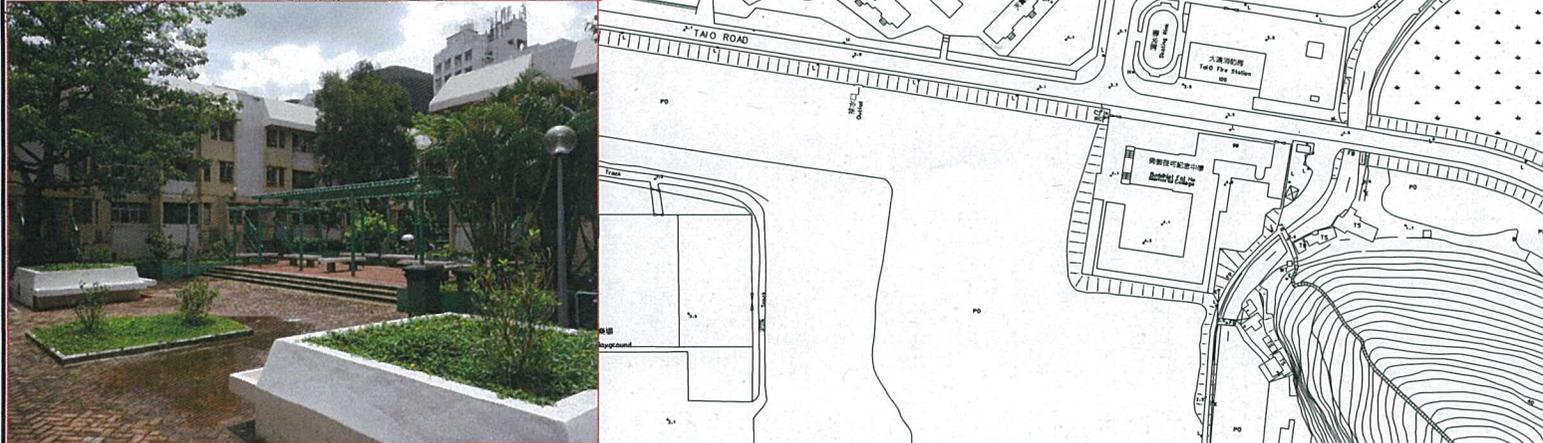
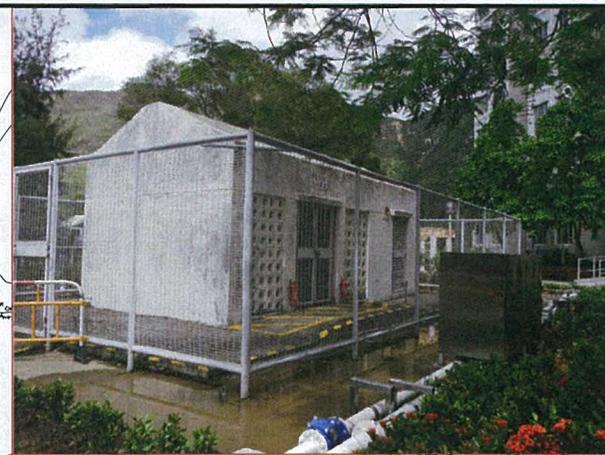
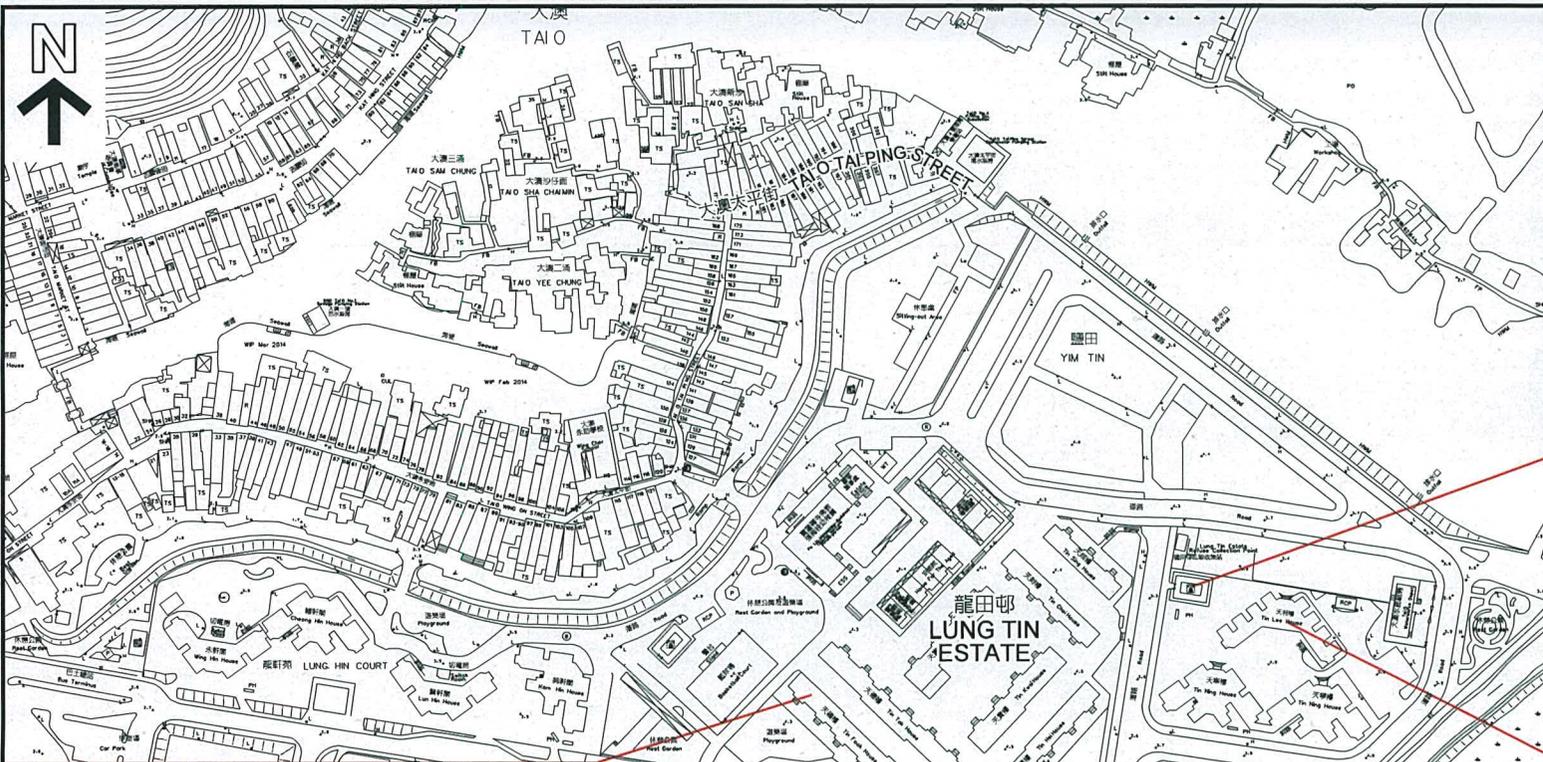
由大澳鄉事委員會建議的緊急車輛通道
EMERGENCY VEHICULAR ACCESS
PROPOSED BY THE TAI O RURAL COMMITTEE

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/LI/14/71

圖 PLAN
6



龍田邨和天利苑
LUNG TIN ESTATE & TIN LEE COURT

本摘要圖於2014年6月11日擬備，所根據的資料為測量圖編號9-SW-23B、D、24A和C
EXTRACT PLAN PREPARED ON 11.6.2014
BASED ON SURVEY SHEETS No. 9-SW-23B, D, 24A & C

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/LI/14/71

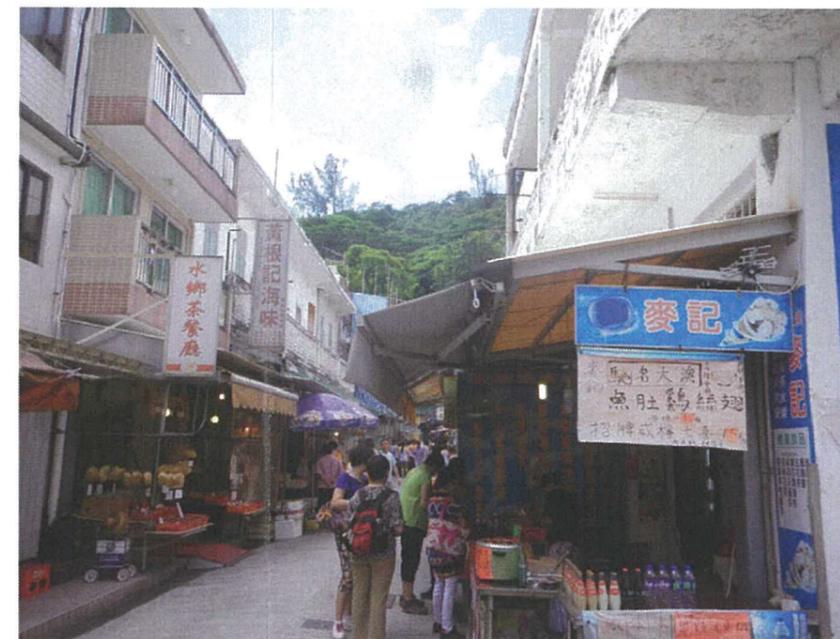
圖 PLAN
7



吉慶後街 KAT HING BACK STREET



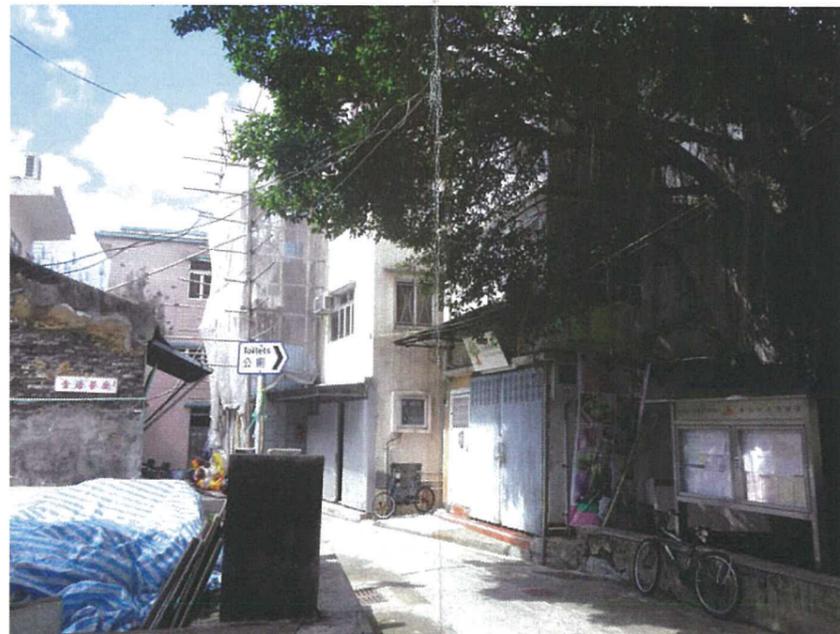
吉慶街 KAT HING STREET



大澳街市街 TAI O MARKET STREET



石仔埗街 SHEK TSAI PO STREET



大澳太平街 TAI O TAI PING STREET



大澳永安街 TAI O WING ON STREET

本摘要圖於2014年6月5日擬備，所根據的資料為攝於2014年5月21日的實地照片
EXTRACT PLAN PREPARED ON 5.6.2014
BASED ON SITE PHOTOS TAKEN ON 21.5.2014

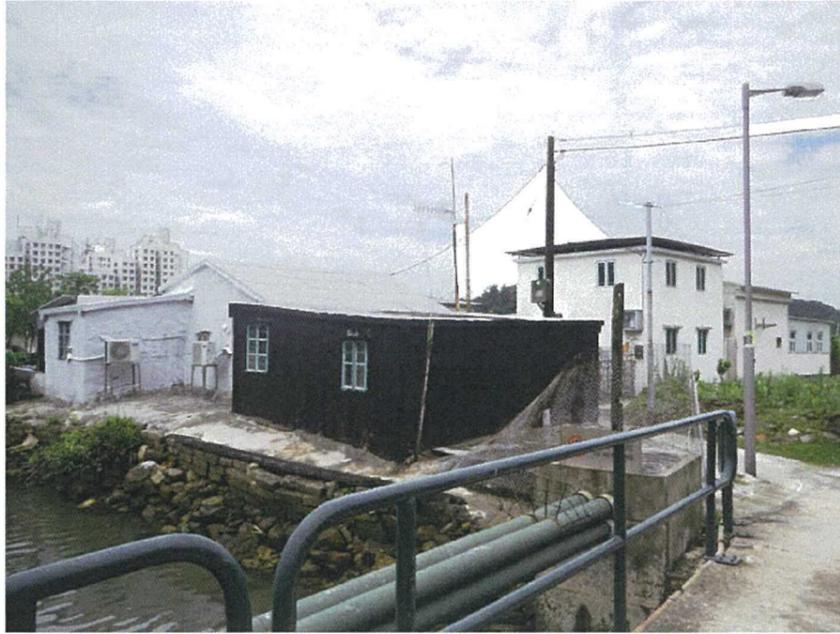
「鄉村式發展」地帶內的現有村屋
EXISTING VILLAGE HOUSES WITHIN "V" ZONE

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/LI/14/71

圖 PLAN
8



本摘要圖於2014年6月5日擬備，所根據的資料為攝於2014年5月21日的實地照片
 EXTRACT PLAN PREPARED ON 5.6.2014
 BASED ON SITE PHOTOS TAKEN ON 21.5.2014

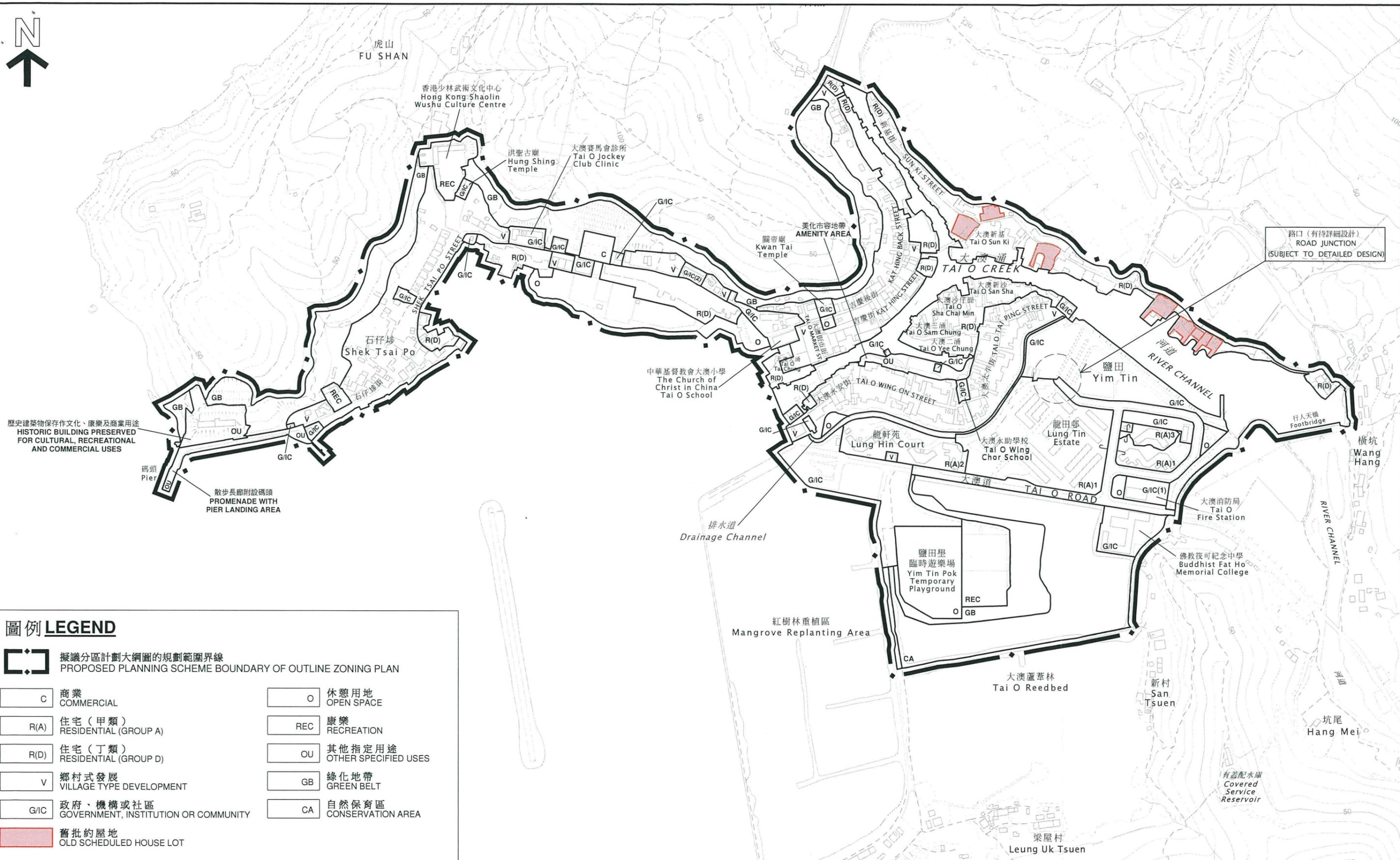
「住宅(丁類)」地帶內的臨時構築物及村屋
 TEMPORARY STRUCTURES AND VILLAGE HOUSES WITHIN "R(D)" ZONE

規劃署
 PLANNING DEPARTMENT



參考編號
 REFERENCE No.
 M/LI/14/71

圖 PLAN
 9



圖例 LEGEND

- 擬議分區計劃大綱圖的規劃範圍界線
PROPOSED PLANNING SCHEME BOUNDARY OF OUTLINE ZONING PLAN
- 商業
COMMERCIAL
- 住宅(甲類)
RESIDENTIAL (GROUP A)
- 住宅(丁類)
RESIDENTIAL (GROUP D)
- 鄉村式發展
VILLAGE TYPE DEVELOPMENT
- 政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY
- 舊批約屋地
OLD SCHEDULED HOUSE LOT
- 休憩用地
OPEN SPACE
- 康樂
RECREATION
- 其他指定用途
OTHER SPECIFIED USES
- 綠化地帶
GREEN BELT
- 自然保育區
CONSERVATION AREA

「住宅(丁類)」地帶內的土地業權
LAND OWNERSHIP WITHIN "R(D)" ZONE

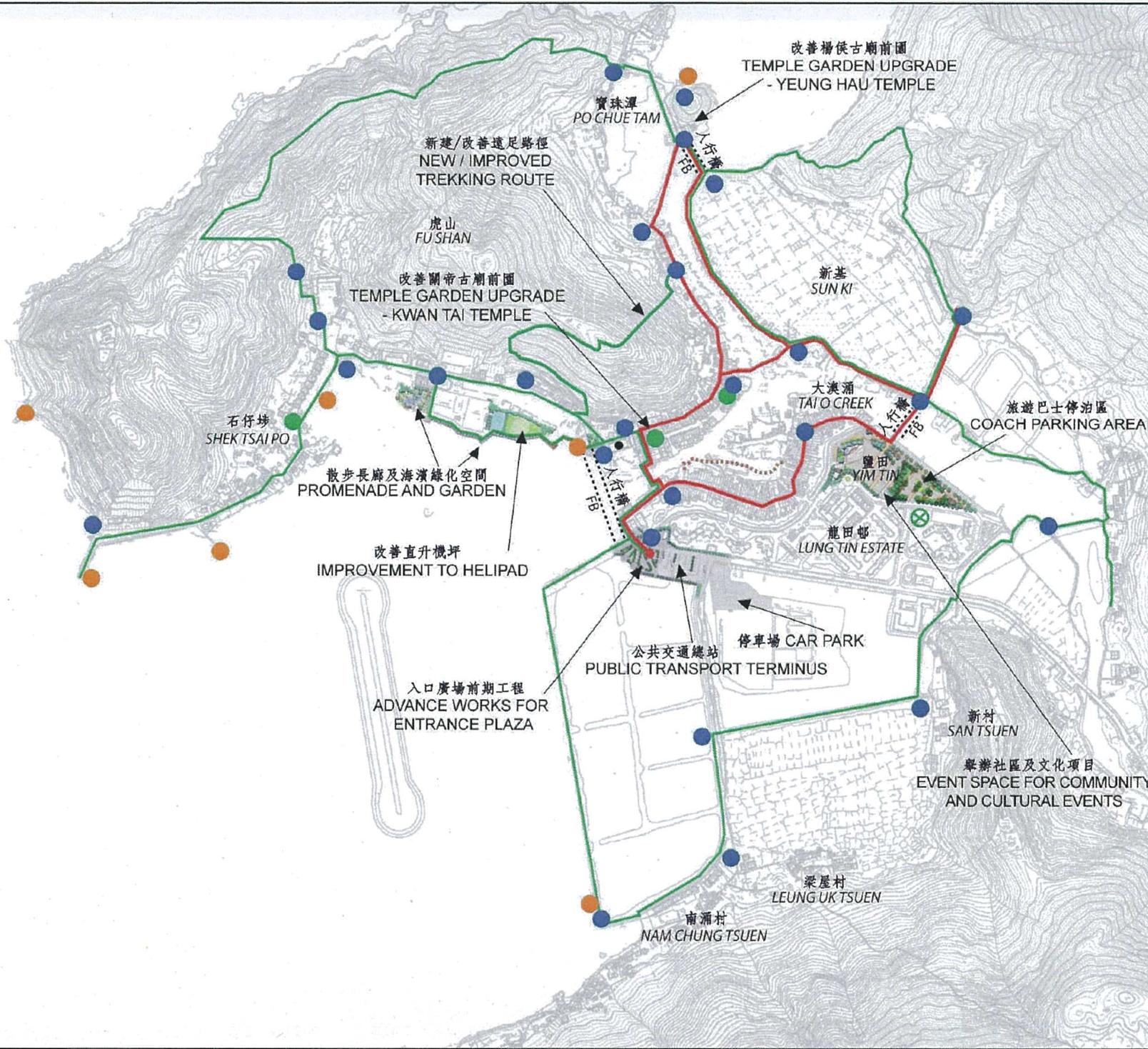


規劃署
PLANNING DEPARTMENT

本摘要圖於2014年6月9日擬備
EXTRACT PLAN PREPARED ON 9.6.2014

參考編號
REFERENCE No.
M/LI/14/71

圖 PLAN
10



備忘 NOTES :

- 圖例 LEGEND**
- 大澳小學 TAI O SCHOOL
 - 遊客資訊牌和方向標誌 VISITOR INFORMATION AND SIGNAGE
 - 新建碼頭/改善現有碼頭 NEW JETTIES / IMPROVEMENT TO EXISTING JETTIES
 - 提升現有污水收集站 IMPROVEMENT TO EXISTING REFUSE COLLECTION POINT
 - 新污水收集站 NEW REFUSE COLLECTION POINT
 - 自然生態外環徑 OUTER LOOP NATURE TRAIL
 - 文物內環徑 INNER LOOP HERITAGE TRAIL
 - 一涌河堤 RIVERWALL AT YAT CHUNG
 - 建議行人橋 PROPOSED FOOTBRIDGE

編號 no.	日期 date	內容描述 description	校對 checked	備註 approved
修訂 REVISION				
繪圖 drawn	姓名 name	簽署 initial	日期 date	
校對 checked	姓名 name	簽署 initial	日期 date	

繪圖 drawn	S.-H. CHENG		21-05-12	
校對 checked	W.-T. TO			
核准 approved				
日期 date				

工程編號 project no.

檔案編號 file no.

合約編號 contract no.

合約 contract
大澳改善工程 - 設計及建造
 IMPROVEMENT WORKS AT TAI O - DESIGN AND CONSTRUCTION

圖則名稱 drawing title
硬件位置示意圖
 INDICATIVE LOCATION OF "HARDWARE" COMPONENTS

圖則編號 drawing no.	比例 scale
HKI-Z1810	N.T.S

辦事處 office
 港島及離島拓展處
 HONG KONG ISLAND AND ISLANDS DEVELOPMENT OFFICE





預留為廣場入口、重置公共交通總站及停車場
 RESERVED FOR ENTRANCE PLAZA,
 REPROVISIONED PUBLIC TRANSPORT TERMINUS AND CAR PARK

紅樹林重植區
 Mangrove Replanting Area

鹽田壩臨時遊樂場
 Yim Tin Pok Temporary Playground

 擬議「政府、機構或社區」地帶
 PROPOSED "G/IC" ZONE

本摘要圖於2014年5月27日擬備，所根據的
 資料為測量圖編號9-SW-23A、B、C和D
 EXTRACT PLAN PREPARED ON 27.5.2014
 BASED ON SURVEY SHEET No. 9-SW-23A, B, C & D

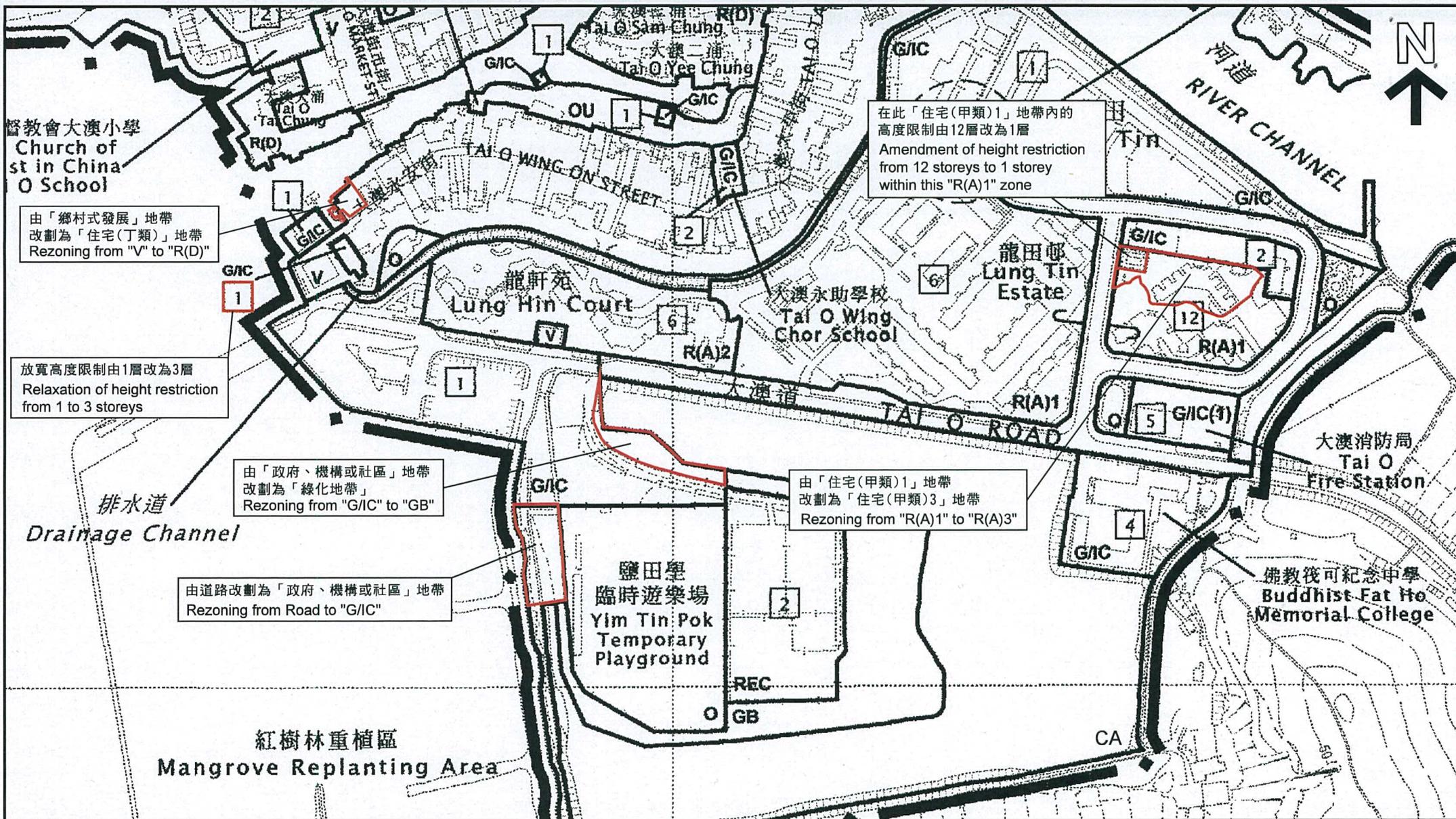
擬議停車場地點
 SITE OF THE PROPOSED CAR PARK

規劃署
 PLANNING
 DEPARTMENT



參考編號
 REFERENCE No.
 M/LI/14/71

圖 PLAN
 12



在此「住宅(甲類)1」地帶內的高度限制由12層改為1層
 Amendment of height restriction from 12 storeys to 1 storey within this "R(A)1" zone

由「鄉村式發展」地帶改劃為「住宅(丁類)」地帶
 Rezoning from "V" to "R(D)"

放寬高度限制由1層改為3層
 Relaxation of height restriction from 1 to 3 storeys

由「政府、機構或社區」地帶改劃為「綠化地帶」
 Rezoning from "G/IC" to "GB"

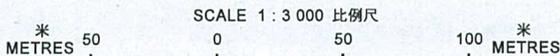
由「住宅(甲類)1」地帶改劃為「住宅(甲類)3」地帶
 Rezoning from "R(A)1" to "R(A)3"

由道路改劃為「政府、機構或社區」地帶
 Rezoning from Road to "G/IC"

擬議修訂
 PROPOSED AMENDMENTS

本摘要圖於2014年6月12日擬備，所根據的資料為於分區計劃大綱草圖編號S/I-TOTC/E
 EXTRACT PLAN PREPARED ON 12.6.2014 BASED ON THE DRAFT OUTLINE ZONING PLAN No. S/I-TOTC/E

大澳市中心分區計劃大綱草圖編號S/I-TOTC/E的擬議修訂
 PROPOSED AMENDMENTS TO THE DRAFT TAI O TOWN CENTRE OUTLINE ZONING PLAN No. S/I-TOTC/E

