

TOWN PLANNING BOARD

TPB Paper No. 9845

**For consideration by
the Town Planning Board on 13.2.2015**

**THE DRAFT PO TOI ISLANDS OUTLINE ZONING PLAN NO. S/I-PTI/D
FURTHER CONSIDERATION OF A NEW PLAN**

**DRAFT PO TOI ISLANDS OUTLINE ZONING PLAN NO. S/I-PTI/D
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 Lamma Island (South) Rural Committee (RC), and public views received on the draft Po Toi Islands Outline Zoning Plan (OZP) No. S/I-PTI/C; and
- (b) seek Members' agreement that the draft Po Toi Islands OZP No. S/I-PTI/D, its Notes and Explanatory Statement (ES) (**Attachments I to III**) are suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance (the Ordinance).

2 Background

2.1 On 5.12.2014, the Town Planning Board (the Board) gave preliminary consideration to the draft Po Toi Islands OZP No. S/I-PTI/C (TPB Paper No. 9800) and agreed that the draft OZP was suitable for consultation with IsDC and RC. An extract of the minutes of the Board's meeting held on 5.12.2014 and the TPB Paper No. 9800 are at **Attachments IV and V** respectively for Members' reference.

2.2 For Members' ease of reference, major land use proposals of the draft OZP have been highlighted in the TPB Paper No. 9800 (**Attachment V**) and are recapitulated below (**Plan 1**):

"Residential (Group D)" ("R(D)") Total Area: 0.48ha

- (a) This zone mainly covers the area to the southwest of Po Toi Village outside its 'Village Environ' ('VE'). This area is mainly occupied by one to two-storey temporary structures. Most of the structures are occupied while some are ruins.

"Village Type Development" ("V") Total Area: 0.71ha

- (b) There is only one recognised village on the Po Toi Islands (the Area), namely Po Toi Village on Po Toi. Currently, there is a restaurant within the "V" zone. There are neither approved nor outstanding Small House

applications within its 'VE' and the village is occupied by 2-storey village houses and temporary domestic structures.

- (c) The boundary of the "V" zone is drawn up around existing clusters having regard to 'VE', the local topography, the existing settlement pattern, site characteristics as well as the estimated Small House (SH) demand. Areas of difficult terrain, dense vegetation, burial grounds, ecologically sensitive areas and streamcourses have been avoided where possible.

"Government, Institution or Community" ("G/IC") Total Area: 0.24 ha

- (d) This zone covers the Tin Hau Temple and the vacant village school, i.e. Po Toi School at Po Toi, as well as the lighthouse and the automatic weather and other government uses/facilities on southern Waglan Island.

"Open Space" ("O") Total Area: 0.10ha

- (e) This zone covers areas in front of Tin Hau Temple and at the eastern fringe of Po Toi Village, which will be used as stages for the Chinese operas performance during festive celebration. The piece of flatland at the eastern fringe of Po Toi Village will serve as an emergency landing pad for helicopters.

"Other Specified Uses" ("OU") Total Area: 0.07ha

- (f) There is only one "OU" zone on the Plan, which is annotated 'Pier' and covers two sites currently used as piers located at Tai Wan, Po Toi and Waglan Island.

"Green Belt" ("GB") Total Area: 150.35ha

- (g) This zone mainly covers the vegetated hill slopes at Tai Wan and Wan Tsai, Po Toi; as well as those at Mat Chau, Beaufort Island and Sung Kong. There are two traditional burial grounds in the southern part of Po Toi within this zone. As they have been in existence before the first publication of DPA Plan, they are considered as an existing use intended for the burial of deceased indigenous villagers in the Area. To respect the local ritual and tradition, burial activities within this zone are generally tolerated.

"Coastal Protection Area" ("CPA") Total Area: 30.43ha

- (h) This zone generally covers the coastal areas along the islands, which primarily consist of coastal vegetation, rocky and boulder coasts in the Area.

"Conservation Area" ("CA") Total Area: 367.29ha

- (i) This zone covers most part of Po Toi which has scientific significance and high conservation value. Migratory Birds, Romer's Tree Frog and

butterflies are of scientific interests which contribute to the ecological and conservation importance of Po Toi. The “CA” zone also covers the vegetated hill slopes and the rocky areas on Waglan Island, which has a natural character and is known to be a breeding site for terns.

3 Consultation on the draft OZP

IsDC, RC and local Residents

3.1 IsDC and RC were consulted on the draft OZP at their meetings on 15.12.2014 and 12.12.2014 respectively. As suggested by Ms. YUE Lai-fun, Member of IsDC, another meeting with RC was held on 23.1.2015. In response to the local residents’ request, a meeting with the local residents of Po Toi was also held on 30.1.2015 to listen to their concerns on the draft OZP, and their views are summarised in **Attachment XI**. Whilst IsDC and RC opposed the “V” zone, local residents were concerned about their rights to redevelop existing houses/domestic structures. Local residents also opposed the suspected columbarium/memorial garden development at Wan Tsai, Po Toi. All of them expressed concerns on imposing planning control on private land, and requested to improve the infrastructure and community facilities in the Area to improve the living environment of Po Toi. Major points of the concerns of IsDC, RC and local residents on land use planning on the draft OZP are highlighted below:

Expansion of the “V” zone

- (a) RC considered that the “V” zone at Po Toi should also take into account the Small House (SH) development demand in southern Lamma Island as the indigenous inhabitants of southern Lamma Island and Po Toi are under the same “Heung”. Subject to indigenous inhabitants representative (IIR)’s consent, SH development for indigenous inhabitants in south Lamma can be built at Po Toi and vice versa. The current “V” zone boundary, which only reflects the existing village cluster, has not incorporated such demand. The local residents had no adverse comment on the expansion of “V” zone as long as it would not affect the existing domestic structures. All of them opined that the increase in population would enhance vibrancy and local economy of Po Toi;
- (b) some IsDC and RC Members were concerned about the northward expansion of the “V” zone. The steep terrain and presence of mature trees in this area make it difficult for SH development (**Plans 2 and 3**). Substantial site formation works may be required for SH development in this area. They suggested to extend the “V” zone to the relatively flat area in the southeast of Tai Wan, Po Toi (**Plan 4**);

Planning control on private land and existing houses

- (c) some IsDC and RC Members considered that private land should not be subject to planning control. In particular, they considered that private land should not be included in conservation zones such as “GB” and “CA”

(**Plan 2**) with more stringent planning control. Some proposed that compensation/resumption of private land affected should be provided/carried out by the Government if those land are zoned for conservation purpose;

- (d) the local residents were concerned that the redevelopment of existing houses/domestic structures held under Government Land Licence or squatters would be affected by the draft OZP, in particular for those not falling within the “V” zone. They were also concerned that the designation of “R(D)” zoning would facilitate speculation by private sector to purchase the land for new residential development.

Enforcement of the proposed “CPA” zone

- (e) RC and local residents were concerned that the areas zoned “CPA” (**Plan 1**) would be subject to enforcement of the Marine Park and Marine Reserves Regulation (Cap. 476A), in which activities related to the livelihood of the fishermen/villagers at Po Toi, e.g. fishing or laver harvesting within or around the “CPA” zones, and/or passing through the “CPA” zones, etc., would be prohibited. The designation of “CPA” zoning would give way to the designation of Marine Reserves under Cap. 476A prohibiting all activities that the villagers/fishermen are currently doing for their livelihood;

Objection to columbarium/memorial garden development in Po Toi

- (f) in end 2011/early 2012, laying of concrete slabs were found at Wan Tsai, Po Toi (**Plan 1**). The local residents were concerned that such activities would give way to columbarium/memorial garden development at Po Toi. They stated clear objection to any columbarium/memorial garden development at Po Toi and supported to zone the concerned areas as “CA” to conserve the natural and rural environment of Po Toi;

Locations of burial grounds

- (g) on the other hand, the local residents considered that one of the permitted burial grounds at Ngong Chong, Po Toi (**Plan 1**) is not suitable for provision of graves. They requested to enlarge the other permitted burial ground at Tai Wan, which is close to saturation, instead of zoning the site at Nam Kok Tsui as “GB” to facilitate burial grounds use;

Provision of infrastructure and community facilities

- (h) Members of IsDC considered that the population on Po Toi is low with little or no infrastructure on water supply, electricity, drainage and sewerage. The Area also lacks community facilities. They suggested that planning for provision of such infrastructure/facilities should be provided in the draft OZP to support SH development, improvement/upgrading of domestic structures and tourism development on Po Toi.

Green/Concern Groups

- 3.2 Separately, some green/concern groups, namely the Hong Kong Bird Watching Society, Designing Hong Kong, Green Power, World Wide Fund for Nature Hong Kong, Kadoorie Farm and Botanic Garden Corporation, Association for Geoconservation Hong Kong and Columbarium Concern Group, made a submission in the form of joint letter on 19.12.2014 (**Attachment VII**) expressing their concerns on the draft OZP. As per their request, a meeting with the green/concern groups was held on 5.1.2015. Subsequently, several green groups made submissions (**Attachments VIII to X**) providing further views on the draft Po Toi Islands OZP No. S/I-PTI/C. Their concerns are highlighted below:

Impact on the “V” zone expansion

- (a) there were concerns about the northward expansion of the “V” zone boundaries (**Plans 2 and 3**) that SH development in that area may involve extensive tree felling which would impose adverse ecological impact on the surroundings as this area is known to be an important breeding site for migratory birds;

Ecological and conservation values of the “R(D)” zone

- (b) the green/concern groups had grave concerns on the proposed “R(D)” zone where mature trees are found and is an important habitat for migratory birds. Any new residential development/redevelopment within this zone might impose adverse ecological impact. Given a large portion of the area in the proposed “R(D)” zone is Government land and the area is mainly occupied by ruins with few building lots (**Plans 2 and 3**), they considered that the development pressure for this area is low. They suggested to rezone these areas to “CA” (**Plan 4**);
- (c) the green/concern groups also had doubts on the need for house development/redevelopment within the proposed “R(D)” zone as it is outside the ‘VE’ (**Plan 2**) in that SH development applications cannot be granted under the prevailing SH policy;

Measures for preservation of trees in “V” and “R(D)” zones

- (d) the green/concern groups suggested in the joint letter on 19.12.2014 (**Attachment VI**) that possible measures on tree preservation should be explored for incorporation into the areas within or around the proposed “V” and “R(D)” zones on the draft OZP as they are important habitats for migratory birds and butterflies;

Fung Shui, geological and cultural heritage values of the Area (**Attachment VII**)

- (e) there are studies/surveys revealed that the biodiversity (in terms of number of birds species) at woodlands around the Po Toi Village and Tai

Wan Pier of Po Toi comprising fung shui tree, woodland scrub habitats is double to what was recorded at the bush scrub and grassland habitat in the rest of Po Toi. Based on the above, the fung shui woodlands should be designated with a “Site of Special Scientific Interest” zoning;

- (f) the green/concern groups also considered that the Area has high geological value with large assembly of granitic landforms. Po Toi also possesses attractive cultural heritage including the Rock Craving which is a declared monuments.

Proposed designation of Site of Special Scientific Interest / Country Park

- (g) In view of the unique and invaluable geological, landscape, ecological and cultural significance of the Area, especially in Po Toi, the green/concern groups considered that the Area is eligible to be designated as Site of Special Scientific Interest (SSSI) and ultimately as Country Park (CP).

4 Planning Department’s Responses

- 4.1 In consultation with departments concerned, PlanD’s responses to the above comments/proposals are as follows:

Expansion of the “V” zone and impact on the “V” zone expansion

- (a) The boundary of the “V” zone has been drawn up taking account of site conditions of the area within ‘VE’, existing village clusters, local topography and site characteristics and concerned departmental advice (such as the Agriculture, Fisheries and Conservation Department (AFCD)). It should also be noted that SH demand is only one of the various factors being considered in drawing up the “V” zone boundary. Relevant government departments have been consulted on the zoning boundaries and no adverse comment on the “V” zone boundary has been received.
- (b) Nevertheless, taking into account the concerns raised by both the locals and the green groups that SH development in the proposed northward expansion of the “V” zone might involve substantial site formation works and tree felling, it is proposed to rationalise the boundary of the “V” zone by slightly moving southward to exclude the slopes and mature trees (about 0.12ha). To maintain the land originally reserved for SH development, it is proposed to expand the boundary of the “V” zone eastward to the vacant land along the stream originally proposed to be zoned as “GB” (about 0.15ha) on the draft OZP. The “O” zone (0.04ha) being used by the local villagers as a stage for Chinese opera performances during festive celebration and an emergency helicopter landing pad adjacent to the “V” zone would also incorporated into the “V” zone to properly reflect the existing use of this area (**Plan 5**). Such area would not be used for SH development.

- (c) Although the additional “V” zone area is close to the stream, any septic tank and soakaway system needs to comply with relevant standards and requirements, such as EPD’s Practice Note for Professional Person (ProPECC) PN 5/93. Relevant government departments including AFCD and the Environmental Protection Department (EPD) have no adverse comments on the revised “V” zone boundary.
- (d) The area of the proposed “V” zone would be increased to 0.74ha but the rationalisation would increase the total developable land reserved for SH developments from 0.23ha to 0.25ha, equivalent to an increase from about 9 to 10 SH sites (**Table 1**). This can satisfy about 50% of the total 10-year forecast of SH demand in the Area (i.e. 10 out of 20).

Table 1 – Table showing the developable land of “V” zone at Po Toi Village

Draft OZP No.	Demand figures in 2014		‘VE’ Approx. Area (ha)	“V” zone area (ha)	Required land to meet new demand (ha)	Available land to meet new demand (ha)	Percentage of the new demand met by available land (%)
	Outstanding Application	10-year forecast					
S/I-PTI/C	0	20	3.27	0.71	0.5	0.23*	46%
S/I-PTI/D				0.74		0.25*	50%
Changes	0	0	0	+0.03	0	0.02	+4%

Note:

* Includes land area currently occupied by temporary domestic structures/squatters which can be developed into Small Houses upon redevelopment.

- (e) As to the RC’s suggestion to expand the “V” zone to the southeast of Tai Wan, Po Toi, it should be noted that the area is completely outside the ‘VE’. As advised by the District Lands Officer/Islands, Lands Department (DLO/Is, LandsD), in general, land for building SH is confined to areas within ‘VE’. Besides, the area suggested by RC is not suitable for SH development as it has a difficult terrain or is separated by the river stream.
- (f) As to the RC’s request that the SH demand at southern Lamma Island should be taken into account in delineating the “V” zone boundary at Po Toi, it should be noted that sufficient land has been reserved for SH development in southern Lamma Island. Besides, under the prevailing land policy, the indigenous inhabitants’ representative in southern Lamma Island can apply and build SH at Po Toi only if they have obtained suitable private land and the proposed SH must be built within the lot boundaries of the lot under application. Such application should be handled by LandsD under the SH policy.

Planning control on private land and existing houses

- (g) It is the Government policy to put areas not covered by statutory plans under statutory planning control. The Area is covered by a DPA Plan

which was gazetted on 2.3.2012 and was approved by the Chief Executive in Council on 12.3.2013. Pursuant to section 20(5) of the Ordinance, Po Toi Islands DPA Plan is effective only for a period of three years until 2.3.2015. As such, an OZP has to be prepared to replace the DPA Plan in order to maintain statutory planning control over the Area upon expiry of the DPA Plan. 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 the Area.

- (h) As to the concerns about the impact of the draft OZP on redevelopment of existing houses, it should be noted that all uses/building that exist before the publication of the draft Po Toi Islands DPA Plan No. DPA/I-PTI/1, as well as the minor additions, alterations and/or modification to the existing uses or buildings, are always permitted under the covering Notes of the OZP unless there is a material change to the existing uses/buildings. Besides, provisions have been made in the draft OZP for redevelopment of existing domestic structures as an always permitted use in the “R(D)” zone or as a use that requires planning application to the Board in the “GB”, “CA” and “CPA” zones. The Board would consider the merits of individual cases when considering applications for redevelopment of existing houses.

Ecological and conservation values of the “R(D)” zone

- (i) The planning intention of this zone is primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Board, in which the Board would consider various factors including the ecological implications of the application when deciding whether to grant permission for an application.
- (j) Considerations for various factors including the land status, conservation of the ecological value in the Area and the locations of existing domestic structures/squatters have been considered in the delineation of the “R(D)” zone (**Plan 2**). Noting the green/concern groups’ concerns, relevant government departments including AFCD and EPD have been further consulted and they have no objection to the proposed boundary of the “R(D)” zone.

Measures for preservation of trees in “V” and “R(D)” zones

- (k) It should be noted that there are existing mechanisms to control felling of trees on government land (e.g. Development Bureau Technical Circular (Works) No. 10/2013) and private land (e.g. via land lease conditions), as appropriate. Relevant government departments including AFCD and CTP/UD&L, PlanD have been further consulted on this aspect and they have no adverse comments on the zonings.

Fung Shui, geological and cultural heritage values of the Area

- (l) The Government is not in a position to comment on the Fung Shui value of an Area. The geological and cultural heritage values of the Area have been duly reflected in the ES (**Attachment III**) of the draft OZP.

Proposed designation of Site of Special Scientific Interest / Country Park

- (m) Whilst the majority of Po Toi has been designated as “CA” to duly reflect its planning intention for conservation of rural and natural landscape, designation of most of the Po Toi as SSSI is subject to detailed study on its boundaries. The designation of Country Park (CP)/Marine Park is under jurisdiction of the Country and Marine Parks Authority (CMPA) governed by the Country Parks Ordinance (Cap. 208) and Marine Parks Ordinance (Cap. 476) which are outside the purview of the Board. Whether the Area is suitable for incorporation into a CP should be assessed against the established principles and criteria, which include conservation value, landscape and aesthetic value, recreation potential, size, proximity to existing CP, land status and land use compatibility, as well as other relevant considerations.

Enforcement of the proposed “CPA” zone

- (n) The designation of “CPA” zoning has no implication on the enforcement under the Marine Park and Marine Reserves Regulation (Cap. 476A) which is the jurisdiction of AFCD. The draft OZP only regulates the land uses of the Area and any persons conducting activities like fishing and laver harvesting should comply with other government laws and regulations.

Objection to columbarium/memorial garden development in Po Toi

- (o) As to the concerns that the laying of concrete slabs would give way to columbarium or memorial garden development in the Area, it should be noted that the concerned areas are proposed to be zoned as “CA” in order to protect the valuable natural resources in these areas. ‘Columbarium’ use is neither a column 1 nor column 2 use in this zone. Any development in the concerned areas may involve large scale vegetation clearance and construction activities that will affect the natural environment, rural character and the unique ecological and landscape resources of the Area and should be avoided.

Locations of burial grounds

- (p) The designation of “GB” zoning on the draft OZP are mainly to recognise the permitted burial grounds at Po Toi so that provision of graves by eligible persons within the permitted burial grounds would be undisturbed and tolerated. The management of burial grounds are under the purview of the Islands District Office, Home Affairs Department, which has no objection to the proposed “GB” zoning for the burial grounds.

Provision of Infrastructure and Community Facilities

- (q) While provision of infrastructure and facilities are generally regarded as works coordinated or implemented by the Government which are always permitted on the draft OZP, the appropriateness to provide such facilities in the Area requires detailed consideration and assessments on, inter alia, population, provision standards and resources availability in consultation with relevant government departments. The current provision of infrastructure and community facilities in the Area has taken into account the relevant provision standards and requirements including the Hong Kong Planning Standards and Guidelines.

Other Zoning Amendments/Issues

- 4.2 Under the draft OZP, there are some private lots with building entitlements being zoned as “CA” (**Plan 6**). Whilst redevelopment of existing house is a use that may be permitted on application to the Board in the “CA” zone, new house developments are not permitted. In this connection, it should be noted that the concerned land is held under new grant lease and is vacant land with no building erected therein. Nevertheless, the draft OZP has been formulated based on a detailed planning report and consultation with relevant government bureaux and departments. As advised by AFCD, areas to be zoned as “CA” are of high ecological value and should be preserved in a holistic manner. A table comparing the land use budget of the Area covered by the draft Po Toi Islands OZP No. S/I-PTI/D and the previous draft Po Toi Islands OZP No. S/I-PTI/C is shown below:

Zoning	Draft Po Toi Islands OZP No. S/I-PTI/C (a)		Draft Po Toi Islands OZP No. S/I-PTI/D (b)		Difference (b) – (a)	
	Hectare	%#	Hectare	%#	Hectare	%#
R(D)	0.48	0.09	0.48	0.09	No change	No change
V	0.71	0.13	0.74	0.13	+0.03	No change
G/IC	0.24	0.04	0.24	0.04	No change	No change
O	0.10	0.02	0.06	0.01	-0.04	-0.01
OU	0.07	0.01	0.07	0.01	No change	No change
GB	150.47	27.37	150.2	27.33	-0.27	-0.04
CPA	30.43	5.54	30.43	5.54	No change	No change
CA	367.17	66.80	367.45	66.85	+0.28	+0.05
Total Planning Area	549.67	100.00	549.67	100.00	No change	No change

Note:

- # Percentages are rounded up to the nearest 2 decimal places. Some minor numerical differences are hence would not be shown.

- 4.3 The proposed amendments have been incorporated into the draft Po Toi Islands OZP No. S/I-PTI/D (**Attachment I**). Opportunities are also taken to revise the Notes and ES of the draft OZP to reflect the latest planning situation of the Area and rectify the typographical errors. The corresponding amendments to the

Notes and ES are also highlighted (***bold and italics*** for addition and ~~double cross-out~~ for deletion)1 at **Attachments II and III** for Members' ease of reference.

- 4.4 The draft Notes are formulated on the basis of the latest Master Schedule of Notes (MSN) endorsed by the Board. Deviations from MSN are summarised at **Attachment XII**.

5 Consultation

The IsDC and RC will be consulted, after the Board's agreement to the publication of the draft Po Toi Islands OZP No. S/I-PTI/D under section 5 of the Ordinance, during the exhibition period of the OZP.

6 Decision Sought

Members are invited to:

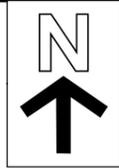
- (a) note the comments from and responses to IsDC, RC and others on the draft Po Toi Islands Outline Zoning Plan (OZP) No. S/I-PTI/C;
- (b) agree that the draft Po Toi Islands OZP No. S/I-PTI/D (to be renumbered as S/I-PTI/1 upon gazetting) and its Notes (**Attachment I and II**) are suitable for exhibition for public inspection under section 5 of the Ordinance;
- (c) adopt the ES (**Attachment III**) as an expression of the planning intention and objectives of the Board for various land use zonings of the draft Po Toi Islands OZP No. S/I-PTI/D; and
- (d) agree that the ES (**Attachment III**) is suitable for exhibition for public inspection together with the draft OZP and issued under the name of the Board.

7 Attachments

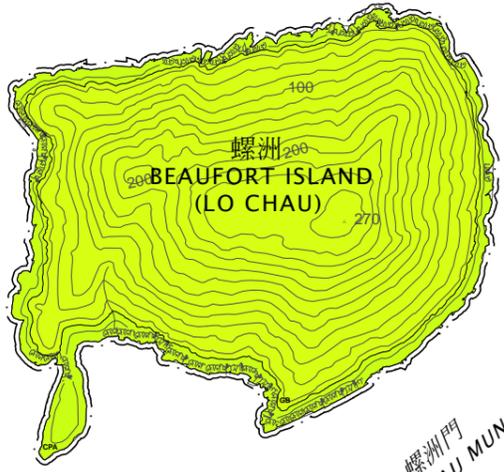
Plan 1	Proposed Land Uses of Po Toi Islands Outline Zoning Plan (OZP) No. S/I-PTI/C
Plan 2	Location Plan of areas of concerns
Plan 3	Aerial Photo of areas of concerns
Plan 4	Land Use proposals received from the local consultation
Plan 5	Proposed revision to the "Village Type Development" zone
Plan 6	Land Ownership Pattern in the "CA" zone at Po Toi
Attachment I	Draft Po Toi Islands OZP No. S/I-PTI/D
Attachment II	Notes of the Draft Po Toi Islands OZP No. S/I-PTI/D
Attachment III	Explanatory Statement of the Draft Po Toi Islands OZP No. S/I-PTI/D
Attachment IV	Extract of Minutes of the Town Planning Board Meeting held on 5.12.2014

Attachment V	TPB Paper No. 9800
Attachment VI	Letter dated 19.3.2012 from the Lamma Island (South) Rural Committee
Attachment VII	Joint letter dated 19.12.2014 from green/concern groups
Attachment VIII	Email dated 19.1.2015 from Kadoorie Farm and Botanic Garden Corporation
Attachment IX	Letter dated 20.1.2015 from Designing Hong Kong
Attachment X	Letter dated 21.1.2015 from Conservancy Association
Attachment XI	Letter dated 2.2.2015 from local residents
Attachment XII	Summary of Deviations from the Master Schedule of Notes

**PLANNING DEPARTMENT
FEBUARY 2015**



雙四門
SHEUNG SZE MUN



蒲台群島
PO TOI ISLANDS



插圖 INSET 2

螺洲白排
LO CHAU PAK PAI

螺洲門
LO CHAU MUN

插圖 INSET 1

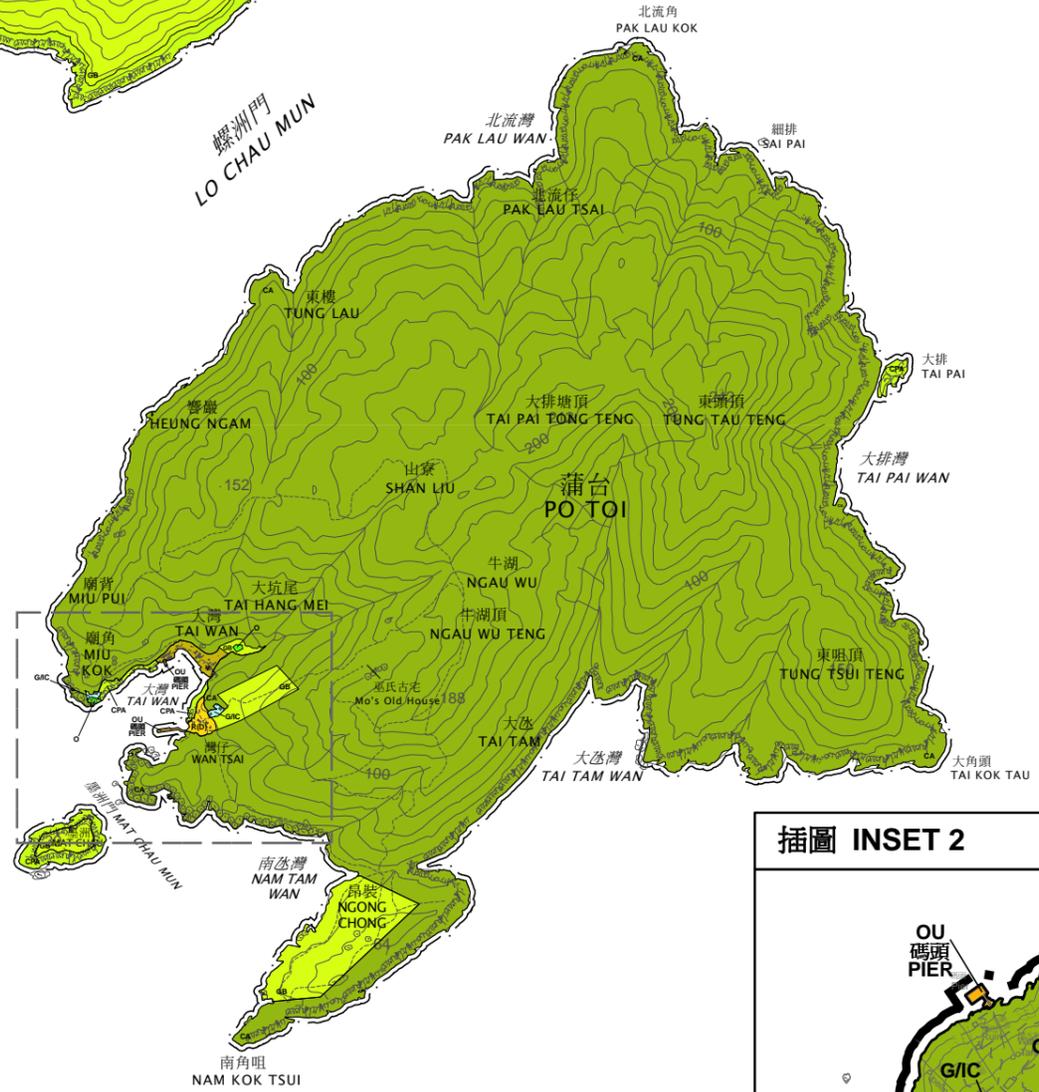


插圖 INSET 1

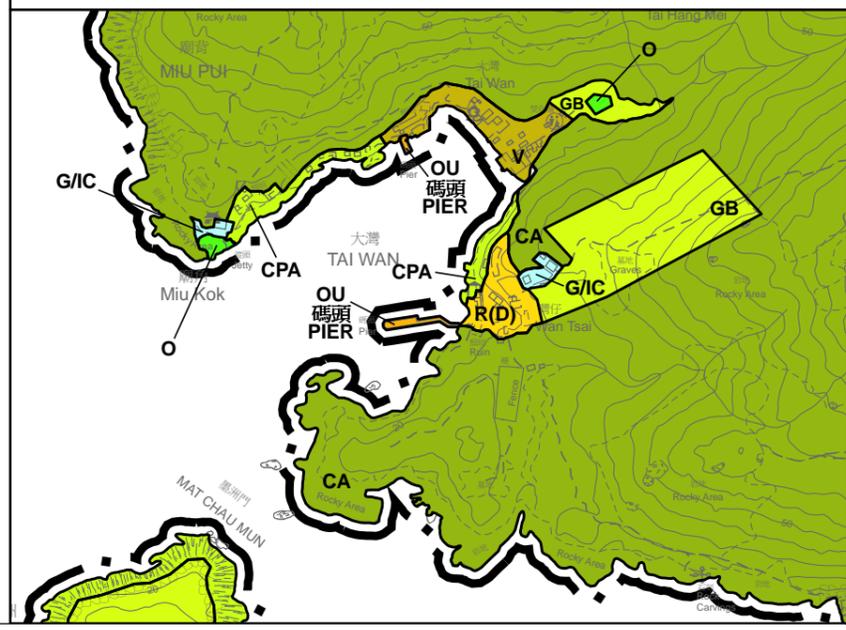
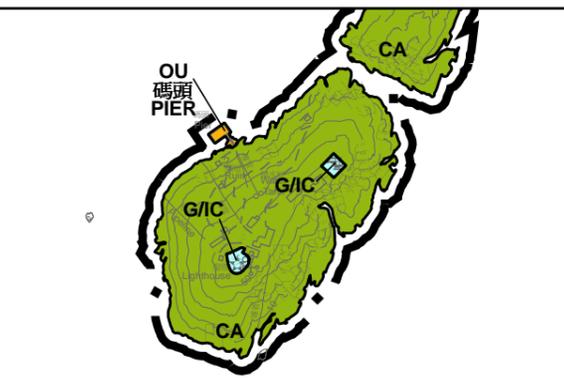


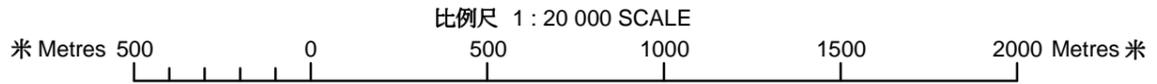
插圖 INSET 2



圖例 LEGEND

- | | | | |
|--|---|--|----------------------------------|
| | 分區計劃大綱草圖編號S/I-PTI/C的規劃範圍界線
PLANNING SCHEME BOUNDARIES OF DRAFT OUTLINE ZONING PLAN No. S/I-PTI/C | | 綠化地帶
GREEN BELT |
| | 住宅(丁類)
RESIDENTIAL (GROUP D) | | 自然保育區
CONSERVATION AREA |
| | 鄉村式發展
VILLAGE TYPE DEVELOPMENT | | 海岸保護區
COASTAL PROTECTION AREA |
| | 政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY | | 其他指定用途
OTHER SPECIFIED USES |
| | 其他指定用途
OTHER SPECIFIED USES | | 休憩用地
OPEN SPACE |

擬議土地用途
PROPOSED LAND USE



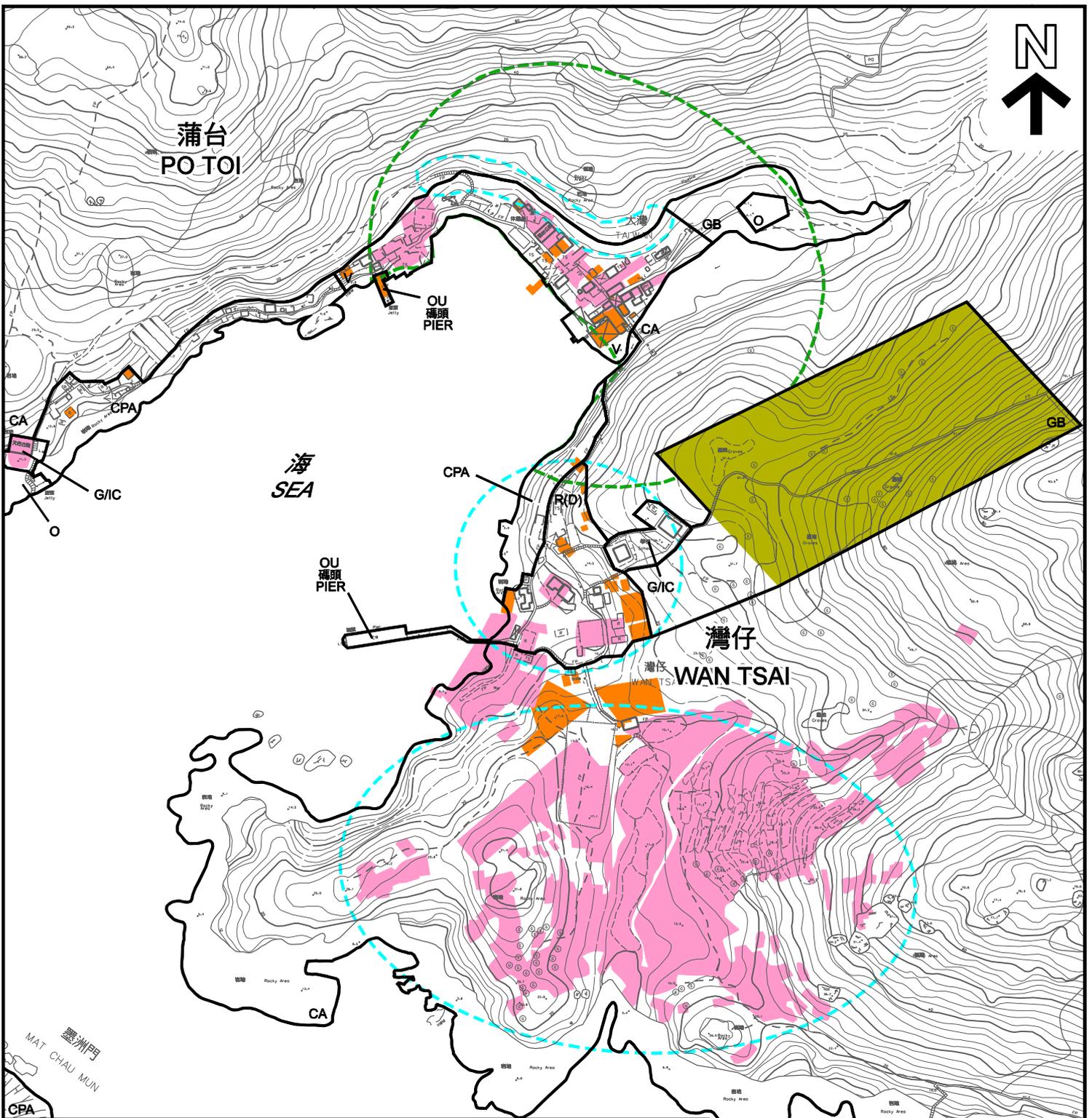
規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/LI/15/12

圖 PLAN
1

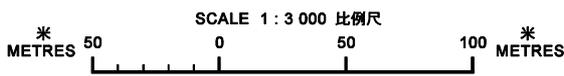
本摘要圖於2015年2月5日擬備
EXTRACT PLAN PREPARED ON 5.2.2015



圖例 LEGEND

	分區計劃大綱草圖編號 S/I-PTI/C的用途地帶界線 ZONING BOUNDARIES OF DRAFT OUTLINE ZONING PLAN No. S/I-PTI/C		關注地點 AREAS OF CONCERNS		私人土地 PRIVATE LAND		政府土地牌照 GOVERNMENT LAND LICENCE
	鄉村範圍 VILLAGE ENVIRONS		墓地 BURIAL GROUND		綠化地帶 GREEN BELT		海岸保護區 COASTAL PROTECTION AREA
R(D)	住宅(丁類) RESIDENTIAL (GROUP D)	V	鄉村式發展 VILLAGE TYPE DEVELOPMENT	GB	綠化地帶 GREEN BELT	CPA	海岸保護區 COASTAL PROTECTION AREA
OU	其他指定用途 OTHER SPECIFIED USES	G/I/C	政府、機構或社區 GOVERNMENT, INSTITUTION OR COMMUNITY	CA	自然保育區 CONSERVATION AREA		
O	休憩用地 OPEN SPACE						

**受關注地點的位置圖
LOCATION PLAN OF AREAS OF CONCERNS**



本摘要圖於2015年2月5日擬備，
所根據的資料為測量圖編號
15-SE-15A, 15B, 15C和15D
EXTRACT PLAN PREPARED ON 5.2.2015
BASED ON SURVEY SHEETS No.
15-SE-15A, 15B, 15C & 15D

**規劃署
PLANNING
DEPARTMENT**



參考編號
REFERENCE No.
M/LI/15/12

**圖 PLAN
2**

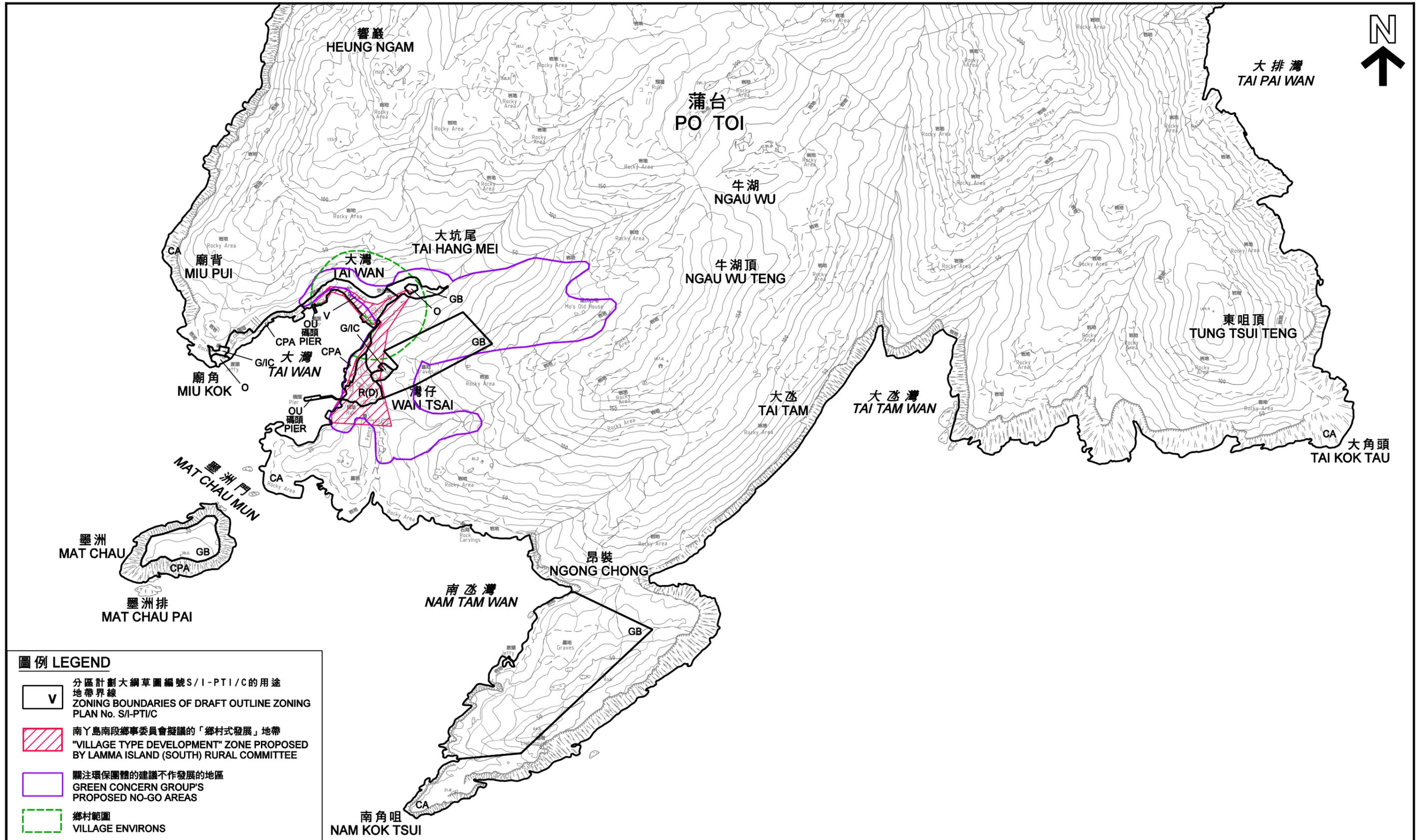


圖例 LEGEND	
V	分區計劃大綱草圖編號S/I-PTI/C的用途地帶界線 ZONING BOUNDARIES OF DRAFT OUTLINE ZONING PLAN No. S/I-PTI/C
○	關注地點 AREAS OF CONCERNS
R(D)	住宅(丁類) RESIDENTIAL (GROUP D)
OU	其他指定用途 OTHER SPECIFIED USES
○	休憩用地 OPEN SPACE
CA	自然保育區 CONSERVATION AREA
GB	綠化地帶 GREEN BELT
CPA	海岸保護區 COASTAL PROTECTION AREA
V	鄉村式發展 VILLAGE TYPE DEVELOPMENT
G/I/C	政府、機構或社區 GOVERNMENT, INSTITUTION OR COMMUNITY

本摘要圖於2015年2月5日擬備，
所根據的資料為地政總署於2014年1月1日
拍得的航攝照片編號CS47698
EXTRACT PLAN PREPARED ON 5.2.2015
BASED ON AERIAL PHOTO No. CS47698
TAKEN ON 1.1.2014 BY LANDS DEPARTMENT

受關注地點的航攝照片
AERIAL PHOTO OF AREAS OF CONCERNS

規劃署 PLANNING DEPARTMENT		
參考編號 REFERENCE No. M/LI/15/12	圖 PLAN 3	

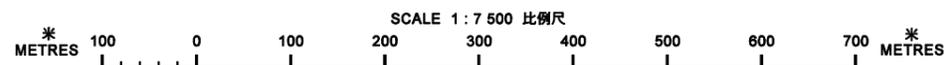


圖例 LEGEND

- 
 分區計劃大綱草圖編號S/I-PTI/C的用途地帶界線
 ZONING BOUNDARIES OF DRAFT OUTLINE ZONING PLAN No. S/I-PTI/C
- 
 南丫島南段鄉事委員會擬議的「鄉村式發展」地帶
 "VILLAGE TYPE DEVELOPMENT" ZONE PROPOSED BY LAMMA ISLAND (SOUTH) RURAL COMMITTEE
- 
 關注環保團體的建議不作發展的地區
 GREEN CONCERN GROUP'S PROPOSED NO-GO AREAS
- 
 鄉村範圍
 VILLAGE ENVIRONS

本摘要圖於2015年2月5日擬備，
 所根據的資料為測量圖編號
 15-SE-B、15-SE-D、16-SW-A及16-SW-C
 EXTRACT PLAN PREPARED ON 5.2.2015
 BASED ON SURVEY SHEETS No.
 15-SE-B, 15-SE-D, 16-SW-A & 16-SW-C

**草圖諮詢期間收到的土地用途建議
 LAND USE PROPOSALS RECEIVED FROM LOCAL CONSULTATION**

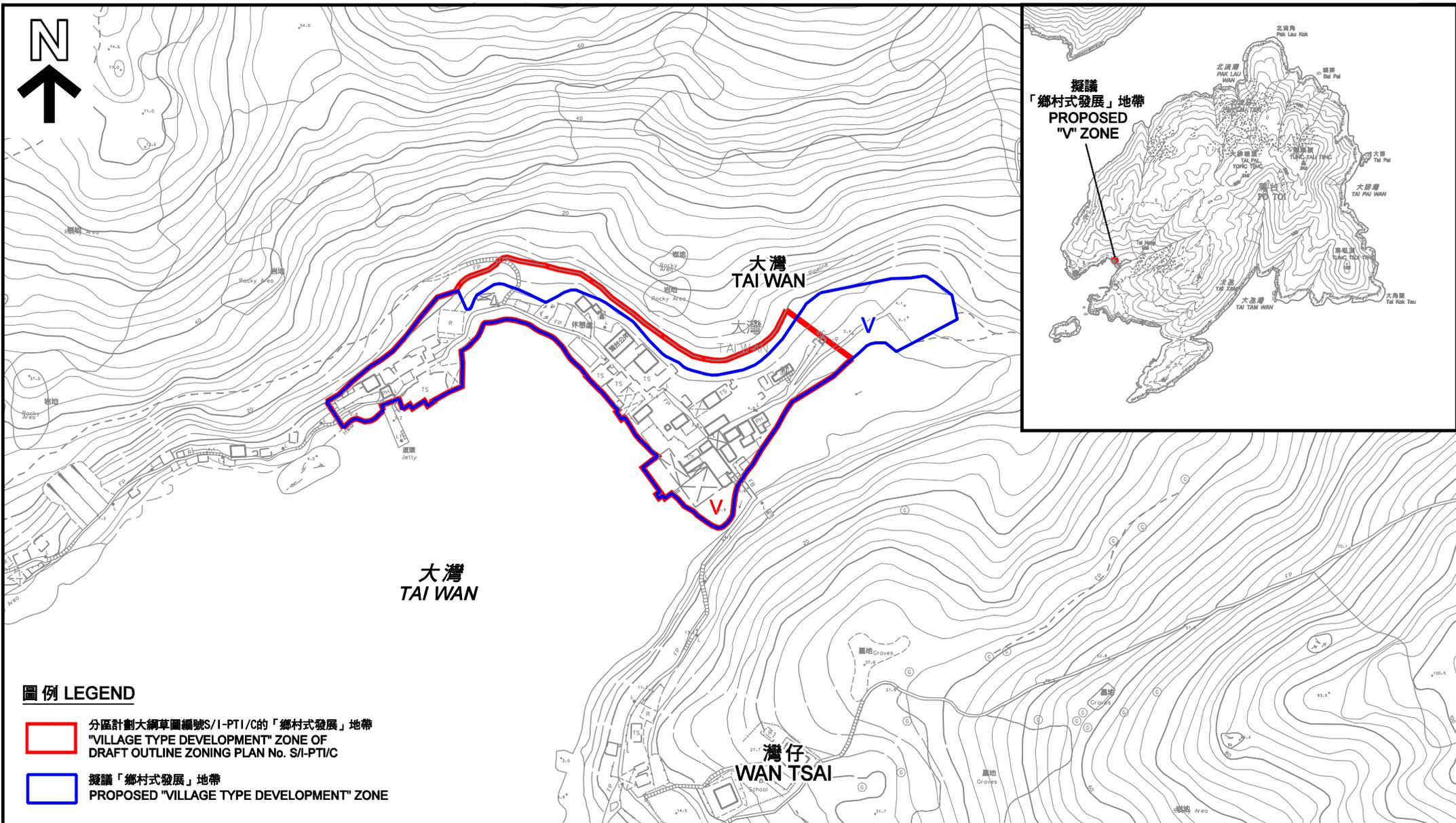


**規劃署
 PLANNING DEPARTMENT**



參考編號
 REFERENCE No.
M/LI/15/12

**圖 PLAN
 4**



圖例 LEGEND

- 分區計劃大綱草圖編號S/I-PTI/C的「鄉村式發展」地帶
"VILLAGE TYPE DEVELOPMENT" ZONE OF
DRAFT OUTLINE ZONING PLAN No. S/I-PTI/C
- 擬議「鄉村式發展」地帶
PROPOSED "VILLAGE TYPE DEVELOPMENT" ZONE

擬議修訂「鄉村式發展」地帶
PROPOSED REVISION TO THE "VILLAGE TYPE DEVELOPMENT" ZONE

規劃署
PLANNING
DEPARTMENT



本摘要圖於2015年2月5日擬備
EXTRACT PLAN PREPARED ON 5.2.2015



參考編號
REFERENCE No.
M/LI/15/12

圖PLAN
5

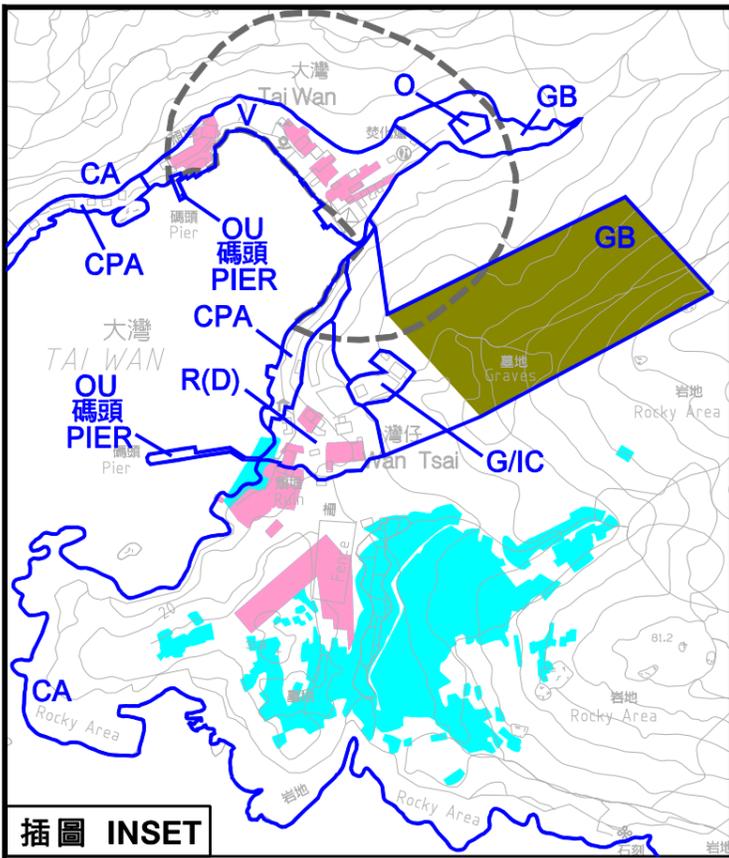
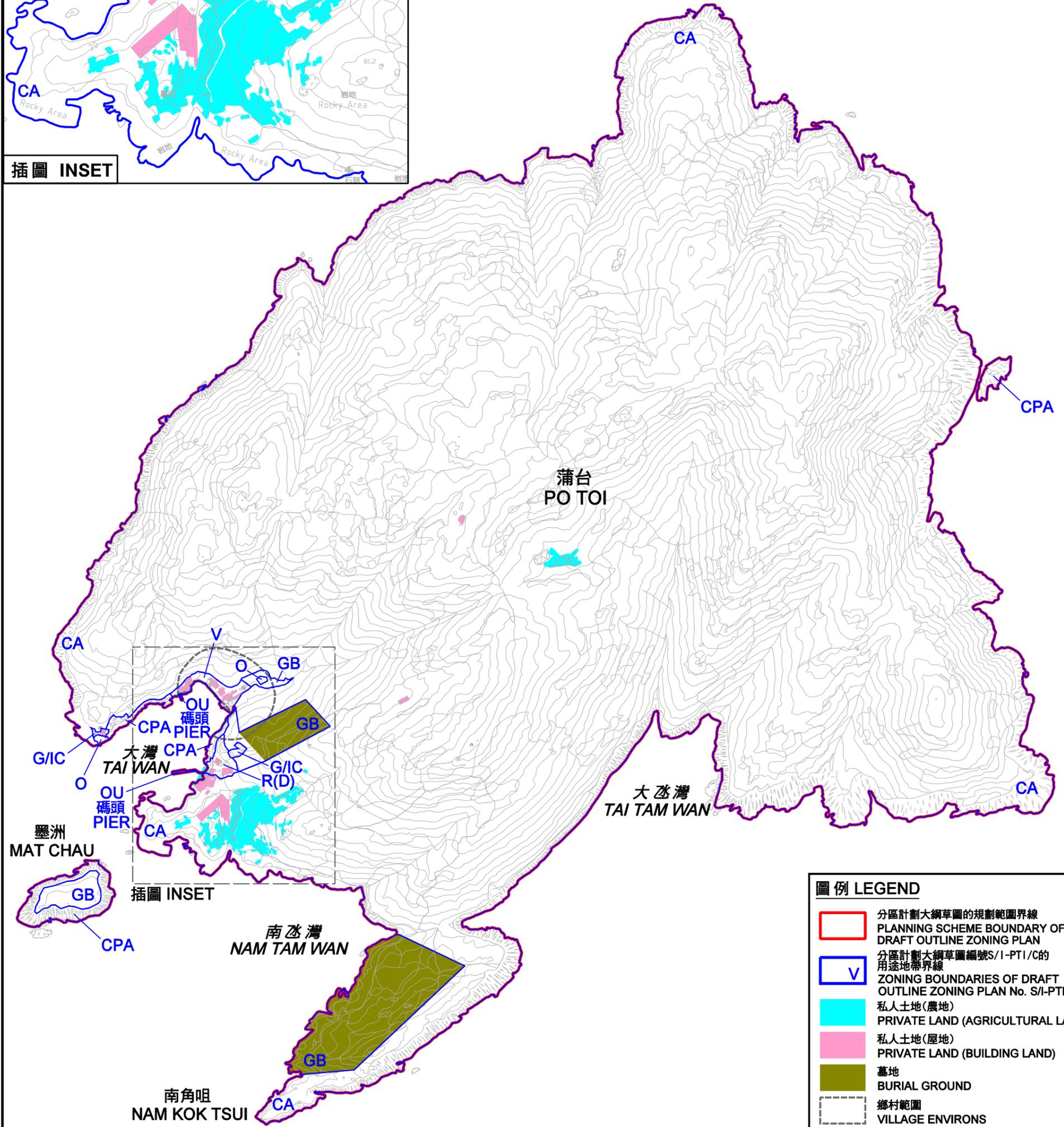


插圖 INSET



圖例 LEGEND	
	分區計劃大綱草圖的規劃範圍界線 PLANNING SCHEME BOUNDARY OF DRAFT OUTLINE ZONING PLAN
	分區計劃大綱草圖編號S/I-PTI/C的用途地帶界線 ZONING BOUNDARIES OF DRAFT OUTLINE ZONING PLAN No. S/I-PTI/C
	私人土地(農地) PRIVATE LAND (AGRICULTURAL LAND)
	私人土地(屋地) PRIVATE LAND (BUILDING LAND)
	墓地 BURIAL GROUND
	鄉村範圍 VILLAGE ENVIRONS

本摘要圖於2015年2月5日擬備，
所根據的資料為測量圖編號
15-SE-B、15-SE-D、16-SW-A和16-SW-C
EXTRACT PLAN PREPARED ON 5.2.2015
BASED ON SURVEY SHEETS No.
15-SE-B, 15-SE-D, 16-SW-A & 16-SW-C

蒲台「自然保育區」地帶內土地業權分佈
LAND OWNERSHIP PATTERN IN THE "CA" ZONE OF PO TOI

SCALE 1 : 10 000 比例尺

* METRES 100 0 100 200 300 400 500 600 700 800 900 1 000 METRES *

規劃署
PLANNING DEPARTMENT

參考編號 REFERENCE No. M/LI/15/12	圖 PLAN 6
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DRAFT PO TOI ISLANDS OUTLINE ZONING PLAN NO. S/I-PTI/€D

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

NOTES

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

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

- (8) 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 (9) in relation to areas zoned “Conservation Area” or “Coastal Protection Area”:
- (a) maintenance, repair or demolition of a building;
 - (b) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, footpath, cycle track, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;
 - (c) maintenance or repair of road, watercourse, nullah, sewer and drain;
 - (d) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities and waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government;
 - (e) rebuilding of New Territories Exempted House;
 - (f) replacement of an existing domestic building i.e. a domestic building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, by a New Territories Exempted House; and
 - (g) provision, maintenance or repair of a grave of an indigenous New Territories villager or a locally based fisherman and his family members for which permission has been obtained from Government.
- (9) In areas zoned “Conservation Area” or “Coastal Protection 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;
 - (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
 - (iii) provision of amenity planting by Government; and
 - (b) the following uses or developments require permission from the Town Planning Board:

provision of plant nursery, amenity planting (other than by Government), sitting out area, rain shelter, refreshment kiosk, footpath, public utility pipeline, electricity

mast, lamp pole, telephone booth and shrine.

- (10) (a) Except in areas zoned “Coastal Protection Area” or “Conservation Area”, temporary use or development of any land or building not exceeding a period of two months is always permitted provided that no site formation (filling or excavation) is carried out and that the use or development is a use or development specified below:

structures for carnivals, fairs, film shooting on locations, festival celebrations, religious functions or sports events.

- (b) Except as otherwise provided in paragraph (10)(a), and subject to temporary uses for open storage and port back-up purposes which are prohibited in areas zoned “Conservation Area” or “Coastal Protection Area”, temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years, or refuse to grant permission.

- (c) Temporary use or development of land or building exceeding three years requires permission from the Town Planning Board in accordance with the terms of the Plan.

- (11) 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.

- (12) In these Notes, unless the context otherwise requires or unless as expressly provided below, terms used in the Notes shall have the meanings as assigned under section 1A of the Town Planning Ordinance.

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

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

DRAFT PO TOI ISLANDS OUTLINE ZONING PLAN NO. S/I-PTI/CD

Schedules of Uses

	<u>Page</u>
RESIDENTIAL (GROUP D)	1
VILLAGE TYPE DEVELOPMENT	3
GOVERNMENT, INSTITUTION OR COMMUNITY	5
OPEN SPACE	7
OTHER SPECIFIED USES	8
GREEN BELT	9
COASTAL PROTECTION AREA	11
CONSERVATION AREA	12

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 Government Use (Police Reporting Centre, Post Office only) House (Redevelopment; Addition, Alteration and/or Modification to existing house only) On-Farm Domestic Structure Rural Committee/Village Office	Eating Place Flat Government Refuse Collection Point Government Use (not elsewhere specified)# Hotel (Holiday House only)# House (not elsewhere specified) Institutional Use (not elsewhere specified)# 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

Planning Intention

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

RESIDENTIAL (GROUP D) (cont'd)

Remarks

- (a) 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 #) 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 building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, whichever is the greater.
- (b) No development including redevelopment for 'Flat' and 'House' uses, other than those to which paragraph (a) 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 3 storeys (9m).
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and building height restrictions stated in paragraph (b) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (d) Any diversion of streams or filling of pond, 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, repair or rebuilding 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 development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

VILLAGE TYPE DEVELOPMENT

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

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

- Eating Place
- Library
- School
- Shop and Services

Planning Intention

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

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 building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, whichever is the greater.
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (c) Any diversion of streams or filling of pond, including that to effect a change of use to 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, repair or rebuilding 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 development permission area plan without the permission from the Town Planning Board 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
Educational Institution Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) Institutional Use (not elsewhere specified) Library Market Place of Recreation, Sports or Culture Public Clinic Public Convenience Public Utility Installation Recyclable Collection Centre Religious Institution Rural Committee/Village Office School Social Welfare Facility	Animal Boarding Establishment Animal Quarantine Centre Columbarium Crematorium Eating Place (not elsewhere specified) Funeral Facility Helicopter Landing Pad Holiday Camp House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) Place of Entertainment Private Club Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation 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.

GOVERNMENT, INSTITUTION OR COMMUNITY (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 building height in terms of number of storeys as stipulated on the Plan, or the height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, whichever is the greater.
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (c) Any diversion of streams or filling of pond, including that to effect a change of use to 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, repair or rebuilding 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 development permission area plan without the permission from the Town Planning Board 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	Eating Place
Field Study/Education/Visitor Centre	Government Refuse Collection Point
Park and Garden	Government Use (not elsewhere specified)
Pavilion	Holiday Camp
Pedestrian Area	Place of Entertainment
Picnic Area	Place of Recreation, Sports or Culture
Playground/Playing Field	Private Club
Public Convenience	Public Utility Installation
Sitting Out Area	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.

Remarks

Any diversion of streams or filling of pond, 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, repair or rebuilding 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 development permission area plan without the permission from the Town Planning Board 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
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For "Pier" Only

Pier Public Convenience Public Vehicle Park (for cycles only)	Government Use (not elsewhere specified) Marine Fuelling Station Public Utility Installation
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Planning Intention

This zone is intended to designate land for piers to facilitate marine access to Po Toi Islands.

Remarks

Kiosks not greater than 10m² each in area and not more than 10 in number for uses as 'Shop and Services' are considered as ancillary to "Pier" use.

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 Burial Ground 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 Government Refuse Collection Point Government Use (not elsewhere specified) Helicopter Landing Pad Holiday Camp House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) Place of Recreation, Sports or Culture Public Utility Installation Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Religious Institution Residential Institution Rural Committee/Village Office School Service Reservoir Social Welfare Facility Utility Installation for Private Project

Planning Intention

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.

GREEN BELT (Cont'd)

Remarks

Any diversion of streams, filling of land/pond or excavation of land, 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, repair or rebuilding 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 development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

COASTAL PROTECTION 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 (other than Plant Nursery)	Field Study/Education/Visitor Centre
Nature Reserve	Government Use
Nature Trail	House (Redevelopment only)
On-Farm Domestic Structure	Pier
Wild Animals Protection Area	Public Convenience
	Public Utility Installation
	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
	Tent Camping Ground
	Utility Installation for Private Project

Planning Intention

This zoning is intended to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. It may also cover areas which serve as natural protection areas sheltering nearby developments against the effects of coastal erosion.

There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.

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 development permission area plan.
- (b) Any diversion of streams, filling of land/pond or excavation of land, 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, shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

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 (other than Plant Nursery)	Barbecue Spot
Nature Reserve	Field Study /Education/Visitor Centre
Nature Trail	Government Refuse Collection Point
On-Farm Domestic Structure	Government Use (not elsewhere specified)
Picnic Area	Holiday Camp
Wild Animals Protection Area	House (Redevelopment only)
	Public Convenience
	Public Utility Installation
	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
	Tent Camping Ground
	Utility Installation for Private Project

Planning Intention

This zoning is intended to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment from the adverse effects of development.

There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.

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 development permission area plan.
- (b) Any diversion of streams, filling of land/pond or excavation of land, 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, shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

DRAFT PO TOI ISLANDS OUTLINE ZONING PLAN NO. S/I-PTI/ED

EXPLANATORY STATEMENT

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(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 Po Toi Islands Outline Zoning Plan No. S/I-PTI/ED. It reflects the planning intention and objectives of the Town Planning Board (the Board) for the Plan.

2 AUTHORITY FOR THE PLAN AND PROCEDURE

- 2.1 On 20 February 2012, under the power delegated by the Chief Executive, the Secretary for Development directed the Board, under section 3(1)(b) of the Town Planning Ordinance (the Ordinance), to prepare a draft plan designating the Po Toi Islands (the Area) as a development permission area (DPA).
- 2.2 On 2 March 2012, the draft Po Toi Islands DPA Plan No. DPA/I-PTI/1 was exhibited for public inspection under section 5 of the Ordinance. During the exhibition period, a total of 173 valid representations were received. During the first three weeks of the publication period, 725 comments were received. After giving consideration to the representations and comments on 28 September 2012, the Board noted the supportive views of the representations and decided not to uphold the adverse representations.
- 2.3 On 12 March 2013, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Po Toi Islands DPA Plan, which was subsequently renumbered as DPA/I-PTI/2. On 22 March 2013, the approved Po Toi Islands DPA Plan No. DPA/I-PTI/2 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.4 On 22 November 2014, under the power delegated by the Chief Executive, the Secretary for Development directed the Board, under section 3(1)(a) of the Ordinance, to prepare an OZP to cover the Po Toi Islands area.
- 2.5 On xx XXXXXXXX 2015, the draft Po Toi Islands OZP No. S/I-PTI/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 for the Area so that the development and redevelopment within the Area can be put under statutory planning control. It also provides the planning framework for preparing some detailed non-statutory plans which form the basis for public works planning and site reservation 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 and the boundaries between the land use zones may be subject to minor adjustments as detailed planning and development proceed.

4 NOTES OF THE PLAN

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

5 THE PLANNING SCHEME AREA

- 5.1 The Area covers a total area of about 550ha. It comprises a group of islands located at the southern-most of Hong Kong, which include mainly Po Toi (about 369ha), Mat Chau (about 3ha), Beaufort Island (about 120ha), Sung Kong (about 48ha) and Waglan Island (about 10ha). The boundary of the Area is shown by a heavy broken line on the Plan.
- 5.2 Po Toi is the southern-most island in Hong Kong and is the largest among the five islands. It has a hilly terrain and is covered by rocky outcrops and vegetations including mangroves, woodland vegetation including large mature trees and shrubland with tree clumps. It is largely natural in character with scattered rural settlements at Tai Wan and Wan Tsai. According to the 2011 Census, the existing population at Po Toi is about 50. In 2011/2012, activities involving vegetation clearance and laying of concrete slabs were found in the southwest Po Toi.
- 5.3 Waglan Island is the eastern-most outlying island in the Area. The southern part of the island is covered by rocky outcrops with limited vegetated areas of shrubs and grasses whilst the northern part of the island has a rocky surface. Mat Chau, Beaufort Island and Sung Kong are isolated islands within the Area. They have a hilly terrain and are covered by rocky outcrops and scattered vegetated areas of shrubs and grasses.
- 5.4 The Area has a rural and natural setting with scientific importance and conservation value which are unique in Hong Kong. Owing to its geographical position, Po Toi is considered as a crucial re-fuelling stop for migratory birds. More than 300 bird species, such as Hodgson's Redstart (*Phoenicurus hodgsoni*, 黑喉紅尾鷓), Dark-throated Thrush (*Turdus ruficollis*, 赤頸鸚), Brown Hawk Owl (*Ninox scutulata*, 鷹鴞), Blue-winged Pitta (*Pitta moluccensis*, 馬來八色鸚) and Oriental Honey Buzzard (*Pernis ptilorhynchus*, 鳳頭蜂鷹) have been

recorded. Po Toi is also one of the only four sites in Hong Kong with natural populations of Romer's Tree Frog (*Liuixalus romeri*, 盧氏小樹蛙), an "Endangered" species under the International Union for Conservation of Nature (IUCN) Red List of Threatened Species, and has a diverse assemblage of over 60 species of butterflies. Besides, Waglan Island is known to be a breeding site for terns. Some plant species of conservation interest are recorded in Beaufort Island and Po Toi such as *Eulophia flava* (黃花美冠蘭), *Podocarpus macrophyllus* (羅漢松), *Polygala polifolia* (小花遠志) and *Rungia chinensis* (中華孩兒草).

- 5.5 According to the "Landscape Value Mapping of Hong Kong" prepared by the Planning Department (PlanD) in 2005, the overall landscape value of the Area is high. The overall landscape character of these islands is remote, rugged and visually dramatic. Especially on Po Toi, there are some well-known geological formations of particular historic and cultural significance. Generally, the character of the landscape is open, coherent, tranquil, remote and reasonably varied.

6 POPULATION

Within the Area, only Po Toi is inhabited. According to the 2011 Census, the population in the Area is about 50. It is expected that the planned population of the Area would be about 100.

7 OPPORTUNITIES AND CONSTRAINTS

7.1 Opportunities

7.1.1 Conservation of Natural Landscape

The Area has a rural and natural setting with scientific importance and conservation value which is unique in Hong Kong. In particular, the natural habitat of Po Toi has high ecological and scientific values worthy of conservation. Any development within the Area should not affect the special ecological, landscape, geological and cultural heritage resources in the Area. Developments compatible with the natural and rural settings in areas around the existing village settlements at Po Toi could be considered.

7.1.2 Education and Recreation Potentials

The Area has unique ecological, landscape, geological and cultural heritage resources with high scientific and archaeological values. These resources, most of which are concentrated in Po Toi, should be preserved. The places of scientific and archaeological interests are connected by a footpath network originating from the public pier in Tai Wan. Nevertheless, the limited frequency of the existing kaito service has limited the public access to these places. Provision of appropriate education facilities with overnight accommodation, e.g. holiday camp/ tenting site, on Po Toi can facilitate public understanding of the Area's

unique environment while at the same time unleash the recreation potential of the Area. The area near Tai Wan Public Pier, which is more accessible and consists of private lots with building entitlements, may be a suitable location for such development. In view of the unique natural and rural environment of the Area with special scientific importance and high conservation value, the scale and character of such development should be compatible with the natural and rural characters of the Area. Owing to the limited transport facilities, utilities and infrastructure, as well as the need to conserve the Area's rural and natural setting with high conservation value, large-scale recreation and/or tourism development in the Area should be avoided.