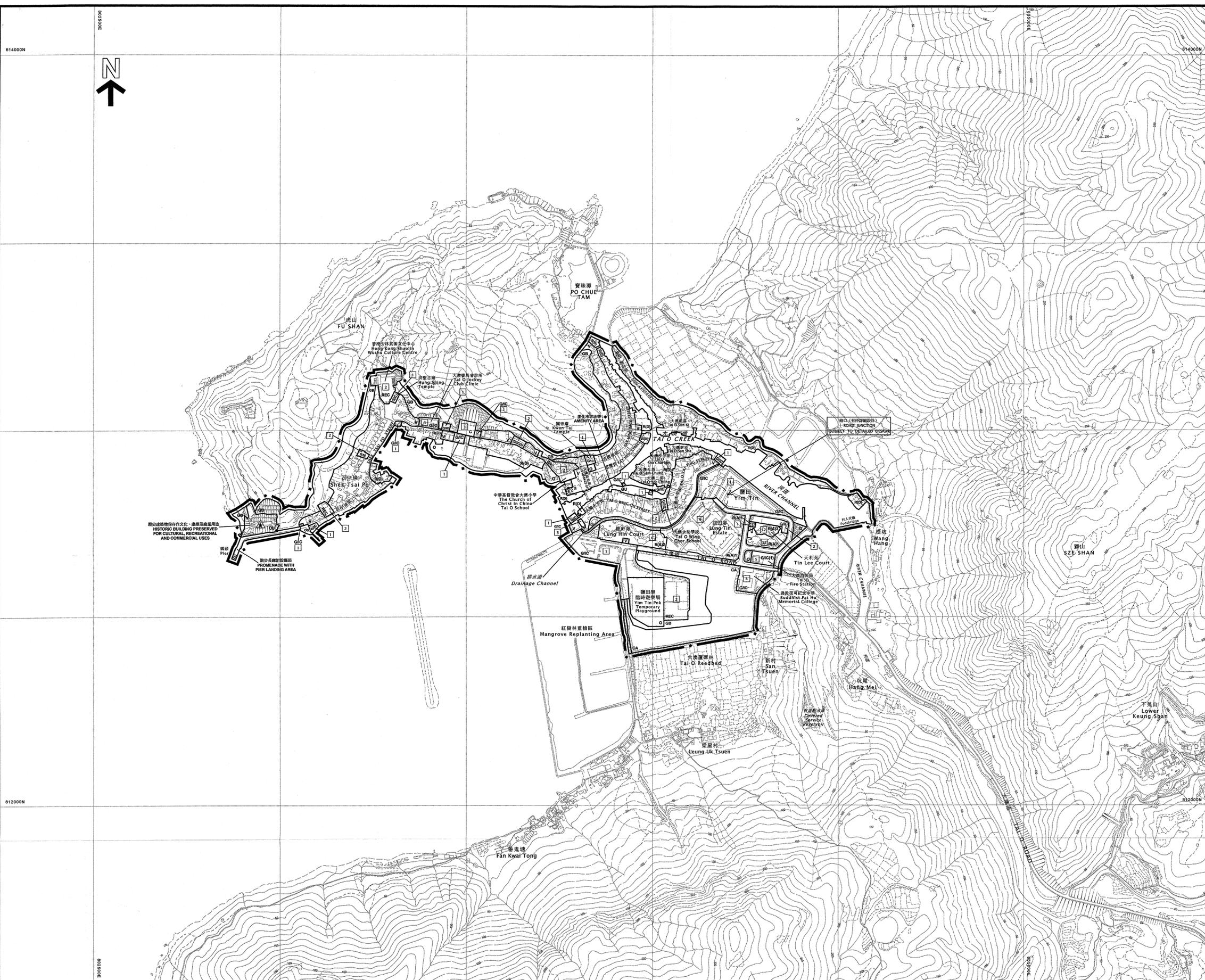


規劃署
 PLANNING DEPARTMENT



參考編號
 REFERENCE No.
 M/LI/14/71

圖 PLAN
 13



圖例
NOTATION

ZONES		地帶
COMMERCIAL	C	商業
RESIDENTIAL (GROUP A)	R(A)	住宅 (甲類)
RESIDENTIAL (GROUP D)	R(D)	住宅 (丁類)
VILLAGE TYPE DEVELOPMENT	V	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC	政府、機構或社區
OPEN SPACE	O	休憩用地
RECREATION	REC	康樂
OTHER SPECIFIED USES	OU	其他指定用途
GREEN BELT	GB	綠化地帶
CONSERVATION AREA	CA	自然保育區
COMMUNICATIONS		
MAJOR ROAD AND JUNCTION		交通 主要道路及路口
MISCELLANEOUS		
BOUNDARY OF PLANNING SCHEME		其他 規劃範圍界線
MAXIMUM BUILDING HEIGHT RESTRICTION AS STIPULATED ON THE NOTES		《註釋》內訂明最高建築物高度限制
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	2	最高建築物高度 (樓層數目)

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	
COMMERCIAL	0.18	0.39	商業
RESIDENTIAL (GROUP A)	3.98	8.63	住宅 (甲類)
RESIDENTIAL (GROUP D)	6.02	13.05	住宅 (丁類)
VILLAGE TYPE DEVELOPMENT	8.77	19.01	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	5.35	11.60	政府、機構或社區
OPEN SPACE	2.76	5.98	休憩用地
RECREATION	1.37	2.97	康樂
OTHER SPECIFIED USES	1.11	2.41	其他指定用途
GREEN BELT	5.60	12.14	綠化地帶
CONSERVATION AREA	4.00	8.67	自然保育區
DRAINAGE CHANNEL	0.20	0.43	排水道
RIVER CHANNEL	5.45	11.81	河道
MAJOR ROAD ETC.	1.35	2.91	主要道路等
TOTAL PLANNING SCHEME AREA	46.14	100.00	規劃範圍總面積

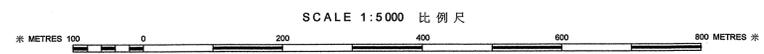
夾附的《註釋》屬這份圖則的一部分
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN

按照城市規劃條例第 5 條展示的
草圖
DRAFT PLAN EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON

SECRETARY
TOWN PLANNING BOARD

城市規劃委員會秘書

香港城市規劃委員會依據城市規劃條例擬備的大澳市中心分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
TAI O TOWN CENTRE - OUTLINE ZONING 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. S/I-TOTC/F

DRAFT TAI O TOWN CENTRE OUTLINE ZONING PLAN No. S/I-TOTC/F

(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)
 - (a) No action is required to make the existing use of any land or building conform to this Plan until there is a material change of use or the building is redeveloped.
 - (b) Any material change of use or any other development (except minor alteration and/or modification to the development of the land or building in respect of the existing use which is always permitted) or redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Town Planning Board.
 - (c) For the purposes of subparagraph (a) above, “existing use of any land or building” means –
 - (i) before the publication in the Gazette of the notice of the first statutory plan covering the land or building (hereafter referred as ‘the first plan’),
 - a use in existence before the publication of the first plan which has continued since it came into existence; or
 - a use or a change of use approved under the Buildings Ordinance which relates to an existing building; and
 - (ii) after the publication of the first plan,
 - a use permitted under a plan which was effected during the effective period of that plan and has continued since it was effected; or
 - a use or a change of use approved under the Buildings Ordinance which relates to an existing building and permitted under a plan prevailing at the time when the use or change of use was approved.

- (4) 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.
- (5) Road junctions, alignments of roads, and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.
- (6) Temporary uses (expected to be 5 years or less) of any land or building are always permitted as long as they comply with any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, and there is no need for these to conform to the zoned use or these Notes. For temporary uses expected to be over 5 years, the uses must conform to the zoned use or these Notes.
- (7) The following uses or developments are always permitted on land falling within the boundaries of the Plan except (a) where the uses or developments are specified in Column 2 of the Notes of individual zones or (b) as provided in paragraph (8) in relation to areas zoned “Conservation Area”:
 - (a) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, road, bus stop or lay-by, cycle track, taxi rank, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;
 - (b) 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; and
 - (c) maintenance or repair of watercourse and grave.
- (8) In areas zoned “Conservation Area”,
 - (a) the following uses or developments are always permitted:
 - (i) maintenance or repair of plant nursery, amenity planting, sitting out area, rain shelter, refreshment kiosk, road, watercourse, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, shrine and grave; and
 - (ii) 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; and
 - (b) the following uses or developments require permission from the Town Planning Board:

provision of plant nursery, amenity planting, sitting out area, rain shelter, refreshment kiosk, footpath, public utility pipeline, electricity mast, lamp pole, telephone booth and shrine.

- (9) In any area shown as 'Road', all uses or developments except on-street vehicle park and those specified in paragraph (7) above require permission from the Town Planning Board.
- (10) 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.
- (11) In these Notes,

“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 TAI O TOWN CENTRE OUTLINE ZONING PLAN
NO. S/I-TOTC/F

Schedule of Uses

	<u>Page</u>
COMMERCIAL	1
RESIDENTIAL (GROUP A)	2
RESIDENTIAL (GROUP D)	4
VILLAGE TYPE DEVELOPMENT	6
GOVERNMENT, INSTITUTION OR COMMUNITY	8
OPEN SPACE	10
RECREATION	11
OTHER SPECIFIED USES	13
GREEN BELT	15
CONSERVATION AREA	16

COMMERCIAL

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Commercial Bathhouse/ Massage Establishment	Broadcasting, Television and/or Film Studio
Eating Place	Flat
Educational Institution	Government Refuse Collection Point
Exhibition or Convention Hall	House
Government Use (not elsewhere specified)	Residential Institution
Hotel	
Institutional Use (not elsewhere specified)	
Library	
Office	
Place of Entertainment	
Place of Recreation, Sports or Culture	
Private Club	
Public Clinic	
Public Convenience	
Public Utility Installation	
Recyclable Collection Centre	
Religious Institution	
School	
Shop and Services	
Social Welfare Facility	
Training Centre	
Utility Installation for Private Project	

Planning Intention

This zone is intended primarily for commercial developments, which may include shop, services, place of entertainment and eating place, serving the neighbourhood and the visitors.

Remarks

- (a) 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 in terms of number of storeys as stipulated on the Plan, or the height of the existing building, 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.

RESIDENTIAL (GROUP A)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat Government Use (not elsewhere specified) House Library Market Place of Recreation, Sports or Culture Public Clinic Public Vehicle Park (for cycles only) Residential Institution Social Welfare Facility Utility Installation for Private Project	Eating Place Educational Institution Exhibition or Convention Hall Government Refuse Collection Point Hotel Institutional Use (not elsewhere specified) Office Place of Entertainment Private Club Public Convenience Public Utility Installation Religious Institution School Shop and Services Training Centre

In addition, the following uses are always permitted (a) on the ground floor of a building; or (b) in the purpose-designed non-residential portion of an existing building:

Eating Place
Educational Institution
Institutional Use (not elsewhere specified)
Office
Place of Entertainment
Private Club
Public Convenience
Recyclable Collection Centre
School
Shop and Services
Training Centre

Planning Intention

This zone is intended primarily for medium-density residential developments. Commercial uses serving the residential neighbourhood are always permitted on the ground floor of a building or in the purpose-designed non-residential portion of an existing building.

(please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Remarks

- (a) On land designated “Residential (Group A)1”, 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 plot ratio of ~~14.1~~ and maximum building heights in terms of number of storeys as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.
- (b) On land designated “Residential (Group A)2”, 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 domestic gross floor area (GFA) of 11,100m², a maximum non-domestic GFA of 120m² and a maximum building height in terms of number of storeys as stipulated on the Plan, or the GFA and height of the existing building, whichever is the greater.
- (c) *On land designated “Residential (Group A)3”, 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 domestic GFA of 5,300m², a maximum non-domestic GFA of 95m² and a maximum building height in terms of number of storeys as stipulated on the Plan, or the GFA and height of the existing building, whichever is the greater.*
- (d) In determining the relevant maximum plot ratio/GFA for the purposes of paragraphs (a) ~~to and~~ (c) above, any floor space that is constructed or intended for use solely as plant room and caretaker’s office, or caretaker’s quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (e) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/GFA/building height restrictions stated in paragraphs (a) ~~to and~~ (c) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP D)

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	Eating Place
Domestic Structure on Stilts (Redevelopment only)	Flat
Government Use (Police Reporting Centre, Post Office only)	Government Refuse Collection Point
House* (Redevelopment; Addition, Alteration and/or Modification to existing house only)	Government Use (not elsewhere specified)#
On-Farm Domestic Structure	House (not elsewhere specified)
Public Vehicle Park (for cycles only)	Institutional Use (not elsewhere specified)#
Rural Committee/Village Office	Library
	Market
	Place of Recreation, Sports or Culture
	Public Clinic
	Public Convenience
	Public Utility Installation #
	Recyclable Collection Centre
	Religious Institution #
	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

*excluding Domestic Structure on Stilts

Planning Intention

This zone is intended primarily for preservation of the character of the domestic structures on stilts. It is also intended for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings, and for low-rise, low-density residential developments subject to planning permission from the Town Planning Board.

(please see next page)

RESIDENTIAL (GROUP D) (cont'd)

Remarks (cont'd)

- (a) No redevelopment of an existing domestic structure on stilts shall result in a total redevelopment in excess of a maximum building height of 4.6m (excluding stilts) or the height of the existing building, whichever is the greater.
- (b) No addition, alteration and/or modification to or in-situ redevelopment of an existing temporary structure or an existing building (except to 'New Territories Exempted House' or to those annotated with #), other than those to which paragraph (a) above shall apply, shall result in a total development and/or redevelopment in excess of a maximum building area of 37.2m² and a maximum building height of 2 storeys (6m), or the building area and height of the existing building, whichever is the greater.
- (c) No development including redevelopment for 'Flat' and 'House' (except 'New Territories Exempted House') uses, other than those to which paragraphs (a) and (b) above shall apply, shall result in a development and/or redevelopment in excess of a maximum plot ratio of 0.4 and a maximum building height of 2 storeys (6m), or the plot ratio and height of the existing building, whichever is the greater.
- (d) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/building height restrictions stated in paragraphs (a) and (c) above may be considered by the Town Planning Board on application 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	Eating Place
Government Use (Police Reporting Centre, Post Office only)	Flat
House (New Territories Exempted House only)	Government Refuse Collection Point
On-Farm Domestic Structure	Government Use (not elsewhere specified)#
Public Vehicle Park (for cycles only)	Hotel (Holiday House only)
Religious Institution (Ancestral Hall only)	House (not elsewhere specified)
Rural Committee/Village Office	Institutional Use (not elsewhere specified)#
	Market
	Place of Recreation, Sports or Culture
	Private Club
	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

Planning Intention

This zone is intended primarily for the provision of land for the retention and expansion of existing villages as well as reservation of land for the reprovisioning of village houses affected by Government projects. 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.

(please see next page)

VILLAGE TYPE DEVELOPMENT (cont'd)

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 existing building, 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.

GOVERNMENT, INSTITUTION OR COMMUNITY

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot Broadcasting, Television and/or Film Studio Eating Place (Canteen, Cooked Food Centre only) Educational Institution Exhibition or Convention Hall Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Institutional Use (not elsewhere specified) Library Market Pier Place of Recreation, Sports or Culture Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Research, Design and Development Centre Rural Committee/Village Office School Social Welfare Facility Training Centre Wholesale Trade	Eating Place (not elsewhere specified) Funeral Facility Helicopter Landing Pad Helicopter Fuelling Station Holiday Camp Hotel House Marine Fuelling Station Office Petrol Filling Station Place of Entertainment Private Club Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Refuse Disposal Installation (Refuse Transfer Station only) Residential Institution Sewage Treatment/Screening Plant Shop and Services Utility Installation for Private Project

Planning Intention

This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.

(Please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (cont'd)

Remarks

- (a) Except as otherwise provided in paragraphs (b) and (c) below, 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 maximum building heights in terms of number of storeys as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (b) On land designated “Government, Institution or Community (1)”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building, except a fire services rescue training tower of a height of not exceeding 33m, shall result in a total development and/or redevelopment in excess of a maximum building height in terms of number of storeys as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (c) On land designated “Government, Institution or Community (2)”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building, except a fire services rescue training tower of a height of not exceeding 16m, shall result in a total development and/or redevelopment in excess of a maximum building height in terms of number of storeys as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (d) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraphs (a) to (c) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

OPEN SPACE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Aviary Barbecue Spot Field Study/Education/Visitor Centre Park and Garden Pavilion Pedestrian Area Picnic Area Playground/Playing Field Promenade Public Convenience Public Vehicle Park (for cycles only) Sitting Out Area	Eating Place Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp Pier Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (not elsewhere specified and excluding container vehicle) Religious Institution Shop and Services Tent Camping Ground Utility Installation for Private Project

Planning Intention

This zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

RECREATION

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 Barbecue Spot Field Study/Education/Visitor Centre Government Use (Police Reporting Centre only) Holiday Camp On-Farm Domestic Structure Picnic Area Place of Recreation, Sports or Culture Public Convenience Public Vehicle Park (for cycles only) Tent Camping Ground	Animal Boarding Establishment Broadcasting, Television and/or Film Studio Eating Place Flat Golf Course Government Refuse Collection Point Government Use (not elsewhere specified) Helicopter Landing Pad Hotel House Place of Entertainment Private Club Public Utility Installation Public Vehicle Park (not elsewhere specified and excluding container vehicle) Religious Institution Residential Institution Shop and Services Theme Park Utility Installation for Private Project Zoo

Planning Intention

This zone is intended primarily for recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the recreational developments may be permitted subject to planning permission.

(please see next page)

RECREATION (cont'd)

Remarks

- (a) 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 plot ratio of 0.2 and a maximum building height in terms of number of storeys as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.
- (b) In determining the maximum plot ratio for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, caretaker's office and caretaker's quarters, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

OTHER SPECIFIED USES

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For “Historic Building Preserved for Cultural, Recreational and Commercial Uses” Only</u>	
Eating Place	Educational Institution
Education Centre/Visitor Centre	Government Use (not elsewhere specified)
Exhibition or Convention Hall	Office
Government Use (Police Reporting Centre, Post Office only)	Private Club
Hotel	Public Utility Installation
Library	Religious Institution
Place of Entertainment	School
Place of Recreation, Sports or Culture	Social Welfare Facility
Public Convenience	Utility Installation for Private Project
Shop and Services (excluding Motor-vehicle Showroom)	

Planning Intention

This zone is intended to preserve, restore and adaptive re-use the historic Old Tai O Police Station into a heritage tourism attraction that would provide cultural, recreational and commercial facilities for the enjoyment of local residents and tourists.

Remarks

- (a) Any new development, or major addition, alteration and/or modification to, or any demolition of the facades and special architectural features of the existing building requires permission from the Town Planning Board under section 16 of the Town Planning Ordinance.
- (b) No new development, or addition, alteration and/or modification to the existing building shall result in a total development in excess of the maximum building heights of 2 storeys and 29.5m above Principal Datum, or the height of the existing building, whichever is the greater.
- (c) Based on the individual merits of a development proposal, minor relaxation of the building height restriction stated in paragraph (b) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For “Amenity Area” Only

Amenity Area

Government Use (not elsewhere specified)
Public Utility Installation
Utility Installation for Private Project

Planning Intention

This zone is intended primarily for the provision of amenity and landscaping.

For “Promenade with Pier Landing Area” Only

Promenade
Pier

Government Use (not elsewhere specified)
Public Utility Installation
Utility Installation for Private Project

Planning Intention

This zone is intended to designate land for a promenade with pier.

GREEN BELT

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 Barbecue Spot Government Use (Police Reporting Centre only) Nature Reserve Nature Trail On-Farm Domestic Structure Picnic Area Public Convenience Tent Camping Ground Wild Animals Protection Area	Animal Boarding Establishment Broadcasting, Television and/or Film Studio Columbarium (within a Religious Institution or extension of existing Columbarium only) Crematorium (within a Religious Institution or extension of existing Crematorium only) Field Study/Education/Visitor Centre Flat Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp House Place of Recreation, Sports or Culture Public Utility Installation Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Religious Institution Residential Institution School Service Reservoir Social Welfare Facility Utility Installation for Private Project

Planning Intention

This zone is intended primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.

Remarks

Any filling or excavation of land or diversion of stream, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance or repair works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Tai O Town Centre Outline Zoning Plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

CONSERVATION AREA

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 (Fish Pond Culture only)	Field Study /Education/Visitor Centre
Nature Reserve	Government Refuse Collection Point
On-Farm Domestic Structure	Government Use (not elsewhere specified)
Wetland Habitat	House (Redevelopment only)
Wild Animals Protection Area	Nature Trail
	Public Convenience
	Public Utility Installation

Planning Intention

This zone is intended to conserve the ecological value of wetland and ponds which form an integral part of the wetland ecosystem. New development is discouraged unless it is required to support the conservation of the ecological integrity of the wetland ecosystem or the development is an essential infrastructure project with overriding public interest.

Remarks

- (a) No redevelopment, including alteration and/or modification, of an existing house shall result in a total redevelopment in excess of the plot ratio, site coverage and height of the house which was in existence on the date of the first publication in the Gazette of the notice of the draft Tai O Town Centre Outline Zoning Plan.
- (b) Any filling of land/pond, excavation of land or diversion of stream, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except maintenance or repair works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Tai O Town Centre Outline Zoning Plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

DRAFT TAI O TOWN CENTRE OUTLINE ZONING PLAN
NO. S/I-TOTC/F

EXPLANATORY STATEMENT

DRAFT TAI O TOWN CENTRE OUTLINE ZONING PLAN
NO. S/I-TOTC/F

EXPLANATORY STATEMENT

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DRAFT TAI O TOWN CENTRE OUTLINE ZONING PLAN
NO. S/I-TOTC/F

(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 Tai O Town Centre Outline Zoning Plan (OZP) No. S/I-TOTC/F. It reflects the planning intention and objectives of the Town Planning Board (the Board) for various land-use zonings of the Plan.

2. AUTHORITY FOR THE PLAN AND PROCEDURE

- 2.1 On 1 December 2009, under the power delegated by the Chief Executive, the Secretary for Development directed the Board, under section 3(1)(a) of the Town Planning Ordinance (the Ordinance), to prepare a statutory plan for the Tai O Town Centre area.
- 2.2 On X XX 2014, the draft Tai O Town Centre OZP No. S/I-TOTC/1 (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 indicate the broad land use zonings and major road network so that development and redevelopment within the Planning Scheme Area can be put under statutory planning control. It also provides the planning framework for preparing more detailed non-statutory plans which form the basis for public works planning and allocation of sites for various uses.
- 3.2 The Plan is to illustrate the broad principles of development and to provide guidance for more detailed planning. It is a small-scale plan, the road alignments and boundaries between the land use zones may be subject to minor adjustments as detailed planning and development proceed.
- 3.3 Since the Plan is to show broad land use zonings, there would be situations in which small strips of land not intended for building development purposes and carry no development right under the lease, such as the areas restricted as non-building area or for garden, slope maintenance and access road purposes, are included in the residential zones. The general principle is that such areas should not be taken into account in plot ratio and site coverage calculations. Development within residential zones should be restricted to building lots carrying development right in order to maintain the character and amenity of the area and not to overload the infrastructural provision in this area.

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 Planning Scheme Area and in particular zones 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. To provide flexibility for development with design adapted to the characteristics of particular sites, minor relaxation of the specific development restriction(s) stated in the Notes for particular zones may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.
- 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 PLANNING SCHEME AREA

- 5.1 The Planning Scheme Area (the Area) covers a total area of about 46.14 ha in the north-western corner of Lantau Island. The Area is located about 9 km to the southwest of Tung Chung and about 14 km west of Mui Wo. It lies on a low-lying alluvial plain bounded by Fu Shan in the northwest, mangrove stands in the northeast and Tai O reedbed in the south. The boundary of the Area is shown by a heavy broken line on the Plan.
- 5.2 The Area is rural in character and separated into two major parts by Tai O Creek. It covers Tai O village proper, Shek Tsai Po and Yim Tin residential area. The main traditional village settlements are located along the banks of Tai O Creek and characterized with traditional village houses and domestic structures on stilts. Village houses are mostly 3 storeys in height. Modern residential housings are located along the northern side of Tai O Road. To the south of Tai O Road is a scenic pond which connects to the nearby natural stream and forms an important integral part of the ecological system in the Area.
- 5.3 Tai O has a strong religious tradition and there are temples and buildings with architectural merits scattered within the Area. There is a need to conserve the historic village settlements, domestic structures on stilts and historic buildings so as to avoid undesirable disturbance to the rural character.
- 5.4 The Area was once a vibrant fishing village and an important salt production base. Subsequent to the decline of the traditional industries and migration of the villagers, economy in the Area is mainly dependent on small-scale fishing and commercial activities for visitors.

6. POPULATION

According to the 2011 Census, the Area has a total population of about 2,000 persons. The total planned population of the Area would be about 2,300 persons.

7. GENERAL PLANNING INTENTION

7.1 The general planning intention of the Area is to preserve the rural character and the fishing village of Tai O and to enhance its appeal as a main tourist destination in the territory. The existing low-rise low-density character of the village together with domestic structures on stilts should be retained to maintain the rural setting of Tai O and to avoid overtaxing the limited access and infrastructure provision. Future growth, primarily in the form of infill developments/redevelopments, is mainly confined to the existing village proper and other residential clusters where supporting community facilities and infrastructure are provided. Other than the existing recreational facilities, opportunities for integrating existing and potential recreational facilities with visitor attractions to form a tourism node have also been provided.

7.2 The general urban design concept is to maintain the unique fishing village character of Tai O and to enhance its visual quality and visitor experience. Except for major Government, institution or community (GIC) facilities and medium-density public housing, new developments should blend in well with the existing buildings and concentrate in Tai O village proper, and should not exceed the general building height of 3 storeys. To preserve and enhance the existing rural village character of Tai O, no development or redevelopment should exceed the building height restrictions stipulated on the Plan or set out in the Notes of the Plan. Domestic structures on stilts along the banks of Tai O Creek are to be conserved. To achieve this end, the domestic structure on stilts should be kept to its original form. In recognition of the role of Tai O as one of the key tourist attractions in the territory, it is also intended to provide for complementary tourist attractions and improve the supporting facilities to enhance the Area's appeal to both local and international visitors. An entrance plaza and a cultural event space together with other new transport facilities including a public transport terminus cum car parks and a coach parking area will be provided in the Area. Vehicular access to Tai O proper terminates at the entrance plaza and pedestrian movements in the Area would be improved by connecting key tourist attraction nodes by nature trails and footbridges. To enhance pedestrian safety and create a comfort environment for pedestrian, streets (except Tai O Road and its connecting roads) within Tai O proper are restricted to village vehicle access only.

7.3 In the designation of various zones in the Area, consideration has been given to the existing settlement, physical landform, topography, natural environment, land status, availability of infrastructure and local development requirements. The strategic planning context, sub-regional planning strategies and other relevant studies have been taken into consideration.

8. LAND USE ZONINGS

8.1 Commercial (“C”) : Total Area 0.18 ha

8.1.1 The planning intention of this zone is primarily for commercial developments, which may include shop, services, place of entertainment and eating place, serving the neighbourhood and the visitors.

8.1.2 Taking account of the permitted use under the lease, a site to the east of Tai O Jockey Club Clinic at Shek Tsai Po is under this zone. Development/redevelopment at this site should be restricted to a maximum building height in terms of number of storeys as stipulated on the Plan or the height of the existing building, whichever is the greater. The building height restriction is to ensure that new development is compatible with the local village character and the general building height of the Area. To provide design flexibility for particular development, minor relaxation of the building height restriction may be considered by the Board through the planning permission system. Each application will be considered on its individual planning merits.

8.2 Residential (Group A) (“R(A)”) : Total Area 3.98 ha

8.2.1 The planning intention of this zone is primarily for medium-density residential developments. Commercial uses serving the residential neighbourhood are always permitted on the ground floor of a building or in the purpose-designed non-residential portion of an existing building. This zone is divided into the following ~~32~~ sub-areas:

- (a) “Residential (Group A)1” (“R(A)1”) – this sub-area includes Lung Tin Estate, which is an existing rural public housing estate with associated open space, public library, kindergarten, food stalls, an elderly home and other social welfare facilities. Development/redevelopment at this site is restricted to a maximum plot ratio of ~~14.4~~ and maximum building heights in terms of number of storeys as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater. The building height restriction is to ensure that new development is compatible with the local village character and the general building height of the Area.
- (b) “Residential (Group A)2” (“R(A)2”) – this sub-area covers the existing Home Ownership Scheme development, Lung Hin Court. Development/redevelopment at this site is restricted to a maximum domestic gross floor area of 11,100m², a maximum non-domestic gross floor area of 120m² and a maximum building height in terms of number of storeys as stipulated on the Plan.
- (c) ***“Residential (Group A)3” (“R(A)3”) – this sub-area covers the Home Ownership Scheme, Tin Lee Court. Development/***

redevelopment at this site is restricted to a maximum domestic gross floor area of 5,300m², a maximum non-domestic gross floor area of 95m² and a maximum building height in terms of number of storeys as stipulated on the Plan.

8.2.2 To provide design flexibility for particular development, minor relaxation of the plot ratio, gross floor area and building height restrictions may be considered by the Board through the planning permission system. Each application will be considered on its individual planning merits.

8.3 Residential (Group D) (“R(D)”) : Total Area **6.025-98** ha

8.3.1 The planning intention of this zone is primarily for preservation of the general character of the domestic structures on stilts. It is also intended for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of these structures into permanent buildings, and for low-rise, low-density residential developments subject to planning permission from the Board.

8.3.2 The unique built form of the domestic structure on stilts along Tai O Creek together with waterway features embodies the identity of Tai O as a fishing village. About 500 temporary domestic structures built on stilts under Government Land Licences (GLL) are administered by the Lands Department and/or the uses have been recorded by the Squatter Control Survey. The dimensions and height of these domestic structures on stilts vary and are specified on respective GLL. To preserve the old traditional village character and to blend in with the adjoining buildings in the Area, domestic structures on stilts upon redevelopment should be maintained to their original form. Redevelopment of an existing domestic structure on stilts is always permitted. The redeveloped domestic structures on stilts is restricted to a maximum building height of 4.6m (excluding stilts) or the height of the existing building, whichever is the greater. The building height restriction is to ensure that the redevelopment is in line with the general building height of the existing domestic structures on stilts in the Area. Any redevelopment of domestic structure on stilts should have the consent of the Lands Department. Redevelopment of the existing domestic structures on stilts to other uses will be subject to planning permission. No new domestic structure on stilts is permitted under this zone.