7.2 Constraints

7.2.1 Nature Conservation

Po Toi is an important re-fuelling stop for migratory birds in view of its unique geographical position and suitable habitats. Over 300 bird species (60% of native avifauna) have been recorded at Po Toi. Because Po Toi is the first arrival point in Hong Kong for many migratory birds, it is the premier location for scientific research on the migration of birds. Most of the migratory birds recorded on Po Toi were found around the Wan Tsai and Tai Wan areas. These areas provide important foraging and resting grounds for migratory land birds. Besides, Po Toi is one of the only four sites in Hong Kong with natural populations of Romer's Tree Frog. Wan Tsai, in particular, is an important breeding site for the species on Po Toi. Po Toi also has a diverse assemblage of over 60 species of butterflies (26% of native butterfly fauna). Due consideration should be given to its conservation when development in or near this area is proposed. Developments in the Area involving site formation and vegetation and rock clearances may impose adverse and irreversible impacts on the existing ecological resources.

7.2.2 Landscape Character

- (a) Except the village settlements at Po Toi, other islands are undeveloped. The coastal areas of Tai Wan and Wan Tsai are covered with coastal woodland vegetation including large native mature trees within Po Toi Village, mangroves and shrubland with tree clumps, which serves as a significant ecological resource to sustain the migratory birds. The large native mature trees also serve as a village and cultural landscape feature of high landscape coastal amenity. The dense woodland vegetation at the back of Po Toi Village is also a significant landscape feature. The coastal water of Po Toi Islands also has high landscape value. Generally, the character of the coastal landscape is open, coherent, tranquil, remote and reasonably varied due to the visual complexity of the island group.
- (b) The Area also features steep rocky coast and low cliffs from 100mPD to 270mPD with geological formations of high landscape value. Especially on Po Toi, there are some well-known geological

formations in granite rock along the coastline, e.g. Buddha's Palm Cliff, Tortoise Rock and Coffin Rock. Rock Carvings on Po Toi are Declared Monuments of particular historic and cultural significance. The southern coast of Po Toi also has high landscape scenic and cultural significance. In view of the above, the unique landscape resources and the character of the Area should be preserved. Any large scale development with extensive site formation and vegetation clearance should be avoided as it would cause irreversible adverse landscape and ecological impacts. Small scale development with conservation purposes that is compatible with the existing landscape context is recommended for Po Toi.

7.2.3 Cultural Heritage

The Area has two declared monuments and a site of archaeological interest which are worthy of preservation. Rock Carvings on Po Toi and the Lighthouse at Waglan Island are Declared Monuments of particular historic and cultural significance. Prior consultation with the Antiquities and Monuments Office (AMO) of the Leisure and Cultural Services Department (LCSD) should be made if any works, developments, redevelopment or rezoning proposals may affect the declared monuments, site of archaeological interest and their immediate environs. In accordance with section 6 of the Antiquities and Monuments Ordinance (Cap. 53), a permit issued by the Antiquities Authority, i.e. the Secretary for Development is required for any works to be carried out within the monument boundary of a declared monument. If disturbance to the site of archaeological interest is unavoidable, a detailed archaeological impact assessment (AIA) shall be conducted to evaluate the archaeological impact imposed by the proposed works if there is any development within the site of archaeological interest. If necessary, a qualified archaeologist shall apply for a licence under the Antiquities and Monuments Ordinance (Cap. 53) for an archaeological investigation. A proposal of the AIA shall be submitted to the AMO for agreement prior to applying for the licence. Subject to the findings of the AIA, appropriate mitigation measures shall be fully implemented by the project proponent in consultation with the AMO of LCSD.

7.2.4 Accessibility

One of the development constraints in the Area is the limited frequency and capacity of the kaito ferry services. Only one kaito ferry service between Po Toi and Aberdeen is operated on Tuesdays and Thursdays, with additional services from Stanley to Po Toi on Saturdays, Sundays and Public Holidays. ***Among the four islands within the Area, Po Toi and Waglan Islands have a network of footpaths and hiking trails connecting piers/jetties to village (Po Toi only), mountain uplands as well as other places of interests. These footpaths/hiking trails shall always be maintained for free public access.***

~~Within the Area, only Po Toi is accessible by footpaths and hiking trails, which shall always be maintained for free public access.~~

7.2.5 Infrastructure and Utility Services

The electricity and water supply facilities in the Area are limited. There are also no drainage and sewerage systems in the Area. Any development that will lead to increases in population or number of visitors to the Area would require additional facilities. For any development or redevelopment, the project proponent should address how sewage and/or other wastewater, if any, produced could be collected, treated and discharged. Should septic tank and soakaway system be proposed, it shall meet the requirements of the Environmental Protection Department (EPD)'s Practice Note for Professional Persons (ProPECC) PN 5/93 "Drainage Plans subject to comment by EPD".

7.2.6 Geotechnical Safety

The Area comprises hillsides with history of instability, and is subject to potential landslide hazards. For any future development in the Area including the "V" zone, natural terrain hazard study may be required to assess the potential hazards and constraints arising from natural terrain, and to provide suitable hazard mitigation measures, if found necessary, as part of the development.

7.2.7 Burial Grounds

~~The areas covered by the~~ *Within the Area, there are* two permitted burial grounds located in Wan Tsai and Ngong Chong *of* Po Toi ~~are not suitable for any development.~~

8 GENERAL PLANNING INTENTION

The general planning intention for the Area is to conserve the areas of high ecological significance, and to protect the unique landscape, rural and natural characters of the Area. Due consideration to the conservation of the ecologically and environmentally sensitive areas, such as Po Toi, when development in or near the Area is proposed. It is also intended to provide appropriate planning control for, inter alia, development of education and recreational facilities with overnight accommodation, low-rise, low density residential development, as well as improvement and upgrading of existing temporary structures through redevelopment of existing temporary structures into permanent buildings.

9 LAND USE ZONINGS

9.1 "Residential (Group D)" ("R(D))": Total Area 0.48ha

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

- 9.1.2 This zone mainly covers the areas to the southwest of Po Toi Village outside its 'Village Environs' ('VE'). This area is mainly occupied by one- to two-storey temporary structures built years ago. Most of the structures are occupied while some are ruins.
- 9.1.3 To allow for upgrading and improvement, redevelopment of existing temporary structures or existing building shall not 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. Rebuilding of New Territories Exempted House (NTEH) and replacement of an existing domestic building which was in existence on the date of the first publication in the Gazette of the notice of the draft DPA Plan by a NTEH are always permitted in this zone. Apart from allowing residential upgrading, low-rise and low-density residential developments may be permitted on application to the Board. To be in line with the general development intensity of the surrounding areas, residential development including redevelopment for 'Flat' and 'House' ~~(except 'NTEH')~~ shall not result in a total development in excess of a maximum plot ratio of 0.4 and a maximum building height of 3 storeys (9m).
- 9.1.4 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the plot ratio and building height restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.
- 9.1.5 As diversion of streams or filling of pond may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activities.
- 9.2 "Village Type Development" ("V"): Total Area 0.74ha
- 9.2.1 The planning intention of this zone is to designate both existing recognized villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a NTEH. Other commercial and community uses may be permitted on application to the Board.
- 9.2.2 The boundary of the "V" zone is drawn up around existing clusters having regard to 'VE', the local topography, the existing settlement pattern, site characteristics as well as the estimated Small House demand. Areas of difficult terrain, dense vegetation, burial grounds, ecologically sensitive areas and streamcourses have been avoided where possible.

- 9.2.3 There is only one recognised village in the Area, namely Po Toi Village on Po Toi. Currently, there is a restaurant within the “V” zone. There are neither approved nor outstanding Small House applications within its ‘VE’ and the village is occupied by one- to two-storey tenement houses. *This zone also covers an area at the eastern fringe of Po Toi Village, which is used by the villagers as a stage for the Chinese opera performances during festive celebration and an emergency landing pad for helicopters.*
- 9.2.4 In order to ensure that any future development or redevelopment within the village would retain the village character, no new development, or additional alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23m) or the height of the existing building(s), whichever is greater. Minor relaxation of the building height restriction may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.
- 9.2.5 As diversion of streams or filling of pond may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activities.
- 9.2.6 There is no existing sewer or planned public sewer for the Area, and at present, each house is typically served by its own on-site septic tanks and soakaway (STS) system. In accordance with the Environmental, Transport and Works Bureau’s Technical Circular (Works) No. 5/2005, under the current administrative practice, for development proposals/submissions that may affect natural streams/rivers, the approving/processing authorities at various stages of the development should consult and collate comments from Director of Agriculture, Fisheries and Conservation and relevant authorities and incorporate relevant comments/advice as conditions of approval wherever possible. For the protection of the water quality of the streams and sea, the design and construction of on-site STS system for any development proposals/submissions also need to comply with relevant standards and regulations, such as EPD’s ProPECC Practice Note PN 5/93. Accordingly, the Lands Department when processing Small House grant and applications in close proximity to existing stream courses should consult concerned departments including EPD, the Agriculture, Fisheries and Conservation Department (~~AFCD~~) and PlanD to ensure that all relevant departments would have adequate opportunity to review and comment on the applications.

9.3 “Government, Institution or Community” (“G/IC”): Total Area 0.24ha

- 9.3.1 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.

- 9.3.2 The “G/IC” zone covers the Tin Hau Temple and the abandoned village school, i.e. Po Toi School at Po Toi, as well as the lighthouse and other government uses/facilities at southern Waglan Island. The abandoned village school site is zoned “G/IC” to reserve for further use by the Government. Flexibility is also provided in the “G/IC” zone for adaptive reuse of the abandoned village school site to compatible Government, institution or community uses.
- 9.3.3 To preserve the rural and low-rise character of the Area, development/redevelopment within this zone should be restricted to the maximum building height as stipulated on the Plan or the height of building which was in existence on the date of first publication in the Gazette of the notice of the DPA Plan, whichever is greater.
- 9.3.4 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height restriction may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.
- 9.3.5 As diversion of streams or filling of pond may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activities.
- 9.4 “Open Space” (“O”): Total Area 0.0640ha
- 9.4.1 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.
- 9.4.2 This zone covers *an* areas in front of Tin Hau Temple ~~and at the eastern fringe of Po Toi Village,~~ which ~~is are being~~ used as a stage for the Chinese opera performances during festive celebration. ~~The piece of flatland at the eastern fringe of Po Toi Village is also being used as an emergency landing pad for helicopters.~~
- 9.4.3 *As diversion of streams or filling of pond may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activities.*
- 9.5 “Other Specified Uses” (“OU”): Total Area 0.07ha
- 9.5.1 The planning intention of this zone is for specified development(s) and/or uses, which is/are specified in the annotation of the zone. There is only one “OU” zone on the Plan, which is annotated ‘Pier’ and covers ~~two sites currently used as two~~ existing piers ~~located~~ at, Tai Wan *of* Po Toi *Village* and *an existing pier at* Waglan Island.
- 9.6 “Green Belt” (“GB”): Total Area ~~150.47ha~~150.2ha
- 9.6.1 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.

- 9.6.2 Areas with natural vegetation, woodland, hilly terrain, hillside shrubland and grassland have been designated as “GB” to protect existing green areas and preserve the hilly terrain in the Area.
- 9.6.3 The “GB” zone mainly covers the vegetated hill slopes at Tai Wan and Wan Tsai *of* Po Toi; as well as those at Mat Chau, Beaufort Island and Sung Kong. There are two traditional burial grounds in the southern part of Po Toi within this zone. As they have been in existence before the first publication of DPA Plan, they are considered as an existing use intended for the burial of deceased indigenous villagers in the Area. To respect the local ritual and tradition, burial activities within this zone are generally tolerated.
- 9.6.4 There is a general presumption against development within this zone. Development in this zone will be strictly controlled. Development proposals will be considered by the Board on individual merits taking into account the relevant Town Planning Board Guidelines.
- 9.6.5 As diversion of streams, filling of land/pond or excavation of land may cause adverse drainage impacts on the adjacent 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, repair or rebuilding works.

9.7 “Coastal Protection Area” (“CPA”): Total Area 30.43ha

- 9.7.1 The planning intention of this zone to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform and area of high landscape, scenic or ecological value, with a minimum of built development. It may also cover areas which serve as natural protection areas sheltering nearby developments against the effects of coastal erosion. There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.
- 9.7.2 This zone covers the coastal areas along the islands, which primarily consist of coastal vegetation, rocky and boulder coasts.
- 9.7.3 New residential development is not permitted under this zone. Redevelopment of existing houses may be permitted on application to the Board. The redevelopment of an existing house 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 DPA Plan.

9.7.4 In view of the conservation value of the area within this zone, permission from the Board is required for diversion of streams, filling of land/pond or excavation of land that may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment.

9.8 “Conservation Area” (“CA”): Total Area 367.4517ha

9.8.1 This zone is intended to protect and retain the existing natural landscape, ecological and topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment from the adverse effects of development. There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.

9.8.2 This zone covers most part of Po Toi which has scientific significance and high conservation value. Owing to its geographical position, Po Toi is considered as a crucial re-fuelling stop for migratory birds. More than 300 bird species, such as Hodgson's Redstart (*Phoenicurus hodgsoni*, 黑喉紅尾鷓), Dark-throated Thrush (*Turdus ruficollis*, 赤頸鸚), Brown Hawk Owl (*Ninox scutulata*, 鷹鴞), Blue-winged Pitta (*Pitta moluccensis*, 馬來八色鸚) and Oriental Honey Buzzard (*Pernis ptilorhyncus*, 鳳頭蜂鷹) have been recorded. Po Toi is also one of the only four sites in Hong Kong with natural populations of Romer's Tree Frog (*Liuixalus romeri*, 盧氏小樹蛙), an “Endangered” species under the IUCN Red List of Threatened Species, which could be found in the streams on Po Toi. The island also has a diverse assemblage of over 60 species of butterflies. The “CA” zone also covers the vegetated hill slopes and the rocky areas at Waglan Island, which has a natural character and is known to be a breeding site for terns.

9.8.3 It is intended that with stringent planning control imposed under this zoning, the rich ecological and biological features in the areas can be protected and preserved. New residential development is not permitted under this zone. Redevelopment of existing ~~quarters~~**houses** may be permitted on application to the Board. The redevelopment of existing ~~quarters~~**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 DPA Plan.

9.8.4 Within this zone, the area near Tai Wan Public Pier, which is more accessible and consist of private lots with building entitlements, may have potential for development of education and recreational facilities with overnight accommodation to allow visitors staying in the Area for a longer period of time for education/recreation activities. This can unleash the education and recreational potentials in the Area. Yet the feasibility of such development is subject to further assessments on environmental, ecological, traffic, infrastructure, sewerage, drainage, visual and landscape aspects, etc. Any development should not affect the unique natural environment within this zone.

9.8.5 Diversion of streams, filling of land/pond or excavation of land 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 activities.

10 COMMUNICATIONS

10.1 Waterborne Transport

There is no public transport service in the Area except the licensed kaito ferry services from Aberdeen/Stanley to Po Toi.

10.2 Road Network and Footpath

There is no road network in the Area but footpath systems on Po Toi and Waglan islands which provide access from piers/jetties to ~~the villages~~, mountain uplands as well as other places of interest. Improvement works to the footpaths in the Area are carried out under the Rural Public Works Programme.

11 UTILITY SERVICES

There are no sewerage, drainage and water supply systems in the Area. Electricity and potable water are provided to the local residents at Tai Wan Village on Po Toi via portable electricity generators and water tanks, dam and water pipe provided and maintained by the Islands District Office (IsDO).

12 CULTURAL HERITAGE

12.1 There are two Declared Monuments in the Area. One is the Waglan Lighthouse, Waglan Island, which is one of the five surviving pre-war navigation lighthouses in Hong Kong, and was declared a monument on 29.12.2000. The other one is the Rock Carvings on Po Toi, which have resemblance to the patterns of pottery and bronze vessels in the Bronze Age about 3,000 years ago. The Carvings were declared a monument on 27.4.1979. Every effort should be made to preserve the Declared Monuments.

12.2 A site of archaeological interest, known as Tai Wan Site of Archaeological Interest, is also found in Tai Wan at the southwestern Po Toi. Artefacts of both prehistoric and historic periods have been discovered in Tai Wan Site of Archaeological Interest.

12.3 The Antiquities Advisory Board (AAB) has 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>.

- 12.4 Prior consultation with AMO of LCSD should be made if any works, developments, redevelopment or rezoning proposals may affect the declared monuments, site of archaeological interest and their immediate environs. In accordance with section 6 of the Antiquities and Monuments Ordinance (Cap. 53), a permit issued by the Antiquities Authority, i.e. the Secretary for Development is required for any works to be carried out within the monument boundary of a declared monument. If disturbance to the site of archaeological interest is unavoidable, a detailed archaeological impact assessment (AIA) shall be conducted to evaluate the archaeological impact imposed by the proposed works if there is any development within the site of archaeological interest. If necessary, a qualified archaeologist shall apply for a licence under the Antiquities and Monuments Ordinance (Cap. 53) for an archaeological investigation. A proposal of the AIA shall be submitted to AMO for agreement prior to applying for the licence. Subject to the findings of the AIA, appropriate mitigation measures shall be fully implemented by the project proponent in consultation with AMO of LCSD.

13 IMPLEMENTATION

- 13.1 The Plan provides a broad land-use framework for development control and implementation of planning proposals for the Area. More detailed plans will be prepared as a basis for public works planning and private developments.
- 13.2 At present, there is no overall programme for the improvement or provision of infrastructure within the Area. The implementation process will be gradual and may stretch over a long period of time depending on the availability of resources. However, project works for maintenance and repair of existing utilities would be carried out within the Area by the IsDO.
- 13.3 Any increase in population, number of visitors to the Area or further recreational/residential developments would require additional facilities. In particular, the design and construction of the on-site STS need to comply with relevant standards and regulations, such as EPD's ProPECC PN 5/93, for the protection of the water quality and the natural streams flowing through the Area.
- 13.4 Notwithstanding the above, minor improvement works, e.g. access improvements, utility services installation and public works projects will be implemented through the Public Works Programme and the Rural Public Works Programme subject to priority and resource availability. Private developments will be effected principally through private sector initiatives in accordance with the zoned uses indicated on the Plan, provided that their proposals meet Government requirements.

14 PLANNING CONTROL

- 14.1 The types of permitted developments and uses on land within the Area are listed in the Notes to the Plan. Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted developments and uses within the same zone are always permitted and no separate permission is required.

- 14.2 Uses of land or building which were in existence immediately before the first publication in the Gazette of the notice of the DPA Plan and which are not in compliance with the terms of the Plan may have adverse impact on the environment, drainage and traffic of the Area. Although no action is required to make such use conform to this Plan, any material change of such use or any other development (except minor alteration and/or modification to the development of the land or building in respect of such use which is always permitted) must be always permitted in terms of the Plan or, if permission is required, in accordance with a permission granted by the Board. The Board will consider these applications on their individual merits. Those alteration and/or modification works which may lead to an environmental improvement or upgrading to the Area may be considered favourably by the Board.
- 14.3 Planning applications to the Board will be assessed on individual merits. In general, the Board, in considering the planning applications, will take into account all relevant planning considerations which may include the departmental outline development plans/layout plans, and the guidelines published by the Board. The outline development plans/layout plans are available for public inspection at the Planning Department. Guidelines published by the Board are available from the Board's website, the Secretariat of the Board and the Technical Services Division of the Planning Department. Application forms and Guidance Notes for planning applications can be downloaded from the Board's website and are available from the Secretariat of the Board, the Technical Services Division and relevant District Planning Office of the Planning Department. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.
- 14.4 Any development, other than those referred to in paragraph 14.1 above or in conformity with this Plan or with the permission of the Board, undertaken or continued on or after 2 March 2012 included in a Plan of the Po Toi Islands DPA may be subject to enforcement proceedings under the Ordinance. Any diversion of streams, filling of land/pond or excavation of land in relevant zones on or after the exhibition of the specific plan referred to in the Notes of the relevant zones without permission from the Board may also be subject to enforcement proceedings.

TOWN PLANNING BOARD

~~DECEMBER~~-FEBRUARY 2015⁴

Extract of 1075th Town Planning Board Meeting dd. 5.12.2014

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~~addressed the illegal parking issue and the possible traffic congestion that could be caused by such illegal parking.~~

108. After deliberation, the Board decided to reject the application on review based on the following reasons:

- “(a) the proposed columbarium is located in an “Undetermined” zone which is being comprehensively reviewed. Approval of the columbarium would unduly constrain optimisation of the future land use in the area;
- (b) the implementability of the proposed traffic management measures is doubtful. The applicant fails to demonstrate that the development will not cause adverse traffic impact to the area, in particular, that the emergency services of Pok Oi Hospital would not be affected; and
- (c) the approval of the proposed development would set an undesirable precedent for similar applications.”

[Mr Stanley Y.F. Wong, Mr Roger K.H. Luk and Ms Christian M. Lee left the meeting at this point.]

Sai Kung & Islands DistrictAgenda Item 6

[open meeting]

Draft Po Toi Islands Outline Zoning Plan No. S/I-PTI/C – Preliminary consideration of a New Plan

(TPB Paper No. 9800)

[The item was conducted in Cantonese.]

109. Mr Ivan M.K. Chung, District Planning Officer/Sai Kung & Islands (DPO/SKIs), PlanD was invited to the meeting at this point.

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

111. With the aid of a Powerpoint presentation, Mr Ivan M.K. Chung, DPO/SKIs, made the following main points as detailed in the Paper:

Background

- (a) on 2.3.2012, the draft Po Toi Islands Development Permission Area (DPA) Plan No. DPA/I-PTI/1 was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance);
- (b) pursuant to section 20(5) of the Ordinance, the Po Toi Islands DPA Plan was effective for a period of three years until 2.3.2015. As such, an Outline Zoning Plan (OZP) had to be prepared to replace the DPA Plan in order to maintain statutory planning control over the area upon expiry of the DPA Plan;
- (c) on 21.11.2014, under the power delegated by Chief Executive, the Secretary for Development directed the Town Planning Board (the Board), under section 3(1)(a) of the Ordinance, to prepare an OZP to cover the Area;

The Planning Scheme Area (the Area)

- (d) the Area (about 550ha) comprised a group of islands located at the southern-most of Hong Kong, which included mainly Po Toi (about 369ha), Mat Chau (about 3ha), Beaufort Island (about 120ha), Sung Kong (about 48ha) and Waglan Island (about 10ha). The Area generally had a hilly terrain and was covered by rocky outcrops and

vegetations including mangroves, woodland vegetation including large mature trees and shrubland with tree clumps;

- (e) a recognized village and some developments/structures were found at Po Toi and Waglan Island. Mat Chau, Beaufort Island and Sung Kong were virtually uninhabited;
- (f) the Area had a rural and natural setting with scientific importance and conservation value which were unique in Hong Kong. Within the Area, the Director of Agriculture, Fisheries and Conservation (DAFC) considered that a major part of Po Toi had high ecological value worthy of conservation. Po Toi was an important re-fuelling stop for migratory birds, and hosted one of the few natural population of Romer's Tree Frog (*Liuixalus romeri*) in Hong Kong;
- (g) when the DPA Plan was prepared for the Area, there were tree felling and paving activities on the southwestern part of Po Toi near Wan Tsai. It was noted that the unauthorized development had stopped and the area had already been covered by vegetation and grass after that;

Village 'Environs' and Land Ownership

- (h) the only recognised village in the Area was Po Toi Village and its 'village environ' ('VE') covered an area of about 3.27ha. The domestic structures within the village were predominantly one- to two-storey tenement houses held on a short term tenancy basis;
- (i) most land in the Area (about 99.4%) was government land and the remaining 0.6% (about 3.3 ha) was private land, all of which was located in Po Toi, concentrated at Po Toi Village and at the southwestern part of Po Toi, comprising mainly fallow agricultural land including some lots with building entitlement;

Development Constraints

- (j) one of the development constraints in the Area was the limited frequency and capacity of the ferry services. Only one kaito ferry service between Po Toi and Aberdeen was operated on Tuesdays and Thursdays, with additional services from Stanley to Po Toi on Saturdays, Sundays and Public Holidays. Within the Area, only Po Toi was accessible by footpaths and hiking trails;
- (k) the Area also featured steep rocky coast and low cliffs from 100mPD to 270mPD with geological formations of high landscape value. Especially on Po Toi, there were some well-known geological formations in granite rock along the coastline, e.g. Buddha's Palm Cliff, Tortoise Rock and Coffin Rock. Rock Carvings on Po Toi were Declared Monuments of particular historic and cultural significance. The southern coast of Po Toi also had high landscape scenic and cultural significance;
- (l) the Lighthouse on Waglan Island was also a Declared Monument of particular historic and cultural significance. Prior consultation with the Antiquities and Monuments Office should be made if any works, developments, redevelopment or rezoning proposals might affect the declared monument;

Issues Arising from Consideration of the DPA Plan

- (m) during the consideration of the representations to the draft DPA Plan, the Lamma Island (South) Rural Committee (RC) and villagers suggested that the "Village Type Development" ("V") zone should be enlarged to the southwest of the existing village clusters at Tai Wan to accommodate the Small House demand of villagers in Po Toi and South Lamma Island whilst the green/concern groups and some individuals suggested designating conservation zonings on Po Toi, and

ultimately designating Po Toi as Country Park (CP) to reflect its scientific, ecological and recreational values;

Land Use Proposals Received in the Course of Preparation of the OZP

- (n) in the course of preparing the OZP, the RC proposed extension of the “V” zone to areas at southwest Po Toi and provision for holiday house development within the private lots at Po Toi upon application to the Board;
- (o) the Chinese YMCA of Hong Kong proposed a campsite development on Po Toi Island;
- (p) the green/concern groups proposed designation of areas at southeast Po Toi and near Tai Tam Wan (Lau Shui Hang) as “Site of Special Scientific Interest” (“SSSI”) and ultimately as CP/Marine Park to preserve its unique natural habitat with high ecological and scientific values;

Land Use Planning Consideration

- (q) in preparing the OZP, land for village development, conservation of natural landscape, accessibility and infrastructural constraints, need for upgrading/improvements of domestic structures and education and recreation potentials of the Area had been taken into account;

Land Use Proposals

- (r) the general planning intention for the Area was to conserve the areas of high ecological significance with scientific value, to protect the unique landscape, rural and natural characters and to make provision for future Small House development for the indigenous villagers of the Area;

- (s) most land in the Area was designated conservation zonings, including “Conservation Area” (“CA”), “Green Belt” (“GB”) and “Coastal Protection Area” (“CPA”). Land was also zoned “V” for Small House development and “Residential (Group D)” (“R(D)”) to provide opportunity for improvement and upgrading of existing temporary structures within the rural areas;

Land Use Zonings

“Village Type Development”: Total Area 0.71ha

- (t) the “V” zone fell entirely within the ‘VE’. The boundary of the “V” zone was drawn up around existing clusters having regard to ‘VE’, the local topography, the existing settlement pattern, site characteristics as well as the estimated Small House demand. Areas of difficult terrain, dense vegetation, burial grounds, ecologically sensitive areas and streamcourses had been avoided where possible;
- (u) there was only one recognised village in the Area, namely Po Toi Village, on Po Toi and the village was occupied by 2-storey village houses and temporary domestic structures;
- (v) the total developable land reserved for Small House developments amounted to about 0.23ha, equivalent to about 9 Small House sites. That could satisfy about 46% of the total 10-year forecast of Small House demand in the Area (i.e. 9 out of 20). Under the provision of the OZP, the villagers could still apply for Small House development/redevelopment of Small House to the Board under the planning permission system within areas zoned “R(D)”, “Government, Institution or Community” (“G/IC”), “GB” and “CA” as appropriate;

“Residential (Group D)”: Total Area 0.48ha

- (w) the "R(D)" zone covered mainly the areas to the southeast of Po Toi Village. This area was mainly occupied by one- to two-storey temporary structures built years ago. Most of the structures were occupied while some were ruins;
- (x) the zone allowed residential upgrading, low-rise and low-density residential developments subject to planning permission from the Board;

"Government, Institution or Community": Total Area 0.24 ha

- (y) the "G/IC" zone covered the Tin Hau Temple and the abandoned village school, i.e. Po Toi School at Po Toi, as well as the lighthouse and other government uses/facilities at southern Waglan Island. The abandoned village school site was zoned "G/IC" to reserve for further use by the Government;

"Open Space" ("O"): Total Area 0.10ha

- (z) the "O" zone covered areas in front of Tin Hau Temple and at the eastern fringe of Po Toi Village, which were being used as a stage for the Chinese operas performance during festive celebration. The piece of flat land at the eastern fringe of Po Toi Village would also be used as an emergency landing pad for helicopters;

"Other Specified Uses" ("OU"): Total Area 0.07ha

- (aa) there was only one "OU" zone on the Plan, which was annotated 'Pier' and covered two sites currently used as piers located at Tai Wan, Po Toi and Waglan Island;

"Green Belt": Total Area 150.47ha

- (bb) the "GB" zone mainly covered the vegetated hill slopes at Tai Wan and Wan Tsai, Po Toi; as well as those at Mat Chau, Beaufort Island and Sung Kong. There were two traditional burial grounds in the southern part of Po Toi within this zone;

"Coastal Protection Area": Total Area 30.43ha

- (cc) the "CPA" zone generally covered the coastal areas along the islands, which primarily consisted of coastal vegetation, rocky and boulder coasts;

"Conservation Area": Total Area 367.17ha

- (dd) the "CA" zone covered most parts of Po Toi which had scientific significance and high conservation value. Migratory Birds, Romer's Tree Frog and butterflies were the three scientific interests contributing to the ecological and conservation importance of Po Toi. The "CA" zone also covered the vegetated hill slopes and the rocky areas on Waglan Island, which had a natural character and was known to be a breeding site for terns;
- (ee) within the zone, the area near Tai Wan Public Pier might have potential for development of education and recreational facilities with overnight accommodation to allow visitors staying in the Area for a longer period of time for education/recreation activities. This could unleash the education and recreational potentials in the Area. Yet the feasibility of such development was subject to further assessments. Any development should not affect the unique natural environment within the zone;

Consultation

- (ff) the draft OZP together with its Notes and Explanatory Statement (ES)

as well as the Planning Report had been circulated to relevant government bureaux and departments for comments. Comments received had been incorporated into the draft OZP, its Notes and ES and the Planning Report as appropriate. No adverse comment on or objection to the land use proposals was received; and

(gg) subject to the agreement of the Board, the draft OZP No. S/I-PTI/C would be submitted to the Islands District Council (IsDC) and RC for consultation. Comments from IsDC and RC would be submitted to the Board for consideration prior to the publication of the draft OZP under section 5 of the Ordinance.

112. Members had no questions or comments on the draft OZP.

113. After deliberation, the Board agreed that the draft Po Toi Islands OZP No. S/I-PTI/C, together with its Notes and ES, was suitable for consultation with IsDC and RC. After consultation, comments from IsDC and RC would be submitted to the Board for consideration prior to the publication of the draft OZP under section 5 of the Ordinance.

~~Procedural Matters~~

~~Agenda Item 9~~

~~[Open Meeting]~~

~~Information Note and Hearing Arrangement for Consideration of Representations and /
Comments on the draft Kwai Chung Outline Zoning Plan No. S/KC/27
(TPB Paper No. 9803)~~

~~[The meeting was conducted in Cantonese.]~~

TOWN PLANNING BOARD

TPB Paper No. 9800

**for consideration by
the Town Planning Board on 5.12.2014**

**THE DRAFT PO TOI ISLANDS OUTLINE ZONING PLAN NO. S/I-PTI/C
PRELIMINARY CONSIDERATION OF A NEW PLAN**

**DRAFT PO TOI ISLANDS OUTLINE ZONING PLAN NO. S/I-PTI/C
PRELIMINARY CONSIDERATION OF A NEW PLAN**

1 Introduction

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

- (a) the draft Po Toi Islands Outline Zoning Plan (OZP) No. S/I-PTI/C (**Appendix I**) and its Notes (**Appendix II**) are suitable for consultation with the Islands District Council (IsDC) and Lamma Island (South) Rural Committee (RC); and
- (b) the Explanatory Statement (ES) (**Appendix III**) is an expression of the planning intention and objectives of the Town Planning Board (the Board) for the various land use zonings of the draft OZP and is suitable for consultation with IsDC and RC together with the draft OZP.

2 Background

- 2.1 On 20 February 2012, under the power delegated by the Chief Executive (CE), the Secretary for Development (SDEV) directed the Board, under section 3(1)(b) of the Ordinance, to prepare a Development Permission Area (DPA) Plan for Po Toi Islands (the Area).
- 2.2 On 2 March 2012, the draft Po Toi Islands DPA Plan No. DPA/I-PTI/1 was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). During the plan exhibition period, a total of 173 valid representations were received. When the representations were published, 725 comments were received. After giving consideration to the representations and comments on 28 September 2012, the Board noted the supportive views of the representations and decided not to amend the draft DPA Plan to meet the representations.
- 2.3 On 12 March 2013, the CE in Council (CE in C) approved the draft Po Toi Islands DPA Plan, which was subsequently renumbered as DPA/I-PTI/2. On 22 March 2013, the approved Po Toi Islands DPA Plan No. DPA/I-PTI/2 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.4 Pursuant to section 20(5) of the Ordinance, the Po Toi Islands DPA Plan is effective for a period of three years until 2 March 2015. As such, an OZP has to be prepared to replace the DPA Plan in order to maintain statutory planning control over the Area upon expiry of the DPA Plan.

- 2.5 On 21 November 2014, under the power delegated by CE, SDEV directed the Board, under section 3(1)(a) of the Ordinance, to prepare an OZP to cover the Area.

3 Strategic Planning Context

- 3.1 The Area (about 550ha) comprises a group of islands located at the southern-most of Hong Kong, which include mainly Po Toi (about 369ha), Mat Chau (about 3ha), Beaufort Island (about 120ha), Sung Kong (about 48ha) and Waglan Island (about 10ha). The Area generally has a hilly terrain and is covered by rocky outcrops and vegetations including mangroves, woodland vegetation including large mature trees and shrubland with tree clumps (**Plan 1**). Some developments/structures are found at Po Toi and Waglan Island. Mat Chau, Beaufort Island and Sung Kong are virtually uninhabited.
- 3.2 The Area has a rural and natural setting with scientific importance and conservation value which are unique in Hong Kong. Within the Area, the Director of Agriculture, Fisheries and Conservation (DAFC) considers that a major part of Po Toi has high ecological value worthy of conservation. Po Toi is an important re-fuelling stop for migratory birds, and hosts one of the few natural population of Romer's Tree Frog (*Liuixalus romeri*, 盧氏小樹蛙) in Hong Kong. In addition, most of the streams on Po Toi are largely natural and unpolluted. They should be preserved from the nature conservation point of view.
- 3.3 In view of the natural attributes, ecological diversity and landscape qualities, the Area was highlighted as Significant Land Conservation Areas and recommended for conservation in Territorial Development Strategy Review (TDSR) (1998) (**Plan 4**). The surrounding water bodies were also recognised as Significant Marine Conservation Areas in TDSR. Such strategy was reaffirmed in the South West New Territories Development Strategy Review (2001). Due consideration should be given to its conservation value when development at or near this area is proposed.
- 3.4 The planning framework for the Area is to protect the natural scenic character of the Area from the uncontrolled developments and avoid disturbances to areas with high ecological, landscape and geological values. Details of the land use considerations are contained in the Planning Report on Po Toi Islands at **Appendix IV**. Some major issues in relation to the proposed zonings are stated in the following paragraphs.

4 Issues Arising from Consideration of the DPA Plan

- 4.1 During the consideration of the representations to the draft DPA Plan on 28 September 2012, the following proposals from major groups were put forward for the Board's consideration (**Plan 5**):
- (a) the Lamma Island (South) Rural Committee (RC) and villagers

suggested that the “Village Type Development” (“V”) zone should be enlarged to the southwest of the existing village clusters at Tai Wan to accommodate the Small House demand of villagers in Po Toi and south Lamma Island;

- (b) the private lot owners near Kwan Kee Store at southwest Po Toi and some individuals suggested to rezone the land to “Government, Institution or Community” (“G/IC”) use to permit memorial garden and/or columbarium developments; and
 - (c) the green/concern groups and some individuals suggested to designate conservation zonings on Po Toi, e.g. “Conservation Area” (“CA”), “Coastal Protection Area” (“CPA”) and “Site of Special Scientific Interest” (“SSSI”) and ultimately designate Po Toi as Country Park (CP) to reflect its scientific, ecological and recreational values.
- 4.2 On 28 September 2012, the Board decided not to uphold the representations nor propose amendment to the DPA Plan. The Board also noted the suggestions of green/concern groups on conservation zonings. It was agreed that detailed studies and analysis would be conducted to determine the appropriate land use zonings of the concerned area in the preparation of the OZP stage.

5 Object of the Plan

- 5.1 The object of the Plan is to indicate the broad land-use zonings for the Area so that the development and redevelopment within the Area can be put under statutory planning control. It also provides a planning framework for preparing detailed non-statutory plans which form the basis for public works planning and site reservation for various uses.
- 5.2 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 and the boundaries between the land use zones may be subject to minor adjustments as detailed planning and development proceed.

6 The Planning Scheme Area (Plans 1 to 3)

- 6.1 The Area covers a total area of about 550ha. It comprises a group of islands located at the southern-most of Hong Kong, which include mainly Po Toi (about 369ha), Mat Chau (about 3ha), Beaufort Island (about 120ha), Sung Kong (about 48ha) and Waglan Island (about 10 ha). The boundary of the Area is shown by a heavy broken line on the Plan (**Appendix I**).
- 6.2 Po Toi is the southern-most island in Hong Kong and is the largest among the five islands. It has a hilly terrain and is covered by rocky outcrops and vegetations including mangroves, woodland vegetation including large mature trees and shrubland with tree clumps. It is largely natural in character with scattered rural settlements at Tai Wan and Wan Tsai (**Figure 4b in**

Appendix IV). According to the 2011 Census, the existing population at Po Toi is about 50. In 2011/2012, activities involving vegetation clearance and laying of concrete slabs were found in the southwest Po Toi (**Figure 5g in Appendix IV**).

- 6.3 Waglan Island is the eastern-most outlying island in the Area. The southern part of the island is covered by rocky outcrops with limited vegetated areas of shrubs and grasses whilst the northern part of the island has a rocky surface (**Figure 5i in Appendix IV**). Mat Chau, Beaufort Island and Sung Kong are isolated islands within the Area. They have a hilly terrain and are covered by rocky outcrops and woodland vegetation including mature trees and shrubland with tree clumps (**Figure 4b in Appendix IV**).

7 Development Proposals Received in the Course of Preparation of the Plan

- 7.1 Since the gazettal of the draft DPA Plan on 2 March 2012, there has been no planning application received in the Area. In the course of preparing the OZP, the following proposals/views have been received (**Plan 6**):

- (a) proposed campsite development on Po Toi Island submitted by Chinese YMCA of Hong Kong;
- (b) proposals of local residents for provision of more GIC facilities and infrastructure in Po Toi including, inter alia, public toilet, emergency rescue services (in particular the provision of helicopter landing pad for emergency use), electricity/water supplies and public transport provision;
- (c) proposed designation of areas at southeast Po Toi and near Tai Tam Wan (Lau Shui Hang) (**Plan 7**) as SSSI and ultimately as Country Park/Marine Park to preserve its unique natural habitat with high ecological and scientific values submitted by green/concern groups; and
- (d) proposed extension of the “V” zone to areas at southwest Po Toi and provisions for holiday house development within the private lots at Po Toi upon application to the Board submitted by RC.

- 7.2 Planning Assessments on the above proposals/views are provided in paragraphs 3.5.2 to 3.5.12 in **Appendix IV**.

8 Land Use Planning Considerations (Plan 7)

Conservation of Natural Landscape

- 8.1 The Area has a rural and natural setting with scientific importance and conservation value which are unique in Hong Kong, particularly at Po Toi. Owing to its geographical position, Po Toi is considered as a crucial re-fuelling stop for migratory birds. More than 300 bird species, such as

Hodgson's Redstart (*Phoenicurus hodgsoni*, 黑喉紅尾鶇), Dark-throated Thrush (*Turdus ruficollis*, 赤頸鶇), Brown Hawk Owl (*Ninox scutulata*, 鷹鴞), Blue-winged Pitta (*Pitta moluccensis*, 馬來八色鶇) and Oriental Honey Buzzard (*Pernis ptilorhyncus*, 鳳頭蜂鷹) have been recorded. Po Toi is also one of the only four sites in Hong Kong with natural populations of Romer's Tree Frog (*Liuixalus romeri*, 盧氏小樹蛙), an "Endangered" species under the International Union for Conservation of Nature (IUCN) Red List of Threatened Species and has a diverse assemblage of over 60 species of butterflies. Besides, Waglan Island is known to be a breeding site for terns. Some plant species of conservation interest are recorded in Beaufort Island and Po Toi such as *Eulophia flava* (黃花美冠蘭), *Podocarpus macrophyllus* (羅漢松), *Polygala polifolia* (小花遠志) and *Rungia chinensis* (中華孩兒草).

- 8.2 According to the "Landscape Value Mapping of Hong Kong" (2005) prepared by the Planning Department (PlanD), the overall landscape character of these islands is remote, rugged and visually dramatic. Except the village settlements on Po Toi, other islands are undeveloped. The coastal areas of Tai Wan and Wan Tsai are covered with coastal woodland vegetation including large native mature trees within Po Toi Village, mangroves and shrubland with tree clumps, which serves as a significant ecological resource to sustain the migratory birds. The large native mature trees also serve as a village and cultural landscape feature of high landscape coastal amenity. The dense woodland vegetation at the back of Po Toi Village is also a significant landscape feature. The coastal area of Po Toi Islands also has high landscape value. Generally, the character of the coastal landscape is open, coherent, tranquil, remote and reasonably varied due to the visual complexity of the island group.
- 8.3 The Area also features steep rocky coast and low cliffs from 100mPD to 270mPD with geological formations of high landscape value. Especially on Po Toi, there are some well-known geological formations in granite rock along the coastline e.g. Buddha's Palm Cliff, Tortoise Rock and Coffin Rock. Rock Carvings on Po Toi are Declared Monuments of particular historic and cultural significance. The southern coast of Po Toi also has high landscape scenic and cultural significance. Generally, the character of the landscape is open, coherent, tranquil, remote and reasonably varied (due to the visual complexity of the islands). The unique landscape resources and the character of the Area should be preserved. Any large scale development with extensive site formation and vegetation clearance should be avoided as it would cause irreversible adverse landscape and ecological impacts. Small scale development with conservation purposes that is compatible with the existing landscape context is recommended for Po Toi.

Accessibility and Infrastructural Constraints

- 8.4 One of the development constraints in the Area is the limited frequency and capacity of the ferry services. Only one kaito ferry service between Po Toi and Aberdeen is operated on Tuesdays and Thursdays, with additional services from Stanley to Po Toi on Saturdays, Sundays and Public Holidays.

Within the Area, only Po Toi is accessible by footpaths and hiking trails.

- 8.5 The electricity and water supply facilities in the Area are limited. There are also no drainage and sewerage systems in the Area. Any development that will lead to increases in population or number of visitors to the Area would require additional facilities. For any development or redevelopment, the project proponent should address how sewage and/or other wastewater, if any, produced could be collected, treated and discharged.

Need for upgrading/improvements of domestic structures

- 8.6 The domestic structures on Po Toi are mainly one- to two-storey tenement houses built using temporary materials, which may require improvement or redevelopment. There may be potential for the landowners/occupants of the existing structures on Po Toi to pool their land holding for low-rise low-density residential development to optimise the use of land and to achieve a more orderly layout. The residential development should blend in with the rural character, and avoid overloading the limited infrastructure of the Area and causing adverse environmental impact.

Education and Recreation Potentials

- 8.7 The Area has unique ecological, landscape, geological and cultural heritage resources with high scientific and archaeological values. These resources, most of which are concentrated on Po Toi, should be preserved. The places of scientific and archaeological interests are connected by a footpath network originating from the public pier in Tai Wan. Nevertheless, the frequency of the existing kaito service has limited the public access to these places. Provision of appropriate education facilities with overnight accommodation, e.g. holiday camp/tenting site, in Po Toi can facilitate public understanding of the Area's unique environment while at the same time unleash the recreation potential of the Area without resulting in adverse environmental and ecological impacts. The area near Tai Wan Public Pier, which is more accessible and consists of private lots with building entitlements, may be a suitable location for such development. In view of the unique natural and rural environment of the Area with high conservation value, the scale and character of such development should be compatible with the natural and rural characters of the Area. Owing to the limited transport facilities, utilities and infrastructure, as well as the need to conserve the Area's rural and natural setting with high conservation value, large-scale recreation and/or tourism development in the Area should be avoided.

Land for Village Development

- 8.8 In general, the OZP will reflect, amongst others, the existing recognised villages and designate areas considered suitable for provision of village expansion. For the subject OZP, the only recognised village in the Area is Po Toi Village and its 'Village Environ' ('VE') covers an area of about 3.27ha (**Plan 8a**). The domestic structures within the village are predominantly one- to two-storey tenement houses held on a short term tenancy basis.

- 8.9 Since the publication of the DPA Plan, as stated in paragraphs 4.1(a) and 7.1(d) above, the RC has been asking for reservation of sufficient land in the Area for Small House development to cope with the Small House demand in the Area as well as in southern Lamma Island. Specifically, RC requested to designate the areas at southwest Po Toi near Tai Wan Public Pier as “V” zone (**Plans 6 and 7**). On the contrary, the green/concern groups considered that the “V” zone boundary should be confined to the existing village clusters and exclude ecologically sensitive areas and natural habitats.
- 8.10 Noting the concerns of RC/local residents and the green/concern groups, the Small House demand of Po Toi Village has been assessed by obtaining the latest information on the 10-year forecast of Small House demand from the District Lands Officer/Islands, Lands Department (DLO/Is, LandsD) in 2014. As advised by DLO/Is, LandsD, the 10-year Small House demand forecast for Po Toi Village is 20. The figure remains unchanged when the DPA Plan was prepared in 2012. There are also no approved or outstanding Small House applications in the village. As the Indigenous Inhabitant Representative (IIR) of Po Toi Village is currently vacant, the indigenous villager’s status of applicants for Small House development cannot be certified. Nevertheless, Small House development at suitable areas within the ‘VE’ by designating “V” zone should be provided to cater for the future demand.
- 8.11 Based on PlanD’s preliminary estimate, the total land area required for meeting the total Small House demand of 20 houses is about 0.5 ha. With reference to the Small House demand and ‘VE’ for the recognised village as enumerated above, PlanD has analysed the site conditions of the area within ‘VE’ taking into account of the existing village settlement, approved and outstanding Small House applications¹, infrastructural constraints, environmental conditions and natural terrain of the Area. Consideration has also been given to the consolidation of Small House development at suitable locations in order to avoid undesirable disturbances to the natural environment and overtaxing the limited infrastructure in the Area. Based on an incremental approach, it is considered that the future demand for Small House development could be met by redeveloping the temporary domestic structures erected on Government land and by expanding the “Village Type Development” (“V”) zone to the relatively flat area to the north of the existing “V” zone. Such approach could achieve a more orderly development pattern, efficient use of land as well as provision of infrastructures and services in areas around the existing village settlements (**Table 1 and Plan 10**).
- 8.12 The currently proposed “V” zone covers a total area of 0.71ha. It falls entirely within the ‘VE’. The area reserved for Small House development comprises mainly vacant land with some areas occupied by temporary structures. The total developable land reserved for Small House developments amounts to about 0.23ha, equivalent to about 9 Small House sites (**Table 1**). This can satisfy about 46% of the total 10-year forecast of Small House demand in the Area (i.e. 9 out of 20). Although the area of the

¹ There are no outstanding/approved Small House applications being processed/approved by DLO/Is, LandsD or the Board since the first gazettal of the draft Po Toi Islands DPA Plan in 2012.

proposed “V” could not meet all the current forecast of Small House demand, it should be noted that the Small House demand forecast is only one of the many factors in considering the “V” zone. The forecast is provided by the Rural Committee to LandsD and could be subject to changes over time for reasons like demographic changes (birth/death) as well as aspiration of indigenous villagers currently living outside the village, local and overseas, to move back to Po Toi in future. Though there is no mechanism in the planning stage to verify the authenticity of the figures, the respective DLO would verify the status of the Small House applicant at the stage of Small House grant application. Under the provision of the OZP, the villagers could still apply for Small House development/redevelopment of Small House to the Board under the planning permission system within the areas zoned “Residential (Group D)” (“R(D)”), “Government, Institution or Community” (“G/IC”), “Green Belt” (“GB”) and “Conservation Area” (“CA”) as appropriate.

Table 1 – Table showing the Small House Demand for Po Toi Village

Demand figures in 2012		Demand figures in 2014		‘VE’ Approx. Area (ha)	“V” zone area on DPA Plan (ha)	“V” zone on draft OZP(ha)	Required land to meet new demand (ha)	Available land to meet new demand (ha)	Percentage of the new demand met by available land (%)
Outstanding Application	10-year forecast	Outstanding Application	10-year forecast						
0	20	0	20	3.27	0.56	0.71	0.5	0.23*	46%

Note:

* Includes land area currently occupied by temporary domestic structures/squatters which can be redeveloped into Small Houses.

9 Planning Intention

The general planning intention for the Area is to conserve the areas of high ecological significance with scientific value, to protect the unique landscape, rural and natural characters and to make provision for future Small House development for the indigenous villagers of the Area. It is also intended to provide planning guidance and control improvement and upgrading of existing temporary structures through redevelopment of existing temporary structures into permanent buildings.

10 Land Use Zonings (Plan 9)

10.1 In the preparation of various land use zones in the Area, consideration has been given to the natural environment, physical landform, existing land use pattern, demand for Small Houses and availability of infrastructure and local development opportunities. The Following land uses are proposed to be designated on the Plan.

10.2 *Residential (Group D)* ("R(D)") Total Area: 0.48ha

- (a) The planning intention of this zone is primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Board.
- (b) This zone mainly covers the areas to the southwest of Po Toi Village outside its 'VE'. This area is mainly occupied by one- to two-storey temporary structures built years ago. Most of the structures are occupied while some are ruins.
- (c) To allow for upgrading and improvement, redevelopment of existing temporary structures or existing building shall not 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. Rebuilding of New Territories Exempted House (NTEH) and replacement of an existing domestic building which was in existence on the date of the first publication in the Gazette of the notice of the draft DPA Plan by a NTEH are always permitted in this zone. Apart from allowing residential upgrading, low-rise and low-density residential developments may be permitted on application to the Board. To be in line with the general development intensity of the surrounding areas, residential development including redevelopment for 'Flat' and 'House' (except 'NTEH') shall not result in a total development in excess of a maximum plot ratio of 0.4 and a maximum building height of 3 storeys (9m).
- (d) To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the plot ratio and building height restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.
- (e) As diversion of streams or filling of pond may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activities.

10.3 *"Village Type Development"* ("V") Total Area: 0.71ha (**Plan 10**)

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

development are always permitted on the ground floor of a NTEH. Other commercial and community uses may be permitted on application to the Board.

- (b) The boundary of the "V" zone is drawn up around existing clusters having regard to 'VE', the local topography, the existing settlement pattern, site characteristics as well as the estimated Small House demand. Areas of difficult terrain, dense vegetation, burial grounds, ecologically sensitive areas and streamcourses have been avoided where possible.
- (c) There is only one recognised village in the Area, namely Po Toi Village on Po Toi. Currently, there is a restaurant within the "V" zone. There are neither approved nor outstanding Small House applications within its 'VE' and the village is occupied by 2-storey village houses and temporary domestic structures.
- (d) In order to ensure that any future development or redevelopment within the village would retain the village character, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23m) or the height of the existing building(s), whichever is greater. Minor relaxation of the building height restriction may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.
- (e) As diversion of streams or filling of pond may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activities.
- (f) There is no existing sewer or planned public sewer for the Area, and at present, each house is typically served by its own on-site septic tanks and soakaway (STS) system. In accordance with the Environmental, Transport and Works Bureau's Technical Circular (Works) No. 5/2005, under the current administrative practice, for development proposals/submissions that may affect natural streams/rivers, the approving/processing authorities at various stages of the development should consult and collate comments from DAFC and relevant authorities and incorporate relevant comments/advice as conditions of approval wherever possible. For the protection of the water quality of the streams and sea, the design and construction of on-site STS system for any development proposals/submissions also need to comply with relevant standards and regulations, such as the Environmental Protection Department (EPD)'s ProPECC 5/93. Accordingly, the LandsD when processing Small House grant and applications in close proximity to existing stream courses should consult concerned departments including EPD, AFCD and PlanD to ensure that all relevant departments would have adequate opportunity to review and comment on the applications.

10.4 "Government, Institution or Community" ("G/IC") Total Area: 0.24 ha

- (a) 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.
- (b) The "G/IC" zone covers the Tin Hau Temple and the abandoned village school, i.e. Po Toi School at Po Toi, as well as the lighthouse and other government uses/facilities at southern Waglan Island. The abandoned village school site is zoned "G/IC" to reserve for further use by the Government. Flexibility is also provided in the "G/IC" zone for adaptive reuse of the vacant village school site to compatible Government, institution or community uses.
- (c) To preserve the rural and low-rise character of the Area, development/redevelopment within this zone should be restricted to the maximum building height as stipulated on the Plan or the height of building which was in existence on the date of first publication in the Gazette of the notice of the DPA Plan, whichever is greater.
- (d) To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height restriction may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.
- (e) As diversion of streams or filling of pond may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activities.

10.5 *Open Space* ("O") Total Area: 0.10ha

- (a) 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.
- (b) This zone covers areas in front of Tin Hau Temple and at the eastern fringe of Po Toi Village, which are being used as a stage for the Chinese operas performance during festive celebration. The piece of flatland at the eastern fringe of Po Toi Village will also be used as an emergency landing pad for helicopters.

10.6 "Other Specified Uses" ("OU") Total Area: 0.07ha

- (a) The planning intention of this zone is for specified development(s) and/or uses, which is/are specified in the annotation of the zone. There is only one "OU" zone on the Plan, which is annotated 'Pier' and covers two sites currently used as piers located at Tai Wan, Po Toi and

Waglan Island.

10.7 "Green Belt" ("GB") Total Area: 150.47ha

- (a) 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.
- (b) Areas with natural vegetation, woodland, hilly terrain, hillside shrubland and grassland have been designated as "GB" to protect existing green areas and preserve the hilly terrain in the Area.
- (c) The "GB" zone mainly covers the vegetated hill slopes at Tai Wan and Wan Tsai, Po Toi; as well as those at Mat Chau, Beaufort Island and Sung Kong. There are two traditional burial grounds in the southern part of Po Toi within this zone. As they have been in existence before the first publication of DPA Plan, they are considered as an existing use intended for the burial of deceased indigenous villagers in the Area. To respect the local ritual and tradition, burial activities within this zone are generally tolerated.
- (d) There is a general presumption against development within this zone. Development in this zone will be strictly controlled. Development proposals will be considered by the Board on individual merits taking into account the relevant Town Planning Board Guidelines.
- (e) As diversion of streams, filling of land/pond or excavation of land may cause adverse drainage impacts on the adjacent 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, repair or rebuilding works.

10.8 "Coastal Protection Area" ("CPA") Total Area: 30.43ha

- (a) The planning intention of this zone to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. It may also cover areas which serve as natural protection

areas sheltering nearby developments against the effects of coastal erosion. There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.

- (b) This zone generally covers the coastal areas along the islands, which primarily consist of coastal vegetation, rocky and boulder coasts.
- (c) New residential development is not permitted under this zone. Redevelopment of existing houses may be permitted on application to the Board. The redevelopment of an existing house 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 DPA Plan.
- (d) In view of the conservation value of the area within this zone, permission from the Board is required for diversion of streams, filling of land/pond or excavation of land that may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment.

10.9 "Conservation Area" ("CA") Total Area: 367.17ha

- (a) This zone is intended to protect and retain the existing natural landscape, ecological and topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment from the adverse effects of development. There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.
- (b) This zone covers most part of Po Toi which has scientific significance and high conservation value. Migratory Birds, Romer's Tree Frog and butterflies are the three scientific interests contributed to the ecological and conservation importance of Po Toi. Owing to its geographical position, Po Toi is considered as a crucial re-fuelling stop for migratory birds. More than 300 bird species, such as Hodgson's Redstart (*Phoenicurus hodgsoni*, 黑喉紅尾鶇), Dark-throated Thrush (*Turdus ruficollis*, 赤頸鶇), Brown Hawk Owl (*Ninox scutulata*, 鷹鴞), Blue-winged Pitta (*Pitta moluccensis*, 馬來八色鶇) and Oriental Honey Buzzard (*Pernis ptilorhyncus*, 鳳頭蜂鷹) have been recorded. Po Toi is also one of the only four sites in Hong Kong with natural populations of Romer's Tree Frog (*Liuixalus romeri*, 盧氏小樹蛙), an "Endangered" species under the IUCN Red List of Threatened Species, which could be found in the streams on Po Toi. The island also has a diverse assemblage of over 60 species of butterflies. The "CA" zone also covers the vegetated hill slopes and the rocky areas on Waglan

Island, which has a natural character and is known to be a breeding site for terns.

- (c) It is intended that with stringent planning control imposed under this zoning, the rich ecological and biological features in the areas can be protected and preserved. 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 DPA Plan.
- (d) Within this zone, the area near Tai Wan Public Pier, which is more accessible and consist of private lots with building entitlements, may have potential for development of education and recreational facilities with overnight accommodation to allow visitors staying in the Area for a longer period of time for education/recreation activities. This can unleash the education and recreational poentials in the Area. Yet the feasibility of such development is subject to further assessments on environmental, ecological, traffic, infrastructure, sewerage, drainage, visual and landscape aspects, etc. Any development should not affect the unique natural environment within this zone.
- (e) Diversion of streams, filling of land/pond or excavation of land 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 activities.

10.10 A comparison of land use zonings on the approved Po Toi Islands DPA Plan No. DPA/I-PTI/2 and the draft OZP No. S/I-PTI/C is shown in the table below:

Land Use Zoning	Area on Approved DPA Plan (ha) (a)	Area on Draft OZP (ha) (b)	Difference (b) – (a)
“R(D)”	0	0.48	+0.48ha
“V”	0.56	0.71	+0.15ha
“G/IC”	0	0.24	+0.24ha
“O”	0	0.10	+0.10ha
“OU(Pier)”	0	0.07	+0.07ha
“GB”	0	150.47	+150.47ha
“CPA”	0	30.43	+30.43ha
“CA”	0	367.17	+367.17ha
Unspecified Use	549.11	0	-549.11ha
Total Area	549.67	549.67	0

11 Notes of the Plan

- 11.1 Attached to the Plan is a set of Notes which shows the types of uses or developments which are always permitted within the Area and 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 specific development restriction(s) stated in the Notes for particular zones may be considered by the Board through planning permission system. Each proposal will be considered on its individual merits.
- 11.2 The draft Notes are formulated on the basis of the latest set of Master Schedule of Notes to Statutory Plans endorsed by the Board whilst having regard to the particular characteristics of the Area.

12 Consultation

- 12.1 The draft OZP together with its Notes and ES as well as the Planning Report has been circulated to relevant Government bureaux and departments for comments. Comments received have been incorporated into the draft OZP, its Notes and ES and the Planning Report as appropriate.
- 12.2 Subject to the agreement of the Board, the draft OZP No. S/I-PTI/C will be submitted to IsDC and RC for consultation. Comments from IsDC and RC will be submitted to the Board for consideration prior to the publication of the draft OZP under section 5 of the Ordinance.

13 Decision Sought

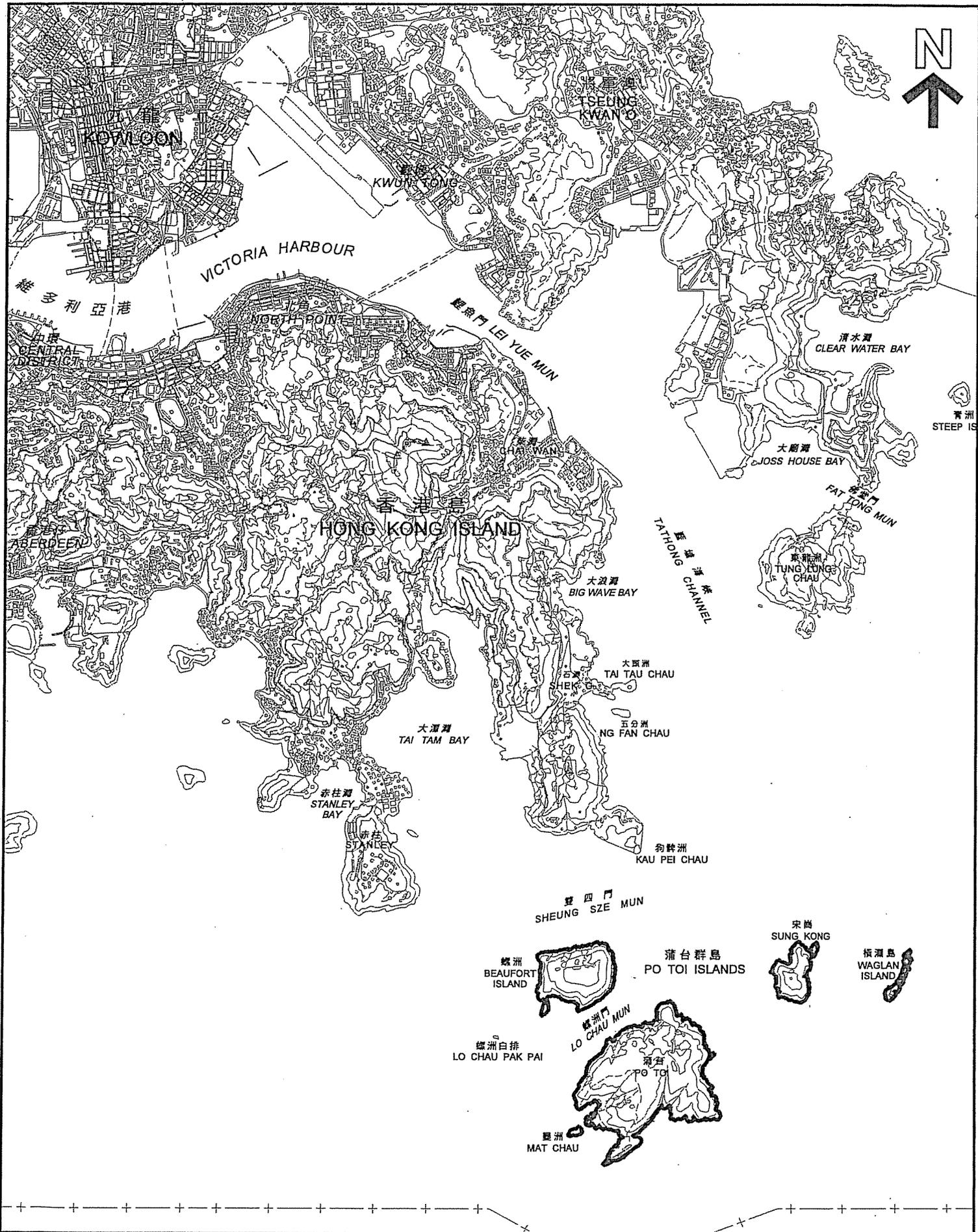
Members are invited to:

- (a) agree that the draft Po Toi Islands Outline Zoning Plan (OZP) No. S/I-PTI/C (**Appendix I**) together with its Notes (**Appendix II**) is suitable for consultation with IsDC and RC;
- (b) agree that the ES (**Appendix III**) is suitable to serve as an expression of the planning intention and objectives of the Board for the various land use zonings of the draft OZP and the ES should be issued under the name of the Board; and
- (c) agree that the ES (**Appendix III**) is suitable for consultation with IsDC and RC together with the draft OZP.

14 Attachments

Plan 1	Location Plan of the Planning Scheme Area
Plan 2	Aerial Photo
Plan 3	Existing Physical Features
Plan 4	Territorial Development Strategy Review – Broad Conservation Strategy
Plan 5	Representers' Proposed Amendments/Proposals
Plan 6	Land Use Proposals received since the gazettal of the draft DPA Plan
Plan 7	Development Constraints
Plan 8a to 8b	Land Ownership and 'Village Environs' Boundary
Plan 9	Proposed Land Use Pattern
Plan 10	Proposed "Village Type Development" zone
Appendix I	Draft Po Toi Islands Outline Zoning Plan (OZP) No. S/I-PTI/C
Appendix II	Notes of the Draft Po Toi Islands OZP No. S/I-PTI/C
Appendix III	Explanatory Statement of the Draft Po Toi Islands OZP No. S/I-PTI/C
Appendix IV	Planning Report on Po Toi Islands

**PLANNING DEPARTMENT
DECEMBER 2014**



擬議分區計劃大綱圖的規劃範圍界線
PROPOSED PLANNING SCHEME
BOUNDARIES OF
OUTLINE ZONING PLAN

位置圖 LOCATION PLAN

蒲台群島
PO TOI ISLANDS

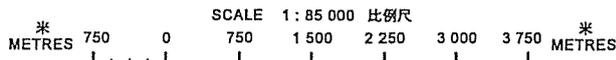
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/LI/14/147

圖 PLAN
1

本摘要圖於2014年10月28日擬備
EXTRACT PLAN PREPARED ON 28.10.2014



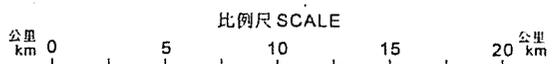
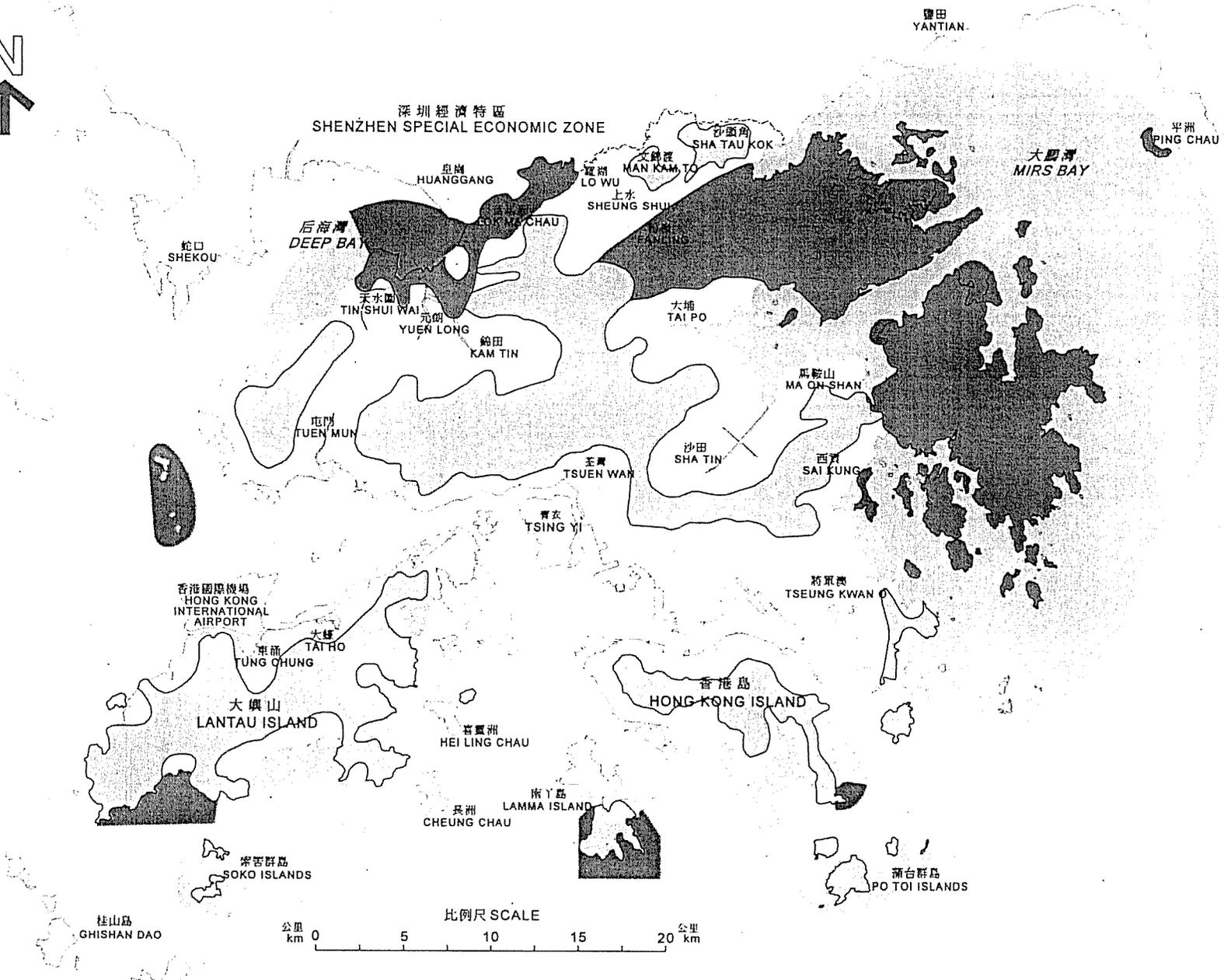



 擬議分區計劃大綱圖的規劃範圍界線
 PROPOSED PLANNING SCHEME BOUNDARIES OF
 OUTLINE ZONING PLAN

本摘要關於2014年11月19日擬備，
 所根據的資料為地政總署於2013年11月29日
 拍得的航攝照片編號CW104597
 EXTRACT PLAN PREPARED ON 19.11.2014
 BASED ON AERIAL PHOTO No. CW104597
 TAKEN ON 29.11.2013 BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO
 蒲台群島
 PO TOI ISLANDS