8.3.3 To allow for improvement and upgrading, redevelopment of existing temporary structures including domestic structures on stilts into permanent buildings (other than domestic structures on stilts) may be permitted on application to the Board. Replacement housing for temporary structures shall not result in a total redevelopment in excess of a maximum building area of 37.2m² and a maximum building height

of 2 storeys (6m), or the building area and height of the existing building, whichever is the greater.

- 8.3.4 Apart from the intention of residential upgrading, low-rise and low-density residential development may be permitted on application to the Board. Residential development other than New Territories Exempted House shall not result in a total development in excess of a maximum plot ratio of 0.4 and a maximum building height of 2 storeys (6m), or the plot ratio and height of the existing building, whichever is the greater. Generally, the applicant has to demonstrate to the Board, amongst others, that the proposed development would have no or minimal adverse effects on the environment.
- 8.3.5 Minor relaxation of the plot ratio and building height restriction may be considered by the Board through the planning permission system. Each application will be considered on its individual planning merits.
- 8.3.6 Land zoned for such uses are mainly occupied by temporary structures clustered along the banks of Tai O Creek and located along Shek Tsai Po Street.

8.4 Village Type Development (“V”) : Total Area 8.779 ha

- 8.4.1 The planning intention of this zone is primarily for the provision of land for the retention and expansion of existing villages as well as reservation of land for the re-provisioning of village houses affected by Government projects. 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.
- 8.4.2 There is no recognized village in the Area. The existing village developments clustered along Tai O Wing On Street, Tai O Tai Ping Street, Tai O Market Street, Kat Hing Street and Kat Hing Back Street are under this zone. Other areas zoned “V” include sites along Shek Tsai Po Street.
- 8.4.3 In order to retain the local village character, development/redevelopment within this zone is restricted to a maximum building height of 3 storeys (8.23m) or the height of the existing building, whichever is the greater. To provide design flexibility for particular development, minor relaxation of the building height restriction may be considered by the Board through the planning permission system. Each application will be considered on its individual planning merits.

8.5 Government, Institution or Community (“G/IC”) : Total Area 5.354 ha

- 8.5.1 The planning intention of this zone is primarily for the provision of GIC facilities serving the needs of the local residents and/or a wider district,

region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.

- 8.5.2 The major existing GIC facilities under this zone include Tai O Jockey Club Clinic, Tai O Community Hall, an existing market, a telephone exchange and two toilets at Shek Tsai Po.
- 8.5.3 There are three schools within this zone. They are The Church of Christ in China Tai O School at Tai O Market Street; Buddhist Fat Ho Memorial College at Tai O Road and Tai O Wing Chor School at Wing On Street. Other sites within this zone include six pumping stations; three temples, namely Kwan Tai Temple and Tin Hau Temple at Tai O Market Street and Hung Shing Temple at Shek Tsai Po; a nunnery at Shek Tsai Po; and two disused water works sites, one at Shek Tsai Po whilst the other at Lung Tin Estate.
- 8.5.4 The “G/IC” site to the north of Lung Tin Estate at Yim Tin is reserved for the development of an event space for community and cultural events, a coach park and a fire boat house. A refuse collection point is proposed to the south of the proposed coach park. The “G/IC” site at the end of Tai O Road is reserved for the development of an entrance plaza and a public transport terminus cum car park.
- 8.5.5 To preserve the rural and low-rise character of the Area as well as provide spatial and visual relief, development/redevelopment within this zone is restricted to maximum building heights in terms of number of storeys as stipulated on the Plan or the height of the existing building, whichever is the greater.
- 8.5.6 There are two sub-areas covering the fire stations with fire services rescue training tower, which are subject to the following development restrictions:
- (a) “Government, Institution or Community (1)” (“G/IC(1)”) : Total Area 0.21 ha
- Except a fire services rescue training tower of a height of not exceeding 33m, development within this sub-area is restricted to a maximum building height in terms of number of storeys as stipulated on the Plan, or the height of the existing building, whichever is the greater. This zone is to reflect the existing Tai O Fire Station at Tai O Road.
- (b) “Government, Institution or Community (2)” (“G/IC(2)”) : Total Area 0.08 ha
- Except a fire services rescue training tower of a height of not exceeding 16m, development within this sub-area is restricted to a

maximum building height in terms of number of storeys as stipulated on the Plan, or the height of the existing building, whichever is the greater. This zone is to reflect the existing government complex comprising a post office, Food and Environmental Hygiene Department office and fire sub-station at Shek Tsai Po.

- 8.5.7 To provide design flexibility for particular development, minor relaxation of the building height restriction may be considered by the Board through the planning permission system. Each application will be considered on its individual planning merits.

8.6 Open Space (“O”) : Total Area 2.76 ha

- 8.6.1 The planning intention of this zone is primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

- 8.6.2 Existing sites within this zone include a roller-skating rink adjoining Tai O Fire Station, Yim Tin Pok Temporary Playground to the south of Tai O Road, and three sitting-out areas located to the northeast of Tai O Fire Station, in front of Kwan Tai Temple and to the west of Lung Hin Court respectively. There are a football pitch, a children playground and an open grassland at Shek Tsai Po. Adjoining these existing facilities at Shek Tsai Po are a proposed garden and promenade also zoned “O”.

8.7 Recreation (“REC”) : Total Area 1.37 ha

- 8.7.1 The planning intention of this zone is primarily for recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the recreational developments may be permitted subject to planning permission. In order to retain the local village character, development/redevelopment is restricted to a maximum plot ratio of 0.2 and a maximum building height in terms of number of storeys as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.

- 8.7.2 The former Tai O Public School and the former District Office Staff Quarters at Shek Tsai Po, being used as Shaolin Wushu Culture Centre for recreational activities and holiday camp, are under this zone. To promote the Area as a tourism node, a site to the east of Yim Tin Pok Temporary Playground is also reserved as a possible campsite / holiday accommodation under this zone.

- 8.7.3 To provide design flexibility for particular development, minor relaxation of the plot ratio and building height restrictions may be considered by the Board through the planning permission system. Each application will be considered on its individual planning merits.

8.8 Other Specified Uses (“OU”) : Total Area 1.11 ha

This zone covers land annotated for the following specific uses:

8.8.1 “Historic Building Preserved for Cultural, Recreational and Commercial Uses”

- (a) The planning intention of this zone is to preserve, restore and adaptively re-use the historic Old Tai O Police Station into a heritage tourism attraction that would provide cultural, recreational and commercial facilities for the enjoyment of local residents and tourists.
- (b) The Old Tai O Police Station at the western end of Shek Tsai Po Street, a Grade 2 historic building, has been converted into a heritage hotel under the Development Bureau’s “Revitalising Historic Buildings Through Partnership Scheme”. It is a fine exemplar of colonial-style building of the period representing typical colonial barrack architecture with a distinctive façade characterized by its arched verandahs, traditional timber pitched roof and Chinese roof tiles. The special architectural features of the building such as round watchtowers, chimney stacks, original fireplaces, covered walkway, French windows and jalousies have been identified under the Heritage Impact Assessment and conserved through the revitalization scheme. The hotel has been in operation since March 2012.
- (c) The following planning controls are applicable to this zone:
 - any new development, or major addition, alteration and/or modification to, or any demolition of the facades and special architectural features of the existing building requires planning permission from the Board;
 - no new development, or addition, alteration and/or modification to the existing building shall result in a total development in excess of the maximum building heights of 2 storeys and 29.5m above Principal Datum, or the height of the existing building, whichever is the greater; and
 - minor relaxation of the building height restriction may be considered by the Board through the planning permission system and each case will be considered on its individual merits.
- (d) In submitting a planning application to the Board, the applicant should make reference to the conservation principles as stated in

the Conservation Guidelines drawn up by the Antiquities and Monuments Office (AMO).

8.8.2 A site fronting Tai O Yat Chung is zoned “OU” annotated “Amenity Area” for the provision of amenity and landscaping upon the completion of a riverwall and associated drainage and sewerage improvement works at the site.

8.8.3 A section of Shek Tsai Po Street along the waterfront leading to the pier at the western end of the Plan is zoned “OU” annotated “Promenade with Pier Landing Area”. It is mainly for leisure walking and serves as an easy access to the Area by water.

8.9 Green Belt (“GB”) : Total Area 5.6049 ha

8.9.1 The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone. The northern fringe of the Area covering the foothill of Fu Shan and a strip of land adjacent to the pond to the south of Tai O Road are zoned for this purpose.

8.9.2 As filling or excavation of land or diversion of stream may cause adverse drainage impacts on the adjoining areas and adverse impacts on the natural environment, permission from the Board is required for such activities except public works coordinated or implemented by Government, and maintenance or repair works.

8.10 Conservation Area (“CA”) : Total Area 4.00 ha

8.10.1 The planning intention of this zone is to conserve the ecological value of wetland and ponds which form an integral part of the wetland ecosystem. New development is discouraged unless it is required to support the conservation of the ecological integrity of the wetland ecosystem or the development is an essential infrastructure project with overriding public interest.

8.10.2 A sizable pond between Tai O Road and Tai O reedbed in the south is under this zone. It has high scenic and ecological value. It is hydrologically linked to the nearby stream and wetlands, and forms an integral part of the ecological system of the Area. Mature mangrove and mangrove associated species can be found along the border of this pond, which also provide an important resting and feeding ground for birds, particularly the wetland dependent species (e.g. ardeids, waders and kingfishers).

8.10.3 New residential development is not permitted under this zone. Redevelopment of existing houses may be permitted on application to the Board. The redevelopment of existing houses shall not result in a

total redevelopment in excess of the plot ratio, site coverage and height of the house which was in existence on the date of the first publication of the OZP.

- 8.10.4 Filling of land/pond, excavation of land or diversion of stream may cause adverse drainage impacts on adjacent areas and adverse impacts on the natural environment. In view of the conservation value of the area within this zone, permission from the Board is required for such works and related activities except maintenance and repair works.

9. COMMUNICATIONS

Road Network

- 9.1 The Area is accessible from Tai O Road, which is a standard single two-lane rural road, leading from Keung Shan Road, South Lantau Road and Tung Chung Road. At present, the roads mentioned above are subject to the Closed Road Permit system due to government restrictions on the numbers of vehicles in south Lantau. There is no plan to further extend the existing road network in the Area.

Public Transport/Transport Provision

- 9.2 The Area is accessible by franchised buses, Lantau taxis and a ferry service. There are three day time bus routes from Tai O to Ngong Ping, Tung Chung and Mui Wo respectively; and one over-night bus route from Mui Wo to Tai O. There is also ferry service plying between Tuen Mun and Tai O via Tung Chung and Sha Lo Wan. A public transport terminal cum car park at Tai O Road and a coach park to the north of Lung Tin Estate have been planned and would be implemented with the support of the Civil Engineering and Development Department (CEDD).

Footpath and Footbridge

- 9.3 To conserve the traditional fishing village character of Tai O, vehicle-free environment is retained in village core area. To enhance pedestrian safety and create a comfort environment for pedestrian, streets (except Tai O Road and its connected roads) within Tai O proper are restricted to village vehicle access only. To improve the local connectivity, new nature trails and footbridges crossing Tai O Creek have been planned.

10. UTILITY SERVICES

Sewerage and Drainage Systems

- 10.1 Under the existing sewerage and drainage systems, there are six pumping stations serving the Area. However, there is no public sewerage for the area now occupied by the domestic structures on stilts. New development should

demonstrate that the proposal would not cause adverse drainage impact on the Area as well as include proper on-site sewage treatment facilities if required. Expansion, improvement and upgrading of the existing sewerage networks and provision of new sewerage network for Tai O are being examined in detail under the “Upgrading of Cheung Chau and Tai O Sewage Collection, Treatment and Disposal Facilities – Design and Construction” Study undertaken by the Drainage Services Department. With the coordination of the CEDD, a new riverwall at Tai O Yat Chung has been constructed to prevent tidal flooding.

Water Supplies

- 10.2 Potable water supply is generally available in the Area and is provided by the Tai O Fresh Water Service Reservoir. To cater for the need of the Area, expansion of Tai O Fresh Water Service Reservoir and additional facilities for transferring fresh water to Tai O will be required.

Others

- 10.3 Electricity supply and telephone networks are available in the Area. There is no piped gas system in the Area.

11. CULTURAL HERITAGE

- 11.1 A site of archaeological interest, namely Tai O Site of Archaeological Interest and a number of graded/proposed graded historic buildings/structures are located within the Area. On 19 March 2009, the Antiquities and Advisory Board (AAB) released the list of 1,444 historic buildings in which some buildings/structures in the Area have been given proposed gradings. All the above site of archaeological interest and graded/proposed graded historic buildings/structures within the Area are worthy of preservation.
- 11.2 The AAB also released a list of new items in addition to the list of 1,444 historic buildings. These items are subject to grading assessment by the AAB. Details of the list of 1,444 historic buildings and the new items have been uploaded onto the website of the AAB at <http://www.aab.gov.hk>.
- 11.3 Prior consultation with the AMO of Leisure and Cultural Services Department should be made if any development, redevelopment or rezoning proposals might affect the above site of archaeological interest, graded/proposed graded historic buildings/structures, new items pending grading assessment and their immediate environs. Upon redevelopment, the character-defining elements of the historic buildings should be salvaged and reinstated as far as practicable. If disturbance of the above site of archaeological interest and site(s) of archaeological potential is unavoidable, a detailed Archaeological Impact Assessment (AIA) conducted by a qualified archaeologist is required for development works within the sites. The archaeologist shall apply for a licence to conduct AIA under the Antiquities and Monuments Ordinance (Cap. 53). A proposal of AIA shall be submitted to AMO for agreement prior to applying for a licence.

12. IMPLEMENTATION

- 12.1 Although existing uses non-conforming to the statutory zonings are tolerated, any material change of use and any other development/redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Board. The Board has published a set of guidelines for the interpretation of existing use in the urban and new town areas. Any person who intends to claim an “existing use right” should refer to the guidelines and will need to provide sufficient evidence to support his claim. The enforcement of the zonings mainly rests with the Buildings Department, the Lands Department and various licensing authorities.
- 12.2 The Plan provides a broad land use framework within which detailed plans for the Area will be prepared. These detailed plans are used as the basis for public works planning and site reservation within the government departments. Disposal of sites is undertaken by the Lands Department. Public works projects are co-ordinated by the CEDD in conjunction with the client departments and the works departments, such as the Highways Department and the Architectural Services Department. In the course of implementation of the Plan, the Islands District Council would also be consulted as appropriate.
- 12.3 Planning applications to the Board will be assessed on individual merits. In general, the Board’s consideration of the planning applications will take into account all relevant planning considerations which may include the guidelines published by the Board. 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 the 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.

Extract of the TPB meeting minutes on 24.1.2014

Sai Kung and Islands District

Agenda Item 9

[Open Meeting (Presentation and Question Session only)]

Preliminary Consideration of the Draft Tai O Town Centre Outline Zoning Plan No.
S/I-TOTC/E

(TPB Paper No. 9552)

[The hearing was conducted in Cantonese.]

Presentation and Question Session

159. The following representative of Planning Department (PlanD) was invited to the

meeting at this point.

Mr Ivan Chung - District Planning Officer/Sai Kung and Islands
(DPO/SKIs), PlanD

160. The Chairman extended a welcome and invited DPO/SKIs to brief Members on the background of the Paper.

161. With the aid of a Powerpoint presentation, Mr Ivan Chung made the following main points as detailed in the Paper:

Background

- (a) in 2002, the “Study on Revitalization of Tai O” concluded a recommended revitalisation strategy together with a recommended outline development plan. The strategy sought to rejuvenate the fishing village of Tai O with its unique heritage and character and the overall planning concept was to balance nature and heritage conservation with appropriate new development, building upon Tai O’s traditional visitor attraction;
- (b) in May 2007, the Lantau Development Task Force published the Revised Concept Plan for Lantau. The overall planning vision of the Revised Concept Plan was to promote sustainable development by balancing development and conservation needs. Tai O had been identified as one of the locations requiring special attention. The Revised Concept Plan recommended that there was a need for early implementation of the improvement projects and to prepare/review town plans with due regard to the protection of area of high conservation value and preservation of its fishing village character;
- (c) based on the recommendations of the “Study on Revitalization of Tai O”, Civil Engineering and Development Department (CEDD) commenced the “Improvement Works for Tai O Facelift - Feasibility Study” in June 2007. A number of improvement works had been recommended and implemented

within Tai O to benefit both the visitors and local community;

- (d) given that most of the Tai O Town Centre area had been developed and the remaining developable land was almost entirely under government ownership, the preparation of Development Permission Area (DPA) plan to enable statutory planning enforcement control on the Town Centre area was considered not necessary. Instead, a draft Outline Zoning Plan (OZP) was prepared for providing a statutory planning framework to guide the long term development of the Town Centre area and preserve the rural character and the fishing village of Tai O;

Existing Land Uses in the Planning Area

- (e) Tai O Town Centre (the Area) covered a total of about 46.14 ha of land in the north-western corner of Lantau. The Area lay on a low-lying alluvial plain bounded by Fu Shan in the northwest, mangrove stood in the northeast and Tai O reedbed in the south;
- (f) the Area was rural in character and separated into two major parts by Tai O Creek. It covered the Tai O village proper, Shek Tsai Po and Yim Tin residential area. According to the 2011 Census, the population of the Area was about 2,000. There were no indigenous villages in the Area but the main traditional village settlements characterised with traditional village houses and domestic structures on stilts were located along the banks of Tai O Creek. Village houses were mostly 3 storeys in height while most of the domestic structures on stilts were 1 to 2 storeys (less than 4.6m) in height. Modern residential housings were located at the northern side of Tai O Road. To the south of Tai O Road was a scenic pond which connected to the nearby natural stream and formed an important integral part of the ecological system in the Area;
- (g) Tai O had a strong religious tradition and there were temples and buildings with architectural merits scattered within the Area. The Area was once a vibrant fishing village and an important salt production base. Salt

production in Tai O was one of the earliest industrial activities recorded in Hong Kong. There was a need to conserve the historic fishing village, domestic structures on stilts and historic buildings so as to avoid undesirable disturbance to the existing townscape and maintain the fishing village character and enhance the appeal of Tai O as a main tourist destination in the territory;

Major Planning Considerations

Infrastructure Improvement for Tourism

- (h) CEDD had been carrying out improvement works in Tai O in accordance with the recommendations of the “Improvement Works for Tai O Facelift - Feasibility Study”, including the construction or improvement of entrance plaza and public transport terminus at the end of Tai O Road, coach parking area and event space for community and cultural events to the north of Lung Tin Estate, and a garden and promenade at Shek Tsai Po. These improvement works aimed to enhance visitors’ experience to the Area and promote Tai O as a popular tourism node;

Domestic Structure on Stilts

- (i) the unique built form of the domestic structure on stilts along Tai O Creek together with waterway features embodied the identity of Tai O as a fishing village. The domestic structures on stilts comprised mainly one to two storey flat-topped structures erected above the sea level and supported by stone, wooden or concrete pillars. There were over 400 temporary domestic structures built on stilts under Government Land Licences (GLL). To preserve the history and character of the fishing village in Tai O, the “Eastern Venice”, the overall setting and their environs of the traditional domestic structure on stilts played an important role;

Historic Buildings

- (j) graded buildings/structures included Old Tai O Police Station at Shek Tsai Po, several shophouses along Tai O Market Street and Kat Hing Street and some temples. Proposed graded building included 2 and 4 Tai O Market

Street. New item pending grading assessment included the domestic structure on stilts in Tai O. If there were any development or redevelopment proposals that might affect the above historic buildings/structures, it was important to have prior consultation with the Antiquities and Monuments Office (AMO). Besides, should the historic buildings be redeveloped, the character-defining elements of buildings should be salvaged and reinstated as far as practicable in liaison with the AMO;

Nature Conservation

- (k) between Tai O Road and Tai O Reedbed was a sizable pond comprising government land only with high scenic and ecological value as mangroves and mangrove-associated species could be found along its borders. It linked hydrologically to the nearby streams and wetlands such as Tai O Reedbed and Tai O Mangrove Replanting Area and formed an integral part of the ecological system of the Area. The Agriculture, Fisheries and Conservation Department supported the conservation of the area;

Commercial Site at Shek Tsai Po Street

- (l) there was an unfinished structure at a site to the east of Tai O Jockey Club Clinic at Shek Tsai Po. The lease condition of the site was for cinema and/or commercial purposes. The site was at a prime location with high pedestrian flow and had the potential to be developed for commercial uses such as shop and services, eating place and place of entertainment to serve the immediate neighbourhood and cater to the visitors' need;

Public Housing Estate

- (m) Lung Tin Estate was an existing rural public housing estate of 3 and 12 storeys high in Tai O. Housing Department (HD) considered that flexibility was required for future replanning and redevelopment of Lung Tin Estate so as to cater for the changing requirements of the commercial, social welfare and/or community facilities serving the local residents and wider Tai O community and a 10% allowance on top of the existing plot ratio needed to be taken into account for the proposed residential zoning for

Lung Tin Estate. Concerned departments had been consulted and raised no objection to HD's proposal;

Planning Intention

- (n) the general planning intention of the Area was to preserve the rural character and the fishing village of Tai O and to enhance its appeal as a main tourist destination in the territory. The existing low-rise low-density character of the village together with domestic structures on stilts should be retained to maintain the rural setting of Tai O and to avoid overtaxing the limited access and infrastructure provision. Opportunities for integrating existing and potential recreational facilities with visitor attractions to form a tourism node had also been provided;

Land Use Proposals

- (o) land use zones designated within the Area were mainly based on the "Recommended Outline Development Plan" prepared under the "Study on Revitalization of Tai O", the latest findings and recommendations of the CEDD's "Improvement Works for Tai O Facelift - Feasibility Study" and the current physical characteristics of the Area;

"Commercial" ("C") - 0.18 ha (0.39%)

- (p) this zone (covering a site at Shek Tsai Po) was primarily for commercial developments, which might include shop, services, place of entertainment and eating place. Development/redevelopment at this site should be restricted to a maximum building height of 3 storeys as stipulated on the Plan or the height of the existing building, whichever is the greater;

"Residential (Group A)" ("R(A)") - 3.98 ha (8.63%)

- (q) this zone was primarily intended for medium-density residential developments and to reflect the existing public housing and Home Ownership Scheme. The "R(A)1" zone (covering Lung Tin Estate) was subject to a maximum plot ratio of 1.1 and maximum building heights of 6

and 12 storeys whereas the "R(A)2" zone (covering Lung Hin Court) was restricted to a maximum domestic gross floor area of 11,100 m², a maximum non-domestic gross floor area of 120 m² and a maximum building height of 6 storeys;

"Residential (Group D)" ("R(D)") - 5.98 ha (12.96%)

- (r) this zone was primarily intended for preservation of the general character of the domestic structures on stilts. It was also intended for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of these structures into permanent buildings, and low-rise and low-density residential developments might be permitted on application to the Board;
- (s) the redeveloped domestic structures on stilts should be restricted to a maximum building height of 4.6m (excluding stilts) or the height of the existing building, whichever was the greater. Replacement housing for temporary structures should not result in a total redevelopment of a maximum building area of 37.2m² and a maximum building height of 2 storeys (6m), or building area and height of the existing building, whichever was the greater. Residential development other than New Territories Exempted House was restricted to a maximum plot ratio of 0.4 and a maximum building height of 2 storeys (6m), or the plot ratio and height of the existing building, whichever was the greater;

"Village Type Development" ("V") - 8.79 ha (19.05%)

- (t) this zone was primarily intended for the provision of land for the retention and expansion of existing villages as well as reservation of land for the reprovisioning of village houses affected by Government projects. Development/redevelopment within this zone should be restricted to a maximum building height of 3 storeys (8.23m) or the height of the existing building, whichever was the greater;

"Government, Institution or Community" ("G/IC") - 5.31 ha (11.51%)

- (u) this zone was primarily intended for the provision of GIC facilities serving

the needs of the local residents and/or a wider district, region or the territory. Development/redevelopment within this zone should be restricted to maximum building heights ranging from 1 to 5 storeys or the height of the existing building, whichever was the greater;

“Open Space” (“O”) - 2.76 ha (5.98%)

- (v) this zone was intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public;

“Recreation” (“REC”) - 1.37 ha (2.97%)

- (w) this zone was primarily intended for recreational developments for the use of the general public so as to encourage the development of active and/or passive recreation and tourism/eco-tourism. Development or redevelopment within this zone should be restricted to a maximum plot ratio of 0.2 and a maximum building height of 2 storeys, or the plot ratio and height of the existing building, whichever was the greater;

“Other Specified Uses” (“OU”) - 1.11 ha (2.41%)

- (x) this zone covered the following uses:
- (i) *“Historic Building Preserved for Cultural, Recreational and Commercial Uses”* which was intended to preserve, restore and adaptively re-use the historic Old Tai O Police Station at Shek Tsai Po Street into a heritage tourism attraction that would provide cultural, recreational and commercial facilities for the enjoyment of local residents and tourists. No new development, or addition, alteration and/or modification to the existing building should result in a total development in excess of the maximum building heights of 2 storeys and/or 29.5m above Principal Datum, or the height of the existing building, whichever was the greater;
 - (ii) *“Amenity Area”* which covered a site fronting Tai O Yat Chung for the provision of amenity and landscaping upon the completion of a riverwall and associated drainage and sewerage improvement works at the site; and

- (iii) *“Promenade with Pier Landing Area”* which covered a section of Shek Tsai Po Street along the waterfront leading to the pier and was mainly for leisure walking and served as an easy access to the Area by water;

“Green Belt” (“GB”) - 5.49 ha (11.90%)

- (y) this zone was primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. It covered the foothill of Fu Shan and a strip of land adjacent to the pond to the south of Tai O Road;

“Conservation Area” (“CA”) - 4.02 ha (8.71%)

- (z) this zone was to conserve the ecological value of wetland and ponds which formed an integral part of the wetland ecosystem. It covered a sizable pond located between Tai O Road and Tai O Reedbed;

Consultation

- (aa) government departments consulted had no adverse comments on the draft plan, its Notes, Explanatory Statement (ES) and the Planning Report. Subject to the Board’s agreement, the Islands District Council and Tai O Rural Committee would be consulted and their comments, if any, would be submitted to the Board prior to the publication of the draft OZP under section 5 of the Town Planning Ordinance.

[Ms Julia M.K. Lau left the meeting at this point.]

162. As the presentation from the representative of PlanD had been completed, the Chairman invited questions and comments from Members.

163. The Vice-chairman asked whether the proposed “R(D)” zoning was appropriate for preservation of the existing character of the domestic structures on stilts and also for the improvement and upgrading of these structures. Mr Ivan Chung, DPO/SKIs, said that there

were currently over 400 temporary domestic structures built on stilts under GLL administered by the Lands Department. Due to a general concern on structural stability of these temporary structures, upgrading works (e.g. drainage system) had to be further examined and studied by relevant government departments such as Drainage Services Department and Environmental Protection Department. He said that to preserve the existing character of the domestic stilts, redevelopment of an existing domestic structure on stilts was always permitted under the proposed "R(D)" zoning while redevelopment to other uses would be subject to planning permission. For example, planning permission would not be required for the redevelopment of those ten domestic structures on stilts destroyed by fire last year.

164. In view of Vice-Chairman's comment, Mr K.K. Ling, Director of Planning, asked whether a specified zoning (i.e. under "Other Specified Use") could be considered to better reflect the planning intention for preservation of the character of the domestic structures on stilts. The Secretary said that it had been clearly stated in the Notes and ES of the OZP that the planning intention of the "R(D)" zone was primarily for preservation of the character of the domestic structures on stilts and also for the improvement and upgrading of existing temporary structures through redevelopment of existing temporary structures into permanent buildings.

165. A Member asked whether the built form of a stilt structure would be subject to planning permission of the Board. Mr Ivan Chung reiterated that under the proposed "R(D)" zone, redevelopment of domestic structures on stilts was always permitted and no planning permission would be required for the stilt structure. However, if the existing temporary domestic structures on stilts were to be redeveloped into permanent buildings, planning permission would be required.

166. After deliberation, Members agreed that:

- (a) the draft Tai O Town Centre Outline OZP No. S/I-TOTC/E together with its Notes (Appendices I and II of the Paper) was suitable for consultation with the Islands District Council and Tai O Rural Committee;
- (b) the ES (Appendix III of the Paper) was suitable to serve as an expression of the planning intentions and objectives of the Board for various land use

zonings of the draft Tai O Town Centre OZP No. S/I-TOTC/E and that the ES should be issued under the name of the Board; and

- (c) the ES (Appendix III of the Paper) was suitable for consultation with the Islands District Council and Tai O Rural Committee together with the draft OZP.

TPB Paper No. 9552
for Consideration by
the Town Planning Board
on 24.1.2014

**PRELIMINARY CONSIDERATION OF THE
DRAFT TAI O TOWN CENTRE OUTLINE ZONING PLAN
NO. S/I-TOTC/E**

1. Introduction

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

- (a) that the draft Tai O Town Centre Outline Zoning Plan (OZP) No. S/I-TOTC/E (**Appendix I**) together with its Notes (**Appendix II**) are suitable for consultation with the Islands District Council and Tai O Rural Committee;
- (b) that 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 various land use zonings of the draft Tai O Town Centre OZP and that the ES should be issued under the name of the Board; and
- (c) that the ES (**Appendix III**) is suitable for consultation with the Islands District Council and Tai O Rural Committee together with the draft OZP.

1.2 A Planning Report is attached at **Appendix IV** to provide Members the background information on the Tai O Town Centre (the Area) and the rationale for the land use zonings on the draft OZP.