規劃署 PLANNING DEPARTMENT		
參考編號 REFERENCE No. M/LI/14/147	 PLAN 2	



圖例
LEGEND

陸上保育
Land Conservation

- 獨特地區
Unique Area
- 重要地區
Significant Area

海上保育
Marine Conservation

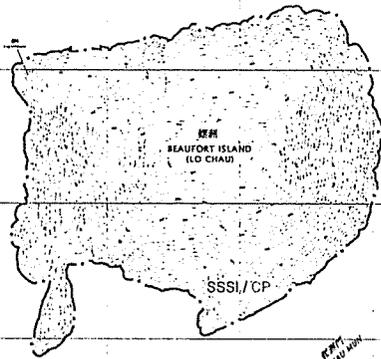
- 獨特地區
Unique Area
- 重要地區
Significant Area

全港發展策略檢討
TERRITORIAL DEVELOPMENT STRATEGY REVIEW
自然保育策略提綱
BROAD CONSERVATION STRATEGY

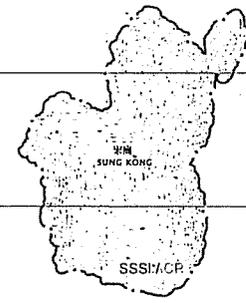
規劃署 PLANNING DEPARTMENT		圖 PLAN 4
圖則編號 PLAN REF No.	M/LI/14/147	
檔案編號 FILE REF No.		
日期 DATE	28.10.2014	



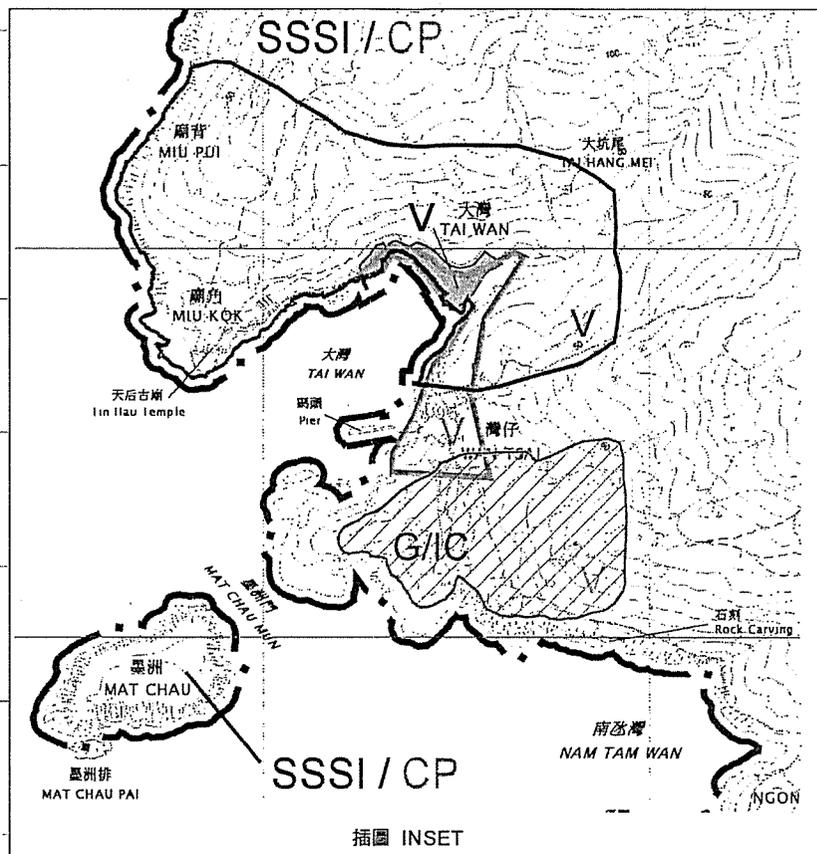
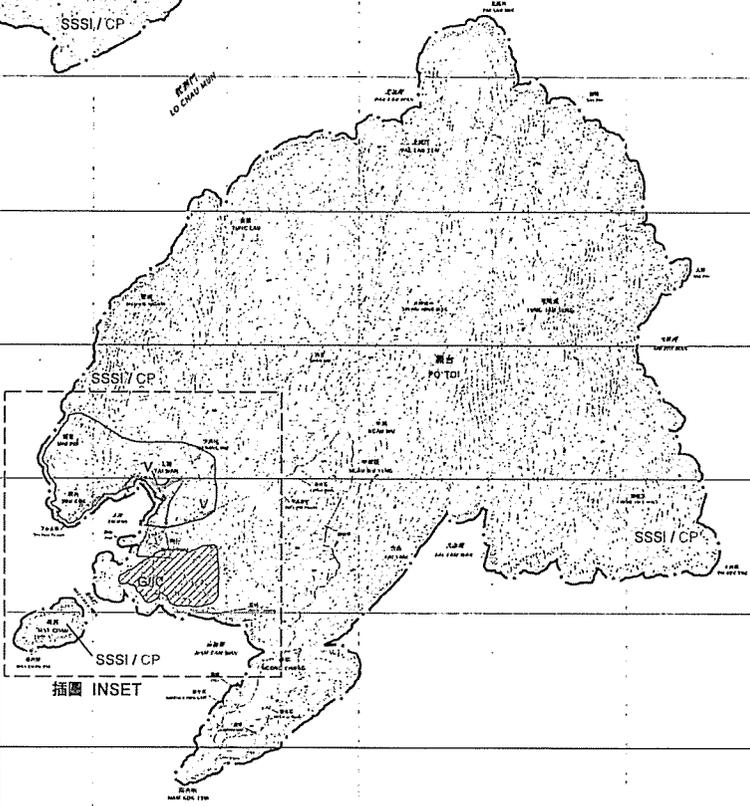
WATER SWINGING OVER HORN



南台群島
PO TOI ISLANDS



SSSI / CP
瓦蘭島
WAGLAN ISLAND



- 圖例 LEGEND**
- 發展審批地區界線
DEVELOPMENT PERMISSION AREA BOUNDARY
 - 現時「鄉村式發展」地帶
EXISTING "VILLAGE TYPE DEVELOPMENT" ZONE
 - 申述個案編號 8 4 的建議
PROPOSAL OF REPRESENTATION No. 84
 - 申述個案編號 8 5 至 8 7 的建議
PROPOSAL OF REPRESENTATIONS No. 85 to 87
 - 申述個案編號 9 0 和 9 1 的建議
PROPOSAL OF REPRESENTATIONS No. 90 & 91
 - 申述個案編號 1 至 3 的建議
PROPOSAL OF REPRESENTATIONS No. 1 to 3
 - 申述個案編號 8 5, 8 6, 8 6 至 9 3, 1 2 2 至 1 2 9, 1 3 1 至 1 3 3 和 1 3 6 至 1 5 8 的建議
PROPOSAL OF REPRESENTATIONS No. 85, 86, 86 to 93, 122 to 129, 131 to 133 & 136 to 158
 - 申述人建議的用途地帶界線只作識別用
ZONING BOUNDARIES PROPOSED BY THE REPRESENTERS ARE FOR IDENTIFICATION PURPOSE ONLY

插圖 INSET

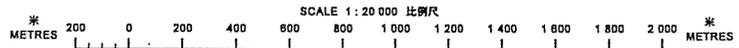
插圖 INSET

申述人對發展審批地區圖的擬議修訂/建議
REPRESENTERS' PROPOSED AMENDMENTS/ PROPOSALS
TO DEVELOPMENT PERMISSION AREA PLAN

規劃署
PLANNING DEPARTMENT

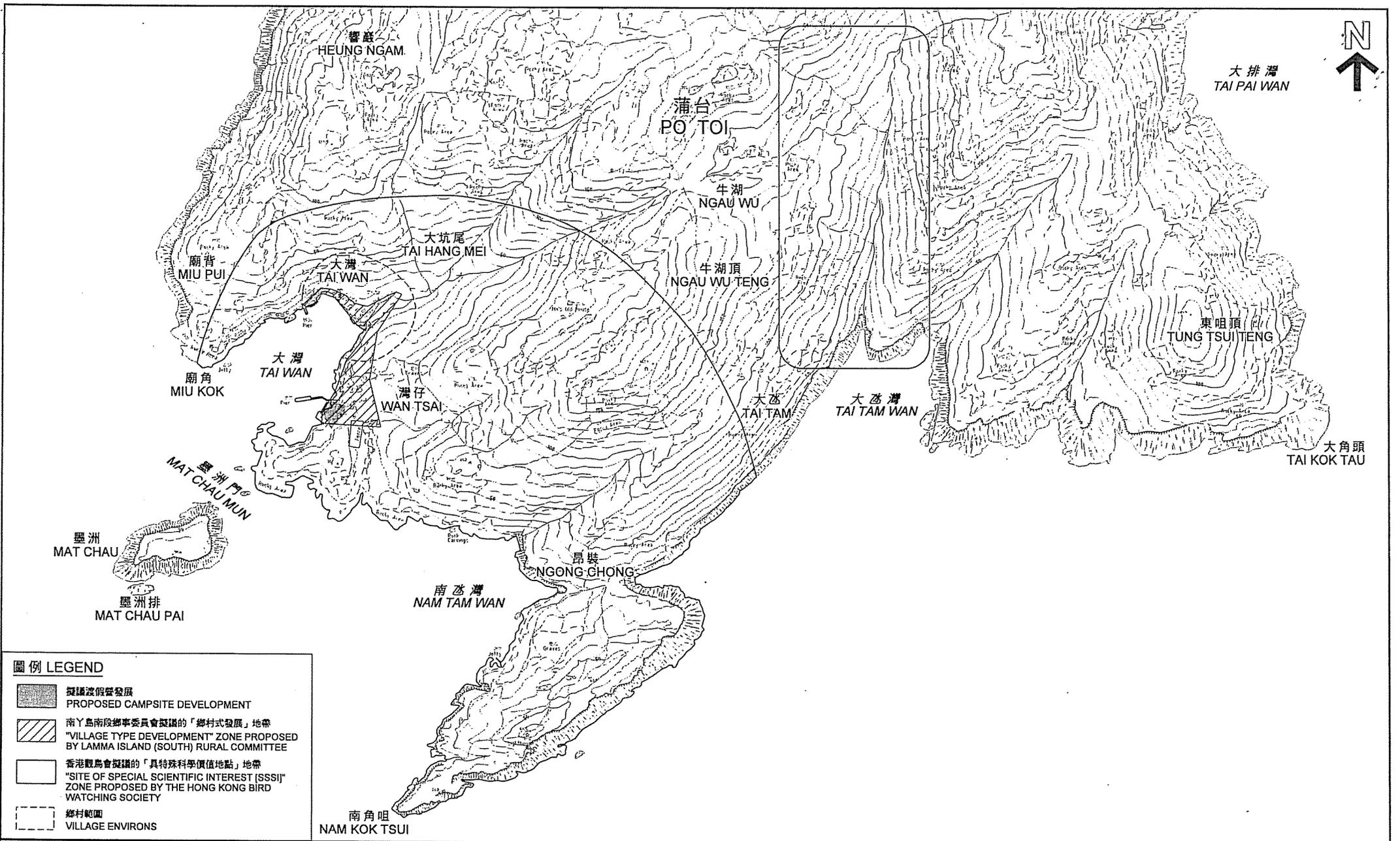


本摘要圖於2014年11月24日廢止。
所根據的資料為於2013年3月12日
核准的發展審批地區圖編號DPA/1-PT/1/2
EXTRACT PLAN PREPARED ON 24.11.2014
BASED ON DEVELOPMENT PERMISSION AREA
PLAN No. DPA/1-PT/1/2 APPROVED ON 12.3.2013



參考編號
REFERENCE No.
M/LI/14/147

圖 PLAN
5



圖例 LEGEND

-  擬議渡假營發展
PROPOSED CAMPSITE DEVELOPMENT
-  南丫島南段鄉事委員會擬議的「鄉村式發展」地帶
"VILLAGE TYPE DEVELOPMENT" ZONE PROPOSED BY LAMMA ISLAND (SOUTH) RURAL COMMITTEE
-  香港觀鳥會擬議的「具特殊科學價值地點」地帶
"SITE OF SPECIAL SCIENTIFIC INTEREST [SSSI]" ZONE PROPOSED BY THE HONG KONG BIRD WATCHING SOCIETY
-  鄉村範圍
VILLAGE ENVIRONS

本摘要圖於2014年12月2日擬備。
所根據的資料為測量圖編號
15-SE-B、15-SE-D、16-SW-A及16-SW-C
EXTRACT PLAN PREPARED ON 2.12.2014
BASED ON SURVEY SHEETS No.
15-SE-B, 15-SE-D, 16-SW-A & 16-SW-C

由刊憲發展審批地區草圖期間接獲的土地用途建議書
LAND USE PROPOSALS RECEIVED SINCE THE GAZETAL
OF THE DRAFT DEVELOPMENT PERMISSION AREA PLAN

蒲台群島 PO TOI ISLANDS

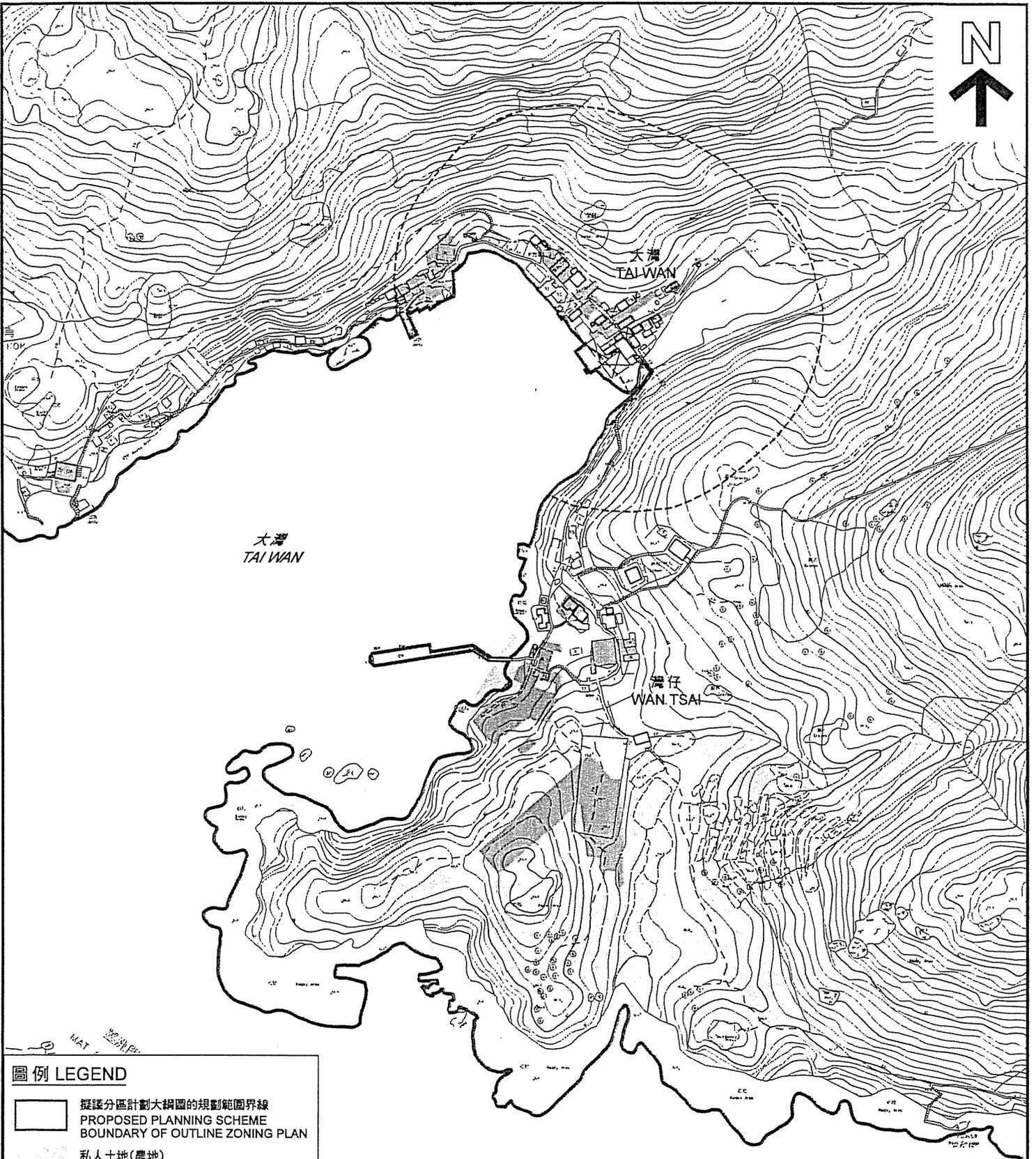
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規劃署
PLANNING DEPARTMENT 

參考編號
REFERENCE No.
M/LI/14/147

圖 PLAN
6



圖例 LEGEND

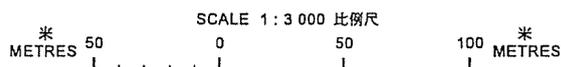
-  擬議分區計劃大綱圖的規劃範圍界線
PROPOSED PLANNING SCHEME
BOUNDARY OF OUTLINE ZONING PLAN
-  私人土地(農地)
PRIVATE LAND (AGRICULTURAL LAND)
-  私人土地(屋地)
PRIVATE LAND (BUILDING LAND)
-  鄉村範圍
VILLAGE ENVIRONS

本摘要圖於2014年11月21日擬備，
所根據的資料為測量圖編號
15-SE-15A、B、C和D

EXTRACT PLAN PREPARED ON 21.11.2014
BASED ON SURVEY SHEETS No.
15-SE-15A, B, C & D

**鄉村範圍及土地業權
VILLAGE ENVIRONS AND LAND OWNERSHIP**

**蒲台群島
PO TOI ISLANDS**

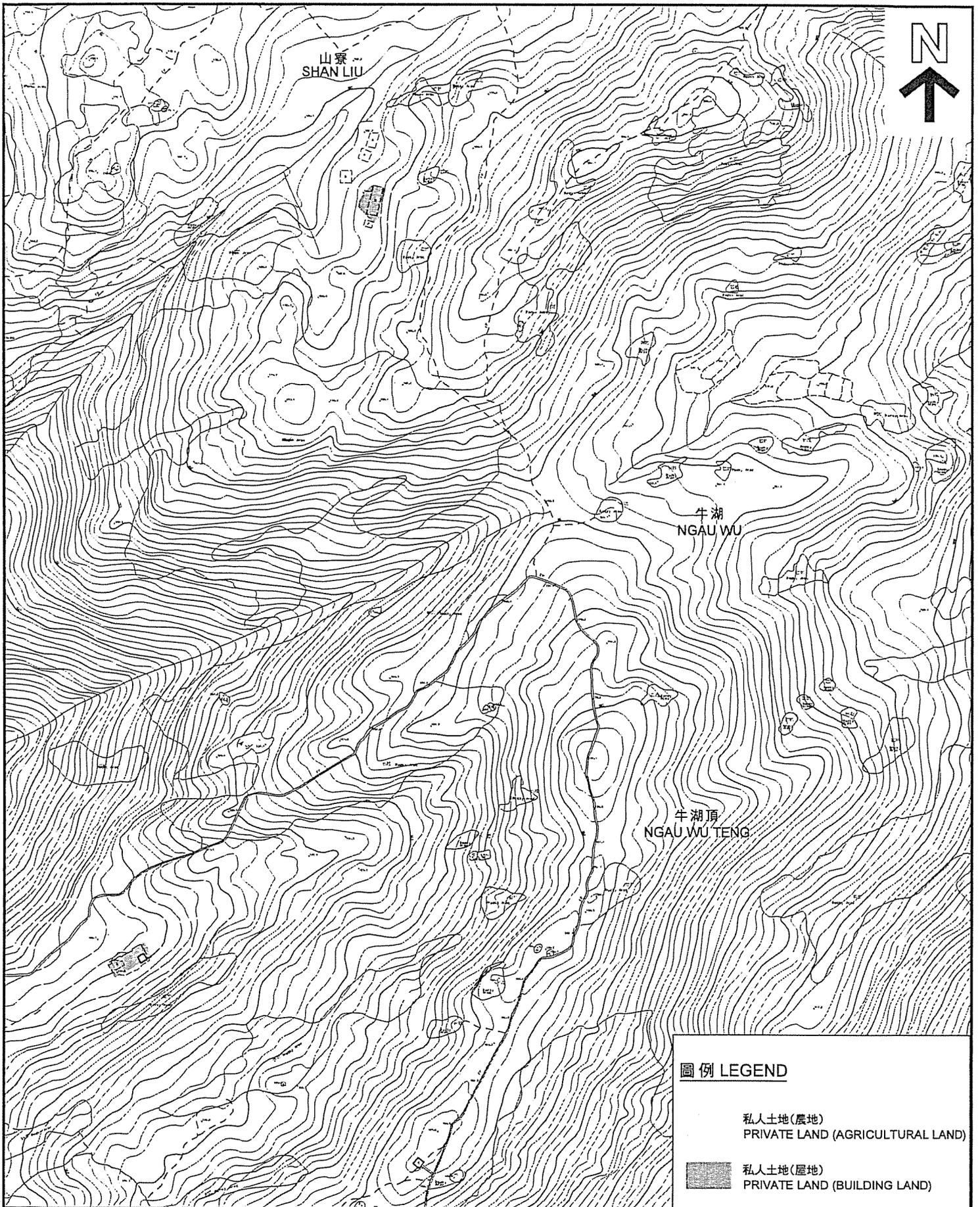


**規劃署
PLANNING
DEPARTMENT**

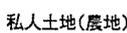


參考編號
REFERENCE No.
M/LI/14/147

圖 PLAN
8a



圖例 LEGEND

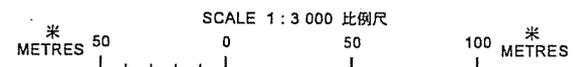
-  私人土地(農地)
PRIVATE LAND (AGRICULTURAL LAND)
-  私人土地(屋地)
PRIVATE LAND (BUILDING LAND)

本摘要圖於2014年11月21日擬備，
所根據的資料為測量圖編號
15-SE-15B、D、16-SW-11A和C

EXTRACT PLAN PREPARED ON 21.11.2014
BASED ON SURVEY SHEETS No.
15-SE-15B, D, 16-SW-11A & C

**鄉村範圍及土地業權
VILLAGE ENVIRONS AND LAND OWNERSHIP**

**蒲台群島
PO TOI ISLANDS**

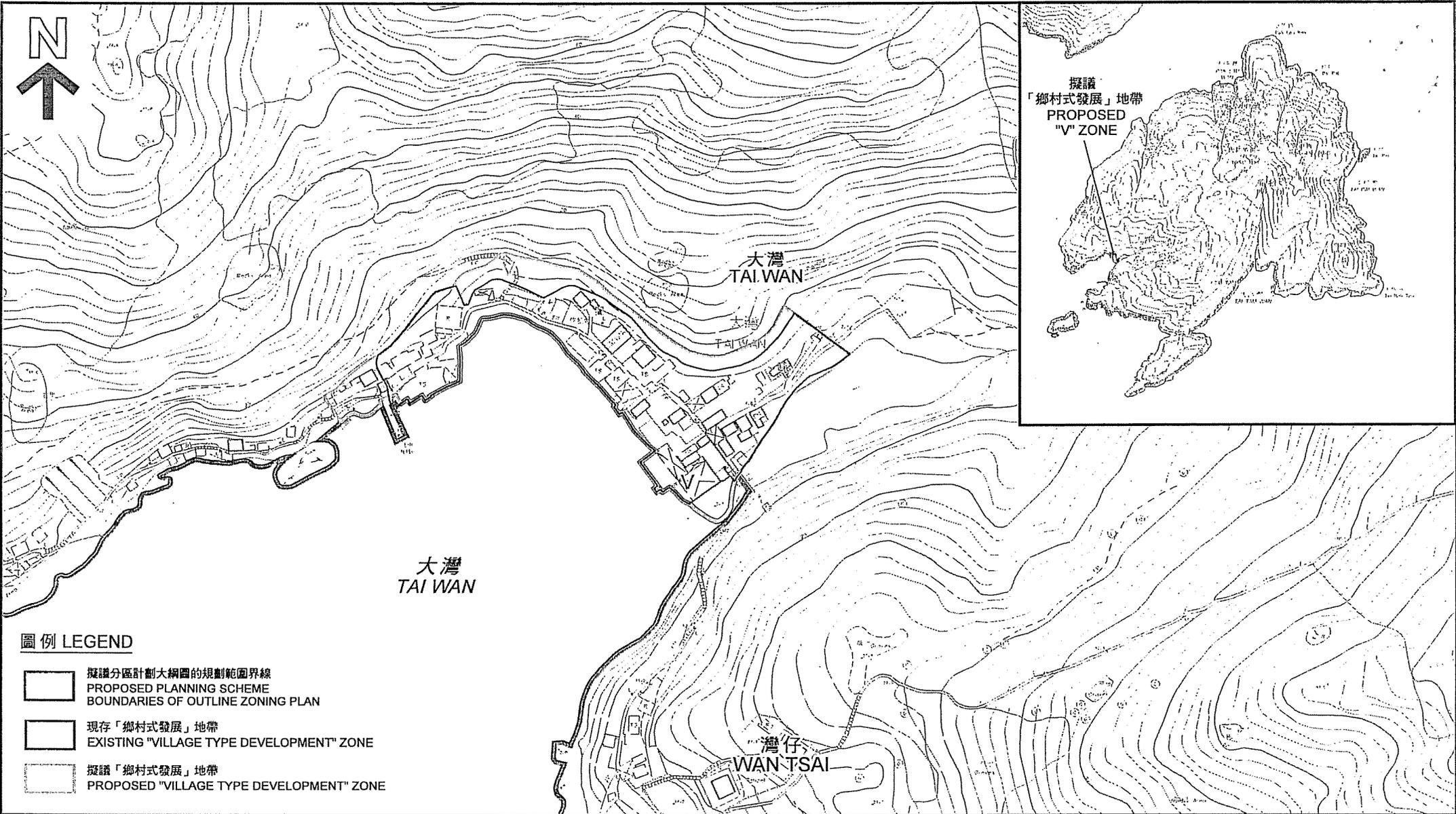


**規劃署
PLANNING
DEPARTMENT**



參考編號
REFERENCE No.
M/LI/14/147

圖 PLAN
8b



圖例 LEGEND

-  擬議分區計劃大綱圖的規劃範圍界線
PROPOSED PLANNING SCHEME
BOUNDARIES OF OUTLINE ZONING PLAN
-  現存「鄉村式發展」地帶
EXISTING "VILLAGE TYPE DEVELOPMENT" ZONE
-  擬議「鄉村式發展」地帶
PROPOSED "VILLAGE TYPE DEVELOPMENT" ZONE

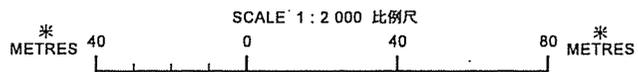
擬議「鄉村式發展」地帶 PROPOSED "VILLAGE TYPE DEVELOPMENT" ZONE

蒲台群島 PO TOI ISLANDS

規劃署
PLANNING
DEPARTMENT

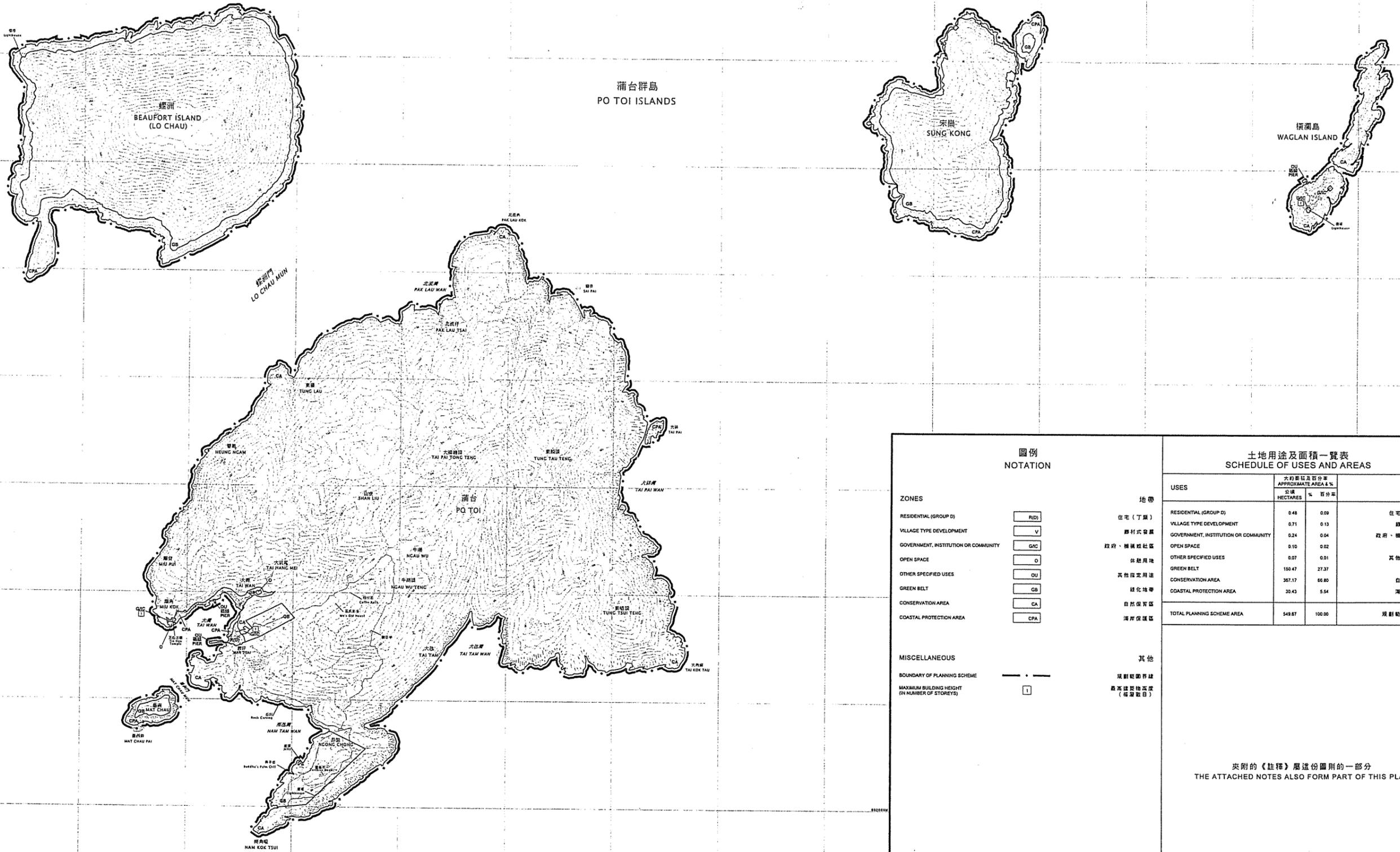


本摘要圖於2014年11月21日擬備
EXTRACT PLAN PREPARED ON 21.11.2014



參考編號
REFERENCE No.
M/LI/14/147

圖 PLAN
10



圖例
NOTATION

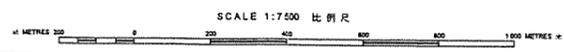
ZONES		地帶
RESIDENTIAL (GROUP D)	[R(D)]	住宅(丁類)
VILLAGE TYPE DEVELOPMENT	[V]	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	[G/C]	政府、機構或社區
OPEN SPACE	[O]	休憩用地
OTHER SPECIFIED USES	[O/U]	其他指定用途
GREEN BELT	[GB]	綠化地帶
CONSERVATION AREA	[CA]	自然保育區
COASTAL PROTECTION AREA	[CPA]	海岸保護區
MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME	[—•—]	規劃範圍界線
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	[1]	最高建築物高度(層數數目)

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	百分比 %	
RESIDENTIAL (GROUP D)	0.48	0.09	住宅(丁類)
VILLAGE TYPE DEVELOPMENT	0.71	0.13	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	0.24	0.04	政府、機構或社區
OPEN SPACE	0.10	0.02	休憩用地
OTHER SPECIFIED USES	0.07	0.01	其他指定用途
GREEN BELT	100.47	27.37	綠化地帶
CONSERVATION AREA	357.17	86.80	自然保育區
COASTAL PROTECTION AREA	30.43	5.84	海岸保護區
TOTAL PLANNING SCHEME AREA	549.67	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

香港城市規劃委員會依據城市規劃條例擬備的蒲台群島分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
PO TOI ISLANDS - 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/1-PTI/C

DRAFT PO TOI ISLANDS OUTLINE ZONING PLAN NO. S/I-PT/C

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

NOTES

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

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

- (8) 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 (10) in relation to areas zoned "Conservation Area" or "Coastal Protection Area":
- (a) maintenance, repair or demolition of a building;
 - (b) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, footpath, cycle track, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;
 - (c) maintenance or repair of watercourse, nullah, sewer and drain;
 - (d) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities and waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government;
 - (e) rebuilding of New Territories Exempted House;
 - (f) replacement of an existing domestic building i.e. a domestic building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, by a New Territories Exempted House; and
 - (g) provision, maintenance or repair of a grave of an indigenous New Territories villager or a locally based fisherman and his family members for which permission has been obtained from Government.
- (9) In areas zoned "Conservation Area" or "Coastal Protection 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;
 - (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
 - (iii) provision of amenity planting by Government; and
 - (b) the following uses or developments require permission from the Town Planning Board:
 - provision of plant nursery, amenity planting (other than by Government), sitting out area, rain shelter, refreshment kiosk, footpath, public utility pipeline, electricity

mast, lamp pole, telephone booth and shrine.

- (10) (a) Except in areas zoned "Coastal Protection Area" or "Conservation Area", temporary use or development of any land or building not exceeding a period of two months is always permitted provided that no site formation (filling or excavation) is carried out and that the use or development is a use or development specified below:

structures for carnivals, fairs, film shooting on locations, festival celebrations, religious functions or sports events.

- (b) Except as otherwise provided in paragraph (10)(a), and subject to temporary uses for open storage and port back-up purposes which are prohibited in areas zoned "Conservation Area" or "Coastal Protection Area", temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years, or refuse to grant permission.

- (c) Temporary use or development of land or building exceeding three years requires permission from the Town Planning Board in accordance with the terms of the Plan.

- (11) 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.

- (12) In these Notes, unless the context otherwise requires or unless as expressly provided below, terms used in the Notes shall have the meanings as assigned under section 1A of the Town Planning Ordinance.

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

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

DRAFT PO TOI ISLANDS OUTLINE ZONING PLAN NO. S/I-PTI/C

Schedules of Uses

	<u>Page</u>
RESIDENTIAL (GROUP D)	1
VILLAGE TYPE DEVELOPMENT	3
GOVERNMENT, INSTITUTION OR COMMUNITY	5
OPEN SPACE	7
OTHER SPECIFIED USES	8
GREEN BELT	9
COASTAL PROTECTION AREA	11
CONSERVATION AREA	12

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 Government Use (Police Reporting Centre, Post Office only) House (Redevelopment; Addition, Alteration and/or Modification to existing house only) On-Farm Domestic Structure Rural Committee/Village Office	Eating Place Flat Government Refuse Collection Point Government Use (not elsewhere specified)# Hotel (Holiday House only)# House (not elsewhere specified) Institutional Use (not elsewhere specified)# Library Market 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 # 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 improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Town Planning Board.

RESIDENTIAL (GROUP D) (cont'd)

Remarks

- (a) 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 #) 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 building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, whichever is the greater.
- (b) No development including redevelopment for 'Flat' and 'House' uses, other than those to which paragraph (a) 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 3 storeys (9m).
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and building height restrictions stated in paragraph (b) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (d) Any diversion of streams or filling of pond, 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, repair or rebuilding 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 development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

VILLAGE TYPE DEVELOPMENT

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Government Use (Police Reporting Centre, Post Office only) House (New Territories Exempted House only) On-Farm Domestic Structure Religious Institution (Ancestral Hall only) Rural Committee/Village Office	Eating Place Flat Government Refuse Collection Point Government Use (not elsewhere specified)# Hotel (Holiday House only) House (not elsewhere specified) Institutional Use (not elsewhere specified)# Place of Recreation, Sports or Culture Public Clinic Public Convenience Public Transport Terminus or Station 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

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

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/building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, whichever is the greater.
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (c) Any diversion of streams or filling of pond, including that to effect a change of use to 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, repair or rebuilding 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 development permission area plan without the permission from the Town Planning Board 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
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 Utility Installation Recyclable Collection Centre Religious Institution Rural Committee/Village Office School Social Welfare Facility	Animal Boarding Establishment Animal Quarantine Centre Columbarium Correctional Institution Crematorium Eating Place (not elsewhere specified) Flat Funeral Facility Helicopter Landing Pad Holiday Camp House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) Office 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.

GOVERNMENT, INSTITUTION OR COMMUNITY (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 building height in terms of number of storeys as stipulated on the Plan, or the height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, whichever is the greater.
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (c) Any diversion of streams or filling of pond, including that to effect a change of use to 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, repair or rebuilding 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 development permission area plan without the permission from the Town Planning Board 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 Field Study/Education/Visitor Centre Park and Garden Pavilion Pedestrian Area Picnic Area Playground/Playing Field Public Convenience Sitting Out Area	Eating Place Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Utility Installation Religious Institution Service Reservoir 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.

Remarks

Any diversion of streams or filling of pond, 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, repair or rebuilding 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 development permission area plan without the permission from the Town Planning Board 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

For "Pier" Only

Pier
Public Convenience
Public Vehicle Park (for cycles only)

Government Use (not elsewhere specified)
Marine Fuelling Station
Public Utility Installation

Planning Intention

This zone is intended to designate land for piers to facilitate marine access to Po Toi Islands.

Remarks

Kiosks not greater than 10m² each in area and not more than 10 in number for uses as 'Shop and Services' are considered as ancillary to "Pier" use.

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 Burial Ground 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 Government Refuse Collection Point Government Use (not elsewhere specified) Helicopter Landing Pad Holiday Camp House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) Place of Recreation, Sports or Culture Public Utility Installation Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Religious Institution Residential Institution Rural Committee/Village Office School Service Reservoir Social Welfare Facility Utility Installation for Private Project

Planning Intention

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.

GREEN BELT (Cont'd)

Remarks

Any diversion of streams, filling of land/pond or excavation of land, 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, repair or rebuilding 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 development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

COASTAL PROTECTION 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 (other than Plant Nursery) Nature Reserve Nature Trail On-Farm Domestic Structure Wild Animals Protection Area	Field Study/Education/Visitor Centre Government Use House (Redevelopment only) Pier Public Convenience Public Utility Installation Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Tent Camping Ground Utility Installation for Private Project

Planning Intention

This zoning is intended to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. It may also cover areas which serve as natural protection areas sheltering nearby developments against the effects of coastal erosion.

There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.

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 development permission area plan.
- (b) Any diversion of streams, filling of land/pond or excavation of land, 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, shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

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 (other than Plant Nursery) Nature Reserve Nature Trail On-Farm Domestic Structure Picnic Area Wild Animals Protection Area	Barbecue Spot Field Study /Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp House (Redevelopment only). Public Convenience Public Utility Installation Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Tent Camping Ground Utility Installation for Private Project

Planning Intention

This zoning is intended to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment from the adverse effects of development.

There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.

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 development permission area plan.
- (b) Any diversion of streams, filling of land/pond or excavation of land, 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, shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

DRAFT PO TOI ISLANDS OUTLINE ZONING PLAN NO. S/I-PTI/C

EXPLANATORY STATEMENT

DRAFT PO TOI ISLANDS OUTLINE ZONING PLAN NO. S/I-PTI/C

EXPLANATORY STATEMENT

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DRAFT PO TOI ISLANDS OUTLINE ZONING PLAN NO. S/I-PTI/C

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

EXPLANATORY STATEMENT

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

1 INTRODUCTION

This Explanatory Statement is intended to assist an understanding of the draft Po Toi Islands Outline Zoning Plan No. S/I-PTI/C. It reflects the planning intention and objectives of the Town Planning Board (the Board) for the Plan.

2 AUTHORITY FOR THE PLAN AND PROCEDURE

2.1 On 20 February 2012, under the power delegated by the Chief Executive, the Secretary for Development directed the Board, under section 3(1)(b) of the Town Planning Ordinance (the Ordinance), to prepare a draft plan designating the Po Toi Islands (the Area) as a development permission area (DPA).

2.2 On 2 March 2012, the draft Po Toi Islands DPA Plan No. DPA/I-PTI/1 was exhibited for public inspection under section 5 of the Ordinance. During the exhibition period, a total of 173 valid representations were received. During the first three weeks of the publication period, 725 comments were received. After giving consideration to the representations and comments on 28 September 2012, the Board noted the supportive views of the representations and decided not to uphold the adverse representations.

2.3 On 12 March 2013, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Po Toi Islands DPA Plan, which was subsequently renumbered as DPA/I-PTI/2. On 22 March 2013, the approved Po Toi Islands DPA Plan No. DPA/I-PTI/2 was exhibited for public inspection under section 9(5) of the Ordinance.

2.4 On 22 November 2014, under the power delegated by the Chief Executive, the Secretary for Development directed the Board, under section 3(1)(a) of the Ordinance, to prepare an OZP to cover the Po Toi Islands area.

2.5 On xx XXXXXXXX 20xx, the draft Po Toi Islands OZP No. S/I-PTI/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 for the Area so that the development and redevelopment within the Area can be put under statutory planning control. It also provides the planning framework for preparing some detailed non-statutory plans which form the basis for public works planning and site reservation 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 and the boundaries between the land use zones may be subject to minor adjustments as detailed planning and development proceed

4 NOTES OF THE PLAN

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

5 THE PLANNING SCHEME AREA

- 5.1 The Area covers a total area of about 550ha. It comprises a group of islands located at the southern-most of Hong Kong, which include mainly Po Toi (about 369ha), Mat Chau (about 3ha), Beaufort Island (about 120ha), Sung Kong (about 48ha) and Waglan Island (about 10ha). The boundary of the Area is shown by a heavy broken line on the Plan.
- 5.2 Po Toi is the southern-most island in Hong Kong and is the largest among the five islands. It has a hilly terrain and is covered by rocky outcrops and vegetations including mangroves, woodland vegetation including large mature trees and shrubland with tree clumps. It is largely natural in character with scattered rural settlements at Tai Wan and Wan Tsai. According to the 2011 Census, the existing population at Po Toi is about 50. In 2011/2012, activities involving vegetation clearance and laying of concrete slabs were found in the southwest Po Toi.
- 5.3 Waglan Island is the eastern-most outlying island in the Area. The southern part of the island is covered by rocky outcrops with limited vegetated areas of shrubs and grasses whilst the northern part of the island has a rocky surface. Mat Chau, Beaufort Island and Sung Kong are isolated islands within the Area. They have a hilly terrain and are covered by rocky outcrops and scattered vegetated areas of shrubs and grasses.
- 5.4 The Area has a rural and natural setting with scientific importance and conservation value which are unique in Hong Kong, particularly on Po Toi. Owing to its geographical position, Po Toi is considered as a crucial re-fuelling stop for migratory birds. More than 300 bird species, such as Hodgson's Redstart (*Phoenicurus hodgsoni*, 黑喉紅尾鶇), Dark-throated Thrush (*Turdus ruficollis*, 赤頸鶇), Brown Hawk Owl (*Ninox scutulata*, 鷹鴞), Blue-winged Pitta (*Pitta moluccensis*, 馬來八色鶇) and Oriental Honey Buzzard (*Pernis ptilorhynchus*,

鳳頭蜂鷹) have been recorded. Po Toi is also one of the only four sites in Hong Kong with natural populations of Romer's Tree Frog (*Liuixalus romeri*, 盧氏小樹蛙), an "Endangered" species under the International Union for Conservation of Nature (IUCN) Red List of Threatened Species, and has a diverse assemblage of over 60 species of butterflies. Besides, Waglan Island is known to be a breeding site for terns. Some plant species of conservation interest are recorded in Beaufort Island and Po Toi such as *Eulophia flava* (黃花美冠蘭), *Podocarpus macrophyllus* (羅漢松), *Polygala polifolia* (小花遠志) and *Rungia chinensis* (中華孩兒草).

- 5.5 According to the "Landscape Value Mapping of Hong Kong" prepared by the Planning Department (PlanD) in 2005, the overall landscape value of the Area is high. The overall landscape character of these islands is remote, rugged and visually dramatic. Especially on Po Toi, there are some well-known geological formations of particular historic and cultural significance. Generally, the character of the landscape is open, coherent, tranquil, remote and reasonably varied.

6 POPULATION

Within the Area, only Po Toi is inhabited. According to the 2011 Census, the population in the Area is about 50. It is expected that the planned population of the Area would be about 100.

7 OPPORTUNITIES AND CONSTRAINTS

7.1 *Opportunities*

7.1.1 Conservation of Natural Landscape

The Area has a rural and natural setting with scientific importance and conservation value which is unique in Hong Kong. In particular, the natural habitat of Po Toi has high ecological and scientific values worthy of conservation. Any development within the Area should not affect the special ecological, landscape, geological and cultural heritage resources in the Area. Developments compatible with the natural and rural settings in areas around the existing village settlements at Po Toi could be considered.

7.1.2 Education and Recreation Potentials

The Area has unique ecological, landscape, geological and cultural heritage resources with high scientific and archaeological values. These resources, most of which are concentrated in Po Toi, should be preserved. The places of scientific and archaeological interests are connected by a footpath network originating from the public pier in Tai Wan. Nevertheless, the limited frequency of the existing kaito service has limited the public access to these places. Provision of appropriate education facilities with overnight accommodation, e.g. holiday camp/

tenting site, on Po Toi can facilitate public understanding of the Area's unique environment while at the same time unleash the recreation potential of the Area. The area near Tai Wan Public Pier, which is more accessible and consists of private lots with building entitlements, may be a suitable location for such development. In view of the unique natural and rural environment of the Area with special scientific importance and high conservation value, the scale and character of such development should be compatible with the natural and rural characters of the Area. Owing to the limited transport facilities, utilities and infrastructure, as well as the need to conserve the Area's rural and natural setting with high conservation value, large-scale recreation and/or tourism development in the Area should be avoided.

7.2 *Constraints*

7.2.1 Nature Conservation

Po Toi is an important re-fuelling stop for migratory birds in view of its unique geographical position and suitable habitats. Over 300 bird species (60% of native avifauna) have been recorded at Po Toi. Because Po Toi is the first arrival point in Hong Kong for many migratory birds, it is the premier location for scientific research on the migration of birds. Most of the migratory birds recorded on Po Toi were found around the Wan Tsai and Tai Wan areas. These areas provide important foraging and resting grounds for migratory land birds. Besides, Po Toi is one of the only four sites in Hong Kong with natural populations of Romer's Tree Frog. Wan Tsai, in particular, is an important breeding site for the species on Po Toi. Po Toi also has a diverse assemblage of over 60 species of butterflies (26% of native butterfly fauna). Due consideration should be given to its conservation when development in or near this area is proposed. Developments in the Area involving site formation and vegetation and rock clearances may impose adverse and irreversible impacts on the existing ecological resources.

7.2.2 Landscape Character

- (a) Except the village settlements at Po Toi, other islands are undeveloped. The coastal areas of Tai Wan and Wan Tsai are covered with coastal woodland vegetation including large native mature trees within Po Toi Village, mangroves and shrubland with tree clumps, which serves as a significant ecological resource to sustain the migratory birds. The large native mature trees also serve as a village and cultural landscape feature of high landscape coastal amenity. The dense woodland vegetation at the back of Po Toi Village is also a significant landscape feature. The coastal water of Po Toi Islands also has high landscape value. Generally, the character of the coastal landscape is open, coherent, tranquil, remote and reasonably varied due to the visual complexity of the island group.
- (b) The Area also features steep rocky coast and low cliffs from 100mPD to 270mPD with geological formations of high landscape

value. Especially on Po Toi, there are some well-known geological formations in granite rock along the coastline, e.g. Buddha's Palm Cliff, Tortoise Rock and Coffin Rock. Rock Carvings on Po Toi are Declared Monuments of particular historic and cultural significance. The southern coast of Po Toi also has high landscape scenic and cultural significance. In view of the above, the unique landscape resources and the character of the Area should be preserved. Any large scale development with extensive site formation and vegetation clearance should be avoided as it would cause irreversible adverse landscape and ecological impacts. Small scale development with conservation purposes that is compatible with the existing landscape context is recommended for Po Toi.

7.2.3 Cultural Heritage

The Area has two declared monuments and a site of archaeological interest which are worthy of preservation. Rock Carvings on Po Toi and the Lighthouse at Waglan Island are Declared Monuments of particular historic and cultural significance. Prior consultation with the Antiquities and Monuments Office (AMO) of the Leisure and Cultural Services Department (LCSD) should be made if any works, developments, redevelopment or rezoning proposals may affect the declared monuments, site of archaeological interest and their immediate environs. In accordance with section 6 of the Antiquities and Monuments Ordinance (Cap. 53), a permit issued by the Antiquities Authority, i.e. the Secretary for Development is required for any works to be carried out within the monument boundary of a declared monument. If disturbance to the site of archaeological interest is unavoidable, a detailed archaeological impact assessment (AIA) shall be conducted to evaluate the archaeological impact imposed by the proposed works if there is any development within the site of archaeological interest. If necessary, a qualified archaeologist shall apply for a licence under the Antiquities and Monuments Ordinance (Cap. 53) for an archaeological investigation. A proposal of the AIA shall be submitted to the AMO for agreement prior to applying for the licence. Subject to the findings of the AIA, appropriate mitigation measures shall be fully implemented by the project proponent in consultation with the AMO of LCSD.

7.2.4 Accessibility

One of the development constraints in the Area is the limited frequency and capacity of the kaito ferry services. Only one kaito ferry service between Po Toi and Aberdeen is operated on Tuesdays and Thursdays, with additional services from Stanley to Po Toi on Saturdays, Sundays and Public Holidays. Within the Area, only Po Toi is accessible by footpaths and hiking trails, which shall always be maintained for free public access.

7.2.5 Infrastructure and Utility Services

The electricity and water supply facilities in the Area are limited. There are also no drainage and sewerage systems in the Area. Any development

that will lead to increases in population or number of visitors to the Area would require additional facilities. For any development or redevelopment, the project proponent should address how sewage and/or other wastewater, if any, produced could be collected, treated and discharged. Should septic tank and soakaway system be proposed, it shall meet the requirements of the Environmental Protection Department (EPD)'s Practice Note for Professional Persons (ProPECC) PN 5/93 "Drainage Plans subject to comment by EPD".

7.2.6 Geotechnical Safety

The Area comprises hillsides with history of instability, and is subject to potential landslide hazards. For any future development in the Area including the "V" zone, natural terrain hazard study may be required to assess the potential hazards and constraints arising from natural terrain, and to provide suitable hazard mitigation measures, if found necessary, as part of the development.

7.2.7 Burial Grounds

The areas covered by the two permitted burial grounds located in Wan Tsai and Ngong Chong, Po Toi are not suitable for any development.

8 GENERAL PLANNING INTENTION

The general planning intention for the Area is to conserve the areas of high ecological significance, and to protect the unique landscape, rural and natural characters of the Area. Due consideration to the conservation of the ecologically and environmentally sensitive areas, such as Po Toi, when development in or near the Area is proposed. It is also intended to provide appropriate planning control for, inter alia, development of education and recreational facilities with overnight accommodation, low-rise, low density residential development, as well as improvement and upgrading of existing temporary structures through redevelopment of existing temporary structures into permanent buildings.

9 LAND USE ZONINGS

9.1 "Residential (Group D)" ("R(D)"): Total Area 0.48ha

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

9.1.2 This zone mainly covers the areas to the southwest of Po Toi Village outside its 'VE'. This area is mainly occupied by one- to two-storey temporary structures built years ago. Most of the structures are occupied while some are ruins.

- 9.1.3 To allow for upgrading and improvement, redevelopment of existing temporary structures or existing building shall not 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. Rebuilding of New Territories Exempted House (NTEH) and replacement of an existing domestic building which was in existence on the date of the first publication in the Gazette of the notice of the draft DPA Plan by a NTEH are always permitted in this zone. Apart from allowing residential upgrading, low-rise and low-density residential developments may be permitted on application to the Board. To be in line with the general development intensity of the surrounding areas, residential development including redevelopment for 'Flat' and 'House' (except 'NTEH') shall not result in a total development in excess of a maximum plot ratio of 0.4 and a maximum building height of 3 storeys (9m).
- 9.1.4 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the plot ratio and building height restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.
- 9.1.5 As diversion of streams or filling of pond may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activities:

9.2 "Village Type Development" ("V"): Total Area 0.71ha

- 9.2.1 The planning intention of this zone is to designate both existing recognized villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a NTEH. Other commercial and community uses may be permitted on application to the Board.
- 9.2.2 The boundary of the "V" zone is drawn up around existing clusters having regard to 'VE', the local topography, the existing settlement pattern, site characteristics as well as the estimated Small House demand. Areas of difficult terrain, dense vegetation, burial grounds, ecologically sensitive areas and streamcourses have been avoided where possible.
- 9.2.3 There is only one recognised village in the Area, namely Po Toi Village on Po Toi. Currently, there is a restaurant within the "V" zone. There are neither approved nor outstanding Small House applications within its 'VE' and the village is occupied by one- to two-storey tenement houses.

- 9.2.4 In order to ensure that any future development or redevelopment within the village would retain the village character, no new development, or additional alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23m) or the height of the existing building(s), whichever is greater. Minor relaxation of the building height restriction may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.
- 9.2.5 As diversion of streams or filling of pond may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activities.
- 9.2.6 There is no existing sewer or planned public sewer for the Area, and at present, each house is typically served by its own on-site septic tanks and soakaway (STS) system. In accordance with the Environmental, Transport and Works Bureau's Technical Circular (Works) No. 5/2005, under the current administrative practice, for development proposals/submissions that may affect natural streams/rivers, the approving/processing authorities at various stages of the development should consult and collate comments from Director of Agriculture, Fisheries and Conservation and relevant authorities and incorporate relevant comments/advice as conditions of approval wherever possible. For the protection of the water quality of the streams and sea, the design and construction of on-site STS system for any development proposals/submissions also need to comply with relevant standards and regulations, such as EPD's ProPECC 5/93. Accordingly, the Lands Department when processing Small House grant and applications in close proximity to existing stream courses should consult concerned departments including EPD, the Agriculture, Fisheries and Conservation Department (AFCD) and PlanD to ensure that all relevant departments would have adequate opportunity to review and comment on the applications.
- 9.3 "Government, Institution or Community" ("G/IC"): Total Area 0.24ha
- 9.3.1 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.
- 9.3.2 The "G/IC" zone covers the Tin Hau Temple and the abandoned village school, i.e. Po Toi School at Po Toi, as well as the lighthouse and other government uses/facilities at southern Waglan Island. The abandoned village school site is zoned "G/IC" to reserve for further use by the Government. Flexibility is also provided in the "G/IC" zone for adaptive reuse of the vacant village school site to compatible Government, institution or community uses.

9.3.3 To preserve the rural and low-rise character of the Area, development/ redevelopment within this zone should be restricted to the maximum building height as stipulated on the Plan or the height of building which was in existence on the date of first publication in the Gazette of the notice of the DPA Plan, whichever is greater.

9.3.4 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height restriction may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

9.3.5 As diversion of streams or filling of pond may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activities.

9.4 “Open Space” (“O”): Total Area 0.10ha

9.4.1 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.

9.4.2 This zone covers areas in front of Tin Hau Temple and at the eastern fringe of Po Toi Village, which are being used as a stage for the Chinese operas performance during festive celebration. The piece of flatland at the eastern fringe of Po Toi Village is also being used as an emergency landing pad for helicopters.

9.5 “Other Specified Uses” (“OU”): Total Area 0.07ha

9.5.1 The planning intention of this zone is for specified development(s) and/or uses, which is/are specified in the annotation of the zone. There is only one “OU” zone on the Plan, which is annotated ‘Pier’ and covers two sites currently used as piers located at Tai Wan, Po Toi and Waglan Island.

9.6 “Green Belt” (“GB”): Total Area 150.47ha

9.6.1 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.

9.6.2 Areas with natural vegetation, woodland, hilly terrain, hillside shrubland and grassland have been designated as “GB” to protect existing green areas and preserve the hilly terrain in the Area.

9.6.3 The “GB” zone mainly covers the vegetated hill slopes at Tai Wan and Wan Tsai, Po Toi; as well as those at Mat Chau, Beaufort Island and Sung Kong. There are two traditional burial grounds in the southern part of Po Toi within this zone. As they have been in existence before the first publication of DPA Plan, they are considered as an existing use intended

for the burial of deceased indigenous villagers in the Area. To respect the local ritual and tradition, burial activities within this zone are generally tolerated.

- 9.6.4 There is a general presumption against development within this zone. Development in this zone will be strictly controlled. Development proposals will be considered by the Board on individual merits taking into account the relevant Town Planning Board Guidelines.
- 9.6.5 As diversion of streams, filling of land/pond or excavation of land may cause adverse drainage impacts on the adjacent 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, repair or rebuilding works.

9.7 “Coastal Protection Area” (“CPA”): Total Area 30.43ha

- 9.7.1 The planning intention of this zone to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform and area of high landscape, scenic or ecological value, with a minimum of built development. It may also cover areas which serve as natural protection areas sheltering nearby developments against the effects of coastal erosion. There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.
- 9.7.2 This zone covers the coastal areas along the islands, which primarily consist of coastal vegetation, rocky and boulder coasts.
- 9.7.3 New residential development is not permitted under this zone. Redevelopment of existing houses may be permitted on application to the Board. The redevelopment of an existing house 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 DPA Plan.
- 9.7.4 In view of the conservation value of the area within this zone, permission from the Board is required for diversion of streams, filling of land/pond or excavation of land that may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment.

9.8 “Conservation Area” (“CA”): Total Area 367.17ha

- 9.8.1 This zone is intended to protect and retain the existing natural landscape, ecological and topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment from the adverse effects of development. There is a general presumption against development in this zone. In general, only

developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.

- 9.8.2 This zone covers most part of Po Toi which has scientific significance and high conservation value. Owing to its geographical position, Po Toi is considered as a crucial re-fuelling stop for migratory birds. More than 300 bird species, such as Hodgson's Redstart (*Phoenicurus hodgsoni*, 黑喉紅尾鶇), Dark-throated Thrush (*Turdus ruficollis*, 赤頸鶇), Brown Hawk Owl (*Ninox scutulata*, 鷹鴞), Blue-winged Pitta (*Pitta moluccensis*, 馬來八色鶇) and Oriental Honey Buzzard (*Pernis ptilorhyncus*, 鳳頭蜂鷹) have been recorded. Po Toi is also one of the only four sites in Hong Kong with natural populations of Romer's Tree Frog (*Liuixalus romeri*, 盧氏小樹蛙), an "Endangered" species under the IUCN Red List of Threatened Species, which could be found in the streams on Po Toi. The island also has a diverse assemblage of over 60 species of butterflies. The "CA" zone also covers the vegetated hill slopes and the rocky areas at Waglan Island, which has a natural character and is known to be a breeding site for terns.
- 9.8.3 It is intended that with stringent planning control imposed under this zoning, the rich ecological and biological features in the areas can be protected and preserved. New residential development is not permitted under this zone. Redevelopment of existing quarters 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 DPA Plan.
- 9.8.4 Within this zone, the area near Tai Wan Public Pier, which is more accessible and consist of private lots with building entitlements, may have potential for development of education and recreational facilities with overnight accommodation to allow visitors staying in the Area for a longer period of time for education/recreation activities. This can unleash the education and recreational potentials in the Area. Yet the feasibility of such development is subject to further assessments on environmental, ecological, traffic, infrastructure, sewerage, drainage, visual and landscape aspects, etc. Any development should not affect the unique natural environment within this zone.
- 9.8.5 Diversion of streams, filling of land/pond or excavation of land 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 activities.

10 COMMUNICATIONS

10.1 Waterborne Transport

There is no public transport service in the Area except the licensed kaito ferry services from Aberdeen/Stanley to Po Toi.

10.2 Road Network and Footpath

There is no road network in the Area but footpath systems on Po Toi and Waglan islands which provide access from piers/jetties to the villages, mountain uplands as well as other places of interest. Improvement works to the footpaths in the Area are carried out under the Rural Public Works Programme.

11 UTILITY SERVICES

There are no sewerage, drainage and water supply systems in the Area. Electricity and potable water are provided to the local residents at Tai Wan Village on Po Toi via portable electricity generators and water tanks, dam and water pipe provided and maintained by the Islands District Office (IsDO).

12 CULTURAL HERITAGE

12.1 There are two Declared Monuments in the Area. One is the Waglan Lighthouse, Waglan Island, which is one of the five surviving pre-war navigation lighthouses in Hong Kong, and was declared a monument on 29.12.2000. The other one is the Rock Carvings on Po Toi, which have resemblance to the patterns of pottery and bronze vessels in the Bronze Age about 3,000 years ago. The Carvings were declared a monument on 27.4.1979. Every effort should be made to preserve the Declared Monuments.

12.2 A site of archaeological interest, known as Tai Wan Site of Archaeological Interest, is also found in Tai Wan at the southwestern Po Toi. Artefacts of both prehistoric and historic periods have been discovered in Tai Wan Site of Archaeological Interest.

12.3 The Antiquities Advisory Board (AAB) has 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>.

12.4 Prior consultation with AMO of LCSD should be made if any works, developments, redevelopment or rezoning proposals may affect the declared monuments, site of archaeological interest and their immediate environs. In accordance with section 6 of the Antiquities and Monuments Ordinance (Cap. 53), a permit issued by the Antiquities Authority, i.e. the Secretary for Development is required for any works to be carried out within the monument boundary of a declared monument. If disturbance to the site of archaeological interest is unavoidable, a detailed archaeological impact assessment (AIA) shall

be conducted to evaluate the archaeological impact imposed by the proposed works if there is any development within the site of archaeological interest. If necessary, a qualified archaeologist shall apply for a licence under the Antiquities and Monuments Ordinance (Cap. 53) for an archaeological investigation. A proposal of the AIA shall be submitted to AMO for agreement prior to applying for the licence. Subject to the findings of the AIA, appropriate mitigation measures shall be fully implemented by the project proponent in consultation with AMO of LCSD.

13 IMPLEMENTATION

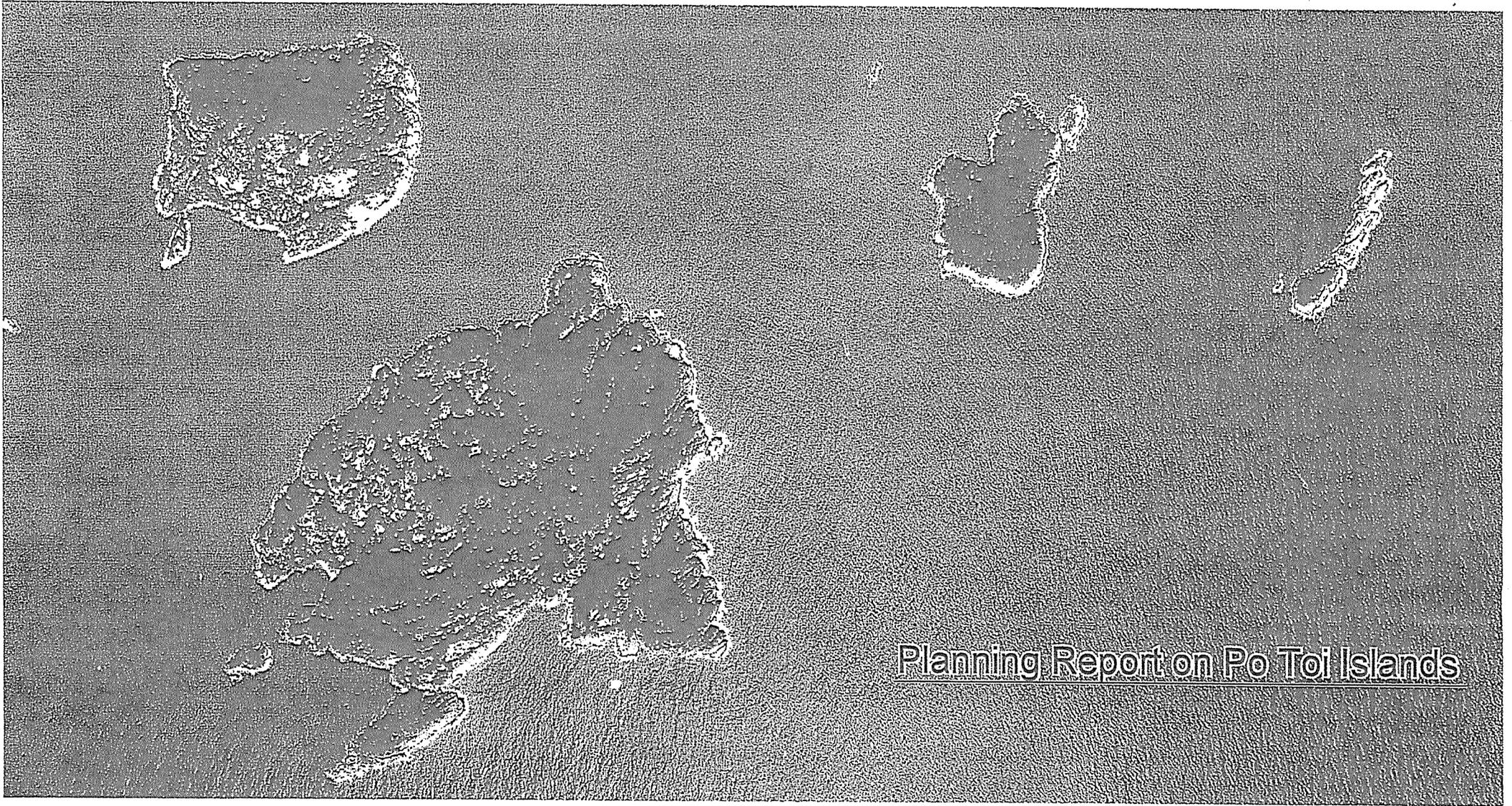
- 13.1 The Plan provides a broad land-use framework for development control and implementation of planning proposals for the Area. More detailed plans will be prepared as a basis for public works planning and private developments.
- 13.2 At present, there is no overall programme for the improvement or provision of infrastructure within the Area. The implementation process will be gradual and may stretch over a long period of time depending on the availability of resources. However, project works for maintenance and repair of existing utilities would be carried out within the Area by the IsDO.
- 13.3 Any increase in population, number of visitors to the Area or further recreational/residential developments would require additional facilities. In particular, the design and construction of the on-site STS need to comply with relevant standards and regulations, such as EPD's ProPECC PN 5/93, for the protection of the water quality and the natural streams flowing through the Area.
- 13.4 Notwithstanding the above, minor improvement works, e.g. access improvements, utility services installation and public works projects will be implemented through the Public Works Programme and the Rural Public Works Programme subject to priority and resource availability. Private developments will be effected principally through private sector initiatives in accordance with the zoned uses indicated on the Plan, provided that their proposals meet Government requirements.

14 PLANNING CONTROL

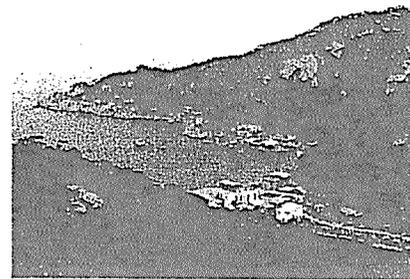
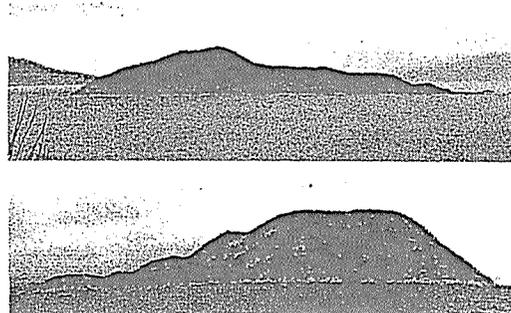
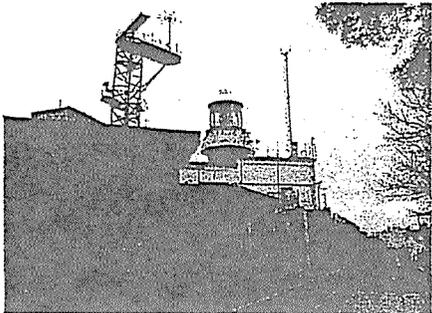
- 14.1 The types of permitted developments and uses on land within the Area are listed in the Notes to the Plan. Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted developments and uses within the same zone are always permitted and no separate permission is required.
- 14.2 Uses of land or building which were in existence immediately before the first publication in the Gazette of the notice of the DPA Plan and which are not in compliance with the terms of the Plan may have adverse impact on the environment, drainage and traffic of the Area. Although no action is required to make such use conform to this Plan, any material change of such use or any other development (except minor alteration and/or modification to the development of the land or building in respect of such use which is always

permitted) must be always permitted in terms of the Plan or, if permission is required, in accordance with a permission granted by the Board. The Board will consider these applications on their individual merits. Those alteration and/or modification works which may lead to an environmental improvement or upgrading to the Area may be considered favourably by the Board.