2. Background

2.1 In 2002, the "Study on Revitalization of Tai O" concluded a recommended revitalization strategy together with a recommended outline development plan (**Appendix V**). The strategy seeks to rejuvenate the fishing village of Tai O

with its unique heritage and character and the overall planning concept is to balance nature and heritage conservation with appropriate new development, building upon Tai O's traditional visitor attraction.

- 2.2 In May 2007, the Lantau Development Task Force published the Revised Concept Plan for Lantau. The overall planning vision of the Revised Concept Plan is to promote sustainable development by balancing development and conservation needs. Amongst other recommendations, Tai O has been identified as one of the locations requiring special attention. The Revised Concept Plan recommends that there is a need for early implementation of the improvement projects and to prepare/review town plans with due regard to the protection of area of high conservation value and preservation of its fishing village character.
- 2.3 Based on the recommendations of the "Study on Revitalization of Tai O", Civil Engineering and Development Department (CEDD) commenced the "Improvement Works for Tai O Facelift - Feasibility Study" in June 2007. A number of improvement works¹ have been recommended and implemented within Tai O to benefit both the visitors and local community.
- 2.4 Majority of the land in Tai O Town Centre is government land occupied by temporary domestic structures on stilts, public rental housing estate, government, institution or community (GIC) facilities and wetland feature at Wang Tong (area to the south of Tai O Road). Given that most of the Town Centre area has been developed and the remaining developable land is almost entirely under government ownership, preparation of Development Permission Area (DPA) plan to enable statutory planning enforcement control on the Town Centre area is considered not necessary. Instead, a draft OZP is prepared for providing a statutory planning framework to guide the long term development of the Town Centre area and preserve the rural character and the fishing village of Tai O. Enforcement control is exercised through lease conditions, Buildings Ordinance and various licensing authorities.
- 2.5 On 1 December 2009, under the power delegated by the Chief Executive, the Secretary for Development directed the Board, under section 3(1)(a) of the Town Planning Ordinance (the Ordinance), to prepare a statutory plan for the

¹ (a) construction of a riverwall at Yat Chung and the associated drainage and sewerage improvement works; (b) upgrading of the temple garden in front of Kwan Tai Temple; and (c) improvement to the signage within the inner-core area of Tai O.

Tai O area. The draft Tai O Fringe OZP No. S/I-TOF/1 was gazetted on 24 May 2013 under section 5 of the Ordinance. On 15 November 2013, after considering the representations and comments, the Board decided not to uphold the representations and the draft Tai O Fringe OZP is ready for submission to the Chief Executive in Council for approval. The OZP for Tai O Town Centre is now prepared with a view to gazetting under section 5 of the Ordinance.

3. **Object of the Plan**

- 3.1 The object of the draft OZP is to indicate the broad land use zonings and major road network so that development and redevelopment of land within the Planning Scheme Area can be put under statutory planning control. It also provides the planning framework for preparing more detailed non-statutory plans which form the basis for public works planning and allocation of sites for various uses.
- 3.2 The draft OZP is to illustrate the broad principles of development and to provide guidance for more detailed planning. It is a small-scale plan, the road alignments and boundaries between the land use zones may be subject to minor adjustments as detailed planning and development proceed.

4. **The Plan Area (Appendix I)**

- 4.1 Tai O Town Centre (the Area) covers a total of about 46.14 ha of land in the north-western corner of Lantau. It is located about 9 km to the southwest of Tung Chung and about 14 km west of Mui Wo. The Area lies on a low-lying alluvial plain bounded by Fu Shan in the northwest, mangrove stands in the northeast and Tai O reedbed in the south. A location plan for the Area is shown in **Plan 1**.
- 4.2 The Area is rural in character and separated into two major parts by Tai O Creek. It covers the Tai O village proper, Shek Tsai Po and Yim Tin residential area. According to the 2011 Census, the population of the Area is about 2,000. There are no indigenous villages in the Area but the main traditional village settlements characterized with traditional village houses and

domestic structures on stilts are located along the banks of Tai O Creek. Village houses are mostly 3 storeys in height while most of the domestic structures on stilts are 1 to 2 storeys (less than 4.6m)² in height. Modern residential housings are located at the northern side of Tai O Road. To the south of Tai O Road is a scenic pond which connects to the nearby natural stream and forms an important integral part of the ecological system in the Area.

- 4.3 Tai O has a strong religious tradition and there are temples and buildings with architectural merits scattered within the Area. The Area was once a vibrant fishing village and an important salt production base. Salt production in Tai O was one of the earliest industrial activities recorded in Hong Kong. The salt pans in Tai O have significant value to the study of Hong Kong's early industry. Subsequent to the decline of the traditional industries and migration of the villagers, economy in the Area is mainly dependent on small-scale fishing and commercial activities for tourists. There is a need to conserve the historic fishing village, domestic structures on stilts and historic buildings so as to avoid undesirable disturbance to the existing townscape and maintain the fishing village character and enhance the appeal of Tai O as a main tourist destination in the territory.

5. Development Constraints and Opportunities of the Area

- 5.1 The major development constraints and opportunities of the Area are summarized in the following paragraphs.

Cultural Heritage

- 5.2 There are a number of graded/proposed graded historic buildings/structures and new items pending grading assessment within the Area (**Plan 2**), including the Old Tai O Police Station (Grade 2 historic building) which has been converted into a heritage hotel in 2012 under the "Revitalizing Historic Buildings Through Partnership Scheme" coordinated by the Development Bureau. Other graded historic buildings include Kwan Tai Temple and Tin Hau Temple. A site of archaeological interest, namely Tai O Site of Archaeological Interest, is located within the Area.

² After the fire in July 2000, concessions have been granted by the then Secretary for Housing, Planning and Lands to allow holders of valid Government Land Licences to rebuild the domestic structure on stilts in situ and relax the height of structure to 15ft (about 4.6m).

- 5.3 The existing clusters of temporary domestic structures along the banks of Tai O Creek are the relic of the diminishing fishing village. The temporary domestic structures on stilts reflect the early form of settlement of fisherman in Tai O.

Tourism and Recreation Potential

- 5.4 The Area is also commonly known as "Eastern Venice" characterized with its waterway and temporary domestic structures on stilts along the Tai O Creek. It is a popular tourist spot of Hong Kong for local and foreign visitors. The unique traditional domestic structures on stilts together with the natural landscape and ecological areas in the vicinity provide a good opportunity to repackage the Area as an attractive and unique visitor destination based on the themes of an historic fishing village and eco-education.
- 5.5 The offshore waters of Tai O are home to a considerable number of Chinese White Dolphin, which is the mascot of the Hong Kong Special Administrative Region. Chinese White Dolphins are commonly sighted in waters to the north of Fu Shan. Dolphin watching tours are organized as the sea off Tai O is one of the popular places for viewing the Chinese White Dolphin from both land and boat. Together with the Lantau North Country Park in the vicinity, the Area has high potential to develop its eco-tourism.

Transport/Accessibility

- 5.6 The Area is accessible from Tai O Road, which is a standard single two-lane rural road, from Keung Shan Road, South Lantau Road and Tung Chung Road. At present, these roads are subject to the Closed Road Permit system to restrict the numbers of vehicles in South Lantau. There is no plan to further extend the existing road network in the Area.

Sewerage and Water Supply

- 5.7 Under the existing sewerage and drainage systems, there are six pumping stations serving the Area. However, there is no public sewerage for the area now occupied by the domestic structures on stilts. New development should demonstrate that the proposal would not cause adverse drainage impact on the Area as well as include proper on-site sewage treatment facilities if required. Upgrading of the existing sewerage networks and provision of new sewerage network in the Area will be further examined by the Drainage Services

Department. As for water supply, to cater for the need of the Area, the Water Supplies Department has planned to expand the existing Tai O Fresh Water Service Reservoir and provide additional facilities to meet the local need.

6. Major Planning Considerations

Infrastructure Improvement for Tourism

6.1 As mentioned in paragraphs 2.2 and 2.3 above, CEDD has been carrying out improvement works in Tai O in accordance with the recommendations of the "Improvement Works for Tai O Facelift - Feasibility Study". Improvement works proposed within the Area include the construction or improvement of entrance plaza³ and public transport terminus at the end of Tai O Road, coach parking area and event space for community and cultural events to the north of Lung Tin Estate, and a garden and promenade at Shek Tsai Po (**Attachments IV and V of Appendix IV**). These improvement works aim to enhance visitors' experience to the Area and promote Tai O as a popular tourism node. To take forward these proposals, CEDD is undertaking another consultancy study on the design and construction of the recommended improvement works at Tai O. Appropriate zonings have been recommended to facilitate the implementation of these proposals as explained in paragraph 8 below.

Domestic Structure on Stilts

6.2 The unique built form of the domestic structure on stilts along Tai O Creek together with waterway features embodies the identity of Tai O as a fishing village. Its formation in clusters at Tai Chung, Yat Chung, Yee Chung, Sam Chung, San Sha, Sha Chai Min and Sun Ki creates a scenic landscape that attracts many visitors to Tai O (**Figures 3a and 3d of Appendix IV**). In response to the tidal flat environment, the domestic structures on stilts comprise mainly one to two storey flat-topped structures erected above the sea level and supported by stone, wooden or concrete pillars. There is no standard size for the domestic structure on stilts. The dimensions and height of these domestic structures on stilts vary and are specified on respective Government Land Licences (GLL). Over 400 temporary domestic structures built on stilts under GLL are administered by the Lands Department and/or the uses have been

³ The entrance plaza will comprise hard paved footpath, hard and soft landscape works and sitting-out areas to serve mainly as a pedestrian link for the public accessing the inner core area of Tai O. Gateway or sculptural feature is proposed to provide a central focal point for both residents and visitors.

recorded by the Squatter Control Survey. Domestic structures on stilts can formerly be found in Mui Wo, Shau Kei Wan and Aberdeen but they have since been demolished as a result of urban development. To preserve the history and character of the fishing village in Tai O, the "Eastern Venice", the overall setting and their environs of the traditional domestic structure on stilts play an important role. The Antiquities and Monuments Office (AMO) also recognizes the value of the domestic structures on stilts, which have been included as a new item pending grading assessment.

Historic Buildings

6.3 A number of graded/proposed graded historic buildings/structures and new items pending grading assessment within the Area contribute to the cultural heritage value of Tai O (**Plan 2**). Graded buildings/structures include Old Tai O Police Station at Shek Tsai Po, several shophouses along Tai O Market Street and Kat Hing Street, Kwan Tai Temple, Tin Hau Temple, Shek Lun Kok, Wing Hing Petrol Station and Shrine with Stone Dog at Kat Hing Back Street. Proposed graded building includes 2 and 4 Tai O Market Street. New item pending grading assessment includes the domestic structure on stilts in Tai O. If any development or redevelopment proposals may affect the above historic buildings/structures, it is important to have prior consultation with the AMO. Besides, should the historic buildings be redeveloped, the character-defining elements of buildings should be salvaged and reinstated as far as practicable in liaison with the AMO.

Nature Conservation

6.4 Between Tai O Road and Tai O Reedbed is a sizable pond comprising government land only with high scenic and ecological value as mangroves and mangrove-associated species can be found along its borders (**Figures 3a and 3i of Appendix IV**). Linked hydrologically to the nearby streams and wetlands such as Tai O Reedbed and Tai O Mangrove Replanting Area which are outside the Area, it forms an integral part of the ecological system of the Area and attracts ardeids, waders and kingfishers, etc. It is important to protect this area of ecological and scenic importance from the adverse effects of development. The Agriculture, Fisheries and Conservation Department supports the conservation of the area.

Commercial Site at Shek Tsai Po Street

6.5 There is an unfinished structure at a site to the east of Tai O Jockey Club Clinic at Shek Tsai Po. The lease condition of the site is for cinema and/or commercial purposes (**Plan 3**). Though the site is away from the town centre, it is located at Shek Tsai Po Street which is the only pedestrian link between the town center and Tai O Heritage Hotel. The latter has become an important tourist attraction since its opening in 2012. The site is also close to the Tai O Community Hall and the Tai O Recreation Ground which are popular places of visit by the locals. It is therefore at a prime location with high pedestrian flow. With the increasing number of visitors to Tai O, it has the potential to be developed for commercial uses such as shop and services, eating place and place of entertainment to serve the immediate neighbourhood and cater to the visitors' need.

Public Housing Estate

6.6 Lung Tin Estate is an existing rural public housing estate of 3 and 12 storeys high in Tai O (**Plan 3**). It provides about 500 flats and its year of first population intake was 1980⁴. Housing Department (HD) considers that flexibility is required for future replanning and redevelopment of Lung Tin Estate so as to cater for the changing requirements of the commercial, social welfare and/or community facilities serving the local residents and wider Tai O community and to comply with the Sustainable Building Design Guidelines promulgated by the Buildings Department in January 2011 including building separation, building setback, site coverage of greenery, gross floor area concessions and energy efficiency of buildings. As recommended by HD, a 10% allowance on top of the existing plot ratio needs to be taken into account for the proposed residential zoning for Lung Tin Estate. Concerned departments have been consulted and raised no objection to HD's proposal.

The OZP (Appendix I)

7. Planning Intention

7.1 The general planning intention of the Area is to preserve the rural character and the fishing village of Tai O and to enhance its appeal as a main tourist

⁴ Seven are three-storey rural type blocks built in 1980 and the other two are 12-storey high blocks built in 1995.

destination in the territory. The planning intention is in line with the planning concept of the “Study on Revitalization of Tai O” and the planning vision of the “Revised Concept Plan for Lantau” as well as the planning themes of local connectivity, heritage/culture and nature set out in the “Improvement Works for Tai O Facelift - Feasibility Study”.

- 7.2 The existing low-rise low-density character of the village together with domestic structures on stilts should be retained to maintain the rural setting of Tai O and to avoid overtaxing the limited access and infrastructure provision. Future growth, primarily in the form of infill developments/redevelopments, is mainly confined to the existing village proper and other residential clusters where supporting community facilities and infrastructure are provided. Other than the existing recreational facilities, opportunities for integrating existing and potential recreational facilities with visitor attractions to form a tourism node have also been provided.

Urban Design

- 7.3 The general urban design concept is to maintain the unique fishing village character of Tai O and to enhance its visual quality and visitor experience. Except for major GIC facilities and medium-density public housing, new developments should blend in well with the existing buildings and concentrate in Tai O village proper, and should not exceed the general building height of 3 storeys. To preserve and enhance the existing rural village character of Tai O, domestic structures on stilts along the banks of Tai O Creek are to be preserved. To achieve this end, the domestic structure on stilts should be kept to its original form.
- 7.4 In recognition of the role of Tai O as one of the key tourist attractions in the territory, an entrance plaza and a cultural event space together with other new transport facilities including a public transport terminus cum car parks and a coach parking area will be provided in the Area. Vehicular access to Tai O proper will terminate at the proposed entrance plaza and pedestrian movements in the Area would be improved by connecting key tourist attraction nodes by nature trails and footbridges. To enhance pedestrian safety and create a comfort environment for pedestrian, streets (except Tai O Road and its connecting roads) within Tai O proper are restricted to village vehicle access only.

8. Land Use Proposals

- 8.1 Various land use zones are designated within the Area, which are mainly based on the “Recommended Outline Development Plan” prepared under the “Study on Revitalization of Tai O”, the latest findings and recommendations of the CEDD’s “Improvement Works for Tai O Facelift - Feasibility Study” and the current physical characteristics of the Area. Development zonings are mainly to reflect the corresponding existing uses of the Area.
- 8.2 Detailed land-use proposals for the Area are set out in paragraph 4.3 of the Planning Report (**Appendix IV**) and paragraph 8 of the ES (**Appendix III**) respectively. Some site photos are shown in **Plan 3**.

“Commercial” (“C”)

- 8.3 About 0.18 ha (0.39%) of land is zoned “C”. The planning intention of this zone is primarily for commercial developments, which may include shop, services, place of entertainment and eating place, serving the immediate neighbourhood. A site to the east of Tai O Jockey Club Clinic at Shek Tsai Po is under this zone to reflect the permitted use under lease. An unfinished structure has been standing on the site for years. Taking account of the lease conditions⁵, development/redevelopment at this site should be restricted to a maximum building height of 3 storeys as stipulated on the Plan or the height of the existing building, whichever is the greater. The building height restriction is to ensure that new development is compatible with the local village character and the general building height of the Area.

“Residential (Group A)” (“R(A)”)

- 8.4 About 3.98 ha (8.63%) of land covering Lung Tin Estate and Lung Hin Court is zoned “Residential (Group A)” (“R(A)”) to reflect the existing public housing and Home Ownership Scheme. This zone is primarily intended for medium-density residential developments where commercial uses serving the residential neighbourhood are always permitted on the ground floor of a building or in the purpose-designed non-residential portion of the existing building. This zone is divided into 2 sub-areas, “R(A)1” and “R(A)2”.

⁵ The permitted use under lease is for cinema and/or commercial purposes. The building/structure shall not exceed a height of 50ft above mean formation level of the land.

- 8.5 The "R(A)1" site comprises an existing rural public housing estate, the Lung Tin Estate. To allow flexibility upon redevelopment in future as requested by HD, the "R(A)1" zone is subject to a maximum plot ratio of 1.1 and maximum building heights of 6 and 12 storeys as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.
- 8.6 The "R(A)2" site comprises a residential development under Home Ownership Scheme known as Lung Hin Court. To reflect the existing development and the development parameters permitted under lease, the "R(A)2" zone is restricted to a maximum domestic gross floor area of 11,100 m², a maximum non-domestic gross floor area of 120 m²⁽⁶⁾ and a maximum building height of 6 storeys.

"Residential (Group D)" ("R(D)")

- 8.7 About 5.98 ha (12.96%) of land in the Area is zoned "R(D)" which is primarily intended for preservation of the general character of the domestic structures on stilts. It is also intended for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of these structures into permanent buildings, and low-rise and low-density residential developments may be permitted on application to the Board. Land zoned "R(D)" are mainly occupied by temporary structures clustered along the banks of Tai O Creek and located along Shek Tsai Po Street.
- 8.8 The unique built form of the domestic structure on stilts along Tai O Creek together with waterway features embodies the identity of Tai O as a fishing village. To preserve the old traditional village character and to blend in with the adjoining buildings in the Area, redevelopment of an existing domestic structure on stilts is always permitted. The redeveloped domestic structures on stilts should be restricted to a maximum building height of 4.6m (excluding stilts) or the height of the existing building, whichever is the greater. The building height restriction is to ensure that the redevelopment is in line with the general building height of the existing domestic structure on stilts in the Area. While redevelopment of domestic structure on stilts is always permitted, redevelopment to other uses will be subject to planning permission. No new domestic structure on stilts is permitted under this zone.

⁶ It is equivalent to a total plot ratio of 1.25.

- 8.9 To allow for upgrading and improvement, redevelopment of existing temporary structures including domestic structures on stilts into permanent buildings may be permitted on application to the Board. Replacement housing for temporary structures shall not result in a total redevelopment of a maximum building area of 37.2m² and a maximum building height of 2 storeys (6m), or building area and height of the existing building, whichever is the greater. Residential development other than New Territories Exempted House is restricted to a maximum plot ratio of 0.4 and a maximum building height of 2 storeys (6m)⁸, or the plot ratio and height of the existing building, whichever is the greater.

“Village Type Development” (“V”)

- 8.10 About 8.79 ha (19.05%) of the land is zoned “V” which is primarily intended for the provision of land for the retention and expansion of existing villages as well as reservation of land for the reprovisioning of village houses affected by Government projects. 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. According to the Lands Department, there is no recognized village in the Area. Existing village developments are clustered along Tai O Wing On Street, Tai O Tai Ping Street, Tai O Market Street, Kat Hing Street and Kat Hing Back Street and areas along Shek Tsai Po Street. Development/redevelopment within this zone should be restricted to a maximum building height of 3 storeys (8.23m) or the height of the existing building, whichever is the greater.

“Government, Institution or Community” (“G/IC”)

- 8.11 About 5.31 ha (11.51%) of land is zoned “G/IC”. The planning intention of this zone is primarily for the provision of GIC facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments. The major existing GIC facilities under this zone include Tai O Jockey Club Clinic, Tai O community hall, an existing market, a telephone exchange, two toilets at Shek Tsai Po and three schools located at Tai O Market Street, Tai O Road and Wing On Street. The “G/IC” site to the north of Lung Tin Estate at Yim Tin is

⁸ To be in line with the existing domestic accommodation of 1 to 2 storeys in height within the zone, the building height restriction is proposed to be 2 storeys (6m), instead of following the restriction of 3 storeys (9m) as specified in the MSN.

reserved for the development of an event space for community and cultural events, a coach park and a fire boat house. A refuse collection point is proposed to the south of the proposed coach park. The "G/IC" site at the end of Tai O Road is reserved for the development of an entrance plaza and a public transport terminus cum car park. Development/redevelopment within this zone should be restricted to maximum building heights ranging from 1 to 5 storeys as stipulated on the Plan or the height of the existing building, whichever is the greater.

8.12 There are two sub-areas covering the fire stations with fire services rescue training tower, which are subject to the following development restrictions:

- (i) The "G/IC(1)" site at Tai O Road comprises the existing Tai O Fire Station. Except a fire services rescue training tower of a height of not exceeding 33m, development within this sub-area is restricted to a maximum building height in terms of number of storeys as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (ii) The "G/IC(2)" site at Shek Tsai Po Street comprises the existing government complex including a post office, Food and Environmental Hygiene Department office and fire sub-station. Except a fire services rescue training tower of a height of not exceeding 16m, development within this sub-area is restricted to a maximum building height in terms of number of storeys as stipulated on the Plan, or the height of the existing building, whichever is the greater.

"Open Space" ("O")

8.13 About 2.76 ha (5.98%) of land is zoned "O". This zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public. Existing sites within this zone include a roller-skating rink adjoining Tai O Fire Station, the Yim Tin Pok Temporary Playground to the south of Tai O Road, and three sitting-out areas located at areas to the northeast of Tai O Fire Station, in front of Kwan Tai Temple and to the west of Lung Hin Court respectively. There are a football pitch, a children playground and an open grassland at Shek Tsai Po. Adjoining these existing facilities at Shek Tsai Po are a proposed garden and promenade also zoned "O".

“Recreation” (“REC”)

8.14 About 1.37 ha (2.97%) of land is zoned “REC”. This zone is primarily intended for recreational developments for the use of the general public so as to encourage the development of active and/or passive recreation and tourism/eco-tourism. It includes the sites of the former Tai O Public School and the former District Office Staff Quarters at Shek Tsai Po, which are being used as Shaolin Wushu Culture Centre for recreational activities and holiday camp. A site to the east of Yim Tin Pok Temporary Playground is also reserved as a possible campsite / holiday accommodation under this zone to promote the Area as a tourism node. In order to retain the local village character, development or redevelopment within this zone should be restricted to a maximum plot ratio of 0.2 and a maximum building height of 2 storeys as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.

“Other Specified Uses” (“OU”)

8.15 About 1.11 ha (2.41%) of land is zoned “Other Specified Uses” (“OU”). This zone covers land annotated for the following uses:

(i) “Historic Building Preserved for Cultural, Recreational and Commercial Uses”

This zone is intend to preserve, restore and adaptively re-use the historic Old Tai O Police Station at Shek Tsai Po Street into a heritage tourism attraction that would provide cultural, recreational and commercial facilities for the enjoyment of local residents and tourists. The Old Tai O Police Station (a Grade 2 historic building) has been converted into a heritage hotel under the Development Bureau’s “Revitalising Historic Buildings Through Partnership Scheme”. The special architectural features have been identified under the Heritage Impact Assessment and conserved through the revitalization scheme. The hotel has been in operation since March 2012. Any new development, or major addition, alteration and/or modification to, or any demolition of the facades and special architectural features of the existing building requires planning permission from the Board. No new development, or addition, alteration and/or modification to the existing building shall result in a total development in excess of the maximum building heights of 2 storeys and/or 29.5m above Principal Datum, or the height of the existing building, whichever is the greater.

- (ii) A site fronting Tai O Yat Chung is zoned "OU" annotated "Amenity Area" for the provision of amenity and landscaping upon the completion of a riverwall and associated drainage and sewerage improvement works at the site.
- (iii) A section of Shek Tsai Po Street along the waterfront leading to the pier at the western end of the Plan is zoned "OU" annotated "Promenade with Pier Landing Area". It is mainly for leisure walking and serves as an easy access to the Area by water.

"Green Belt" ("GB")

8.16 About 5.49 ha (11.90%) of land is zoned "GB". The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone. The northern fringe of the Area covering the foothill of Fu Shan and a strip of land adjacent to the pond to the south of Tai O Road are under this zone.

"Conservation Area" ("CA")

8.17 About 4.02 ha (8.71%) of land is zoned "CA". The planning intention of this zone is to conserve the ecological value of wetland and ponds which form an integral part of the wetland ecosystem. A sizable pond located between Tai O Road and Tai O Reedbed is under this zone. It has high scenic and ecological value. It is hydrologically linked to the nearby stream and wetlands, and forms an integral part of the ecological system of the Area. Mature mangrove and mangrove associated species can be found along the border of this pond, which provide an important resting and feeding ground for birds, particularly the wetland dependent species (e.g. ardeids, waders and kingfishers).

8.18 Detailed land-use proposals for the Area are set out in paragraph 8 of the ES (**Appendix III**).

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

- 9.1 Attached to the draft OZP 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. To provide flexibility for development with design adapted to the characteristics of particular sites, minor relaxation of the specific development restriction(s) stated in the Notes for particular zones may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.
- 9.2 The draft Notes are formulated on the basis of the latest set of Master Schedule of Notes (MSN) endorsed by the Board. Deviations from MSN are summarized at **Appendix VI**.

10. **Consultation**

- 10.1 The draft OZP together with the Notes, the ES and the Planning Report have been circulated to the relevant Government bureaux and departments for comments.
- 10.2 Comments received have been incorporated into the draft OZP, its Notes or ES as appropriate. On 22.1.2014, the draft OZP was also considered and endorsed by New Territories District Planning Conference (NTDipCon) for submission to the Board.
- 10.3 Government departments consulted have no adverse comments on the draft plan, its Notes, ES and the Planning Report. The proposed "CA" zone is supported by the Director of Agriculture, Fisheries and Conservation.
- 10.4 Subject to the Board's agreement, Islands District Council and Tai O Rural Committee will be consulted and their comments, if any, will be submitted to the Board prior to the publication of the draft OZP under section 5 of the Ordinance.

11. Decision Sought

Members are invited to:

- (a) agree the draft Tai O Town Centre Outline OZP No. S/I-TOTC/E (**Appendix I**) together with its Notes (**Appendix II**) is suitable for consultation with the Islands District Council and Tai O Rural Committee;
- (b) agree that the ES (**Appendix III**) is suitable to serve as an expression of the planning intentions and objectives of the Board for various land use zonings of the draft Tai O Town Centre OZP No. S/I-TOTC/E and that the ES should be issued under the name of the Board; and
- (c) agree that the ES (**Appendix III**) is suitable for consultation with the Islands District Council and Tai O Rural Committee together with the draft OZP.