- 14.3 Planning applications to the Board will be assessed on individual merits. In general, the Board, in considering the planning applications, will take into account all relevant planning considerations which may include the departmental outline development plans/layout plans, and the guidelines published by the Board. The outline development plans/layout plans are available for public inspection at the Planning Department. Guidelines published by the Board are available from the Board's website, the Secretariat of the Board and the Technical Services Division of the Planning Department. Application forms and Guidance Notes for planning applications can be downloaded from the Board's website and are available from the Secretariat of the Board, the Technical Services Division and relevant District Planning Office of the Planning Department. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.
- 14.4 Any development, other than those referred to in paragraph 14.1 above or in conformity with this Plan or with the permission of the Board, undertaken or continued on or after 2 March 2012 included in a Plan of the Po Toi Islands DPA may be subject to enforcement proceedings under the Ordinance. Any diversion of streams, filling of land/pond or excavation of land in relevant zones on or after the exhibition of the specific plan referred to in the Notes of the relevant zones without permission from the Board may also be subject to enforcement proceedings.



Planning Report on Po Toi Islands



Sai Kung & Islands
District Planning Office
Planning Department



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1 INTRODUCTION

1.1 Purpose of the Planning Report

1.1.1 The purpose of this planning report is to give an account of the background and an appraisal of the existing conditions, characteristics and development requirements of Po Toi Islands (the Area). It also aims at providing a basis for the preparation of an Outline Zoning Plan (OZP) and the formulation of a planning framework for the future development of the Area.

1.2 Background

1.2.1 The Area (about 550ha) comprises a group of islands located at the southern-most of Hong Kong, which include mainly Po Toi (about 369ha), Mat Chau (about 3ha), Beaufort Island (about 120ha), Sung Kong (about 48ha) and Waglan Island (about 10ha). The Area generally has a hilly terrain and is covered by rocky outcrops and vegetations including mangroves, woodland vegetation including large mature trees and shrubland with tree clumps (**Figure 1**). Some developments/structures are found at Po Toi and Waglan Island. Mat Chau, Beaufort Island and Sung Kong are virtually uninhabited.

1.2.2 The Area has a rural and natural setting with scientific importance and conservation value which are unique in Hong Kong. In recent years, activities involving vegetation clearance and laying of concrete slabs have been detected in the southwestern part of Po Toi (i.e. near Wan Tsai), causing an adverse impact on the natural environment. To prevent any haphazard and uncontrolled development that may adversely affect the rural and natural character of the Area, a Development Permission Area (DPA) Plan has been prepared to provide interim planning guidance control for future development pending preparation of an OZP and to enable enforcement actions to be taken against any unauthorized developments and undesirable change of use.

1.2.3 The draft Po Toi Islands DPA Plan No. DPA/I-PTI/1 was exhibited for public inspection on 2.3.2012. During the plan exhibition period, a total of 173 valid representations were received. When the representations were published, 725 comments were received. After giving consideration to the representations and comments on 28.9.2012, the Town Planning Board (the Board) noted the supportive views of the representations and decided not to amend the draft DPA Plan to

meet the representations.

1.2.4 On 12.3.2013, the Chief Executive in Council (CE in C) approved the draft Po Toi Islands DPA Plan, which was subsequently renumbered as DPA/I-PTI/2. On 22.3.2013, the approved Po Toi Islands DPA Plan No. DPA/I-PTI/2 was exhibited for public inspection under section 9(5) of the Town Planning Ordinance (the Ordinance) (Figure 2).

1.2.5 Pursuant to section 20(5) of the Ordinance, the DPA Plan is effective for three years until 2.3.2015. On 22.11.2014, under the power delegated by the Chief Executive (CE), the Secretary for Development pursuant to section 3(1)(a) of the Ordinance, directed the Board to prepare an OZP for the Area.

2 THE STUDY AREA

2.1 Location

2.1.1 The Area covers a total land area of about 550ha located at the southern-most of Hong Kong to the southeast of Hong Kong Island. The location of the Area is shown in Figure 1.

2.2 Natural Features

Physical Setting and Topography (Figure 4a)

2.2.1 An overview of the Area is shown in Figure 3. The Area is generally of hilly terrain and is covered by rocky outcrops and vegetations including mangroves, woodland vegetation including large mature trees and shrubland with tree clumps.

2.2.2 Po Toi is the southern-most island in Hong Kong and is the largest among the five islands. It is largely natural in character with scattered rural settlements at Tai Wan and Wan Tsai (Photos 1 to 3 at Figure 4b). In recent years, activities involving vegetation clearance and laying of concrete slabs are found in the southwest Po Toi (Figure 5g).

2.2.3 Waglan Island is the eastern-most outlying island in the Area. The southern part of the island is covered by rocky outcrops with limited vegetated areas of shrubs and grasses whilst the northern part of the island has a rocky surface (Photo 6 at Figure 4b).

2.2.4 Mat Chau, Beaufort Island and Sung Kong are

isolated islands within the Area. They have a hilly terrain and are covered by rocky outcrops, woodland vegetation including mature trees and shrubland with tree clumps (Photos 3 to 5 at Figure 4b).

Natural Habitats

2.2.5 Owing to its geographical position, Po Toi is considered as a crucial re-fuelling stop for migratory birds. More than 300 bird species, such as Hodgson's Redstart (*Phoenicurus hodgsoni*, 黑喉紅尾鶇), Dark-throated Thrush (*Turdus ruficollis*, 赤頸鶇), Brown Hawk Owl (*Ninox scutulata*, 鷹鴞), Blue-winged Pitta (*Pitta moluccensis*, 馬來八色鶇) and Oriental Honey Buzzard (*Pernis ptilorhyncus*, 鳳頭蜂鷹) have been recorded. Po Toi is also one of the only four sites in Hong Kong with natural populations of Romer's Tree Frog (*Liuixalus romeri*, 盧氏小樹蛙), an "Endangered" species under the International Union for Conservation of Nature (IUCN) Red List of Threatened Species. and has a diverse assemblage of over 60 species of butterflies. Besides, Waglan Island is known to be a breeding site for terns. Some plant species of conservation interest are recorded in Beaufort

Island and Po Toi such as *Eulophia flava* (黃花美冠蘭), *Podocarpus macrophyllus* (羅漢松), *Polygala polifolia* (小花遠志) and *Rungia chinensis* (中華孩兒草).

2.2.6 Existing coastal woodland vegetation including large native mature trees near village clusters, mangroves and shrubland with tree clumps. They cover the coastal area of Tai Wan and Wan Tsai and serve as a significant ecological resource to sustain the migratory birds. The large native mature trees serve as a feature with high landscape coastal amenity. The dense woodland vegetation at the lower coastal area at the back of the village clusters also serves as a green buffer between village development and the natural environment of Po Toi which is significant.

2.3 Historical Development

2.3.1 Within the Area, Po Toi is the only known island which is habituated with a small population in the old days. Most of the villagers carried the surnames of Yu (余), Ho (何), Wan (溫), Pang (彭) and Chan (陳) who subsisted on farming, fishing and the harvesting of sea-weed. One recognised

village, namely Tai Wan Vaillge, is situated in the Area. Artefacts of both prehistoric and historic periods have been discovered in Tai Wan, Po Toi. It is recorded as a site of archaeological interest, namely Tai Wan Site of Archaeological Interest, Po Toi (SAI), by the Antiquities and Monuments Office (AMO) of the Leisure and Cultural Services Department (LCSD).

- 2.3.2 Besides, there are two Declared Monuments in the Area. One is the Rock Carvings on Po Toi declared on 27.4.1979 (Photo 6 at Figure 5e) and the other one is Waglan Lighthouse on Waglan Island declared on 29.12.2000 (Photo 1 at Figure 5i).

2.4 Population

- 2.4.1 According to the 2011 census, the total population of the Area is about 50 persons.

2.5 Existing Land Uses (Figure 5a)

- 2.5.1 The Area has a natural and rural character comprising mainly shrubland, grassland with high landscape value geological formations such as steeply rocky coast and low cliffs. Village settlements and a concrete trail for use by local

villagers and holiday visitors are found at Po Toi. There are also several streams running down hillsides onto the sea. The major existing land uses include the following:

Village Type Development

- 2.5.2 There is only one recognised village in the Area, namely Po Toi Village at Po Toi (Its 'Village Environs' ('VE') is shown in Figure 5a). The village consists of about 20 building units, most of them are one- to two-storey tenement houses. Local shops can be found on the ground floor of some of the houses. A seafood restaurant, i.e. Ming Kee Seafood Restaurant, is also found on the eastern fringe of the village (Figure 5b).

Residential Development

- 2.5.3 There are several temporary one- to two-storey domestic structures situated to the east and west of Po Toi Village outside the 'VE'. These domestic structures are mainly covered by Government Land Licences and squatters. Some building units with local shops are also scattered along the trail in Po Toi (Figures 5c and 5d).

Government, Institution or Community (GIC) Facilities and Open Space

- 2.5.4 Major GIC facilities in the Area include Tin Hau Temple at the western end of Tai Wan (Photo 1 at Figure 5e), a village office (蒲台村公所) at Po Toi Village and a sitting out area adjacent to the village office (Photo 4 at Figure 5b). An aqua privy is also situated at Po Toi Village (Photo 8 at Figure 5b). The rocky crops area outside Tin Hau Temple with concrete and staircases built and the flatland area near the aqua privy (Photo 3 at Figure 5e) have been used as a stage for the Chinese opera performance during festive celebration, i.e. the *Da Jiu* (打醮) Festival, every three years (similar to the Bun Festival (太平清醮) in Cheung Chau).

Agricultural Land

- 2.5.5 There is about 2.4ha of agricultural land in the Area. All of them is located at Po Toi and has been abandoned for decades. In recent years, activities involving laying of concrete slabs were found the agricultural land at Wan Tsai to the southwest of Po Toi (Figures 5g and 5h). Irrigation may also be a problem in dry season. In spite of the above, the land might still be used

for agricultural activities such as green house or plant nursery other than open field cultivation.

Burial Grounds

- 2.5.6 There are two permitted burial grounds including on slopes in Wan Tsai and Ngong Chong, Po Toi. Besides, some existing graves are scattered over Po Toi.

Others

- 2.5.7 Two buildings are found in Po Toi to accommodate the electricity generators providing electricity to the residents and the restaurant. They are located to the north of the sitting out area at Tai Wan and near the aqua privy respectively. Potable water tanks can also be found in the middle of Po Toi Village, providing water supply to the locals (Figure 5b).
- 2.5.8 The buildings/structures found along the footpath at Po Toi and Waglan Island include, inter alia, the Declared Monuments, geological features, Mo's Old House, ex-Po Toi School and a Pavilion at Po Toi (Figures 5e and 5f). In addition, the Hong Kong Observatory has set up automatic weather and meteorological monitoring stations

in the island. Some ruined building structures are also found in the southern part of Waglan Island. (Figure 5i).

2.6 Land Ownership

2.6.1 Most of the land in the Area (about 99.4%) is Government land, and the remaining 0.6% (about 3.3ha) is private land, all of which is located in Po Toi, concentrated at Po Toi Village and at the southwestern part of Po Toi, comprising mainly fallow agricultural land including 40 private lots with building entitlement (Figures 6a and 6b).

2.7 Transportation and Access

2.7.1 There is no vehicular access to the Area. Marine access to Po Toi and Waglan Island are available via the piers on the islands. There is a footpath network at Po Toi connecting the public pier in Tai Wan and other places of interest on the island.

2.7.2 There is no public transport service in the Area except the licensed kaito services from Aberdeen/Stanley to Po Toi. To the west and south of the Area are natural deep water

channels, which are major fairways for incoming and outgoing ocean-going vessels. Several marine facilities are found on the islands, including one lighthouse at Nam Kok Tsui of Po Toi and one lighthouse at the northwestern shore of Beaufort Island, and a lighthouse and a radar station on the hilltop of Waglan Island.

2.8 Infrastructure and Utility Services

2.8.1 There are no sewerage, drainage and water supply systems in the Area. Electricity generators maintained by the Electrical and Mechanical Services Department (EMSD) are installed at Po Toi Village, providing electricity to the local residents. Potable water is provided to the locals via water tanks, dam and water pipe maintained by the Islands District Office (IsDO).

3 PLANNING ANALYSIS

3.1 Planning Context

Ecological and Conservation values

3.1.1 The ecological and conservation values of the natural landscape in the Area are well

recognised. In view of the natural attributes, ecological diversity and landscape qualities, the Area was highlighted as Significant Land Conservation Areas and was recommended for conservation in Territorial Development Strategy Review (TDSR) (1998) (Figure 7). The surrounding water bodies were also recognised as Significant Marine Conservation Areas in TDSR. Such strategy was reaffirmed in the South West New Territories Development Strategy Review (2001).

- 3.1.2 Within the Area, DAFC considers that Po Toi has high ecological value worthy of conservation. Migratory Birds, Romer's Tree Frog and butterflies are the three scientific interests contributed to the ecological and conservation importance of Po Toi (paragraph 2.2.5 above refers). In addition, most of the streams on Po Toi are largely natural and unpolluted. They should be preserved from the nature conservation point of view.

Geological features

- 3.1.3 The Area has a hilly terrain covered by rocky outcrops and vegetated areas of shrubs and grasses (Figure 3). Especially on Po Toi, there are

some well known geological formation in granite rock along the coastline e.g. Buddha's Palm Cliff, Tortoise Rock and Coffin Rock (Figure 5f).

Land for Village Development

- 3.1.4 There is only one recognised village in the Area, namely Po Toi Village on Po Toi (Figure 5b) and its 'Village Environ' ('VE') covers an area of about 3.27ha (Figure 6a). The domestic structures within the village are predominantly one- to two-storey tenement houses held on a short term tenancy basis.
- 3.1.5 The District Lands Officer/Islands, Lands Department (DLO/Is, LandsD) advises that the 10-year Small House demand forecast for Po Toi Village is 20. The 10-year Small House demand forecast for Po Toi Village is 20. The figure remains unchanged when the DPA Plan was prepared in 2012. There are also no approved or outstanding Small House applications in the village. As the Indigenous Inhabitant Representative (IIR) of Po Toi Village is currently vacant, the indigenous villager's status of applicants for Small House development cannot be certified. Nevertheless, Small House development at suitable areas within the 'VE' by

designating "Village Type Development" ("V") zone should be provided to cater for the future demand.

3.2 Development Constraints (Figure 8)

Nature Conservation

3.2.1 Po Toi is an important re-fuelling stop for migratory birds in view of its unique geographical position and suitable habitats. Over 300 bird species (60% of native avifauna) have been recorded at Po Toi. Because Po Toi is the first arrival point in Hong Kong for many migratory birds, it is the premier location for scientific research on the migration of birds. Most of the migratory birds recorded on Po Toi were found around the Wan Tsai and Tai Wan areas. These areas provide important foraging and resting grounds for migratory terrestrial birds and shorebirds. Besides, Po Toi is one of the only four sites in Hong Kong with natural populations of Romer's Tree Frog. It also has a diverse assemblage of over 60 species of butterflies (26% of native butterfly fauna). Due consideration would be given to its conservation when development at or near this area is proposed. Developments on these islands

involving site formation and vegetation and rock clearances that may impose adverse and irreversible impacts on the existing ecological resources.

Landscape Character

3.2.2 Except the village settlements on Po Toi, other islands are undeveloped. The coastal areas of Tai Wan and Wan Tsai are covered with coastal woodland vegetation including large native mature trees within Po Toi Village, mangroves and shrubland with tree clumps, which serves as a significant ecological resource to sustain the migratory birds. The large native mature trees also serve as a village and cultural landscape feature of high landscape coastal amenity. The dense woodland vegetation at the back of Po Toi Village is also a significant landscape feature. The coastal water of Po Toi Islands also has high landscape value.

3.2.3 The Area also features steep rocky coast and low cliffs from 100mPD to 270mPD with geological formations of high landscape value. Especially on Po Toi, there are some well-known geological formations in granite rock along the coastline e.g. Buddha's Palm Cliff, Tortoise Rock and Coffin

Rock. Rock Carvings on Po Toi are Declared Monuments of particular historic and cultural significance. The coastal water of Po Toi Islands also has high landscape value. Generally, the character of the coastal landscape is open, coherent, tranquil, remote and reasonably varied due to the visual complexity of the island group. The overall landscape character of the islands is remote, rugged and visually dramatic. In view of the above, the unique landscape resources and the character of the Area should be preserved. Any large scale development with extensive site formation and vegetation clearance should be avoided as it would cause irreversible adverse landscape and ecological impacts. Small scale development with conservation purposes that is compatible with the existing landscape context is recommended for Po Toi.

Cultural Heritage

3.2.4 The Area has two declared monuments and a site of archaeological interest which are worthy of preservation. Rock Carvings on Po Toi and the Lighthouse on Waglan Island are Declared Monuments of particular historic and cultural significance. Prior consultation with the

Antiquities and Monuments Office (AMO) of the Leisure and Cultural Services Department (LCSD) should be made if any works, developments, redevelopment or rezoning proposals may affect the declared monuments, site of archaeological interest and their immediate environs. In accordance with section 6 of the Antiquities and Monuments Ordinance (Cap. 53), a permit issued by the Antiquities Authority, i.e. the Secretary for Development is required for any works to be carried out within the monument boundary of a declared monument. If disturbance to the site of archaeological interest is unavoidable, a detailed archaeological impact assessment (AIA) shall be conducted to evaluate the archaeological impact imposed by the proposed works if there is any development within the site of archaeological interest. If necessary, a qualified archaeologist shall apply for a licence under the Antiquities and Monuments Ordinance (Cap. 53) for an archaeological investigation. A proposal of the AIA shall be submitted to the AMO for agreement prior to applying for the licence. Subject to the findings of the AIA, appropriate mitigation measures shall be fully implemented by the project proponent in consultation with the AMO of LCSD.

Accessibility

- 3.2.5 One of the development constraints in the Area is the limited frequency and capacity of the ferry services. Only one kaito ferry service between Po Toi and Aberdeen is operated on Tuesdays and Thursdays, with additional services from Stanley to Po Toi on Saturdays, Sundays and Public Holidays. Within the Area, only Po Toi is accessible by footpaths and hiking trails at the southern coast of Po Toi, linking up the existing village clusters, the unique rock features, historical rock carving with high landscape value and cultural significance as well as village houses scattered at different parts of Po Toi (Figure 5a).

Infrastructure and Utility Services

- 3.2.6 The electricity and water supply facilities in the Area are limited. There are also no drainage and sewerage systems in the Area. Any development that will lead to increases in population or number of visitors to the Area would require additional facilities. For any development or redevelopment, the project proponent should address how sewage and/or other wastewater, if any, produced could be collected, treated and

discharged. Should septic tank and soakaway system be proposed, it shall meet the requirements of the Environmental Protection Department (EPD)'s Practice Note for Professional Persons (ProPECC) PN 5/93 "Drainage Plans subject to comment by EPD".

Geotechnical Safety

- 3.2.7 The Area comprises hillsides with history of instability, and is subject to potential landslide hazards. For any future development in the Area including the "V" zone, natural terrain hazard study may be required to assess the potential hazards and constraints arising from natural terrain, and to provide suitable hazard mitigation measures, if found necessary, as part of the development.

Burial Grounds

- 3.2.8 The areas covered by the two permitted burial grounds located in Wan Tsai and Ngong Chong, Po Toi are not suitable for any development.

3.3 Development Opportunities

Conservation of Natural Landscape

3.3.1 The Area has a rural and natural setting with scientific importance and conservation value which is unique in Hong Kong. In particular, the natural habitat of Po Toi has high ecological and scientific values worthy of conservation. The Area also possesses numerous interesting geological features and cultural heritage which should be preserved. Any development within the Area should not affect the special ecological, landscape, geological and cultural heritage resources in the Area. Developments compatible with the natural and rural settings in areas around the existing village settlements on Po Toi could be considered.

Education and Recreation Potentials

3.3.2 The Area has unique ecological, landscape, geological and cultural heritage resources with high scientific and archaeological values. These resources, most of which are concentrated on Po Toi, should be preserved. The places of scientific and archaeological interests are connected by a footpath network originating from the public

pier in Tai Wan. Nevertheless, the frequency of the existing kaito service has limited the public access to these places. Provision of appropriate education facilities with overnight accommodation, e.g. holiday camp/tenting site, on Po Toi can facilitate public understanding of the Area's unique environment while at the same time unleash the recreation potential of the Area without resulting in adverse environmental and ecological impacts. The areas near Tai Wan Public Pier, which is more accessible and consists of private lots with building entitlements, may be a suitable location for such development. In view of the unique natural and rural environment of the Area with special scientific importance and high conservation value, the scale and character of such development should be compatible with the natural and rural characters of the Area. Owing to the limited transport facilities, utilities and infrastructure, as well as the need to conserve the Area's rural and natural setting with high conservation value, large-scale recreation and/or tourism development in the Area should be avoided.

3.4 Development Pressure

3.4.1 Since 2012, there has been vegetation clearance and laying of concrete slabs at the southwestern part of Po Toi (near Wan Tsai) (Figures 5g and 5h). There are concerns that such activities are to facilitate columbarium or memorial garden development in the Area. While lease enforcement actions against the laying of concrete slab has been undertaken by LandsD, there are severe concerns on the alleged columbarium/memorial garden development in the Area because such development usually involves large scale vegetation clearance and construction activities that will affect the natural environment, rural character and the unique ecological and landscape resources of the Area. It may also overtax the infrastructure in the Area. Columbarium/memorial garden development which is not compatible with the natural and rural settings of the Area should be avoided.

3.4.2 The domestic structures on Po Toi are mainly one- to two-storey tenement houses built using temporary materials, which may require improvement or redevelopment. There may be potential for the landowners/occupants of the existing structures on Po Toi to pool their land

holding for low-rise low-density residential development to optimise the use of land and to achieve a more orderly layout. The residential development should blend in with the rural character, and avoid overloading the limited infrastructure of the Area and causing adverse environmental impact.

3.4.3 Abandoned agricultural land mainly locates near the public pier and in the southwestern part of Po Toi (near Wan Tsai). Most of which are private land. The Lamma Island (South) Rural Committee (RC) and the local residents have raised concerns about the development right of these private lots. In particular, noting that south Lamma Island and Po Toi are within the same 'Heung', RC proposed that the "V" zone at Po Toi should also accommodate the Small House demand of indigenous villagers in both Po Toi and south Lamma Island.

3.4.4 Noting the concerns of RC/local residents and the green/concern groups, the Planning Department (PlanD) has analysed the site conditions of the area within 'VE' taking into account of the existing village settlement, the infrastructural constraints, environmental and topographical conditions of the Area.

Consideration has also been given to the consolidation of Small House development at suitable locations in order to avoid undesirable disturbances to the natural environment and overtaxing the limited infrastructure in the Area. Based on an incremental approach, it is considered that the 10-year demand for Small House development of 20 could be met by redeveloping the temporary domestic structures erected on Government land and by expanding the "Village Type Development" ("V") zone to the relatively flat area to the north of the existing "V" zone. Such approach could achieve a more orderly development pattern, efficient use of land as well as provision of infrastructures and services in areas around the existing village settlements.

3.5 Development Proposals/Views received since the Gazettal of the DPA Plan

3.5.1 Since the gazettal of the draft DPA Plan on 2.3.2012, and in the course of preparing the OZP, the following proposals/views have been received:

(a) proposed campsite development at Po Toi Island submitted by Chinese YMCA of Hong

Kong;

- (b) In response to their request, a meeting with the local residents of Po Toi was held on 22.8.2014 to express their views on the infrastructure provision and future development of the Area. On 28.8.2014, the local residents of Po Toi lodged a complaint to the Public Complaints Office of the Legislative Council (LegCo) Secretariat and a site visit/case meeting with LegCo Members, the Islands District Office (DO/Is) and concerned Government bureaux/departments was held on 23.9.2014 to consider their concerns;
- (c) PlanD held a meeting with green/concern groups including representatives from Hong Kong Bird Watching Society (HKBWS), World Wide Fund Hong Kong for Nature (WWF), Green Power, Conservancy Association, Kadoorie Farm and Botanic Garden, Alliance for the Concern over Columbarium Policy, Association for Geoconservation, Hong Kong and Designing Hong Kong on 3.11.2014 to express their views on the conservation and land uses of the Area; and

- (d) a meeting with Lamma Island (South) Rural Committee (RC) to solicit their views on the preparation of the draft OZP was held on 29.10.2014 to express their concerns on the land uses and development potential of the Area.

3.5.2 Locations of the land use proposals are shown in Figure 9. The planning assessments of the proposals are provided in the following paragraphs.

Proposed Campsite Development at Po Toi Island submitted by Chinese YMCA of Hong Kong (YMCA)

3.5.3 YMCA submitted a proposal to develop a campsite at the land near the public pier at Po Toi, with an area of about 2,180m². The subject site comprises private lots which are donated from existing owners to YMCA for operation of social services. YMCA intends to establish a campsite with capacity of 40 places on the site including accommodation, common room, activity areas, and logistic support facilities, etc. (Figures 10a and 10b). Subject to Government's approval of land grant, the proposed campsite can be further expanded eastwards to provide additional 28 places (Figure 10c).

3.5.4 The details of the preliminary development proposal are shown in Annex I. Considering the special and unique characters of Po Toi, the proposed campsite would have a natural and tranquil atmosphere that is commensurate with the surroundings. The proposed camp activities would be stressed on outdoor basis, e.g. bird watching (especially the migratory birds) and hiking in exploring the geological and/or ecological resources of the island, etc. Structured programme/activities would be organised in the proposed campsite to educate the participants the unique environment as well as the scientific and archaeological values of the Area. A special operation mode would be adopted on the site. Bare minimum resources supporting the organised/structured programmes/activities would be consumed in order to avoid adverse impact on the environment. Participants are required to bring away what they brought onto the site and not to bring away what they did not bring with so as to preserve the environment. No mass function would be arranged. The broad development parameters of the proposed campsite development (Phase 1) are summarised in the following table:

Site Area	About 2,180m ²
Plot Ratio	0.4
Total GFA	About 854m²
Domestic GFA	About 289m ²
Non-domestic GFA	About 565m ²
Total No. of units	10
4-person unit	7
2-person unit	3

3.5.5 It is considered that the proposed campsite with organised activities/programme can facilitate the public understanding of the unique natural resources in the Area. The provision of accommodation facilities can also unleash the Area's recreation potential. The public experience at Po Toi can be enhanced. Nevertheless, the Area has limited infrastructure capacity on traffic, water supply, electricity, drainage and sewerage aspects to support the proposed campsite development. The impacts of the construction and operation of the proposed campsite development on the landscape and ecological resources in Po Toi are yet to be ascertained. There is also insufficient information on the design and layout of the proposed camp in the submission. In particular, DAFC is concerned about the potential ecological impact that may arise from the proposal,

especially during the construction stage and the associated slope stabilisation works. The Chief Town Planner/Urban Design and Landscape is also concerned about the visual bulk and the feasibility of the special operation mode of the proposed development. Furthermore, the Director of Environmental Protection advises that if "Conservation Area" zone is designated on the site, the proposed campsite development may become a designated project under the Environmental Impact Assessment Ordinance (EIAO) that requires statutory EIA.

3.5.6 Without detailed design/layout of the proposed campsite development and supporting technical assessments, it is considered premature to designate a zoning on the OZP permitting the proposed campsite development on the site. However, provision for 'Holiday Camp' development upon application to the Board could be considered on the OZP to ensure proper control on its scale, layout and design with submission of supporting technical assessments so that the proposed development would not have substantial adverse impacts.

Views/Concerns of local residents

- 3.5.7 The local residents are concerned about the lack of GIC facilities and infrastructure on Po Toi including, inter alia, public toilet, emergency rescue services (in particular the provision of helicopter landing pad for emergency use), electricity/water supplies and public transport provision. In the site visit/case meeting with LegCo Members on 23.9.2014 (Minutes of the meeting are enclosed in **Annex II**), it was agreed that DO/Is would undertake to improve the existing piece of flatland near Tai Wan so that it could serve as an emergency helicopter landing pad, a place for Chinese Opera performance during festive celebration and a public space. Other requests on, inter alia, provision of additional public toilet near Tai Wan public pier, improvements on electricity and water supplies at Po Toi Village and rescheduling of kaito services between Aberdeen and Po Toi had been conveyed to concerned Government departments for consideration.
- 3.5.8 The local residents were also concerned about the adverse impacts of the laying of concrete slab and the possible columbarium/memorial garden development at southwest Po Toi (near

Wan Tsai). While currently there is no evidence that columbarium/memorial garden has ever existed in the Area, the Planning Authority would continue to monitor the case and take necessary enforcement actions should unauthorised development be identified. Also, any development within the concerned area requires planning permission from the Board in accordance with the prevailing DPA Plan and no application has been received so far.

Views/Concerns of green/concern groups

- 3.5.9 Majority of the green/concern groups considered that the Area, especially Po Toi, has a high scientific value worthy of conservation. According to their initial surveys, migratory birds are found in areas at southwest Po Toi close to Tai Wan Ferry Pier. Besides, Romer's Tree Frog is also found along some natural streams at Po Toi. HKBWS and the Conservancy Association have submitted proposals to designate areas at southeast Po Toi and near Tai Tam Wan (Lau Shui Hang) as Site of Special Scientific Interest (SSSI) to preserve its unique natural habitat with high ecological and scientific values (**Annex III**). These proposals are also supported by some green/concern groups such as Designing Hong

Kong and WWF. They also propose to designate the Area as Country Park (CP) and its surrounding waters as Marine Park (MP). While conservation zonings are designated to conserve the high ecological value of the Area, the designation of CP/MP are under jurisdiction of the Country and Marine Parks Authority (CMPA) governed by the Country Parks Ordinance (Cap. 208) and Marine Parks Ordinance (Cap. 476) which are outside the purview of the Board.

Views/Concerns of the Lamma Island (South) Rural Committee

3.5.10 The RC acknowledged the need to undertake statutory planning control in the Area to prevent haphazard development and enforcement actions against unauthorised development can be taken, the RC urged the Government not to exploit the development rights of the private landowners in the Area by designating conservation zonings on private lots. In particular, they opined that the current "V" zone on the DPA Plan, which reflects the existing village clusters only and exclude other private lots on Po Toi, is insufficient to meet the future demand for Small House development in the Area. While there are no approved/outstanding Small House

applications in the Area, RC considered that flexibility should be provided for Small House development in the Area in future and suggested the "V" zone to areas at southwest Po Toi as proposed in the consideration of representations made on the draft DPA Plan (Annex IV). RC also considers that provisions for holiday house development should be provided within the private lots on Po Toi to allow recreation development in the Area and improve local economy without compromising the natural habitats in the Area.

3.5.11 RC considered that designating conservation zonings on the private land would maintain the status quo with low population and limited GIC facilities/infrastructure that could not help to improve the livelihood of the local residents. Noting the unique natural and rural setting of the Area, RC suggested that a mechanism for consideration of development proposals by the Board through planning application system should be provided so as to ensure any development proposals would not impose adverse impacts on the surroundings and to achieve a balance between conservation and development. On this aspect, RC considered that some low-rise holiday house developments with

its size comparable with the New Territories Exempted House (NTEH) is an example of development that may be compatible with the natural and rural settings of the Area.

- 3.5.12 The boundary of "V" zone has been reviewed and areas within 'VE' that are suitable for village expansion are proposed to be zoned as "V" on the draft OZP. The area suggested by RC are neither within nor adjacent to the 'VE' which Small House development is not permitted as advised by DLO/Is, LandsD. Nevertheless, such area is mainly covered by squatters, temporary domestic structures and ruins. To provide flexibility for upgrading of existing domestic structures and for NTEH/residential/holiday house developments, it is proposed to zone this area as "Residential (Group D)" ("R(D)") in which NTEH/residential/holiday house developments may be permitted on application to the Board.

4 PLANNING PROPOSALS

4.1 The Outline Zoning Plan

- 4.1.1 The draft Po Toi Islands OZP (the Plan) prepared under section 3(1)(a) of the Ordinance is to

provide a statutory basis for planning control over the Area. It will supersede the approved Po Toi Islands DPA Plan No. DPA/I-PTI/2, which was exhibited for public inspection under section 9(5) of the Ordinance on 22.3.2013. Uses and developments that are always permitted and those for which the Board's permission must be sought in various zones are set out in a schedule of Notes attached to the Plan. Also accompanying the Plan is an Explanatory Statement to assist an understanding of the Plan and to reflect the planning intentions and objectives of the Board for various land-use zonings.

4.2 Planning Objectives

- 4.2.1 The development of the Area should gear towards the following objectives:
- (a) to provide a comprehensive planning framework and to guide the development on an integrated and co-ordinated basis;
 - (b) to conserve unique natural landscape, ecological value and scientific interest in safeguarding the natural habitat of the wider area;

- (c) to preserve the natural and rural character of the Area; and
- (d) to allow upgrading and improvements of the village houses within the Area.

4.3 Planning Principles

4.3.1 The main planning principles below are adopted for preparation of the planning and development proposals of the Area:

- (a) the Area has a rural and natural setting with scientific importance and conservation value which are unique in Hong Kong. In particular, Po Toi has a high ecological value worthy of conservation. The Area also possesses various geological features. The ecological, geological and landscape values of the Area are required to be protected and conserved;
- (b) the Area has two declared monuments and site of archaeological interest which should be preserved. Development that has adverse impact to the declared monuments and SAI should be avoided;

- (c) future development and redevelopment within the Area should demonstrate a low-rise characteristic and not to overtax the limited infrastructure in the Area; and
- (d) Small House developments will be concentrated in existing village clusters by redeveloping the existing temporary domestic structures to avoid overtax the limited infrastructure or generate adverse impact on the natural environment of the Area.

4.4 Land Uses Proposals (Figure 11)

4.4.1 In the preparation of various land use zones in the Area, consideration has been given to the natural environment, physical landform, existing land use pattern, demand for Small Houses and availability of infrastructure and local development opportunities. The Following land uses are proposed to be designated on the Plan.

4.4.2 "*Residential (Group D)*" ("*R(D)*")
(0.48ha or 0.09%)

- (a) The planning intention of this zone is

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

- (b) This zone mainly covers the areas to the southwest of Po Toi Village outside its 'VE'. This area is mainly occupied by one- to two-storey temporary structures built years ago. Most of the structures are occupied while some are ruins.
- (c) To allow for upgrading and improvement, redevelopment of existing one- to two-storey tenement houses or existing building shall not 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. Rebuilding of NTEH and replacement of an existing domestic building which was in existence on the

date of the first publication in the Gazette of the notice of draft DPA Plan by a NTEH are always permitted in this zone. Apart from allowing residential upgrading, low-rise and low-density residential developments may be permitted on application to the Board. To be in line with the general development intensity of the surrounding areas, residential development including redevelopment for 'Flat' and 'House' (except 'NTEH') shall not result in a total development in excess of a maximum plot ratio of 0.4 and a maximum building height of 3 storeys (9m).