12. Attachments

Appendix I	Draft Tai O Town Centre Outline Zoning Plan No. S/I-TOTC/E
Appendix II	Notes of the Draft Tai O Town Centre Outline Zoning Plan No. S/I-TOTC/E
Appendix III	Explanatory Statement of the Draft Tai O Town Centre Outline Zoning Plan No. S/I-TOTC/E
Appendix IV	Planning Report on Tai O Town Centre
Appendix V	Recommended Outline Development Plan prepared under "Study on Revitalization of Tai O"
Appendix VI	Summary of Deviations from Master Schedule of Notes
Plan 1	Location Plan of Tai O Town Centre
Plan 2	Historic Buildings within Tai O Town Centre
Plan 3	Site Photos

Planning Department

January 2014

定 稿離島區議會會議記錄(摘錄)

日期: 2014年2月24日(星期一)

時間: 下午2時正

地點: 香港中環統一碼頭道38號海港政府大樓14字樓
離島區議會會議室出席者主席

周玉堂先生, BBS

副主席

周轉香女士 BBS, JP

議員

李志峰先生, BBS

翁志明先生, BBS

陳連偉先生

張 富先生

王少強先生

黃漢權先生

樊志平先生

余麗芬女士

李桂珍女士

容詠嫦女士

黃福根(森桂)先生

老廣成先生

鄧家彪先生

安慶英先生

鄭官穩先生

余漢坤先生, JP

賴子文先生

周浩鼎先生

應邀出席者

譚志源先生, GBS, JP

朱瑞雯女士

凌嘉勤先生, JP

林智文先生

丘家泰先生

譚燕萍女士

劉振謙先生

簡嘉露女士

局長

政務助理

署長

總城市規劃師/策略規劃

總工程師(跨界基建發展)

高級城市規劃師/離島 2

城市規劃師/離島 3

助理城市規劃師(跨界基建發展 6)

政制及內地事務局

政制及內地事務局

規劃署

規劃署

規劃署

規劃署

規劃署

規劃署

鍾錦華先生, JP	署長	渠務署
李廣浩先生	總工程師/香港及離島	渠務署
胡泰安先生	總工程師/顧問工程管理	渠務署
李鉅標先生	土木工程處副處長(海港及土地)	土木工程拓展署
李民就先生	總工程師/海港工程	土木工程拓展署
葉偉民先生	高級工程師/項目 4	土木工程拓展署
陳本標先生	港島及離島拓展處副處長	土木工程拓展署
麥志標先生	總工程師(港島發展部 1)	土木工程拓展署
邱文珊女士	高級工程師 8(港島發展部 1)	土木工程拓展署
伍樹雄先生	首席運輸主任/管理	運輸署
王伯健先生	總運輸主任/渡輪檢討	運輸署
羅港西先生	高級工程師/離島	運輸署
李家曦先生	工程師/離島 1	運輸署
莊義雄醫生	北大嶼山醫院副行政總監	醫院管理局

列席者

李炳威先生, JP	離島民政事務專員	離島民政事務處
郭中宏先生	離島民政事務助理專員(1)	離島民政事務處
萬映頤女士	離島民政事務助理專員(2)	離島民政事務處
鄭家寶女士	高級聯絡主任(1)	離島民政事務處
陳慶群女士	高級聯絡主任(2)	離島民政事務處
盧國中先生	總工程師/離島	土木工程拓展署
李建毅先生	離島地政專員	離島地政處
羅敏琴女士	行政助理(地政)	離島地政處
鍾文傑先生	西貢及離島規劃專員	規劃署
阮康誠先生	總運輸主任(新界西南)	運輸署
林瑞蓮女士	離島區衛生總督察	食物環境衛生署
張玉琮女士	總康樂事務經理(新界西)	康樂及文化事務署
羅卓墉女士	署理離島區康樂事務經理	康樂及文化事務署
李喬奇先生	水警海港警區指揮官	香港警務處
曹明龍先生	大嶼山警區指揮官	香港警務處
羅東華先生	水警海港警區警民關係主任	香港警務處
林梅珍女士	大嶼山警區警民關係主任	香港警務處
彭潔玲女士	中西南及離島區福利專員	社會福利署
譚奇光先生	高級房屋事務經理(青衣、荃灣及離島)	房屋署

秘書

陳心心女士	高級行政主任(區議會)	離島民政事務處
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助理秘書

鄧華聯女士	一級行政主任(區議會)	離島民政事務處
陳倩文女士	行政主任(區議會)1	離島民政事務處
譚仲軒先生	行政主任(區議會)2	離島民政事務處
施文港先生	行政助理(區議會)	離島民政事務處

XI. 大澳市中心分區計劃大綱草圖編號 S/I-TOTC/E
(文件 IDC 7/2014 號)

123. 主席歡迎出席講解文件的嘉賓：規劃署高級城市規劃師/離島譚燕萍女士及城市規劃師/離島劉振謙先生。

124. 鍾文傑先生簡介文件的背景。接著，譚燕萍女士利用電腦投影介紹大綱草圖的內容。

125. 李志峰議員表示，現時《大澳市中心分區計劃大綱草圖》的規劃並非發展大澳，而是限制大澳的發展，當中只有保存棚屋區的規劃值得讚賞。關於容許居民申請將棚屋重建或改用作其他用途一事，他希望規劃署協助居民向地政總署提出申請。此外，位於大澳永安街、太平街、街市街和吉慶街及吉慶後街的屋宇已有數百年歷史，屬於“紅契地”，屋宇的高度應不受限制。由於大澳已有大量土地被劃為“綠化地帶”和“自然保育區”，故可供發展的土地越來越少。他認為規劃署不應將上述地段劃為“鄉村式發展”地帶(“V 地”)及限制建築物的高度，建議參考龍田邨的規劃及高度限制，容許在該地段興建多層樓宇。由於居民建屋時受《建築物條例》的規管，所以無需擔心樓宇的安全。至於停車場旁邊的魚塘以前是鹽田，但興建龍田邨後，每逢下雨及水漲時，水便會湧入塘中，但在水退時，池塘中的魚無法游走，結果死在池塘內並發出惡臭。多年來，大澳鄉事委員會就魚塘提出意見，但政府卻沒有接納。他建議將魚塘填平作公共用途，例如停車場，以解決大澳泊車位不足的問題。在商業用地方面，他認為，將石仔埗現有一座構築物的用地劃作“商業”地帶，並不合適，應將永安街、太平街、街市街和吉慶街及吉慶後街一帶發展作商業區。

126. 余漢坤議員認同李志峰的意見。他讚揚棚屋區的規劃，保留了大澳的傳統和特色。他希望規劃署考慮鄉事委員會和漁民早前提出的意見，包括棚屋重建作永久建築物的地權問題。此外，根據規劃，在“鄉村式發展”地帶的屋宇，只有地面一層可作商業和社區用途。現時很多屋宇全三層均用作商業或社區用途(例如酒樓)，但若進行重建，則受上述規劃的限制，只有地面一層可用作商業或社區用途，而且亦有高度限制。換言之，居民會喪失原有使用土地的權利。他建議容許在大綱草圖中建議的“V 地”作綜合發展，並參考龍田邨的規劃，容許興建 6 至 12 層高的樓宇，而非只得 27 呎高，因為這是有數百年歷史的土地而不是“丁地”。此外，他對魚塘的規劃亦有保留。他表示，漁農自然護理署(“漁護署”)的專業意見並非完全正確，該署人員可能沒有在潮退進行視察，以致未能發現池塘中的死魚及臭味。他促

請漁護署在潮退時再實地視察，如議員所言屬實，他希望規劃署將魚塘一帶從“自然保育區”中剔除，改劃作康樂或泊車用途。

127. 黃福根議員反對將草圖刊憲。他表示，現時大嶼山已經有很多土地被劃為“綠化地帶”和“自然保育區”，可供發展的土地很少。他批評規劃草圖限制了大澳市中心區的土地用途，影響發展，並強調居民如欲發展，須向城規會申請更改土地用途，但往往困難重重。因此，他批評規劃署及城規會的規劃，扼殺了大嶼山僅餘的發展空間。

128. 鍾文傑先生表示，除郊野公園外，政府的長遠政策是為未有法定圖則(“圖則”)覆蓋的地方制訂圖則，以便規管。而城規會是按發展局局長的指示，為大澳市中心擬備法定圖則。在制訂圖則時，城規會需在發展和保育之間取得平衡。大澳不但具有鄉郊及漁村特色，亦有自然保育價值，同時又有發展的需求。是次規劃希望在發展和保育兩者之間取得平衡。他會將議員的意見帶回部門研究，並向城規會匯報。他感謝議員支持將棚屋區劃為“住宅(丁類)”地帶。此地帶的規劃意向，主要是保存建於棚腳上的住用建築物的整體特色。至於日後重建的安排，由於棚屋屬於臨時構築物，受政府土地牌照的規管，涉及政府土地政策的執行，規劃署會與相關部門(包括地政總署)再詳細研究。有關“鄉村式發展”地帶的規限，是按照城規會就原居民村或非原居民村的一貫做法而制訂。公眾亦可透過規劃機制向城規會提出其他發展/重建項目的申請。至於龍田邨的規劃，則涉及房屋署的發展，當時曾進行綜合評估，包括供水、排污和其他配套等方面。日後居民如希望在“V地”上發展，包括將屋宇的第二、三層用作商業用途，亦有機制可以提出申請。有關石仔埗商業用地的規劃，主要是反映地契內的要求，亦有機制容許向城規會申請作住宅用途。至於池塘用地的規劃，他稍後會聯絡李志峰議員、漁護署和其他相關部門實地視察，評估其生態保育價值及其他發展空間。在了解地區人士的要求和考慮專業部門(包括漁護署)的意見後，規劃署會再作評估及檢討。在整理意見後，便會向城規會匯報，再決定下一步工作。

129. 余漢坤議員表示，他明白大澳因街道設計所限而難以興建較高的屋宇，但這是地權問題，如能組合一些地盤(例如永安街至太平街)，便有發展的可能。若城規會將該處劃為“V地”，則居民將來須按《城市規劃條例》第16條訂明的程序，向城規會提出申請，才可進行發展項目。但居民資源有限，而申請要獲批亦不容易。他認為，現時的規劃是以城市人的角度出發，為大澳設下“緊箍咒”，猶如將大澳居民及地權人放進籠內供人觀賞。換言之，大澳居民出籠要申請，即是大澳居民付鈔而其他人去觀賞，實在看不出理由何在，因此，在沒有賠償機制下，城規會的規劃是剝削土地業權人的權利，因此他反對有關“V地”的規劃。

130. 黃福根議員質疑規劃署是否應環保團體的要求而作出規劃。他又批評規劃署將南涌村、番鬼塘和新村唯一可供興建丁屋的土地劃作“綠化地帶”，並質疑該署會否批准在“綠化地帶”興建丁屋的申請。有關魚塘的規劃，他曾接獲很多居民投訴魚塘的臭味。最後，他批評規劃署沒有就是次規劃諮詢當區區議員(他本人)。

131. 鍾文傑先生表示明白議員對“鄉村式發展”地帶的關注。規劃署在制訂圖則時，爲了便利居民，在新界豁免管制屋宇的地面一層，列出多種經常准許的用途。有關規劃不會影響現有用途，但若業權人希望三層均用作酒樓用途，因爲涉及走火通道等問題，所以須向城規會申請。他明白議員的關注和地區人士的訴求，但在規劃時需平衡公眾和私人利益。黃福根議員提到的鄉村，並非在大綱草圖的範圍內，城規會有清晰指引，用以處理在“綠化地帶”興建丁屋的申請，而過往亦有成功獲批准的個案。規劃署職員一直與有關村民保持聯絡，提供協助。他重申，就議員提出的意見和關注，署方一定會向城規會匯報，再決定下一步的工作。

132. 周轉香副主席表示，大澳水鄉的特色是當地旅遊業發展的重要資源。她希望規劃署小心處理棚屋區的規劃。

133. 黃福根議員表示，大澳的棚屋全部是“牌照屋”，居民沒有地權，他質疑他們的重建申請會否獲城規會的批准。他認爲棚屋區的規劃是哄騙大澳居民支持草圖的陰謀，藉此將大澳市中心的土地劃爲“綠化地帶”和“自然保育區”，因此他反對大綱草圖刊憲。

134. 余漢坤議員重申，現行《城市規劃條例》沒有補償業權人的機制，是嚴重剝削業權人的權益。此外，就魚塘用地的規劃，他希望規劃署根據實地視察的結果及當地居民和漁民的意見，作出適當的修訂。

135. 張富議員建議，大綱圖應清楚列明容許棚屋重建作永久建築物的條件，例如補地價。

136. 主席請規劃署代表將議員的意見帶回部門研究。

(李建毅先生在是項議題討論期間離開會場。)

(安慶英議員、容詠嫦議員、余漢坤議員、譚燕萍女士及劉振謙先生在是項議題討論完畢後離開會場。)

X

X

X

X

X

大澳鄉事委員會第廿二屆第5次全體特別會議

日期：二〇一四年二月二十日(星期四)

時間：上午十時三十分

Annex VII

地點：本會會議廳

主席：李志峰

出席：李志峰、劉焯榮、張志榮、黃來敏、張火有、梁明枝、黃容根、馮洪明、Roger Sidney Thursby、何紹基、陳發全、龔偉興、黃志泉、余漢坤。

請假：釋智慧、潘錦傳、黃九根、陳帶金、謝健國、文偉昌、黎孟豪、溫志權、龔學成、梁偉強、何健行、胡家屏、蘇明、黃志賢、廖健生、呂烈。

列席：規劃署—鍾文傑、譚燕萍、劉振謙。

會議記錄

一)大澳市中心規劃

—主席：各位早晨，歡迎各位，歡迎鍾專員和有關同事出席大澳市中心規劃的諮詢會，現在請鍾專員開始簡介。

—鍾文傑：多謝主席和各位委員，根據城市規劃條例，發展局局長指示城市規劃委員會(以下簡稱城規會)為大澳市中心擬備規劃大綱圖，城規會在今年1月同意了擬議的方案，我們依照這個方案向離島區議會和大澳鄉事委員會進行諮詢，所以今日先在這裡向各位委員介紹這個大綱圖，下星期一我們亦會向區議會介紹，在收集意見之後匯報城規會，然後才繼續下一步的工作。現在請譚小姐先向各位介紹，各位有任何意見都可以提出。

—譚燕萍：多謝各位，首先由我大致介紹大澳市中心分區計劃大綱圖內的用途是如何劃分。我們見到大澳是很有鄉郊和漁村的特色，所以我們的規劃意向都是要保存這些特色，這裡是很受旅客歡迎，我們希望可以提供設施去增加旅遊方面的吸引力，而大澳的旅遊特色是棚屋，建議保留棚屋現時低矮和低密度的特色，亦會建議在區內增加康樂設施支持旅遊區的規劃。我們在制作這份大綱圖是參考了之前的規劃和研究，如「重整大澳發展研究」和「改善大澳面貌工程—可行性研究」等等，亦參考現時大澳發展的情況來用作指引。

大綱圖上建議多個土地用途涵蓋不同的地點，首先在市中心的一個荒廢建築物(大會堂附近)，我們建議保留為商業地帶用途，因為是商業地契，用途可以是商業或服務行業，由於

附近的建築都是低密度，是2至3層高，所以業主若要重建，亦建議只可以建成為低密度的3層建築物。

「住宅(甲類)」地帶的規劃意向是作中等密度的住宅發展，在建築物的地面一層，或現有建築物特別設計的非住宅部分，服務住宅區一帶地方的商業用途屬經常准許用途，此地帶分為「住宅(甲類)1」及「住宅(甲類)2」兩個支區。「住宅(甲類)1」地帶包括現有的鄉村式公共屋邨龍田邨，房屋署建議在未來重建時增加彈性，故在此地帶的最高地積比率限為1.1倍，而最高建築物高度則限為6及12層。「住宅(甲類)2」地帶包括現有的居者有其屋計劃住宅發展項目龍軒苑，在此地帶的最大住用總樓面面積限為11,100平方米，最大非住用總樓面面積限為120平方米，而最高建築物高度則限為6層，以反映現有的發展和土地契約所准許的發展規模。

「住宅(丁類)」地帶的規劃意向，主要是保存建於棚腳上的住用構築物的整體特色。設立此地帶的目的，亦是要透過把現有的臨時構築物重建作永久建築物，以改善鄉郊地區現有的臨時構築物，以及作低層、低密度的住宅發展，但這類發展須獲得城規會的規劃許可。

由於沿大澳涌而建於棚腳上的住用構築物的建築形貌獨特，配合大澳涌的水道，凸顯大澳的漁村風貌。重建現有建於棚腳上的住用構築物是經常准許的，以保存該區古樸的傳統鄉村風貌，並與毗連的建築物協調。現在建於棚腳上的住用構築物在重建後，最高的建築物高度不得超過4.6米(不計棚腳)或超過現在建築物的高度，兩者中以數目較大者為準。施加建築物高度限制，是要確保重建項目與該區現有建於棚腳上的住用構築物的一般高度互相配合，重建建於棚腳上的住用構築物是經常准許的，而重建作其他用途則須獲得城規會的規劃許可。此地帶不容許新的建於棚腳上的住用構築物。

而現有的臨時構築物，包括建於棚腳上的住用構築物，可透過向城規會提出申請，重建作永久建築物，以作改善。取代臨時構築物的屋宇不得引致整個重建計劃的最大建築面積超過37.2平方米及最高建築物高度超過2層(6米)，或超過

現有建築物的建築面積及高度，兩者中以數目較大者為準。住宅發展(新界豁免管制屋宇除外)不得引致整個發展計劃的最高地積比率超過0.4倍，以及最高建築物高度不得超過2層(6米)，或超過現有建築物的地積比率及高度，兩者中以數目較大者為準。

「鄉村式發展」地帶的規劃意向是提供土地，以保留現有鄉村及方便其擴張，並預留土地用以重置受政府計劃影響的村屋。在新界豁免管制屋宇的地面一層，有多項配合村民需要和鄉村發展的商業和社區用途列為經常准許的用途。現有鄉村集中在大澳永安街、大澳太平街、大澳街市街、吉慶街及吉慶後街，以及石仔埗街沿路的用地。在此地帶內的發展/重建項目，最高建築物高度不得超過3層(8.23米)，或超過現有建築物的高度，兩者中以數目較大者為準。

「政府、機構或社區」地帶的規劃意向，主要是提供政府、機構或社區設施，以配合當地居民及/或該地區、區域，以至全港的需要；以及供應土地予政府、提供社區所需社會服務的機構和其他機構，以供用於與其工作直接有關或互相配合的用途。此地帶內現有的主要政府、機構或社區設施包括石仔埗的大澳賽馬會診所、大澳社區中心、一個現有街市、一個電話機樓和兩個廁所，以及位於大澳街市街、大澳道及永安街的三所學校。在鹽田位於龍田邨以北的政府、機構或社區設施用地，會預留發展作社區文化活動用地、旅遊巴士停車場和消防船存放處。在旅遊巴士停車場的南面建議設立一個垃圾收集站。在大澳道末端的政府、機構或社區設施用地，會預留發展作入口廣場、公共車輛總站連停車場。在此地帶內的發展/重建項目，最高建築物高度不得超過草圖所訂明由1至5層的限制。

「休憩用地」地帶的規劃意向是提供戶外公共空間作各種動態及/或靜態康樂用途，以配合當地居民和其他市民的需要。此地帶內的用地現時包括大澳消防局旁邊的滾軸溜冰場、大澳道南面的鹽田壘臨時遊樂場，以及三個休憩處，分別在大澳消防局東北面、關帝古廟前方及龍軒苑西面。在石仔埗有足球場、兒童遊樂場和開闊的草地。此地帶內還有一個擬議的花園及散步長廊，毗連石仔埗現有的休憩用地。

「康樂」地帶的規劃意向是進行康樂發展，為市民提供康樂設施，從而促進動態及/或靜態康樂活動和旅遊/生態旅遊的發展。劃入此地帶的包括在石仔埗的大澳公立學校舊址及民政事務處員工宿舍舊址，該處現用作少林武術文化中心的康樂用地及度假營。此外，在鹽田壘臨時遊樂場東面的一幅用地也劃入此地帶，可以預留作營地/度假住宿設施，以推廣該區成為旅遊勝地。為保持當地的鄉村風貌，在此地帶內的發展/重建項目，最高地積比率限為 0.2 倍，最高建築物高度限為 2 層，或現有建築物的地積比率及高度，兩者中以數目較大者為準。

大澳文物酒店劃為「其他指定用途」註明「歷史建築物保存作文化、康樂及商業用途」。此地帶的規劃意向是保持和修復位處石仔埗街具歷史價值的舊大澳警署，並把該建築物活化再發展成為文物旅遊點，以提供各種文化、康樂和商業設施，供區內居民和遊客使用。大澳文物酒店已在二零一二年三月啟用。任何新發展，或在現有建築物外牆和建築特色上的主要加建、改動及/或修改或拆卸，必須取得城規會的規劃許可。任何新發展，或在現有建築物的加建、改動及/或修改，不得引致整個發展計劃的最高建築物高度超過 2 層及/或主水平基準上 29.5 米。

另外一幅面向大澳一涌的土地劃為「其他指定用途」註明「美化市容地帶」，以便在該用地的河堤建成及相關的排水和排污設施改善工程完成後，提供適意和美化環境設施。

位於海旁通往草圖涵蓋地區西端的碼頭的一段石仔埗街劃為「其他指定用途」註明「散步長廊附設碼頭」地帶。該處主要供公眾散步之用，以及讓他們經水路前往該區時更為方便。

大澳亦有很多天然的地方是需要保育的，希望這些地方可以避免因為發展而影響到天然的環境受到破壞，我們建議 5.49 公頃的地方，大部份都是屋後的山坡，另外是一個池塘的周邊地方，我建議這裡成為「綠化地帶」，其實都是為了保護這些天然環境免受破壞。

另一個生態價值更加高的地方是池塘，規劃成「自然保育區」，是為了保持濕地的雀鳥、魚可以生存。

大綱圖內所涵蓋市中心的地方，就是我剛才所說，交給各位的文件上亦有夾附該擬議大綱圖，當中顯示其涵蓋土地及各土地用途地帶的劃分。在擬備大綱圖時，我們諮詢了各個部門，下星期一我們亦會諮詢區議會。各位今日發表的意見，我們收集後會歸納然後交到城規會考慮，在刊憲之前會考慮各位意見然後才落實，我解釋到這裡。

—余漢坤：大綱圖的名稱叫「大澳市中心分區計劃大綱草圖」，規劃署再一次以城市人的眼光去規劃，將我們認為是市中心的地方當作鄉村式發展去規劃，現在的太平街、永安街、吉慶街和石仔埗街一帶的地方，若果以鄉村式發展去規劃是有問題的，因地契很多是超過100年歷史的，是屬於舊契，根據今日香港的條例，若業主在經濟和技術許可的情況下，是可以申請興建6層或更高的樓房，而在小型屋宇豁免條例下，大部份人會因利乘便興建了3層，高27呎的樓房便算，原因是沒有金錢請則師，但若規劃成鄉村式發展住宅，限定只可以建3層的時候，即是我們可以行使的權利又少了一條，無形中是貶低了它的價值，當我們入圖則時的地積比率有增加，而政府又批准時，我們是需要補地價，但在規劃後政府不批准我們建6層，只可建3層的時候，政府卻不賠償給我們，所以我覺得鄉村式地帶是有問題。政府興建龍田邨可以6層或12層，大澳居民卻被限制只可建3層，把本來享有的權利剝奪了。

另外一樣是在新界豁免管制屋宇條例之下，最低一層是可以做商業或社區用途，但現時大澳有很多是3層都用作食肆，規劃後卻只可以在地下經營食肆，居民的權利再一次被規範了。

至於規劃棚屋為住宅(丁類)這方面，規劃署是值得嘉許的，因為棚屋是臨時房屋，你們容許申請重建成為永久住宅，我覺得是一個進取的方法，亦可以保留大澳的地貌，但居民對於可建層數和地積比率是否足夠，就要其他代表發表他們的意見。

—黃來敏：對於棚屋可以申請重建成15呎高的永久建築物，我希望同時可以把地方轉成永久地，因為在每個人的心目中，同時擁有私家地才稱得上是永久，這方面可否考慮向政府買地呢？有些棚屋因為棚主沒有錢和無利可圖所以荒廢了，可否放寬

政策給棚主重建時轉為民宿，因為棚屋對發展旅遊業是很重要的，同時亦可以給棚主做點小生意。

另外是關於鄉村式發展的用地，很多都是舊契，是歷史遺留下來的，我們因沒有錢才不建高於3層，但那是私人地，政府不能剝奪我們應有的權利。

大澳很多人世代都是漁民，以前有3萬人，漁民佔三份二，現在的原居民及原居漁民墳場差不多已經爆滿，我希望可以把地方劃大點。

- 何紹基：當知道政府有意向要規劃大澳市中心，感覺到大澳有希望，但政府可能好心做壞事，很多細節的事情還沒有商量清楚，完全以單方面的意向去規劃發展，結果造成矛盾，現在就看到這個規劃沒有考慮交通的配套設施，只沿用大澳道來疏導人流的話，若果這個規劃做得很好，吸引到很多遊客和國內同胞，這裡就變成更加擠塞，當發生天災人禍的時候，就只有死路一條，所以就看到政府的規劃是很短視。
- 黃容根：關於生活污水處理問題你們是如何考慮呢？如何能保持棚屋的河道不被污染呢？另外是交通問題，若大澳發展出有商機的時候，人流自然會多很多，這個你們應該要考慮。
- 劉焯榮：我覺得這份規劃大澳的大綱圖沒有新意，很多地方本來已經存在，甲類住宅即是龍田邨、龍軒苑亦是已經興建了，至於永安街那些地方，如果給規劃了成為鄉村式發展，我們就玩完，這些地方有很多契約，應該按照現在的條例，按則師的圖則建多少層都可以。這個大綱圖只按照現時的狀況定性下來，我看不到幫助發展的規劃，只有一個石仔埗的工廠大廈，即是在大會堂旁邊，因為交通問題和地方偏遠，所以工廠不能生存，現在可以改為商業用途，但我認為還是不足夠，應該改為商住兩用，大澳是很需要這樣的地方。
- 另外我很同意要保護棚屋，棚屋是旅遊的賣點，但如何能夠把棚屋永久保存下來亦是一個問題，現時的情況是很多長者居住，年青人出外工作甚至在市區定居，假日才回來，但棚屋長年受風吹雨打，日久失修，如要重修，那些長者是沒有能力負擔所需費用，政府究竟有沒有計劃去協助重修棚屋而使到可以永久保存下來呢？
- 大澳的綠化地帶比較多，其中鹽田壩臨時遊樂場旁的池塘是

很淺水，我建議把它填平，尤其是在大澳道旁一邊，在天氣熱的時候經常有死魚，發出臭味，整個龍田邨都嗅到氣味，近梁屋村那邊可以保留，但近大澳道的部份應該要被填平，填平後整體環境才會變得優美。

紅樹林保育區內有山丘、有水、有雀鳥、有水產，是一個非常美好的景區，是值得保護的，但整個紅樹的繁殖非常快，水道被蠶食得愈來愈狹窄，將來會變成一片綠色，我建議紅樹林亦要受規劃，限制它的生長，不可以任由紅樹不斷擴張，還有現時林內有垃圾積聚，還愈來愈多蚊，海濱長廊平時是有很多居民和遊客聚集，作為一個綠化保護區，政府有責任長期管理，保持清潔衛生和紅樹林的發展，要保持景區的健全發展，但我在大綱圖內看不到有任何計畫。

—張志榮：大澳發展成為旅遊區，棚屋是這裡的旅遊特色，但河道經常有很多垃圾，近年有大量的浮萍從大陸漂來，漂到河涌上，甚至積在棚底發臭，影響環境衛生，但是環保署為甚麼不解決這個問題呢？曾經說過要改善河涌水質，但到現在還沒有消息。

現在遊客到達後經常聚集在街上，為甚麼沒有在紅樹林和蘆葦草區建些小橋流水之類的設施去吸引遊客，分散到其他地方參觀呢？其實在北山那邊是可以發展，建條小路給遊客欣賞風景，觀賞候鳥，疏導遊客，再加上曾經提到的鹽田復耕計畫，但可惜到現在還未曾做到，很多地方是未能盡用。作為大澳居民，我們對於大澳的發展是很支持，但現在搭巴士經常要排長龍就有問題，物價上漲，政府有沒有體恤本地土生土長的居民？作為旅遊區，做生意為無可口非，但政府可否幫我們解決交通上的問題呢？

棚屋在大澳的旅遊業位置是很重要，若可轉成永久屋確是好事，但2000年時燒了很多棚屋，2013年又燒了部份，政府有甚麼措施去保護這些棚屋，保持「東方威尼斯」這個美譽呢？

- 陳發全：
1. 石仔埗工廠地限定最高建3層是否浪費？做商業又會否有吸引力呢？城規會在規劃上可否再放寬？例如文物酒店做得這麼成功，但房間又不能加建，如他們有興趣是否可以在這裡興建酒店呢？
 2. 現時巴士和遊客都很多，有沒有預留地方擴建巴士站呢？
 3. 現時大澳很多街道都是回頭路，遊客經常來回經過鐵橋，

完全沒有其他路可以行走，擠在大街上，是否應該興建通道疏導人流呢？

4. 大澳經常舉辦的文化節目是神功戲，是否可以預留地方搭建戲棚，固定位置的最好，臨時的也可以。

—余漢坤：在大涌橋永安街那邊，即大澳傳統龍舟協會一帶是有棚屋的，為何沒有註明是R(D)，即住宅(丁類)呢？是否不容許建R(D)呢？

你們的規劃就如一幅相片，現在是這樣，將來亦是這樣，我想專員解釋，因為在永安街5號的歷史文化室，現在是1層，但專員有沒有跟地政處的官員了解過，我們現時正在是跟馬會申請撥款把地方重建或者加建，在這情況下，我們將來申請把這規劃成G/IC建築物改為3層，請問會否成功呢？

—黃來敏：我同意劉副主席所說，魚塘是要填平，因為水是很淺，而且很容易有死魚，死魚的臭味在大澳道甚至永安街都嗅到。另外交通問題，大澳的交通是需要改善，當有旅遊巴士到達的時候，永安街人頭湧湧，而落車的地點亦會有巴士經過，既然旅遊巴士是停泊在龍田邨，希望同時把上落客地點移到龍田邨，避免發生類似深圳羅湖城車死旅客事件。

—主席：各位發言完畢，我亦有些補充，其實今次是一個規劃，並不是發展，要在大澳加上一個限制，現時的地方是那一類別的用途，以後就是保持一樣。大澳幾條街的屋契都不是在香港政府時期買的，是1898年前已經有屋存在，在元朗鄉親的住宅可以不受限制地興建5至6層，但在大澳加上了鄉村式發展這個限制之後就不可以了，這對大澳是不公平的，加上現時有些屋的二樓都是食肆，將來卻只可以是在地舖，2至3樓必須是住宅，這樣的限制是抹殺了大澳發展的空間，往後的幾百年後大澳都只會是一樣，沒有變化。若果認為大澳的地基有問題，應該交由則師考慮，不應該另加限制。至於談到球場旁邊的水塘，我認為不應定為保育地，這處以前是製鹽地方，原本是陸地，球場的地方以前都是球場，當年興建龍田邨時封了疏水的渠道引致水浸，因缺乏康樂設施，所以填高球場的位置仍舊建球場，所以這裡不應該是自然保育地，應該填平用作發展，如不建屋亦應該興建如康樂或公共設施用途，不應浪費，現時在這池塘甚麼也不能做。

剛才亦說過，在春夏交替的季節時有死魚漂浮，引來惡臭，龍田邨的居民都向鄉事會投訴，我們亦有轉介給有關政府部門，但情況仍然沒有改善。政府應該把眼光放遠，不要封死大澳的發展，自從大澳周邊的地方被你們綠化、保育之後，可用的土地越來越少，還有甚麼地方可以用來發展呢。若依照你們的規劃，大澳的人口未有增加，只會增加遊客，反而令到居民搭車搭船困難，是否需要規劃多條公路呢？就算不是你們負責規劃交通，你們亦需要研究考慮，但你們不去考慮，這大綱圖就看不出新意。其實大澳還有其他地方，例如石仔埗山邊的地方不是很斜，不應做綠化區，應該留待居民有機會的時候，可以興建住宅。規劃圖內最值得欣賞的是保留棚屋，但居住的多數是老人家，但最怕交上惡運遇上火災，像2000年火災燒了90多間，2013年又燒了十多間，我恐怕慢慢地就消失了，但怎樣保留住「東方威尼斯」的特色，政府亦沒有提出任何計劃，現在的棚屋是15呎高，我要求放寬至19呎高，轉成石屋的要求都一樣是19呎，既然仍是牌照屋，希望可以考慮放寬。

—鍾文傑：多謝各位的提供意見，我希望可以在今日回應各位，其實很多意見都很寶貴，我會回去整理有關的意見和諮詢相關部門，然後向城規會匯報，而每一個問題我們都會回應。首先，雖然是由我們向各位介紹，但總體的規劃制圖過程我們已經跟各個部門有緊密的聯繫，聽取他們專業的意見，例如圖內表達的地帶都不可能單以規劃署的建議而定案，我們會聽取包括地政署對棚屋的意見和相關的政策，漁護署對自然保護區內自然價值的保護。

剛才聽到各位對鄉村式發展地帶特別關心，尤其是建議興建3層高和地下食肆的限制，對業權人的影響。其實對於鄉村式地帶的制定，我們是根據一貫的做法，因應現有的發展去制定發展的用途，即是現有的用途我們一定會尊重，如酒樓和民宿，就算將來大綱圖公佈後亦不會受影響。

另外是關於余議員提到3層高限制會影響到發展，在有關新界豁免管制屋宇的規定下，如果申請建4-6層樓房，亦要根據建築物條例及相關規例去申請，而屋宇處給我們的意見是如果周邊沒有一條達到4.5米寬的通道，在建築密度方面亦要符合相關的條例，條例內亦列明得很清楚。其實大澳的鄉

村屋宇很多都沒有 4.5 米的通道，若果各位認為如沒有規劃大綱圖的限制下，是否仍可建高於 3 層的建築物呢？根據我們的經驗，如果沒有 4.5 米的通道的时候，有些申請只可以做到少於 1 的地積比率，而一間 3 層高的新界豁免管制屋宇的地積比率大概是 3，3 跟少於 1 的地積比率是相差很大。若然大家仍然覺得有些地方的地契是容許興建 4 至 6 層，在圖則公佈後大家亦可以申請放寬高度限制，城規會會根據個別情況來處理。至於各位希望可以在鄉村式發展地帶內有多樣的發展空間，例如在地下一層做食肆和民宿，根據註釋有些是經常准許的，有些是可以申請的。

第二樣是棚屋，我亦有向地政署了解棚屋的背景，棚屋是屬於政府土地牌照地，類似以前的寮屋，我亦有諮詢過古物古蹟辦事處，知道棚屋有本身的特色，而社會的聲音亦很清楚，所以我們在大綱圖上建議成為 R(D)，並且建議保留，但保留亦需要考慮地政署的政策，所以希望沿用 15 呎的高度限制，重建時亦保留這個規定。當然在改善生活配套如污水方面，我們亦有跟渠務署和環保署討論，我們知道渠務署現正為大澳進行關於污水的研究，所以我們在大綱圖制定之後，會把收集到關於污水的意見交給環保署和渠務署，希望他們在日後可以跟進和處理。

配套的另一樣就是交通問題，主席希望可以興建沿海公路，或者擴闊嶼南路改善交通，我們有跟運輸署討論土地用途和配套的資料，但他們根據現有和估計的交通流量，認為嶼南路仍然可以應付。但我們亦跟土木工程拓展署研究過，在現時的巴士站附近和鹽田會有新的泊車位改善工程，所以我們把以上的位置建議為 G/IC 的用途，希望在我們訂下的框架下，土木工程拓展署可以有依據。至於提到旅遊巴士上落客位置的改善，我認為當泊車工程完成以後，其他交通上的安排，我們相信運輸署會繼續留意。另外在鹽田有一幅社區用途的地帶，是可以用作社區活動亦可以提供戲棚之類的活動之用。其實我們規劃就如拼圖一樣，雖然有些工程不是很大，但在我們制定的框架下，可以方便各個部門研究和落實，最終能達到大綱圖的目標。在石仔埗那一塊商業地帶用途的土地，有一間未建成的大廈，其實我們已經問過地政署，由於地契是商業地，可以興建戲院之類的用途，所以要符合地契的用途建議成為商業用地，至於可不可以建酒店呢？其實酒店亦屬於註釋第一欄內的指定用途，如業主希望改為住宅用

途，亦可以根據註釋第二欄的規定向城規會申請，若3層高度是不足夠，這個亦是透過規劃申請機制放寬的，是有很大的彈性。為什麼要訂3層高，其實是要配合周邊的屋宇，不希望有座太突出的建築物。所以這裡帶出另一件事，是余議員提到1層高的G/IC用地，其實一個建築物需要重建，而又得到相關的政策局支持的時候，很多個案出現過，只要是提交相關的文件和申請，我們會作出個別考慮。

另外提到自然保育區地帶有很多死魚，建議要填平它，其實我們亦有跟漁護署討論過，因為地方全是官地，而漁護署考慮過整個生態環境和周邊地帶的配合，建議這是一個自然保育地帶。至於改善死魚的問題，這其實不是一個土地政策問題，而是政府部門的行政管理問題，我們會跟有關的部門研究和處理。

另一個是關於鹽田的復耕計畫，其實在另一張大綱圖已經包含了，我們亦有加入這些資料，但現在的大綱圖還沒有顯示出來，原因是等候土木工程拓展署的研究結果，當研究完成，我們一定會把資料顯示在大綱圖內。

關於葬地的問題，現在原居民和原居漁民的權利是沒有被剝奪，在另外一張的大綱圖的註釋寫得很清楚。

另外是關於棚屋土地轉為永久性，因為這是其他部門的政策問題，我是不能代他們回答，要先問地政署，因為這政策不只影響大澳，同時會影響到全香港，所以我一定會提交這個意見，並且跟進他們的回覆。

最後是余議員提出在大綱圖上一處遺漏註明的棚屋，位置是在三號泵房旁邊，這個我會回去查清楚。

—黃來敏：我們是希望原居民墳場可以劃大些地方，因為可以下葬的位置愈來愈少。

—主席：球場那邊請不要劃成CA地帶，現在已有計劃興建停車場，現時泊車位不足，很多車要泊到龍田邨，距離比較遠，將來車輛增加亦沒有地方可以泊車，政府就是因為大嶼山沒有足夠泊車位，所以不敢放寬車輛進入。

—余漢坤：如果在屋宇條例已經要求要有EVA，擁有4.5米的走火通道到屋前，基本上很多都不能達到要求，問題是既然已經有這個規定，為什麼仍要加多一個呢？例如在太平街尾至龍田邨的

G/IC 地帶，有足夠的路可以到達，如果有幾個業合作一起可能會符合興建超過 3 層高的要求，又例如大澳巴士總站旁邊第一個 V 地，四方的樓房，它本身就在路旁，如要發展亦有這個可能，我覺得既然政府本身已有一個限制規限，規劃署不應該再加多一個限制在我們的 V 地上面，事實上已經沒有太大可能可以興建 3 層以上的樓房，我要求不要再加限制。正如專員已經知道我們正在爭取興建大澳至東涌的公路，如成功通車，在吉慶後街那些 V 地亦有可能合乎要求。如果你們要反映現時狀況的話，就要尊重大澳居民本來享有的地權，我不能在現有政府的條例下規範下興建 3 層以上的屋是我的問題，不能抵賴，但你今日到來做規劃諮詢，加一個新的限制在我的土地上，我亦不能不發聲，專員請你向城規會反映。

還有就是在巴士總站 1 層高的 G/IC 地，這是一個純本地事業的地方，資源是靠馬會，我想在這裡向城規會提交我們的設計意向，還有地政處不反對的書信。

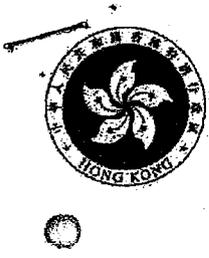
—主席：我們申請重建的時候，地政署是會發信通知各個部門詢問意見，既然已知會所有部門，何解還要額外加一個規劃呢？

—陳發全：大澳沒有合乎條例的 4.5 米通道是因為政府沒有提供，香港有很多舊式的地區都沒有，有些消防局仍然沒有足夠通道，只在門前面有路，而且消防局亦會有一些小車可以在區內到達災場，為什麼還要加多一個限制呢？

—黃來敏：大澳的棚屋很多沒有足夠的通道留給消防員救火，建議在規劃時增加消防通道。

散會時間：中午十二時十五分正

記錄：葉志寶



中華人民共和國香港特別行政區

Hong Kong Special Administrative Region of the People's Republic of China

傳真及郵寄

致：規劃署西貢及離島規劃專員鍾文傑先生

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由：離島區議員余漢坤

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日期：25/3/2014

敬啟者：

有關《大澳市中心分區計劃大綱草圖 S/I-TOTC/E》的意見

在《大澳市中心分區計劃大綱草圖 S/I-TOTC/E》文件中，規劃署提出將棚屋規劃成住宅(丁類)，重建作永久建築物，這個建議值得嘉許，態度也是可取的。據文件指這地帶的規劃意向，「主要是保存建於棚腳上的住用構築物的整體特色.....凸顯大澳的漁村風貌」(內容見說明書頁 2 及 3)，然而，在棚屋現有建築模式及風格上，如何才可做到「重建作永久建築物」？應使用甚麼材料方能達至保存整體特色及漁村風貌？有關當局是否應具體提出有效、有用的指引及建議？

另外，這份草圖亦反映規劃署再一次以城市人的眼光來定位大澳規劃，把現在太平街、永安街、吉慶街和石仔埗街一帶的地方，規劃成「鄉村式發展」是有問題的。因為那兒的地契，有很多已超過數百年歷史，屬舊契性質，根據今日香港的法例，以我個人理解若地權人在經濟和技術許可情況下，是可以申請興建 6 層或更高的樓宇。但事實上，在小型屋宇豁免條例下，大部份地權人也會因利乘便，只選擇興建 3 層、高 27 呎的樓房作罷，究其原因，其實是很多地權人並沒有足夠金錢聘請則師設計建築物，在有限經濟條件下，為了滿足居住需求，但求便宜及方便就了事。

可是，當土地一旦規劃成「鄉村式發展」，建築物只能限定建 3 層高的話，即地權擁有人可以行使的權利少了，無形中等於貶低了土地的價值，亦違反了《基本法》保持原有制度不變及保護私有財產權的精神。因為《基本法》第五條中提出：「香港特別行政區不實行社會主義制度和政策，保持原有的資本主義制度和生活方式，五十年不變」；第六條又指：「香港特別行政區依法保護私有財產權」；而在第一百零五條亦指：「香港特別行政區依法保護私人和法人財產的取得、使用、處置和繼承的權利，以及依法徵用私人和法人財產時被徵用財產的所有人得到補償的權利。徵用財產的補償應相當於該財產當時的實際價值，可自由兌換，不得無故遲延支付。」

離島區議會余漢坤議員辦事處 Islands District Council Member Yu Hon Kwan's Ward Office

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中華人民共和國香港特別行政區
Hong Kong Special Administrative Region of the People's Republic of China



在本年二月二十日大澳鄉事委員會的全體特別會議上，也有與會者反映了與本人相若的意見，例如不少委員認為把太平街、永安街、吉慶街和石仔埗街一帶，規劃成「鄉村式發展」是剝奪私人產權之舉；亦有委員表示當局須有計劃協助永久保存棚屋外，棚屋衛生問題包括如何令河道不被污染等等，最後與會者不諱言盼望在規劃後，大澳能得以均衡發展而不是加上限制。本人懇請規劃署聆聽持份者的意見，為大澳居民規劃一份切合時宜大綱圖。

此致 規劃署西貢及離島規劃專員鍾文傑先生

離島區議員

余漢坤謹上

二零一四年三月二十五日

離島區議會余漢坤議員辦事處 Islands District Council Member Yu Hon Kwan's Ward Office

電話 Tel: 9389 5771 傳真 Fax: 2187 3536 電子郵件 Email: idcvhk@yahoo.com.hk

(Translation)

Letterhead: Islands District Council Member Yu Hon Kwan's Ward Office

By fax and mail

To: Mr. CHUNG Man-kit,
District Planning Officer / Sai Kung & Islands,
Planning Department
(Tel.: 2158 6051 / Fax: 2367 2976 / Add.: 15/F, Sha Tin Government Offices, No. 1, Sheung Wo
Che Road, Sha Tin, N.T.)

From: Yu Hon-kwan, Islands District Council Member
(Tel.: 9389 7647 / Fax: 2815 6263 / Correspondence add.: 12A, Chun Wo Commercial Centre,
No. 23-29, Wing Wo Street, Sheung Wan)

To: Mr. CHUNG Man-kit,
District Planning Officer / Sai Kung & Islands,
Planning Department

Dear Sir,

Re: Comments on the Draft Tai O Town Centre Outline Zoning Plan S/I-TOTC/E

In the paper on the Draft Tai O Town Centre OZP (S/I-TOTC/E), the Planning Department has proposed to classify domestic structures on stilts as Residential (Group D) for redevelopment into "permanent buildings". This proposal is praiseworthy and the approach is desirable. According to the paper, the planning intention of this zone is "*primarily for preservation of the general character of the domestic structures on stilts embodies the identity of Tai O as a fishing village*" (P.2 and P.3 of the Explanatory Statement). Nonetheless, from the architectural form and style of the existing stilt structures, how can we achieve "*redevelopment of these structures into permanent buildings*"? What materials can we use to *preserve the general character of such structures and embody the identity of a fishing village*? To this end, isn't that the authority should propose concrete guidelines and recommendations that are both workable and useful?

Moreover, this Draft OZP has also reflected once again how the Planning Department has positioned planning in Tai O from the viewpoint of an urbanite. It is not right to designate the land along Tai Ping Street, Wing On Street, Kat Hing Street and Shek Tsai Po Street as Village-type development zone. It is because many land leases there have a history of several hundred

years. They belong to the old scheduled building lot. According to the Law of Hong Kong, as far as I understand, if the land title owner is financially and technically viable, he can apply for construction of structure that is 6-storey or more high. Yet in reality, many title owners would just opt for building a 27' 3-storey high New Territories Exempted Houses under the Buildings Ordinance for convenience sake. The reason behind is that: many title owners actually lack the financial means to engage an architect to design a layout plan. With limited resources, they just go for the cheaper and easier way to meet their housing need.

Nonetheless, once the land is designated as "V" zone and the structures are limited to 3-storey high, it means the scope of right that can be exercised by the land title owners is narrowed. In other words, the land value is reduced. This is contrary to the spirits of keeping the previous system unchanged and protecting the right of private ownership of property as written in the Basic Law. Because it is pointed out in Article 5 of the Basic Law, "*The socialist system and policies shall not be practised in the Hong Kong Special Administrative Region, and the previous capitalist system and way of life shall remain unchanged for 50 years*". Article 6 also says, "*The Hong Kong Special Administrative Region shall protect the right of private ownership of property in accordance with law*". Article 105 also states, "*The Hong Kong Special Administrative Region shall, in accordance with law, protect the right of individuals and legal persons to the acquisition, use, disposal and inheritance of property and their right to compensation for lawful deprivation of their property. Such compensation shall correspond to the real value of the property concerned at the time and shall be freely convertible and paid without undue delay*".

During the Special General Meeting of the Tai O Rural Committee held on 20th February, some members have reflected views similar to mine. For example, quite a number of members consider that the designation of the land along Tai Ping Street, Wing On Street, Kat Hing Street and Shek Tsai Po Street as "V" zone is an act of deprivation of private ownership of property. Some members have also expressed that the Government should have plans to assist in permanent preservation of stilt structures as well as improvement of their sanitation (including tackling the pollution problem of the river channels). Last but not least, members have explicitly pointed out that they expect the OZP to bring about a balanced development, not restrictions, in Tai O. I urge the Planning Department to pay heed to the views of the stakeholders and prepare an appropriate OZP for the residents of Tai O.

Yu Hon-kwan (Stamp affixed)
Islands District Council Member

25th March 2014

大澳鄉事委員會

TAI O RURAL COMMITTEE

香港新界大澳

會址：離島大嶼山大澳街市街29號

電話：2985 7229, 2985 7338

傳真：2985 7302

電郵：ticrural@netvigator.com

檔案編號：003/04/2014

敬啟者：貴署於2014年2月20日到本會簡介『大澳市中心分區計劃大綱草圖編號S/I-TOTC/E』，會上我們對鄉村式發展的地帶提出了意見。

現在我們再次重申反對將大澳的永安街、太平街、街市街、吉慶街、吉慶後街及石仔埗街沿路的用地劃為鄉村式發展地帶，必須修改草圖內這些地帶的規劃。同時，我們要求在永安街、太平街後面與龍軒苑旁排水道之間位置，預留土地建一條4.5米寬的消防通道，以配合附近街道的樓宇建築及救火之用，隨函附上圖則，以供參考。專此函達，敬祈洽理。

此 致

規劃署

西貢及離島規劃專員

鍾文傑先生

大澳鄉事委員會主席

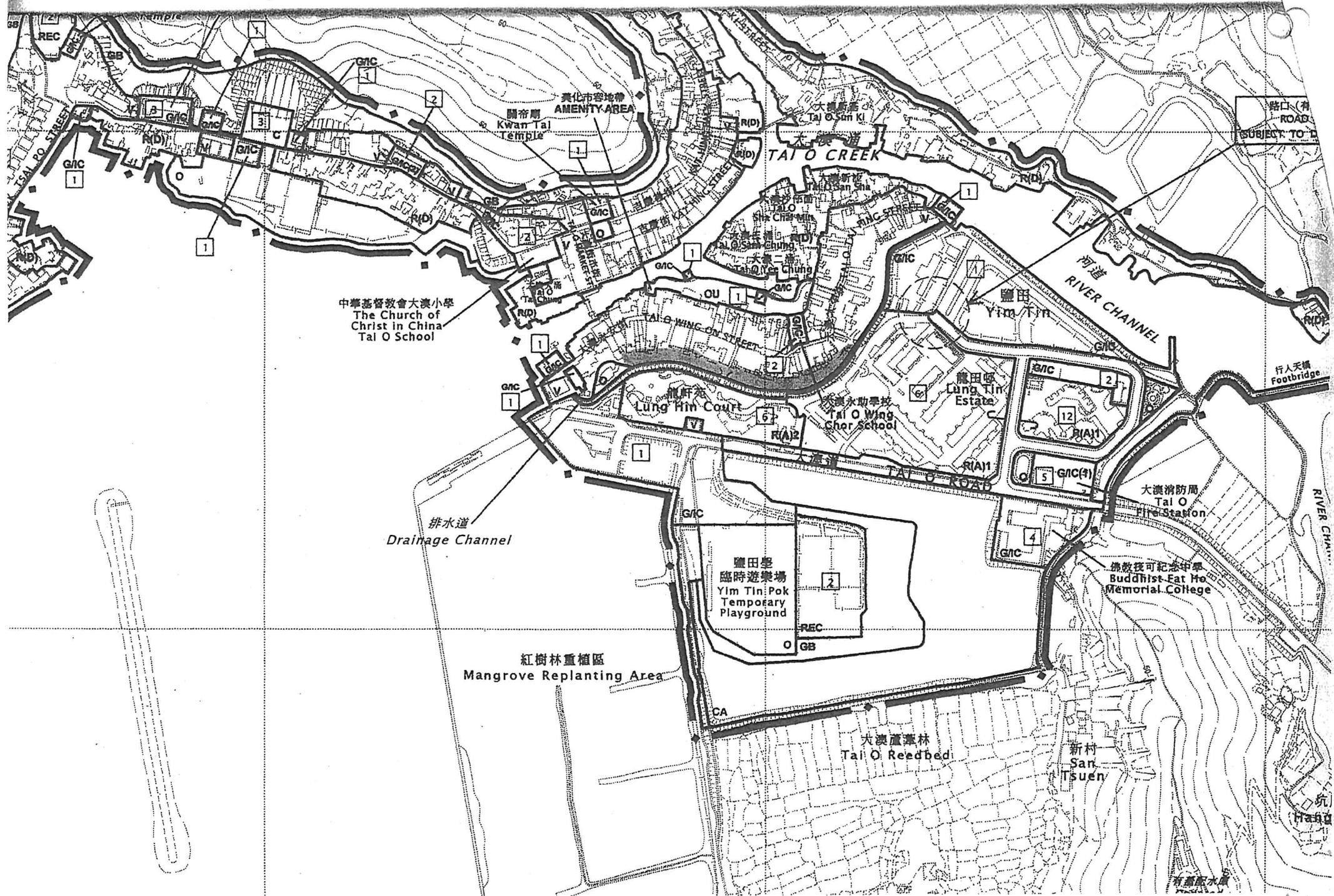
李志峰

謹啟



二零一四年四月十日

Chan



中華基督教會大澳小學
The Church of Christ in China
Tai O School

排水道
Drainage Channel

紅樹林重植區
Mangrove Replanting Area

鹽田壙
臨時遊樂場
Yim Tin Pok
Temporary
Playground

龍軒苑
Lung Hin Court

大澳永助學校
Tai O Wing
Cher School

龍田壙
Lung Tin
Estate

大澳消防局
Tai O
Fire Station

佛教徒可紀念中學
Buddhist Fat Ho
Memorial College

大澳蘆葦林
Tai O Reedbed

新村
San
Tsuen

美化市容地帶
AMENITY AREA

大澳
TAI O CREEK

河道
RIVER CHANNEL

行人天橋
Footbridge

RIVER CHANNEL

坑
Kai

有蓋水渠
Covered Drainage

路口(有
ROAD
SUBJECT TO D

(Translation)

Letterhead: Tai O Rural Committee

File no.: 003/04/2014

Mr. CHUNG Man-kit,
District Planning Officer / Sai Kung & Islands,
Planning Department

Dear Sir,

On 20.2.2014, your Department has come to our Committee to brief us on the Draft Tai O Town Centre Outline Zoning Plan (S/I-TOTC/E). At the meeting, we have given our comments on the Village-type development zone.

We are writing to reiterate that we object to the designation of the land along Tai O Wing On Street, Tai Ping Street, Market Street, Kat Hing Street, Kat Hing Back Street and Shek Tsai Po Street as "V" zone. Land use for these areas must be amended on the Draft OZP. At the same time, we request to reserve a 4.5m wide Emergency Vehicular Access between the rear part of Wing On Street / Tai Ping Street and the drainage channel beside Lung Hin Court to cater for the buildings at the nearby streets and for fire-fighting purpose. Enclosed is a plan for your reference. Thank you for your attention.

LEE Chi-fung (signed)
Chairman, Tai O Rural Committee
Chop of Tai O Rural Committee affixed

10th April 2014

(Plan enclosed)

From: Pui Han Ho
To: "dyptam@pland.gov.hk"
Cc: NipTony, debby, Eddie, ho joyce hkbws
Date: 08/04/2014 00:26
Subject: 大澳市中心的 OZP (S / I - TOTC/ E) 的規劃

譚燕萍 女士
高級城市規劃師/離島 2

大澳市中心的 OZP (S / I - TOTC/ E) 規劃意見:

本會對上述地區規劃有以下意見:

我們不認同城規會容許將棚屋申請改用永久物料重建，並可申請發展低矮及低密度的住宅。因為棚屋石屎化會令原架在棚屋下的木樁的去水位收窄，進一步減慢棚屋下潮水漲退時水流速度，令附近的濕地生態產生不可估計的影響。棚屋的物料及原建築設計是配合大澳位於水平線及潮間帶的生態環境而建築的，因此，此改變未有考慮生態環境的影響，將為大澳劃為保育區的濕地生態帶來災難性影響。

另外，本會建議鹽田壟的臨時足球場及附近土地，劃為綠化帶，以免其他機構也會申請發展，因為那裏是重要的濕地及雀鳥棲息地，此舉將破壞保育梁屋蘆葦林濕地生態的原意。因此，本會建議將足球場的土地及其旁的空置官地劃作保育地或綠化帶。

本會亦建議在大會堂對開的私人用地，改作康樂用地，特別是供本地人使用的康樂措施。

希望 你們能接受本會上述建議!

附圖:

1. 建於水上的棚屋，其建築是配合潮水漲退，石屎化及物料改變將導致生態環境的改變
2. 臨時足球場及空置官地位於梁屋大片蘆葦林濕地旁，有多種雀鳥及蜻蜓品種，生態至為重要，不宜發展為光害嚴重的康樂及社區用地，宜將其劃為綠化帶。

何佩嫻
大澳環境及發展關注協會主席



(Translation)

From: Pui Han HO
To: dyptam@pland.gov.hk
Cc: NipTony, debby, Eddie, ho joyce hkbws
Date: 08/04/2014 00:26
Subject: Planning of Tai O Town Centre OZP (S/I-TOTC/E),

Ms. TAM Yin-ping
Senior Town Planner / Islands 2,

Dear Madam,

Comments on the Planning of Tai O Town Centre OZP (S/I-TOTC/E)

Our Association has the following comments on the captioned OZP.

We do not agree that the Town Planning Board should allow domestic structures on stilts be redeveloped into permanent buildings, into low-rise and low-density residential development. Using concrete on such structures would narrow the drain-off points of the stilts beneath the construction frame, hence the flow rate of water under the stilt houses would further reduce during high tide and low tide. This creates inestimable impact to the ecology of the wetlands in the vicinity. The materials used by stilt houses and their original architectural design conform to the ecological environment that Tai O is aligned with the horizon and located at an inter-tidal area. Therefore, this policy change has not taken into account the impact on the ecological environment and would bring about catastrophic ecological consequences to the wetland Conservation Area in Tai O.

Secondly, we would propose to designate the temporary playground at Yim Tin Pok and the nearby site as Green Area to avoid other organizations to apply for development thereon. It is because the area in question is an important wetland and avian habitat. The proposal in the OZP would work against the original intent of conserving the ecology of the reed bed wetland in Leung Uk. Therefore, we suggest designating the temporary playground and its nearby Government land as Conservation Area or Green Area.

We also propose to rezone the private land off the Town Hall for recreational use, especially recreational facilities to be used by the local residents.

We hope you would accept our proposals stated above!

Enclosures:

1. The architectural design of stilt houses is geared to the tidal flow. Switching to concrete or changing the building materials would lead to a change in the ecological environment.
2. The temporary playground and its nearby Government land are located beside the reed bed wetland in Leung Uk. There are many species of birds and dragonflies of ecological importance. It is undesirable to develop the area into recreational and community facilities where light pollution is obvious. The site should be zoned as Green Area.

HO Pui-han

Chairman, Association for Tai O Environment and Development

香港北角渣華道 333 號
北角政府合署 17 樓
規劃署 高級城市規劃師/離島 2

譚燕萍 女士

就大澳市中心的 OZP (S / I - TOTC / E) 的規劃, 我們提出以下意見:

棚屋被規劃為(住宅丁), 可申請用永久物料重建。此舉不但未能保存棚屋, 反而加速棚屋消失!

根據規劃意向 7.1及建於棚腳上的住用構築物應予保留, ...: 7.2大澳涌沿岸建於棚腳上的住用構築物應保持原貌, 以達致保育的目的。(我們認為原意是好的。)

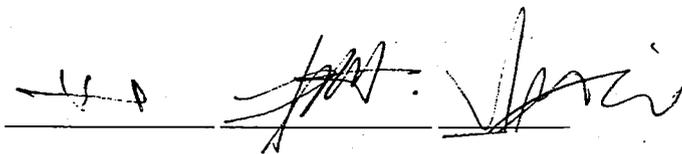
但在 8.3.1 指出: 此地帶的規劃意向, 主要是保存建於棚腳上的住用構築物的特色。設立此地帶的目的, 亦是要透過把這些構築物重建作永久建築物, 以改善鄉郊地區現有的臨時構築物, 並作低層 / 低密度的住宅發展, 但這類發展須獲得城規會的規劃許可。

8.3.3 為改善現有的臨時構築物, 可向城規會申請把現有的臨時構築物 (包括建於棚腳上的住用構築物) 重建作永久建築物, 或會獲得批准。

8.3.4 除了為改善住宅而進行的發展外, 也可向城規會申請發展低矮及低密度的住宅, 或會獲得批准。

我們認為, 城規會容許將棚屋申請改用永久物料重建, 並可申請發展低矮及低密度的住宅, 是誘發棚屋居民改用永久物料重建, 結果只會破壞大澳棚屋的特色, 違反了規劃原意。而且, 牌照屋可用永久物料重建的政策有違一般政策。臨時構築物的定義並非以物料介定, 而是政府的寮屋政策所介定。棚屋的結構並非臨時建築, 棚屋只是政府容許在官地上建搭的住宅而已。

若果公眾和政府肯定棚屋的價值和重要性, 棚屋群既不是寮屋(squatter), 也不是一般規劃上定義的住宅用地(Residential area)。她們是獨特的類型, 不應該是住宅(甲/乙/丙/丁或其他)。在規劃上, 大澳棚屋需要一個全新的定義。例如: 保育區(Preservation/Protected zone)(P)? 文化遺產區(Heritage area)(H)? 大澳棚屋是香港碩果僅存的活化石。政府有責任出資幫助, 靠法律去保護, 不可能相信私人隨意發展便可以改善環境!



張海活/楊煒強/嚴惠英
活化大澳設計比賽 得獎單位

2014 年 4 月 8 日

(Translation)

Ms. TAM Yin-ping
Senior Town Planner / Islands 2,
Sai Kung & Islands District Planning Office,
15/F, Sha Tin Government Offices,
No. 1, Sheung Wo Che Road, Sha Tin,
N.T.

Dear Madam,

Regarding the Outline Zoning Plan (OZP) for Tai O Town Centre (S/I-TOTC/E), we have the following opinions:

The designation of domestic structures on stilts as Residential (Group D) where application for reconstruction using permanent materials is allowed will not help to conserve them. Such planning would only make the domestic structures on stilts in Tai O disappear forever!

Under the General Planning Intention, *7.1 ... domestic structures on stilts should be retained. ...7.2 ... Domestic structures on stilts along the banks of Tai O Creek are to be conserved. To achieve this end, the domestic structure on stilts should be kept to its original form.* (We think this planning intention is good.)

However, it is pointed out that: *8.3.1 The planning intention of this zone is primarily for preservation of the general character of the domestic structures on stilts. It is also intended for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of these structures into permanent buildings, and for low-rise, low-density residential developments subject to planning permission from the Board;*

8.3.3, ... To allow for improvement and upgrading, redevelopment of existing temporary structures including domestic structures on stilts into permanent buildings may be permitted on application to the Board;

8.3.4 ... Apart from the intention of residential upgrading, low-rise and low-density residential development may be permitted on application to the Board.

We believe that in allowing redevelopment of these structures using permanent building materials and for low-rise, low-density residential developments, the Town Planning Board is inducing such residents to switch to permanent building materials for housing redevelopment. In the end, this would only ruin the unique feature of those structures, which is against the original planning intention. Moreover, the policy to permit licence houses using permanent materials for redevelopment is contrary to the Policy on Squatter Huts. The definition of temporary structure is set under the Government's Policy on Squatter Huts rather than relying on the material used.

The formation of stilt houses is not of temporary nature. Domestic structures on stilts are just residential houses permitted to be built on Government land.

If the public and the Government affirm the value and importance of the domestic structures on stilts, these structures are neither squatters nor residential area by ordinary planning definition. They are a type of unique structures, not belonging to any category of Residential (Group A/B/C/D) or others. For planning purpose, those structures need a brand new definition. For example, Preservation/Protected zone (P)? Heritage Area (H)? The domestic structures on stilts in Tai O are the only living fossils in Hong Kong. The Government is obliged to render assistance in protecting them by means of funding and statutory control. We do not trust that environmental improvement can be achieved through haphazard development by individuals.

Signed

Cheung Hoi-wood/YEUNG Wai-keung/YIM Wai-ying

Award-winning Team, Design Competition for the Revitalization of Tai O

8th April 2014

西貢及離島規劃處

新界沙田上禾輦路 1 號沙田政府合署 15 樓

高級城市規劃師 (離島 2)

2014 年 4 月 10 日

譚燕萍 女士

就大澳市中心的 OZP (S/I - TOTC/E) 的規劃圖，我們對於當中棚屋區被納入大綱圖內的細節及安排，感到非常困擾，擔心大澳棚屋這種獨特的建築會從此消失。(見附檔規劃圖的註釋)：

棚屋被規劃為「住宅(丁類)」，可申請改用石屎重建。此舉不能保育棚屋，反而令到大澳棚屋(旅遊特色)從此消失！

根據整體規劃意向 7.1(見附檔) ...是要保存大澳的鄉郊及漁村特色，提高作為旅遊景點的吸引力..... 及建於棚腳上的住用構築物應予保留...；7.2 ...大澳涌沿岸建於棚腳上的住用構築物應保持原貌，以達致保育的目的...(我們認同這些規劃意向)。

但在 8.3.1 中卻指出，設立此地帶的目的，亦是要透過把這些構築物重建作「永久建築物」，以改善鄉郊地區現有的「臨時構築物」，以改善... 現有的「臨時構築物」，並作低層/低密度的住宅發展，但這類發展須獲得城規會的規劃許可。在 8.3.3 ...為改善現有的「臨時構築物」，可向城規會申請把現有的臨時構築物(包括建於棚腳上的住用構築物) 重建作永久建築物，或會獲得批准。在 8.3.4 ...除了為改善住宅而進行的發展外，也可向城規會申請發展低矮及低密度的住宅，或會獲得批准。

7.1 的規劃意向是保育棚屋，但 8.3.1-8.3.4 中 城規會卻容許將棚屋申請改用永久物料重建，並可申請發展低矮及低密度的住宅，規劃意向跟實行方法自雙矛盾。有棚屋居民認為，此舉將會誘發棚屋居民改用永久物料重建，結果只會破壞大澳棚屋的特色，違反了規劃原意，令棚屋從此消失，後果比起大火破壞棚屋來得更災難性！

按規劃說明書所描述：

住用構築物 = 棚屋

臨時構築物 = 木結構

永久建築物 = 石屎結構

這等對棚屋的定義實在是莫明其妙，須知現存大部份用坤甸木興建的棚屋已有六七十年的壽命，有些早期的「拱頂棚屋」更存活了百年之久，比一般石屎建築還要長壽永久！此外，去年五月二日因火災燒毀的吉慶街棚屋區將會重建，而這批新建的坤甸木棚屋的排污渠將會直接駁入街井，大大改善環境質素。所以根據 8.3.1 - 8.3.4 中指出將「棚屋」改為「石屎屋」是為「改善」住宅環境是完全沒有需要的。

我們反對有關規劃建議，並提出以下建議。

(Cont'...)

建議一：為棚屋確立全新的規制定義

棚屋並不能以一般的「住宅用途」去規制定義。它是獨特的建築類型，不應該是任何〔住宅(甲/乙/丙/丁或其他)〕，在規劃上，它需要一個全新的定義來保護其建築形態。例如：Preservation/Protected Area(PA) 棚屋保育區... Living Heritage Area(LHA) 活文化遺產區... 等等。大澳棚屋是香港碩果僅存的活化石。政府有責任出資幫助，靠法律去保護，不可能相信私人隨意發展便可以改善環境！

建議二：取消〔住宅(丁類)〕中”對於棚屋或可能獲批准的改建(石屎屋)”的建議

規劃意向清楚說明要保存棚屋，所以〔住宅(丁類)〕是，亦必然是棚屋。長久以來棚屋區內只有棚屋，將來重建或改建亦只可以是棚屋。根本沒有任何原因須要在規劃上提供「彈性」。而且，坤甸木建造的棚屋甚至比石屎屋更長壽，所以「改建為石屎屋」與「改善住宅」沒有必然關係。

建議三：維持現狀，毋須規劃棚屋區

長久已來，大澳棚屋區都沒有被納入規劃大綱圖內。然而由 2001 年火災到現在(包括去年吉慶街棚屋大火)，地政署已建立了一套有效的棚屋重建程序，證明在沒有規劃的情況下，棚屋這種獨特的建築形式仍然能保持下來。若果此刻規劃或會帶來不明確或負面的後果，維持現狀也未嘗不可。

除此之外，規劃圖中還有其他建議的用途也值得商榷：

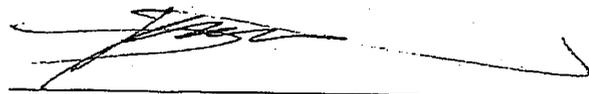
1. 商業用途：這幅地雖屬私人土地，但因建構物後有一幅危險斜坡，要維修該斜坡所費不菲，故已長久被棄置，要有發展商願意斥資維修作商業用途，也不乎成本效益原因，建議由政府收購有關土地，改作康樂用地，可作大澳的室內活動設施，或改作康樂用途，政府負責維修斜坡，供非政府機構負責管理，作供區內居民室內活動場所之用。

2. 鹽田壩球場側的土地劃作康樂用途

該地劃作康樂用地，仍可申請作營地用途，而該地太接近民居及周邊是保育區，若康樂用地容許作營地(宿營/露營)，極不適宜，建議劃作綠化帶地。

敬希垂注。

謝謝！



Gary Yeung

香港中文大學建築學院

兼任助理教授

(Translation)

Ms. TAM Yin-ping
Senior Town Planner / Islands 2,
Sai Kung & Islands District Planning Office,
15/F, Sha Tin Government Offices,
No. 1, Sheung Wo Che Road, Sha Tin,
N.T.

10th April 2014

Dear Madam,

Regarding the Outline Zoning Plan (OZP) for Tai O Town Centre (S/I-TOTC/E), we are very disturbed about the detail and arrangement of the stilt house area being incorporated into the Plan. We worry that the unique domestic structures on stilts in Tai O will disappear forever. (Please refer to the Notes of the attached OZP).

The designation of domestic structures on stilts as Residential (Group D) where application for reconstruction using concrete is allowed will not help to conserve them. Such planning would only make the domestic structures on stilts in Tai O (a touristic attraction) disappear forever!

Under the General Planning Intention (see annex), 7.1 ... is to preserve the rural character and the fishing village of Tai O and to enhance its appeal as a main tourist destination in the territory ... domestic structures on stilts should be retained. ...7.2 ... Domestic structures on stilts along the banks of Tai O Creek are to be conserved. To achieve this end, the domestic structure on stilts should be kept to its original form.

(We agree with this planning intention.)

However, it is pointed out that: **8.3.1** ... *The planning intention of this zone is also intended for improvement and upgrading of existing "temporary structures" within the rural areas through redevelopment of these structures into "permanent buildings", and for low-rise, low-density residential developments subject to planning permission from the Board; 8.3.3, ... To allow for improvement and upgrading, redevelopment of existing temporary structures including domestic structures on stilts into permanent buildings may be permitted on application to the Board; 8.3.4 ... Apart from the intention of residential upgrading, low-rise and low-density residential development may be permitted on application to the Board.*

The planning intention stated in 7.1 is for the preservation of domestic structures on stilts, yet at paragraphs 8.3.1 – 8.3.4, the Town Planning Board is ready to grant permission to redevelopment of these structures using permanent building materials and for low-rise, low-density residential developments. The planning intention and the actual implementation are self-

contradictory. Some residents of the domestic structures on stilts believe that this would induce such residents to switch to permanent building materials for housing redevelopment. In the end, this would only ruin the unique feature of those structures, which is against the original planning intention. If domestic structures on stilts are gone forever, the consequence would be more catastrophic than the devastating fire before!

According to the description of the Explanatory Statement,

domestic structures	=	domestic structures on stilts
temporary structures	=	wooden structures
permanent buildings	=	concrete structures

Such definition of domestic structures on stilts is hard to comprehend. We have to acknowledge that most domestic structures on stilts built with hop-hombean ironwood have a history of 60 to 70 years. Some earlier ones with arch crown have even survived over a century, their durability is much better than concrete structures. Besides, the domestic structures on stilts at Kat Hing Street destroyed by the fire on 2.5.2013 would be redeveloped. The sewage pipes of this batch of redeveloped ironwood structures would be connected directly to the catch pit to improve environmental condition. Therefore, improvement / upgrading of the structures or the environment by redeveloping “domestic structures on stilts” into “concrete structures” as stated in 8.3.1 – 8.3.4 is really unwarranted.

We object to the published planning proposals and have come up with the following suggestions.

(1) Refine the planning objective for domestic structures on stilts

One cannot apply the ordinary definition of “residential use” to domestic structures on stilts. They are a type of unique structures, not belonging to any category of Residential (Group A/B/C/D) or others. For planning purpose, those structures need a brand new definition to protect their architectural form. For example, Preservation / Protected Area (PA) ... Living Heritage Area (LHA), etc. The domestic structures on stilts in Tai O are the only living fossils in Hong Kong. The Government is obliged to render assistance in protecting them by means of funding and statutory control. We do not trust that environmental improvement can be achieved through haphazard development by individuals.

(2) Drop the proposal under Residential (Group D) that “domestic structures on stilts may redevelop into concretes houses” subject to planning permission

The planning intention has clearly stated that domestic structures on stilts are to be preserved. So this must be valid for domestic structures on stilts under Residential (Group D). For long, there is nothing but domestic structures on stilts in the relevant area. Therefore, only domestic structures on stilts should be allowed in case of redevelopment or reconstruction.

There is no ground to provide “flexibility” in the present planning. Besides, those structures built with ironwood are even more durable than concrete houses. Therefore, there is no casual relationship between “concrete house redevelopment” and “residential improvement”.

(3) Stick to the status quo. No planning on domestic structures on stilts is required

Since day one, the domestic structures on stilts in Tai O are not covered under an OZP. Yet since the fire in 2001 till now (including the fire incident at the structures at Kat Hing Street last year), the Lands Department has set up an effective system for redevelopment of domestic structures on stilts. This proves that the unique architectural form of stilt structures can be retained even in the absence of any planning. The introduction of planning at this stage may bring about uncertainty or negative consequences. So maintaining the status quo is also a viable choice.

On top of this, other proposed land uses in the OZP are also worth deliberation:

1. Commercial: Though the land in question is private land, there is a dangerous slope behind the structures. Maintenance works for this dangerous slope is very costly, so the area is deserted for a long time. Even a developer is willing to finance the maintenance works in order to use the land for commercial purpose, the best value for money cannot be achieved. We propose the Government to resume the land for leisure ground development, providing indoor amenities or recreational facilities for Tai O. The Government can maintain the slope by themselves and the indoor amenities for the local community can be managed by an NGO.

2. Designating the site beside the Yim Tin Pok Temporary Playground for recreational use

If the site is designated for recreational use, people can still apply to develop a campsite on it. The site is too close to the residential structures and its surrounding land is Conservation Area. It is really bad if a camp site (holiday accommodation / camping) is permitted on that recreational land. We suggest designating the area as Green Area.

Signed

Gary YEUNG

Adjunct Assistant Professor,

School of Architecture,

The Chinese University of Hong Kong

From: Raven MA
To: "dyptam@pland.gov.hk"
Date: 10/04/2014 09:43
Subject: Draft OZP (S/I - TOTC/E): Save our Living Heritage in Tai O! 爭取保留大澳棚屋特色!

Dear Ms. Tam Yin-Ping Donna,

WE have to express our concerns on the recent Draft OZP of Tai O Town Centre (S/I - TOTC/E) (Please see the attachment).

In Appendix III Explanatory Statement, I would like to draw your attention to that Tai O Pang Uk (Stilt structure) is being brought into the OZP and is proposed to zone as Residential (Group D). In para.7.1, the planning intention is to enhance the overall Tai O environment as tourist spot and to preserve the Stilt structure in the fishing village. Tai O Pang Uk is our living heritage and an official recognition to its value is generally welcome.

However, to our surprise, para.8.3 states that those stilt structures may be allowed to convert into concrete (permanent buildings) upon S16 application. The officer explained that the conversion of stilts into concrete houses is to allow upgrading the living condition.

Firstly, Pang Uk built in special 'Kwan Din' wood can stand for more than 50 years and it should never be considered as 'temporary structure'! Secondly, Pang Uk area is unique settlement in Hong Kong. We can never simply classify them into R(A,B,C, nor D). A new definition should be served, such as Preservation/Protected Area(PA), Living Heritage Area(LHA), etc. in order to secure this building typology.

In my opinion, this situation will only encourage the conversion of Pang Uk into concrete village house. This would be a disaster and definitely destroy the picturesque scenery in Tai O!

Please spread the message to those who concern the planning. Please write letter / Or copy this email and send to the correspondence (below) INDIVIDUALLY before 12 April 2014 to express your view, because the number of responses does matter!

* * * * *

Ms. Tam Yin-Ping Donna
Senior Town Planner (Islands 2) Planning Department
譚燕萍 女士
規劃署 高級城市規劃師 (離島2)
2158 6158
dyptam@pland.gov.hk

* * * * *

Thank you for your attention.

Gary

各位：

就大澳市中心的 OZP (S/I - TOTC/E) 的規劃圖，我們對於當中棚屋區被納入大綱圖內的細節及安排，感到非常困擾，擔心大澳棚屋這種獨特的建築會從此消失。(見附檔規劃圖的註釋)：

棚屋被規劃為 [住宅(丁類)]，可申請改用石屎重建。此舉不能保育棚屋，反而令到大澳棚屋 (旅遊特色) 從此消失！

根據整體規劃意向 7.1(見附檔) ...是要保存大澳的鄉郊及漁村特色，提高作為旅遊景點的吸引力..... 及建於棚腳上的住用構築物應予保留...；7.2大澳涌沿岸建於棚腳上的住用構築物應保持原貌，以達致保育的目的... (我們認同這些規劃意向)。

但在 8.3.1中卻指出，設立此地帶的目的，亦是要透過把這些構築物重建作「永久建築物」，以改善鄉郊地區現有的「臨時構築物」，以改善... 現有的「臨時構築物」，並作低層/低密度的住宅發展，但這類發展須獲得城規會的規劃許可。在 8.3.3 ...為改善現有的「臨時構築物」，可向城規會申請把現有的臨時構築物 (包括建於棚腳上的住用構築物) 重建作永久建築物，或會獲得批准。在 8.3.4 ...除了為改善住宅而進行的發展外，也可向城規會申請發展低矮及低密度的住宅，或會獲得批准。

7.1的規劃意向是保育棚屋，但 8.3.1-8.3.4中 城規會卻容許將棚屋申請改用永久物料重建，並可申請發展低矮及低密度的住宅，規劃意向跟實行方法自雙矛盾。有棚屋居民認為，此舉將會誘發棚屋居民改用永久物料重建，結果只會破壞大澳棚屋的特色；違反了規劃原意，令棚屋從此消失，後果比起大火破壞棚屋來得更災難性！

按規劃說明書所描述：

住用構築物 = 棚屋
臨時構築物 = 木結構
永久建築物 = 石屎結構

這等對棚屋的定義實在是莫明其妙，須知現存大部份用坤甸木興建的棚屋已有六七十年的壽命，有些早期的「拱頂棚屋」更存活了百年之久，比一般石屎建築還要長壽永久！此外，去年五月二日因火災燒毀的吉慶街棚屋區將會重建，而這批新建的坤甸木棚屋的排污渠將會直接駁入街井，大大改善環境質素。所以根據 8.3.1 - 8.3.4 中指出將「棚屋」改為「石屎屋」是為了「改善」住宅/環境是完全沒有需要的。

我們反對有關規劃建議，並提出建議。

建議一：為棚屋確立全新的規劃定義

棚屋並不能以一般的「住宅用途」去規劃定義。它是獨特的建築類型，不應該是任何〔住宅(甲/乙/丙/丁或其他)〕，在規劃上，它需要一個全新的定義來保護其建築形態。例如：

Preservation/Protected Area(PA) 棚屋保育區... Living Heritage Area(LHA) 活文化遺產區...

等等。大澳棚屋是香港碩果僅存的活化石。政府有責任出資幫助，靠法律去保護，不可能相信私人隨意發展便可以改善環境！

建議二：維持現狀，毋須規劃棚屋區

長久已來，大澳棚屋區都沒有被納入規劃大綱圖內。然而由2001年火災到現在(包括去年吉慶街棚屋大火)，地政署已建立了一套有效的棚屋重建程序，證明在沒有規劃的情況下，棚屋這種獨特的建築形式仍然能保持下來。若果此刻規劃或會帶來不明確或負面的後果，維持現狀也未嘗不可。

我們希望各位關注有關規劃，並積極於 4月12日星期六 前向規劃署反映，我們個別去信規劃署，可以平衡不同的聲音，效果會更好。

* * * * *

譚燕萍 女士
規劃署 高級城市規劃師 (離島2)
2158 6158
dyptam@pland.gov.hk

* * * * *

根據程序，規劃署整理各方意見後，就會交城規會，被接納後，會正式刊憲，公開諮詢，再確定OZP的規劃。

除此之外，規劃圖中還有其他建議的用途也值得商榷：

1. 商業用途：這幅地雖屬私人土地，但因建構物後有一幅危險斜坡，要維修該斜坡所費不菲，故已長久被棄置，要有發展商願意斥資維修作商業用途，也不乎成本效益原因，建議由政府收購有關土地，改作康樂用地，可作大澳的室內活動設施，或改作康樂用途，政府負責維修斜坡，供非政府機構負責管理，作供區內居民室內活動場所之用。

2. 鹽田壩球場側的土地劃作康樂用途

該地劃作康樂用地，仍可申請作營地用途，而該地太接近民居及周邊是保育區，若康樂用地容許作營地(宿營/露營)，極不適宜，建議劃作綠化帶地。

Best Regards,
Raven MA
Designer
Environment & Interior
Urban Experience
System & Strategies
Communication

From: Thyne Kong
To: dyptam@pland.gov.hk
Date: 10/04/2014 20:31
Subject: Fwd: Draft OZP (S/I - TOTC/E): Save our Living Heritage in Tai O! 爭取保留大澳棚屋特色!

Attn: Ms. Tam Yin-Ping Donna
Senior Town Planner (Islands 2) Planning Department

Dear Ms. Tam,

WE have to express our concerns on the recent Draft OZP of Tai O Town Centre (S/I - TOTC/E) (Please see the attachment).

In Appendix III Explanatory Statement, I would like to draw your attention to that Tai O Pang Uk (Stilt structure) is being brought into the OZP and is proposed to zone as Residential (Group D). In para.7.1, the planning intention is to enhance the overall Tai O environment as tourist spot and to preserve the Stilt structure in the fishing village. Tai O Pang Uk is our living heritage and an official recognition to its value is generally welcome.

However, to our surprise, para.8.3 states that those stilt structures may be allowed to convert into concrete (permanent buildings) upon S16 application. The officer explained that the conversion of stilts into concrete houses is to allow upgrading the living condition.

Firstly, Pang Uk built in special 'Kwan Din' wood can stand for more than 50 years and it should never be considered as 'temporary structure'! Secondly, Pang Uk area is unique settlement in Hong Kong. We can never simply classify them into R(A,B,C, nor D). A new definition should be served, such as Preservation/Protected Area(PA), Living Heritage Area(LHA), etc. in order to secure this building typology.

In my opinion, this situation will only encourage the conversion of Pang Uk into concrete village house. This would be a disaster and definitely destroy the picturesque scenery in Tai O!

We requested your review of the above and work for an appropriate proposal for the benefit of the living environment and at the same time conserve the local heritage of Tai Ho. We have been losing too much the local heritage in the urban development process. Should you consider a co-existence between the re-development and the conservation. We believed it will definitely benefit to our future humanity and sense of locality.

Best regards,
Kong Yuk Ha

致：譚燕萍 女士
高級城市規劃師/離島 2
dyptam@pland.gov.hk

就大澳市中心的 OZP (S / I - TOTC / E) 的規劃, 我們提出三方面的意見

1. 商業用途：這幅地雖屬私人土地, 但因建構物後有一危險斜坡, 要維修該斜坡所費不菲, 故已長久被棄置, 要有發展商願意斥資維修作商業用途, 也不乎成本效益原因,
建議由政府收購有關土地, 改作康樂用地, 可作大澳的室內活動設施, 或改作康樂用途, 政府負責維修斜坡, 供非政府機構負責管理, 作供區內居民室內活動場所之用.
2. 鹽田壘球場側的土地劃作康樂用途. 該地劃作康樂用地, 仍可申請作營地用途, 而該地太接近民居及周邊是保育區, 若康樂用地容許作營地(宿營/露營), 極不適宜,
建議劃作綠化帶地..
3. 棚屋被規劃為 [住宅丁], 可申請用永久物料重建及低層 / 低密度的住宅發展, 違反規劃原意及寮屋政策

根據規劃意向 7.1及建於棚腳上的住用構築物應予保留, ... : 7.2大澳涌沿岸建於棚腳上的住用構築物應保持原貌, 以達致保育的目的. (我們認為原意是好的)

但在 8.3.1 指出: 此地帶的規劃意向, 主要是保存建於棚腳上的住用構築物的特色. 設立此地帶的目的, 亦是要透過把這些構築物重建作永久建築物, 以改善鄉郊地區現有的臨時構築物, 並作低層 / 低密度的住宅發展, 但這類發展須獲得城規會的規劃許可,

8.3.3 為改善現有的臨時構築物, 可向城規會申請把現有的臨時構築物 (包括建於棚腳上的住用構築物) 重建作永久建築物, 或會獲得批准.

8.3.4 除了為改善住宅而進行的發展外, 也可向城規會申請發展低矮及低密度的住宅, 或會獲得批准

我們認為，城規會容許將棚屋申請改用永久物料重建，並可申請發展低矮及低密度的住宅，是誘發棚屋居民改用永久物料重建，結果只會破壞大澳棚屋的特色，違反了規劃原意。而且，牌照屋可用永久物料重建的政策有違寮屋政策。臨時建構物的定義並非以物料介定，而是政府的寮屋政策所介定。棚屋的結構並非臨時建築，只是棚屋是政府容許在官地上建搭的住宅而已。

有棚屋居民認為，此例一開，會誘發一些有經濟能力的住屋將棚屋重建，做成屏風樓，對經濟能力稍遜的住戶的生活環境受到影響。

其次，會做成發展商的誘因，一方面要求改善道路設施，另一方面會用種種誘因申請改變成低密度住宅，最後棚屋居住失去了家園。

謝世傑

2014年4月17日

電話:

電郵:

(Translation)

To: Ms. TAM Yin-ping

Senior Town Planner / Islands 2,
dyptam@pland.gov.hk

Regarding the planning of the Tai O Town Centre OZP (S/I-TOTC/E), we have the following three comments:

1. Commercial use: Though the land in question is private land, there is a dangerous slope behind the structures. Maintenance works for this dangerous slope is very costly, so the area is deserted for a long time. Even a developer is willing to finance the maintenance works in order to use the land for commercial purpose, the best value for money cannot be achieved.

We propose the Government to resume the land for leisure ground, providing indoor amenities or recreational facilities for Tai O. The Government can maintain the slope by themselves and the indoor amenities for the local community can be managed by an NGO.

2. Designating the site beside the Yim Tin Pok Temporary Playground for recreational use: If the site is designated for recreational use, people can still apply to develop a campsite on it. The site is too close to the residential structures and its surrounding land is Conservation Area. It is really bad if a camp site (holiday accommodation / camping) is permitted on that recreational land.

We suggest designating the area as Green Area.

3. Domestic structure on stilts are classified as Residential (Group D) where application for redevelopment into permanent buildings and for low-rise, low-density residential developments may be permitted. This is contrary to the planning intention and the policy on squatter hut.

Under the General Planning Intention, 7.1 ... *domestic structures on stilts should be retained. ...7.2 ... Domestic structures on stilts along the banks of Tai O Creek are to be conserved. To achieve this end, the domestic structure on stilts should be kept to its original form.* (We agree with this planning intention.)

However, 8.3.1 pointed out that: *The planning intention of this zone is primarily for preservation of the general character of the domestic structures on stilts. It is also intended for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of these structures into permanent buildings, and for low-rise, low-density residential developments subject to planning permission from the Board.*

8.3.3 To allow for improvement and upgrading, redevelopment of existing temporary structures including domestic structures on stilts into permanent buildings may be permitted on application to the Board.

8.3.4 Apart from the intention of residential upgrading, low-rise and low-density residential development may be permitted on application to the Board.

We believe that in allowing redevelopment of these structures using permanent building materials and for low-rise, low-density residential developments, the Town Planning Board is inducing such residents to switch to permanent building materials for housing redevelopment. In the end, this would only ruin the unique feature of those structures, which is against the original planning intention. Moreover, the policy to permit licence houses using permanent materials for redevelopment is contrary to the Policy on Squatter Huts. The definition of temporary structure is set under the Government's Policy on Squatter Huts rather than relying on the material used. The formation of stilt houses is not of temporary nature. Domestic structures on stilts are just residential houses permitted to be built on Government land.

Some residents of stilt houses believe that once implemented, this policy would encourage certain financially viable residents to redevelop their structures into permanent buildings, creating a wall effect and posing a negative impact to the living condition of those less well-off residents.

Moreover, this would bring about an incentive for the residential developers. On the one hand, they would ask for improvement of road facilities. On the other hand, they would use every possible excuse to redevelop such structures into low-rise and low-density residential development. In the end, residents of stilt structures would lose their homes.

TSE Sai-kit

17th April, 2014

Tel:

Email:

From: Vinco Mung
To: dyptam@pland.gov.hk,
Date: 23/04/2014 13:30
Subject: 大澳市中心的 OZP (S / I - TOTC/ E) 的規劃

譚燕萍 女士

您好！

本人對大澳市中心的 OZP (S / I - TOTC/ E) 的規劃 有以下意見:-

1. 7.1提及把大澳打造為旅遊勝地，十分不適當，因為現時大澳已經是一個有名氣的旅遊勝地，每逢假日，人山人海，乘坐公共交通去或離開大澳，每次等候時間要1.5個小時或更多，對大澳居民影響嚴重。文化廣場和停車設施不但破壞大澳特色，而且無助大澳和周邊的交通問題。

2. 大澳特色是生活簡樸-建築物小而簡，不高不大；建築物料簡單，沒有華麗裝飾。大型廣場及停泊場肯定破壞原有特色。

3. 反對棚屋可重建作永久建築物(看8.3.1)，如果棚屋用永久物料建造會破壞現有棚屋群面貌；而且更違反7.2有關保持棚屋原貌的整體規劃意向。

4. 反對可向城規會申請重建棚屋為永久性建築物。而且棚屋建築反映了早期本地魚民的生活文化，具有重要歷史價值，城規會不適合作為審批者。此路一開，將會破壞具歷史價值的棚屋建築。

5. 7.3 提及對居民、地貌、地形、天然環境、土地類別，缺乏理據和解釋。

Régards,

Vinco

(Translation)

From: Vinco Mung
To: dyptam@pland.gov.hk
Date: 23/04/2014 13:30
Subject: Planning of Tai O Town Centre OZP (S/I-TOTC/E)

Ms. TAM Yin-ping

Dear Madam,

Regarding the planning of Tai O Town Centre OZP (S/I-TOTC/E), I have the following comments:

1. *To form Tai O as a tourism node* as mentioned in 7.1 is far from correct as Tai O is already a well-known tourist attraction. During Sundays and holidays, the place is packed with visitors. The waiting time to take public transport to go to or leave Tai O is 1.5 hrs or more. The Tai O residents are already seriously affected. *A culture plaza and parking area* would not only tarnish the special character of Tai O, they cannot do much to relieve the traffic problem in Tai O and the surrounding area.
2. The unique character of Tai O is its basic mode of living – the structures are small and simple, not tall, not big; the building materials used are plain without exaggerating items. A large-scale plaza and parking area would definitely blemish the original character.
3. I object to the *redevelopment of these structures into permanent buildings* (see 8.3.1). If permanent building materials are used to construct domestic structures on stilts, the appearance of the whole cluster would be distorted. Besides, this is also contrary to the General Planning Intention that *the domestic structure on stilts should be kept to its original form* as stated in 7.2.
4. I object that application to redevelop these structures into permanent buildings is allowed subject to planning permission by the Town Planning Board. Domestic structures on stilts reflect the living culture of fishermen in early times. They are of heritage importance. The Board is not an appropriate body to screen the applications. If any green light is given, it would set a precedent to ruin the valuable architectural form of stilt structures.
5. *Considerations on the existing settlement, physical landform, topography, natural environment and land status* as mentioned in 7.3 are not supported by any justifications or explanations

Regards,
Vinco



Hong Kong Jockey Club Tai O Heritage Centre 香港賽馬會大澳歷史文化中心

大澳鄉事委員會



香港賽馬會慈善信託基金
The Hong Kong Jockey Club Charities Trust

在 DiscoverHongKong.com

找到約28條關於“tai o”的結果



大澳棚屋 | 香港旅遊發展局

棚屋是大澳漁村的標誌，也是香港最為獨特的景觀之一。大澳曾是香港的主要漁港和駐軍鄉鎮，也是百年來的漁鹽業重地。世代以來，大澳都是漁民家庭的聚居地。
www.discoverhongkong.com/tc/.../outlying-tai-o-fishing-village.html



大澳文物酒店（舊大澳警署）| 香港旅遊發展局

舊大澳警署由兩棟二層式建築組成，被列為三級歷史建築。其外觀有著別具一格的建築特色。
www.discoverhongkong.com/tc/see-dof/.../tai-o-heritage-hotel.jsp



大澳龍舟游涌 | 香港旅遊發展局

香港大嶼山每年一度的大澳遊涌是漁村民拜祭海神的宗教活動。
www.discoverhongkong.com/.../tai-o-dragon-boat-water-parade.jsp



東涌至大澳（古樓郊野路線）| 香港旅遊發展局

東涌至大澳遠足徑自東涌市中心出發，沿著紅樹林和風景優美的海灣前行途經一座「智障」的漁村。這曾經是過去往來的村民經常行走的一條路線。
www.discoverhongkong.com/tc/.../tung-chung-to-tai-o-hike.jsp



大澳土產市場 | 香港旅遊發展局

遊客可在大澳土產市場盡情品嚐並感受真正的水鄉風味。這些食品由本地漁民親手製作，代表了香港的特色風味。
www.discoverhongkong.com/.../local-specialty-market-tai-o.jsp



大澳文化工作室 | 香港旅遊發展局

建在潮沙漲退的海上的棚屋，為大澳漁村帶來香港威尼斯的美譽，也是熱門的旅遊景點。
www.discoverhongkong.com/tc/.../tai-o-cultural-workshop.jsp



大澳鄉事委員會歷史文化室 | 香港旅遊發展局

大澳歷史文化室位於大澳漁村，遊客將在它的引領下體會這座漁村豐富的歷史底蘊。
www.discoverhongkong.com/.../historic-cultural-showroom-tai-o.jsp



昂坪360 | 香港旅遊發展局

想體驗大嶼山的精采多姿？可以由昂坪360開始。搭著昂坪纜車從東涌出發，為這個旅程揭開序幕。乘坐纜車的25分鐘過程，猶如置身於半空之中，您會體驗到「飛」一般。
www.discoverhongkong.com/tc/.../outlying-ngongping-360.html



鹽田紅樹林 | 香港旅遊發展局

大澳曾經是生產鹽磚的重鎮，鹽田因而可以說是促成大澳昔日繁榮的其中一個因素。不過在製鹽業漸式微後，大澳的鹽田也逐漸荒廢，變成現在這一大片紅樹林。這裡的
www.discoverhongkong.com/tc/.../yim-tin-mangrove-forest.jsp



大嶼山 | 香港旅遊發展局

無論您喜歡動盪或靜態旅遊，這個香港最大的小島都帶給您不同的樂趣！尋求悠閒、清靜的，可以到大澳看看傳統漁村風情，或到昂坪觀賞大佛兼感受大自然美態。
www.discoverhongkong.com/tc/.../outlying-lantau-island.html

香港賽馬會大澳歷史文化中心

Top Searches on
www.discoverhongkong.com
website





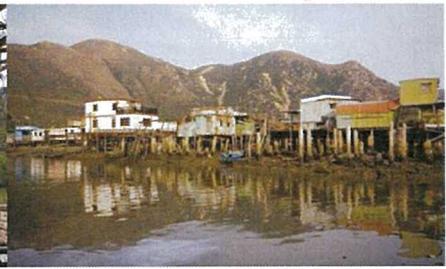
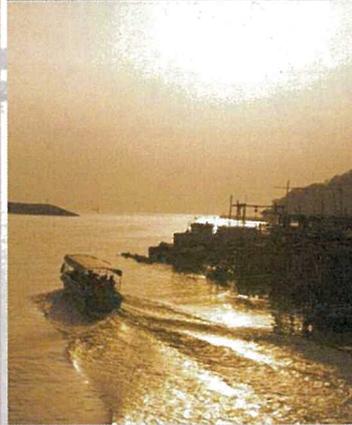
水漏鹽田 (1953年, 遠處為梁屋村)



相片來源:「香港歷史文物保育建設有限公司」



五十年代鹽工住宅 (現為大澳公路通往梁屋、南涌之新公路處)

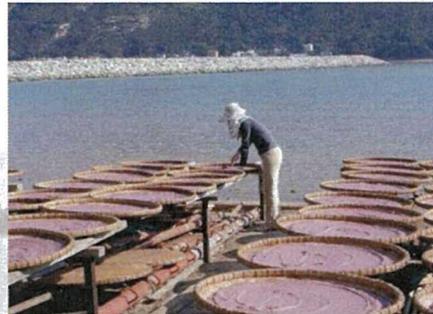


相片來源:「香港歷史文物保育建設有限公司」



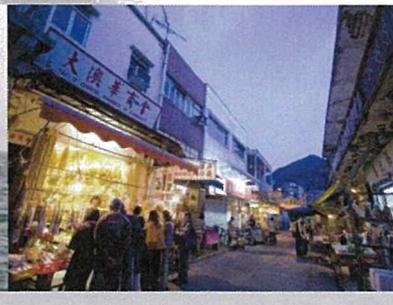
Goals and Objectives

- ❖ **Preserve/ Present** Tai O's indigenous cultures and heritage (C&H)
- ❖ **Develop** the next generation Tai O cultures
- ❖ **Mobilize** the social capital, professional expertise and volunteering support in developing programs and activities that promote/ sustain the Tai O C&H
- ❖ **Create** a one-stop cluster providing Tai O cultural information, advice, programs and activities for visitors
- ❖ **Re-brand/Re-position** Tai O as both a C&H hub and a popular tourist destination



Project Components

1. Tai O Heritage Centre Management Advisory Committee
2. Tai O Heritage Conservation Foundation (大澳水鄉文化保育基金)
3. "Keep Traditional Tai O" Action (保留傳統大澳行動)
4. "Visit Tai O" Campaign (大澳遊蹤)



Organizing & Steering Committee

Chairman 主席

Mr. Randy YU, JP 余漢坤先生, JP

Members 委員

Mr. Niki Kwok

Assistant District Officer (Islands)

Mr. Mason Hung

General Manager, Event and Product Development Hong Kong Tourism Board

Prof Bernard Lin, JP

President, Hong Kong Institute of Urban Design

Mr. Bernard Chan, GBS, JP

Chairman, Advisory Committee on Revitalisation of Historic Buildings

Mr. Andrew Lam, JP

Chairman, Antiquities Advisory Board

Mr. Eric CM Lee

LCM & Associates Ltd.

Mr. Ken Wong

Director, LandNovate Affiliates Company Limited

Mr. Danny Ng

Director, 4N Limited (4N Architects)

Ex-officio Members 當然委員

(Tai O Rural Committee Nominees)

劉焯榮 先生

鄉事會副主席

張志榮 先生

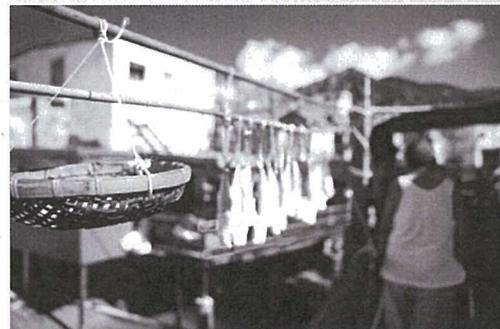
總務主任及漁民代表

張火有 先生

鄉事會文康主任及永安街代表

Project Rationales

- **Play a Part** in protecting and sustaining Tai O's indigenous cultures and heritage for enjoyment and study of the generations to come
- **Provide another Platform** for government officials, community leaders, volunteers, artists and scholars to understand and consolidate social capital for Tai O
- **Add Value** to the development of Tai O and Lantau tourism as well as contribute to further local employment and business opportunities
- **Stablize** the population decline



Current Statistics

- In 2012, New Lantau Bus Company is bringing to Tai O approx. 1.5 million passenger rounds per year and on average around 7,000 passenger rounds per weekend day
- In 2011, a total of approx. 1.5 million guests visited NP360 and 500,000 of them moved on to visit Tai O
- Tai O currently receives around 15,000 visitors per weekend
- In 2012, the current Tai O Heritage Studio (the site of which is being proposed to be redeveloped into the Heritage Centre) receives 240,000 visitors a year with an average of 2,000 visitors per weekday and around 6,000 – 7,000 visitors per weekend day
- According to the 2011 Census, the registered population in Tai O was 2,600 (as opposed to approx. 30,000 in 1970s)



[TAI O] ON A CLOUDY BUT
BREEZY DAY.

Illustration by Hong Kong artist *Ingrid Cheng*

Target Beneficiaries

- Indigenous community of Tai O
- New “immigrants” to Tai O exploring, developing and sustaining the new generation Tai O arts and cultures
- Existing and future NGOs and volunteering partners in Tai O
- Existing and future SME business community of Tai O
- Local, Mainland and international visitors to Tai O



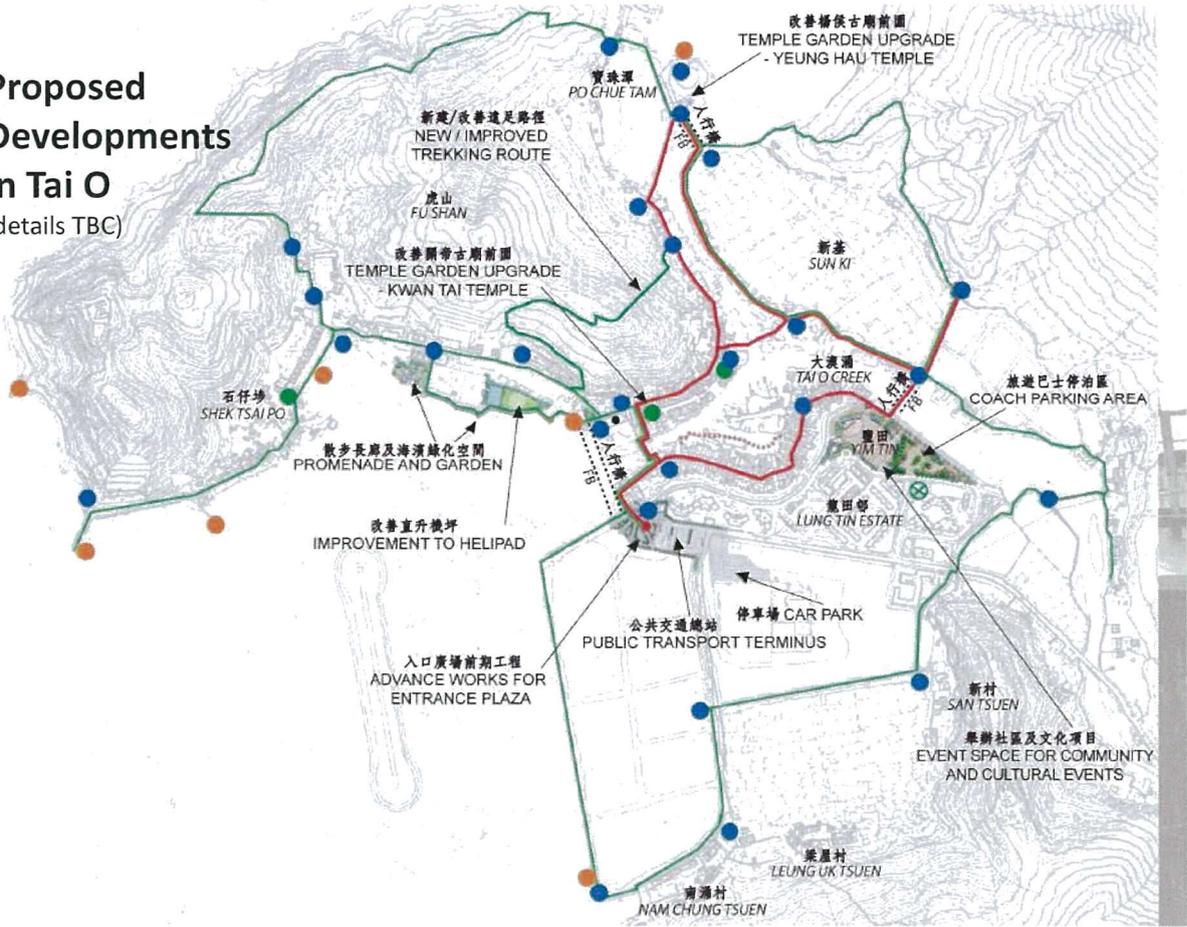
Target Collaborators

- Islands District Council
- Islands Women’s Federation
- YWCA
- Tourism Commission/ Hong Kong Tourism Board
- Leisure and Cultural Services Department
- HKUST South China Research Centre
- 香港大澳傳統龍舟協會



Proposed Developments in Tai O

(details TBC)

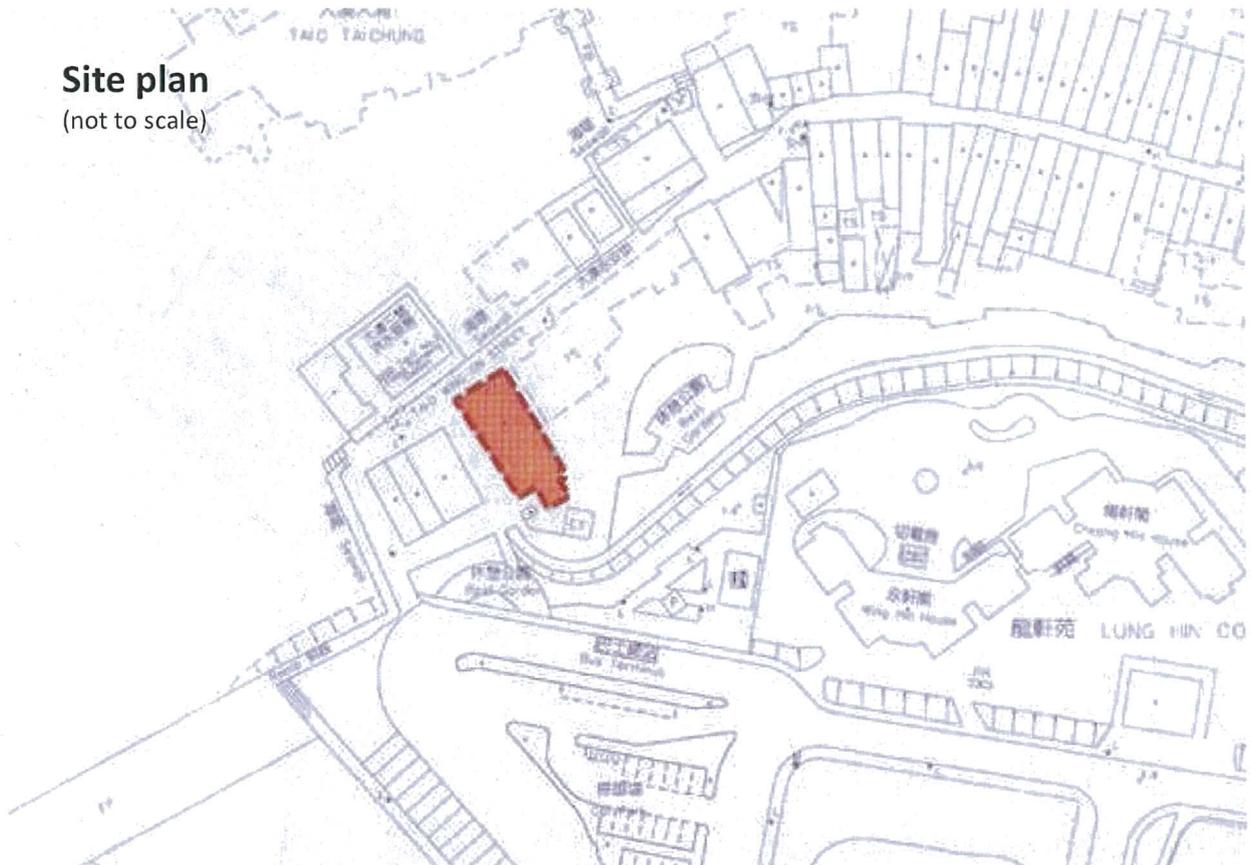


Hong Kong Jockey Club Tai O Heritage Centre

香港賽馬會大澳歷史文化中心

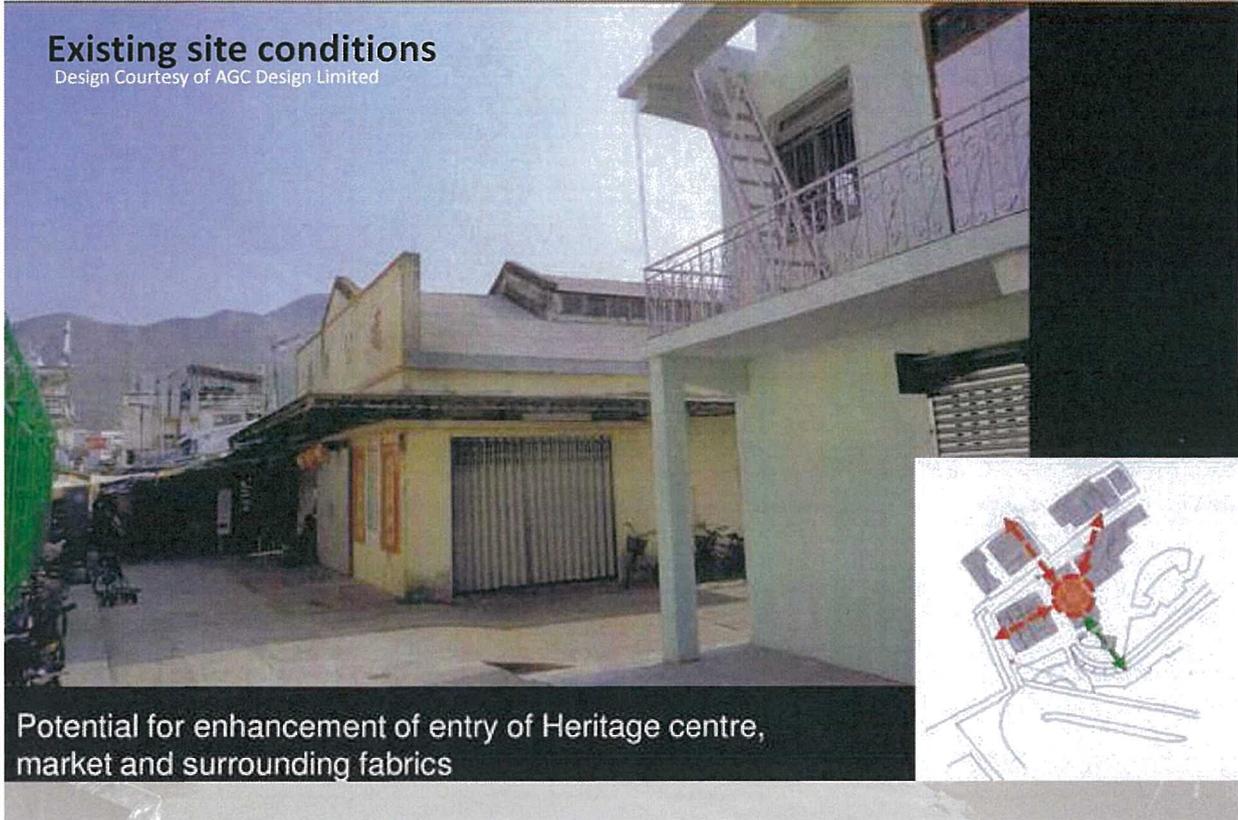
Site plan

(not to scale)



Existing site conditions

Design Courtesy of AGC Design Limited



Master Layout Plan

Design Courtesy of AGC Design Limited

NEW NODES

- A. RECONFIGURED BUILDING
- B. TIMBER DECK WHARF

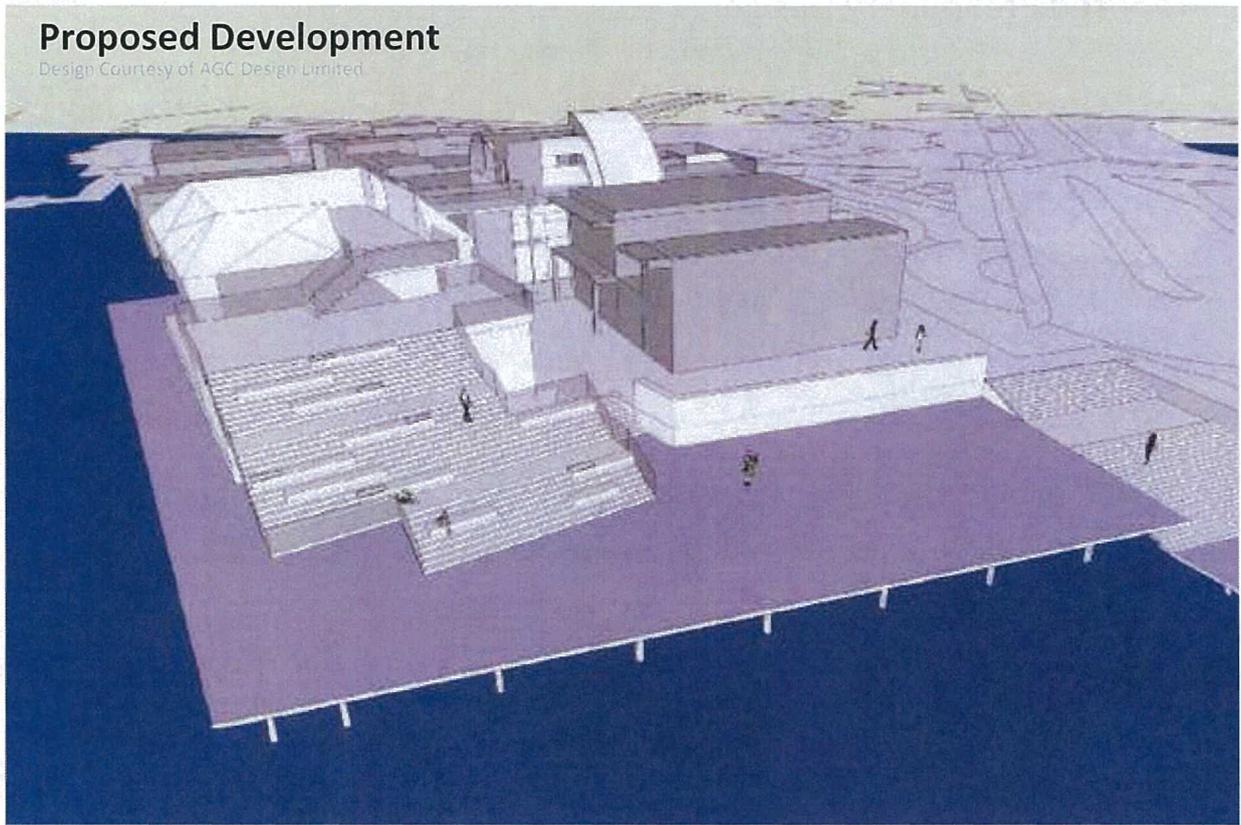
SURROUNDING IMPROVEMENTS

- 1. GREEN BELT ELEMENT
- 2. NEW CIVIC SQUARE AREA
- 3. REDUCED BUS TERMINUS AREA FOR PEDESTRIAN ACCESS
- 4. EXTENDED GREEN BELT TOWARDS WATERFRONT



Proposed Development

Design Courtesy of AGC Design Limited



Proposed Preliminary Design

Design Courtesy of AGC Design Limited



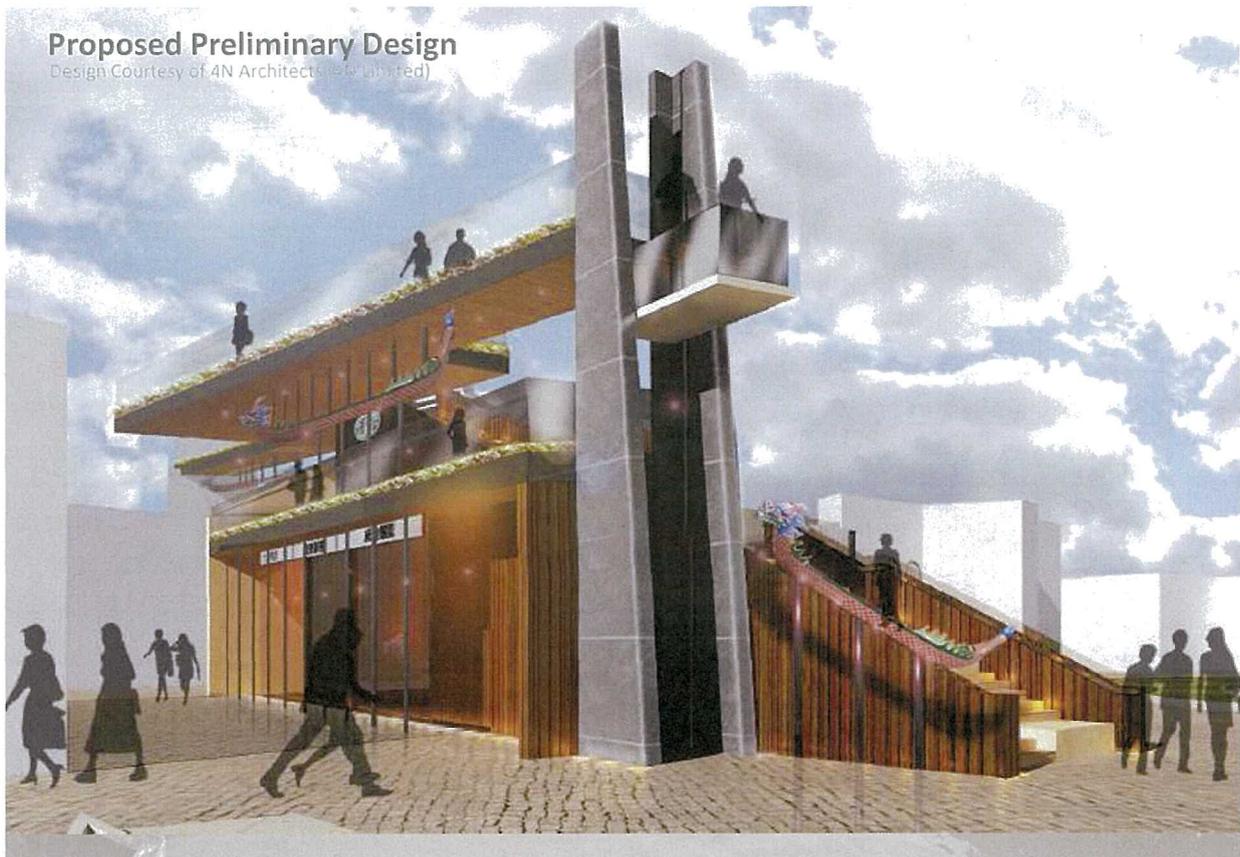
Proposed Preliminary Design

Design Courtesy of AGC Design Limited



Proposed Preliminary Design

Design Courtesy of 4N Architects (P) Limited



Proposed Preliminary Design

Design Courtesy of 4N Architects (4N Limited)



Key Milestones

Dec. 2014	Soft-opening
Nov 2013 – Dec. 2014	Construction
June to October 2013	Application to Govt .Depts, Tendering and Appointments
Early to Mid May 2013	Funding Application to HKJC Charities Trust

Sustainability Plan

Financial Sustainability

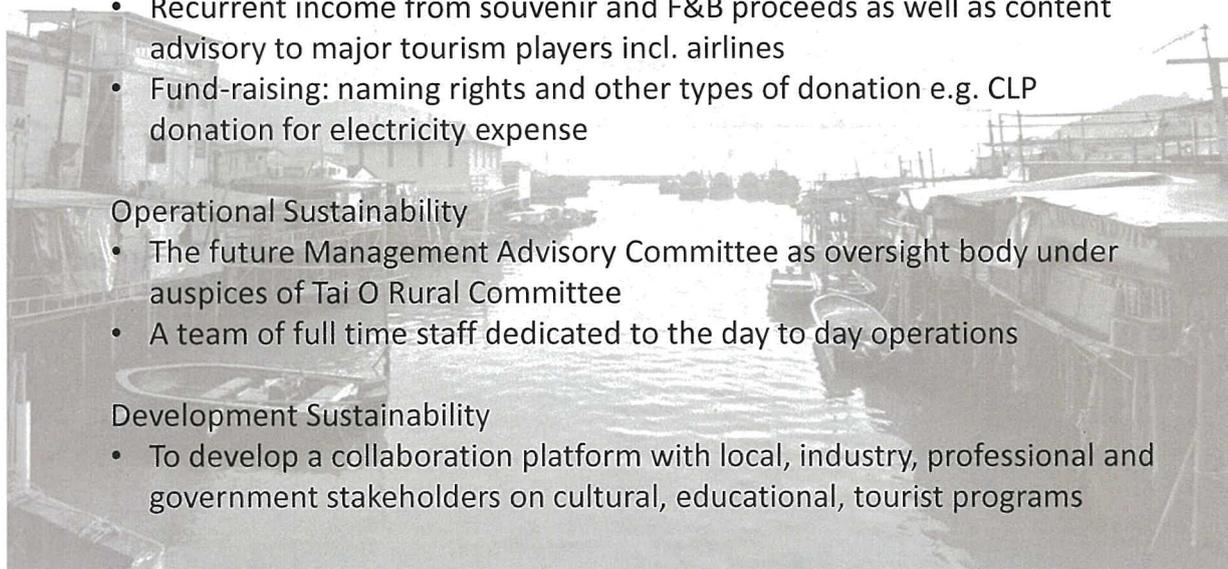
- Voluntary Entrance Fee Donation (\$10 per entry by Octopus – modeled after Ocean Park's Marine Conservation Fund)
- Advertisement income from LED display board
- Recurrent income from souvenir and F&B proceeds as well as content advisory to major tourism players incl. airlines
- Fund-raising: naming rights and other types of donation e.g. CLP donation for electricity expense

Operational Sustainability

- The future Management Advisory Committee as oversight body under auspices of Tai O Rural Committee
- A team of full time staff dedicated to the day to day operations

Development Sustainability

- To develop a collaboration platform with local, industry, professional and government stakeholders on cultural, educational, tourist programs



Hong Kong Jockey Club Tai O Heritage Centre 香港賽馬會大澳歷史文化中心

Thank you for your generous support !



大澳鄉事委員會



香港賽馬會慈善信託基金
The Hong Kong Jockey Club Charities Trust