- (d) To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the plot ratio and building height restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.
- (e) As diversion of streams or filling of pond may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activities.

4.4.3 "Village Type Development" ("V")
(0.71ha or 0.13%) (Figure 12)

- (a) The planning intention of this zone is to designate both existing recognized villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a NTEH. Other commercial and community uses may be permitted on application to the Board.
- (b) The boundary of the "V" zone is drawn up around existing clusters having regard to 'VE', the local topography, the existing settlement pattern, site characteristics as well as the estimated Small House demand. Areas of difficult terrain, dense vegetation, burial grounds, ecologically sensitive areas and streamcourses have been avoided where possible.
- (c) There is only one recognised village in the Area, namely Po Toi Village on Po Toi. Currently, there is a restaurant within the "V" zone. There are neither approved nor outstanding Small House applications within its 'VE' and the village is occupied by one- to two-storey tenement houses.
- (d) In order to ensure that any future development or redevelopment within the village would retain the village character, no new development, or additional alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23m) or the height of the building(s), whichever is greater. Minor relaxation of the building height restriction may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.
- (e) As diversion of streams or filling of pond

may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activities.

- (f) There is no existing sewer or planned public sewer for the Area, and at present, each house is typically served by its own on-site septic tanks and soakaway (STS) system. In accordance with the Environmental, Transport and Works Bureau's Technical Circular (Works) No. 5/2005, under the current administrative practice, for development proposals/submissions that may affect natural streams/rivers, the approving/processing authorities at various stages of the development should consult and collate comments from Director of Agriculture, Fisheries and Conservation and relevant authorities and incorporate relevant comments/advice as conditions of approval wherever possible. For the protection of the water quality of the streams and sea, the design and construction of on-site STS system for any development proposals/submissions also need to comply with relevant standards

and regulations, such as EPD's ProPECC 5/93. Accordingly, the Lands Department when processing Small House grant and applications in close proximity to existing stream courses should consult concerned departments including EPD, AFCD and PlanD to ensure that all relevant departments would have adequate opportunity to review and comment on the applications.

4.4.4 *"Government, Institution or Community" ("G/IC")*
(0.24ha or 0.04%)

- (a) 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, organisations providing social services to meet community needs, and other institutional establishments.
- (b) The "G/IC" zone covers the Tin Hau Temple and the abandoned village school, i.e. Po Toi School at Po Toi, as well as the

lighthouse and other government uses/facilities at southern Waglan Island. The abandoned village school site is zoned "G/IC" to reserve for further use by the Government. Flexibility is also provided in the "G/IC" zone for adaptive reuse of the abandoned village school site to compatible Government, institution or community uses.

- (c) To preserve the rural and low-rise character of the Area, development/redevelopment within this zone should be restricted to the maximum building height as stipulated on the Plan or the height of building which was in existence on the date of first publication in the Gazette of the notice of the DPA Plan, whichever is greater.
- (d) To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height restriction may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

- (e) As diversion of streams or filling of pond may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activities.

4.4.5 *Open Space ("O")* (0.1ha or 0.02%)

- (a) 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.
- (b) This zone covers areas in front of Tin Hau Temple and at the eastern fringe of Po Toi Village, which are being used as a stage for the Chinese operas performance during festive celebration. The piece of flatland at the eastern fringe of Po Toi Village is also being used as an emergency landing pad for helicopters.

4.4.6 *"Other Specified Uses" ("OU")* (0.07ha or 0.01%)

- (a) The planning intention of this zone is for specified development(s) and/or uses; which is/are specified in the annotation of

the zone. There is only one "OU" zone on the Plan, which is annotated 'Pier' and covers two sites currently used as piers located at Tai Wan, Po Toi and Waglan Island.

4.4.7 "Green Belt" ("GB") (150.47ha or 27.37%)

- (a) 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.
- (b) Areas with natural vegetation, woodland, hilly terrain, hillside shrubland and grassland have been designated as "GB" to protect existing green areas and preserve the hilly terrain in the Area.
- (c) The "GB" zone mainly covers the vegetated hill slopes at Tai Wan and Wan Tsai, Po Toi; as well as those at Mat Chau, Beaufort Island and Sung Kong. There are two traditional burial grounds in the southern

part of Po Toi within this zone. As they have been in existence before the first publication of DPA Plan, they are considered as an existing use intended for the burial of deceased indigenous villagers in the Area. To respect the local ritual and tradition, burial activities within this zone are generally tolerated.

- (d) There is a general presumption against development within this zone. Development in this zone will be strictly controlled. Development proposals will be

considered by the Board on individual merits taking into account the relevant Town Planning Board Guidelines.

- (e) As diversion of streams, filling of land/pond or excavation of land may cause adverse drainage impacts on the adjacent 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, repair or rebuilding works.

4.4.8 "Coastal Protection Area" ("CPA")
(30.43ha or 5.54%)

- (a) The planning intention of this zone to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. It may also cover areas which serve as natural protection areas sheltering nearby developments against the effects of coastal erosion. There is a

general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.

- (b) This zone covers the coastal areas along the islands, which primarily consist of coastal vegetation, rocky and boulder coasts.
- (c) New residential development is not permitted under this zone. Redevelopment of existing houses may be permitted on application to the Board. The redevelopment of an existing house 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 DPA Plan.
- (d) In view of the conservation value of the area within this zone, permission from the Board is required for diversion of streams,

filling of land/pond or excavation of land that may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment.

4.4.9 "Conservation Area" ("CA") (367.17ha or 66.8%)

- (a) This zone is intended to protect and retain the existing natural landscape, ecological and topographical features of the area for conservation, educational and research purposes. There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.
- (b) This zone covers most part of Po Toi which has scientific significance and high conservation value. Migratory Birds, Romer's Tree Frog and butterflies are the three scientific interests contributed to the ecological and conservation importance of Po Toi. Owing to its geographical position, Po Toi is considered as a crucial re-fuelling

stop for migratory birds. More than 300 bird species, such as Hodgson's Redstart (*Phoenicurus hodgsoni*, 黑喉紅尾鶇), Dark-throated Thrush (*Turdus ruficollis*, 赤頸鶇), Brown Hawk Owl (*Ninox scutulata*, 鷹鴞), Blue-winged Pitta (*Pitta moluccensis*, 馬來八色鶇) and Oriental Honey Buzzard (*Pernis ptilorhyncus*, 鳳頭蜂鷹) have been recorded. Po Toi is also one of the only four sites in Hong Kong with natural populations of Romer's Tree Frog (*Liuixalus romeri*, 盧氏小樹蛙), an "Endangered" species under the IUCN Red List of Threatened Species, which could be found in the streams on Po Toi. The island also has a diverse assemblage of over 60 species of butterflies. The "CA" zone also covers the vegetated hill slopes and the rocky areas on Waglan Island, which has a natural character and is known to be a breeding site for terns.

- (c) It is intended that with stringent planning control imposed under this zoning, the rich ecological and biological features in the areas can be protected and preserved. 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 DPA Plan.

- (d) Within this zone, the areas near Tai Wan Public Pier, which is more accessible and consist of private lots with building entitlements, may have potential for development of education and recreational facilities with overnight accommodation to allow visitors staying in the Area for a longer period of time for education/recreation activities. This can unleash the education and recreational potentials in the Area. Yet the feasibility of such development is subject to further assessments on environmental, ecological, traffic, infrastructure, sewerage, drainage, visual and landscape aspects, etc. Any development should not affect the unique natural environment within this zone.

- (e) Diversion of streams, filling of land/pond or excavation of land 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 activities.

5 IMPLEMENTATION

5.1 Infrastructure Provision

- 5.1.1 Currently, there are no sewerage, drainage and water supply systems in the Area. Electricity generators maintained by EMSD are installed at Po Toi Village, providing electricity to the local residents. Potable water is provided to the locals via water tanks, dam and water pipe provided and maintained by IsDO. There are neither committed nor planned water supplies, electricity, sewerage and drainage systems or gas supply projects for the Area.
- 5.1.2 Any increase in population, number of visitors to the Area or further recreational/residential developments would require additional facilities.

In particular, the design and construction of the on-site STS need to comply with relevant standards and regulations, such as EPD's ProPECC PN 5/93, for the protection of the water quality and the natural streams flowing through the Area.

5.2 Statutory Development Control

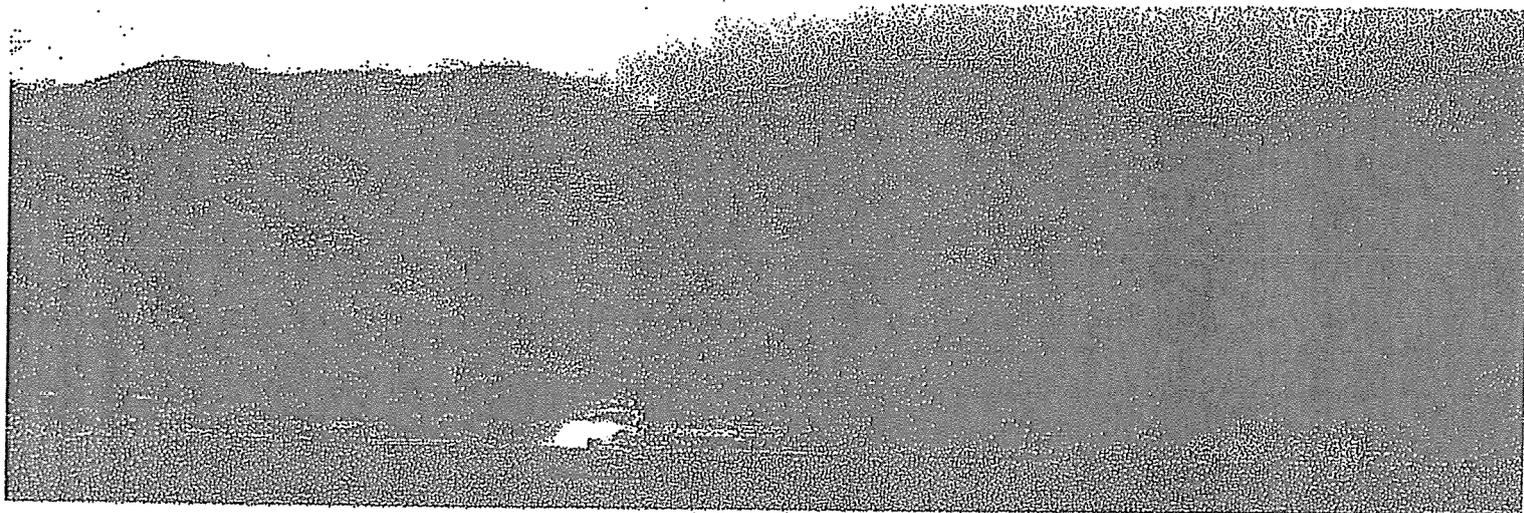
5.2.1 The OZP provides a broad land-use framework for development control and implementation of planning proposals for the Area. More detailed plans will be prepared as a basis for public works planning and private developments. The type of permitted developments and uses on land within the Area are listed in the Notes of the Plan. All uses directly related and ancillary to the permitted developments and uses are also permitted.

5.2.1 At present, there is no overall programme for the provision of infrastructure within the Area. The implementation process will be gradual and may stretch over a long period of time depending on the availability of resources. It will be undertaken through the participation of both public and private sectors.

5.2.2 Improvement/repair works of public facilities, including the footpaths, electricity generators, water tanks, dam and water pipe will be carried out by IsDO through the Rural Public Works and Local Public Works Programme. Private developments will be effected principally through private sector initiatives in accordance with the zoned uses indicated on the OZP, provided that their proposals meet Government requirements.

5.2.3 Any development, or in conformity with this Plan or with the permission of the Board, undertaken or continued on or after 2.3.2012 on land included in a plan of the Po Toi Islands DPA, may be subject to enforcement proceedings under the Ordinance.

**PLANNING DEPARTMENT
DECEMBER 2014**



PROPOSED CAMPSITE DEVELOPMENT AT PO TOI ISLAND

July 2014



香港中華基督教青年會
Chinese YMCA of Hong Kong

AD+RG

architecture design and research group ltd.

1.0 Introduction

Chinese YMCA of Hong Kong (YMCA) would receive the subject site located at Po Toi Island, with an area of about 2,180m² under donation from existing owner for operation of social services.

YMCA intended to establish a campsite with capacity of 40 places (in the first phase) including accommodation, common room, activity areas, and logistic support facilities, etc. Second phase of adding 28 places would be subject to government's approval on granting more parcels of land in adjoining areas.

All facilities would be developed for serving the whole community, especially the youths & youngers.

2.0 Subject Site Information

2.1 Subject Site

The Subject Site includes the following lots in Po Toi Island

Lot Nos. 88, 90, 91, 93, 95, 1140, 1146, 1147, 1151, 1152, 1154, 1155 and 1156

Lot Nos.	Area (sq m; approx.)	
88	65	
90	120.8	
91	80.9	
93	121.4	
95	242.8	
1140	161.7	
1146	39.9	
1147	1091.1	
1151	74.3	
1152	92.9	
1154	24.2	
1155	56.5	
1156	9.7	
Total Area	2,181.2	
say	2,180 sq meters	

2.2 Location and Area

The Subject Site is located at the western part of Po Toi Island. Please refer to the Lot Index Plan at *Appendix 1*.

The total area of the Subject Site is 2,180m².

2.3 Environment

Po Toi Island is rural in nature and developments there are mainly village type houses and some temporary structures.

2.4 Accessibility and Transport Facilities

There are ferries serving between Aberdeen/ Stanley and Po Toi Island. Basically there are one to two trips on weekdays and one to four trips during Sundays and Holidays. Po Toi Island Ferry Pier is within few minutes' walking distance from the Subject Site.

2.5 Existing Site Conditions

As shown by some photos in *Appendix 2*, majority parts of the Subject Site are overgrown with shrubs and trees.

3.0 Land Matter

YMCA would receive the subject site under donation from existing owner for operation of social services.

There are two phases in our proposal. In Phase 1 development, YMCA intends to establish a campsite with capacity of 40 places including accommodation, common room, activity areas, canteen and logistic support facilities, etc. In this phase, as some parcels of land are beyond the coral line and some are along the footpath to the public pier, surrender and re-grant of land may be involved (please refer to *Appendix 3* for details).

In Phase 2, YMCA would like to extend our services by adding 28 places at adjoining government land. This part would also be subject to government's approval. Please refer to *Appendix 4* and Section 4 below shows details of our proposed phrasal arrangement.

4.0 Preliminary Development Proposal

4.1 Architectural Proposal

YMCA engaged an architectural consultant, M/s Architecture Design and Research Group Ltd. (AD+RG), to carry out a preliminary proposal on the said development of campsite. Please refer to *Appendix 5* for the details of proposal.

Our proposed phasing arrangement is outlined below:

	Land involved	Remarks
Phase 1A	Subject Site	<i>Appendix 6</i> (site survey plan with surrender/re-grant/purchased area) and <i>Appendix 3</i> refer
Phase 1B	Surrender of Site A (part of Lot 1147) and purchase Site B & C (government land)	<i>Appendix 6</i> and <i>Appendix 3</i> refer. Surrender Site A and re-grant Sit B & C may be required.
Sub-total area of Phase 1	<u>2,180 m²</u>	Total capacity: 40 places
Phase 2	Adjoining government land (1,400m ²)	Seek for government's approval on granting 1,400m ² of adjoining government land in future; for future expansion purpose of adding 28 places; Yellow area highlighted in <i>Appendix 4</i> refers.
Total area.	<u>3,580 m²</u>	Total Capacity: 68 places

4.2 Operation Concept and justification.

In consideration of the special and unique characters of Po Toi Island, the camp activities will be stressed on outdoor basis, e.g. birds watching (esp. the migratory birds), hiking in exploring the geological and /or ecological nature of the island. Structured program / activity will be organized in this proposed campsite. Meditation retreat for churches would be arranged. Hence, the campsite is expected having a natural and tranquil atmosphere matching with the surrounding. The campers could explore the natural beauty of Hong Kong and enjoy a short break away from the blooming city.

Some courses may be designed for teenagers to increase confidence and independence in participants while they experience time away from home, offering opportunities for them to take responsibility for themselves. A caring, friendly, and experienced instructor will guide and supervise participants in small groups.

Participants will engage in activities which develop self-confidence, independence, responsibility for themselves, as well as an appreciation of the needs of others and the world around them. On returning home, they will feel proud of their achievements and the new skills they have learned.

There is also a Special Operation Mode – Simple Life Option. In this mode, bare minimum resources would be consumed in order to support organized / structured programs / activities without adverse impact on the environment. In addition, concept of “bring away what you brought onto the island; do not bring away what you didn’t bring with” would be introduced to the participants so as to preserve the environment as far as possible. No mass function would be arranged.

5.0 Preliminary Impact Assessment

5.1 The Environment

It is understood the landscape value of Po Toi Island is high. Any developments may bring along adverse impact to existing landscape resources. As conservative concern to the rural and natural character of the site, the proposed campsite is only up to a capacity of 40 places in the first instant of development. Works would further be divided into two sub-phases, namely phase 1A and 1B, hoping to alleviate sudden impact induced on the environment.

In AD+RG’s proposal (*Appendix 3*), special consideration had been made to ensure proper tree protection / preservation (e.g. avoid to design new structure at a location where clashes with trunk of trees).

Besides, it was proposed that more off site, pre-fabricated structure should be employed so as to minimize site activities. Environmental friendly facilities should also be applied as far as possible

Please be assured that all proposed development should be away from the coral line. We would also prepare to take sufficient measures to alleviate adverse impact on the environment during the development.

5.2 Infrastructure and Utilities

There are no water and electricity supply as well as no provision for drainage discharge. YMCA was aware of the special situation on Po Toi Island and would like to work with the neighbors / villagers on the island in tackling these limitations. The implementation of the project should enhance the quality of life of the villagers rather than fighting for scarce resources on the island.

YMCA planned to install photovoltaic panel system, solar LED lighting and rain water collection system etc. in order to solve utilities problems.

5.3 Traffic

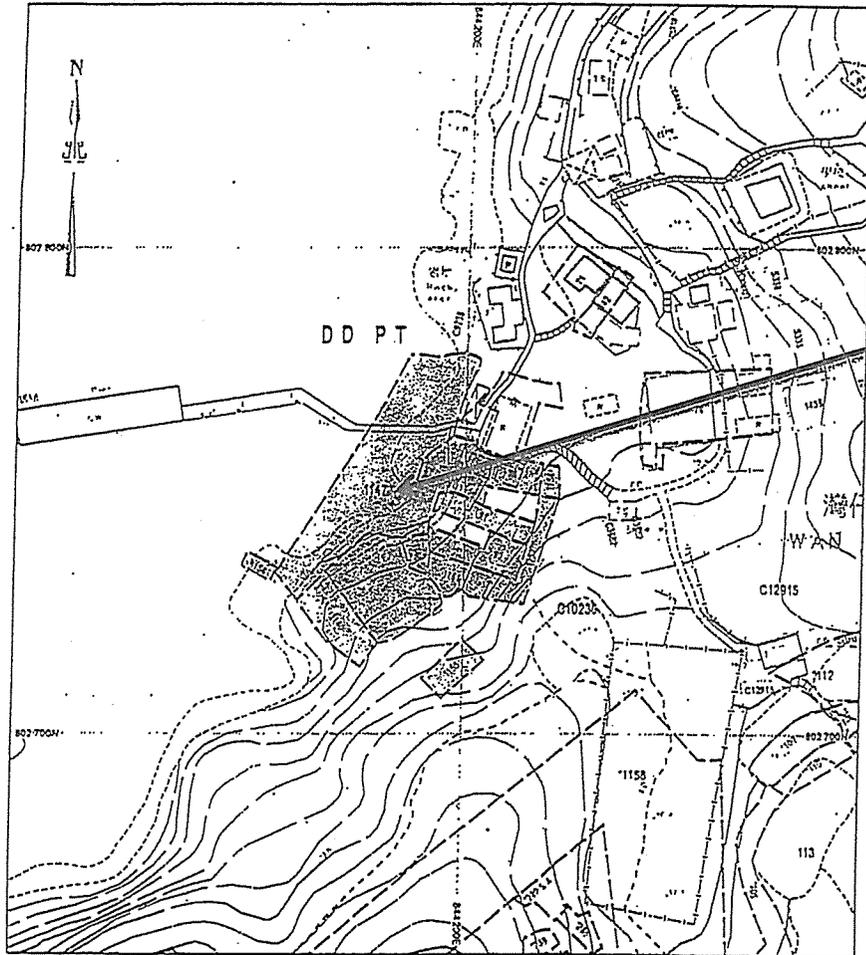
There will be minor impact to existing traffic, since a capacity of 40 places is only around one-fourth or one-fifth of the capacity of a ferry running between Po Toi Island and HK Island. In addition, YMCA may arrange charter boat from Aberdeen or Stanley Bay for the participants when in need.

6.0 Summary and Conclusion

In summary, the proposed application for planning permission may only induce minor impact on environmental and traffic aspects. The campsite facilities will definitely promote the local economy of Po Toi Island. The proposed development will bring social benefit of serving the whole community, especially the youths & youngsters. The youngsters will have a chance in exploring the natural beauty of Hong Kong and living far away from the modernized city so as to enrich their horizon.

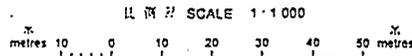
地段索引圖 LOT INDEX PLAN

Appendix 1



Subject Site

地政總署測繪處 Survey and Mapping Office, Lands Department

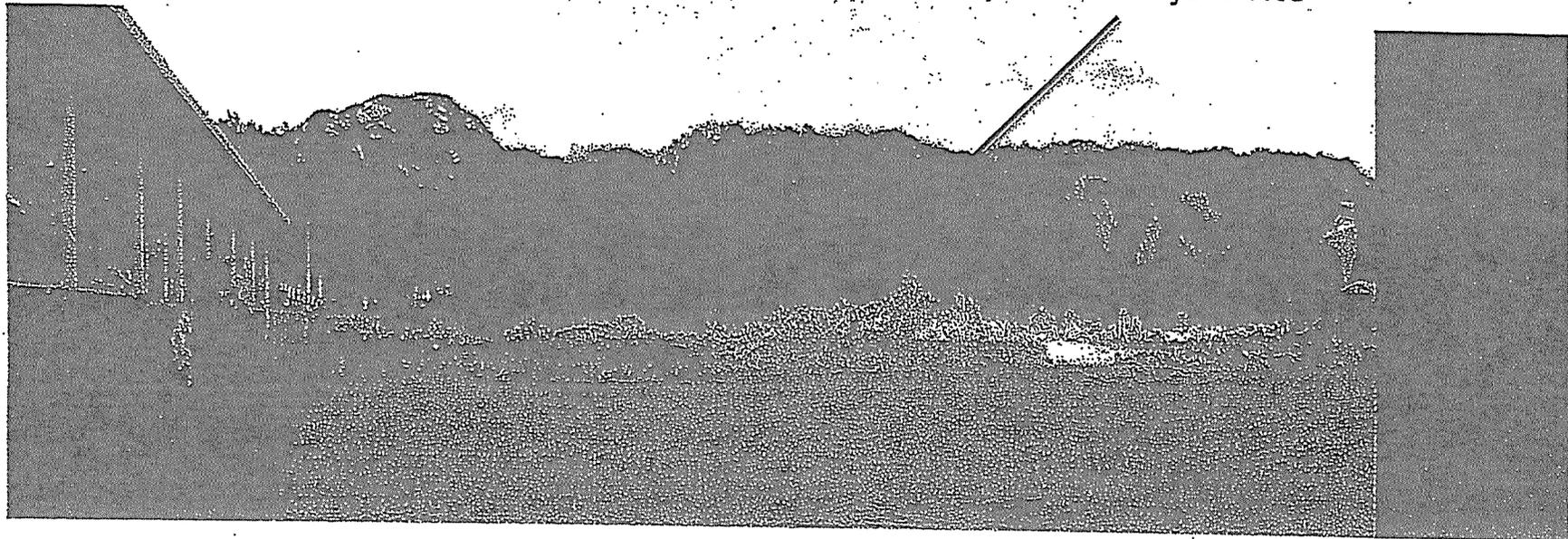
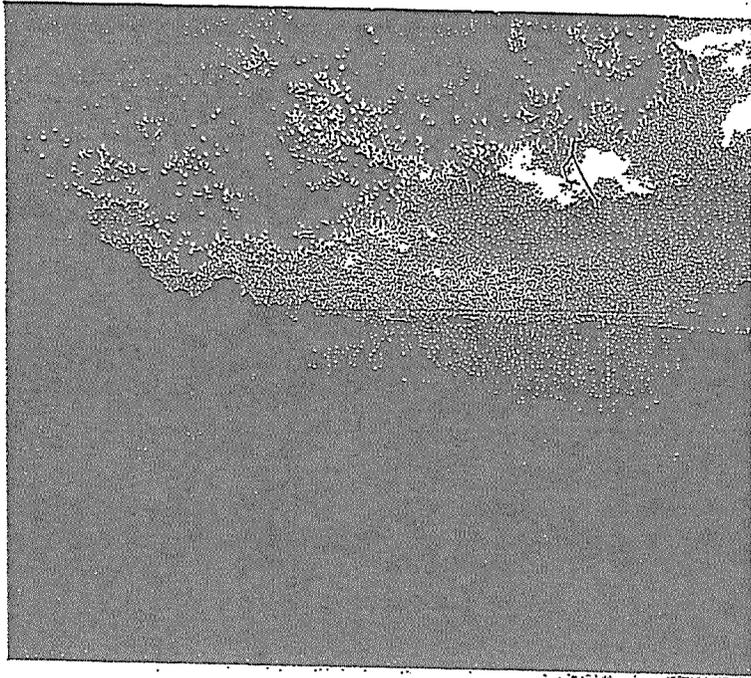


Locality : ISLANDS
 Lot Index Plan No. : KD13Q0032014
 District Survey Office : Kowloon
 Date : 21-Mar-2014
 Reference No. : 16-SE-14C, 16-SE-15D
 香港特別行政區政府 版權所有
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 SMO-P01 20140321113718 10

色質說明
 本圖則乃地段索引圖的樣本，顯示地段界線的大概位置，但請注意政府將地、臨時政府用地、地籍圖均及政府土地利用牌照而臨時佔用土地的印實。如欲佔用土地的情況則應隨時通知以便截止。因此本圖所顯示的印實或可與現狀不同。本圖所顯示的資料必須經過地籍測量員予以核實，倘若其印實的界線與現狀不同，地段索引圖可與實地界線有所異。

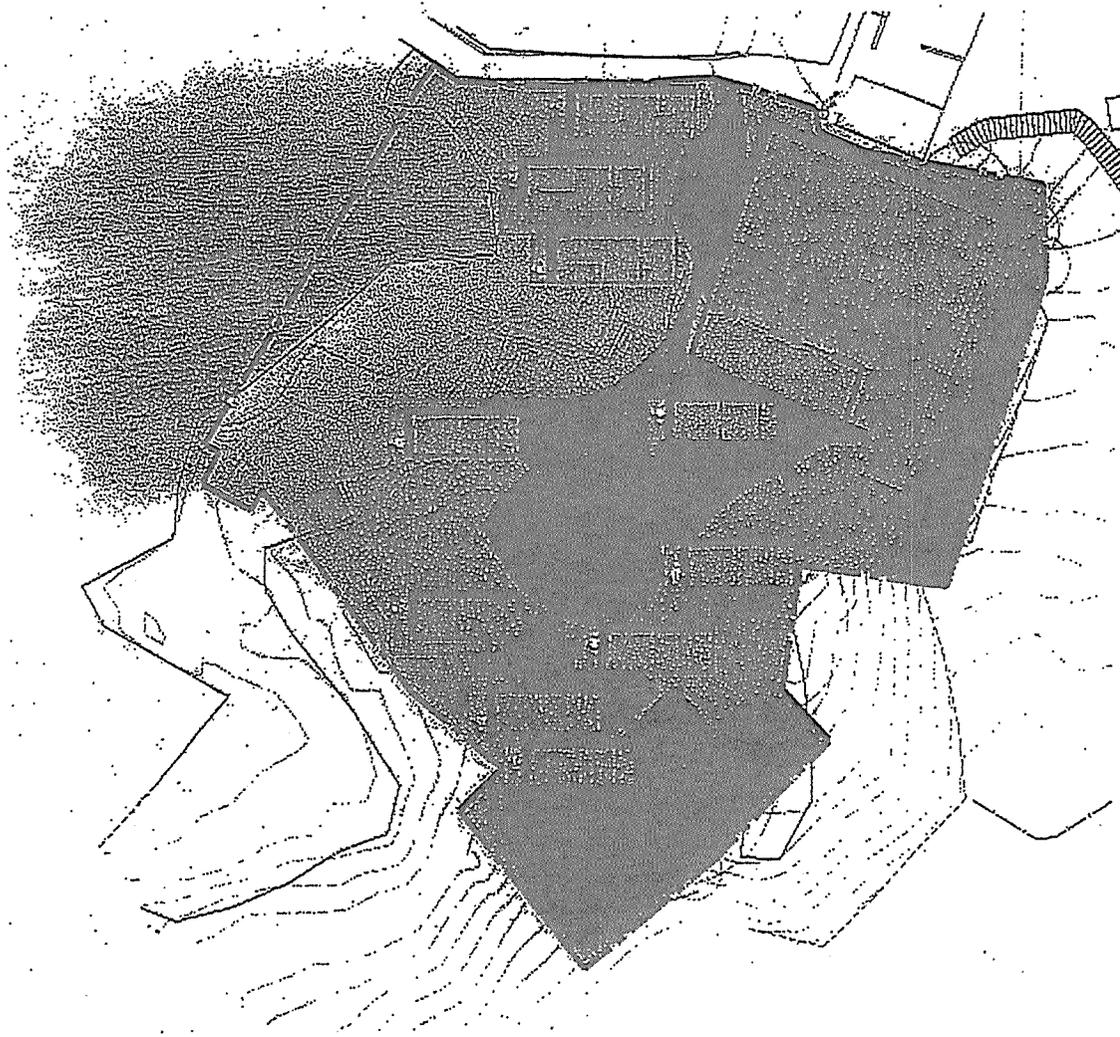
Disclaimer
 This plan is a copy of the lot index plan showing the approximate location of lot boundaries, including the temporary occupation of land under Government Land Allocations, Temporary Government Land Allocations, Short Term Tenancies and Government Land Licences. The temporary occupation of land may be created or terminated at short notice and should be confirmed with the District Lands Officer. The information shown on this plan **MUST** be verified by field survey. The lot index plan may be revised without prior notification as better or new boundary evidence becomes available.

Appendix 2



Appendix 3

PHASING



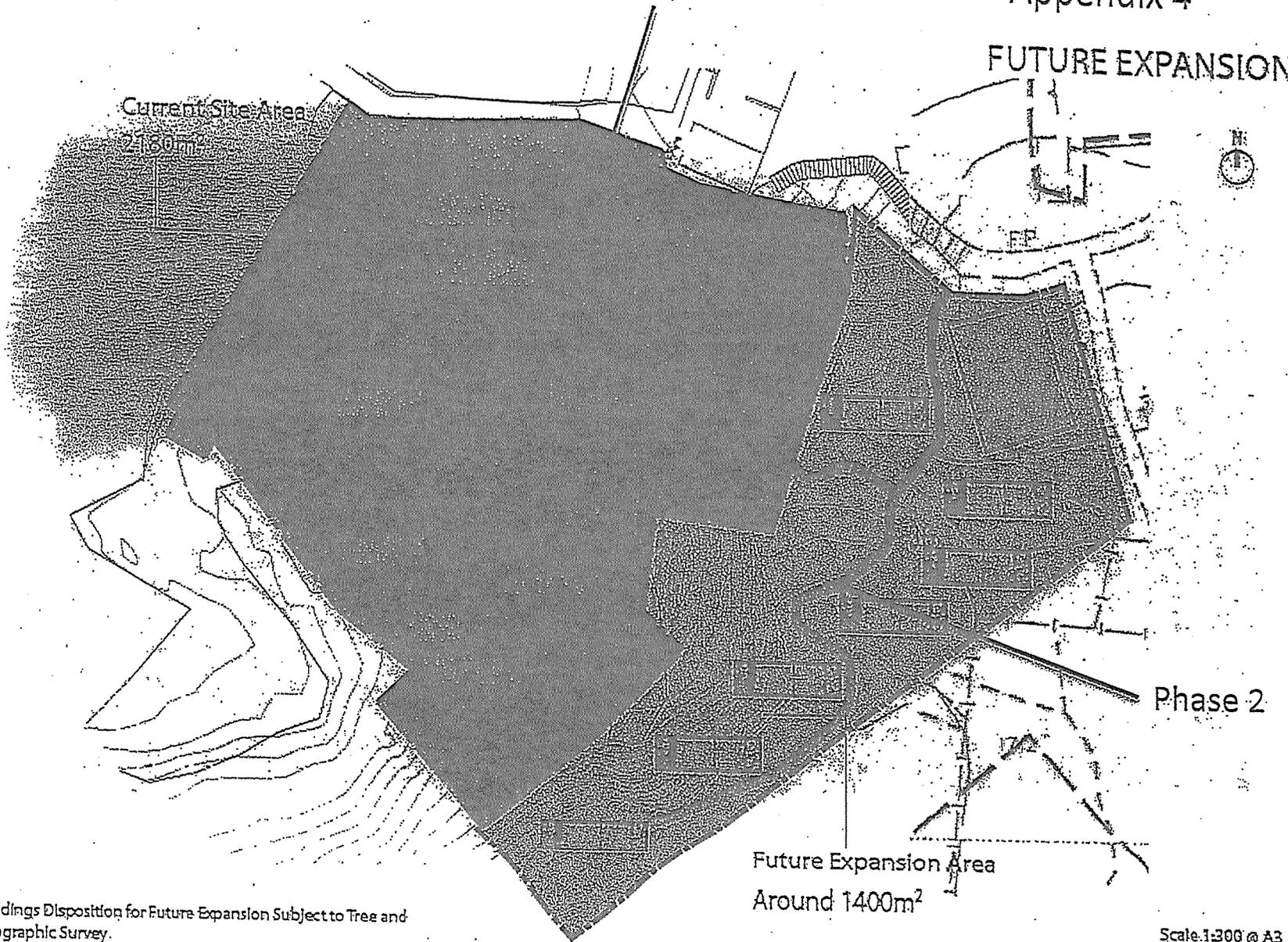
-  Phase 1A
-  Phase 1B

Scale 1:300 @ A3


Phase 1A and 1B

Appendix 4

FUTURE EXPANSION

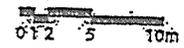


*Buildings Disposition for Future Expansion Subject to Tree and Topographic Survey.

AD+RG PROPOSED CAMPSITE DEVELOPMENT AT POTOMISLAND

Future Expansion Area
Around 1400m²

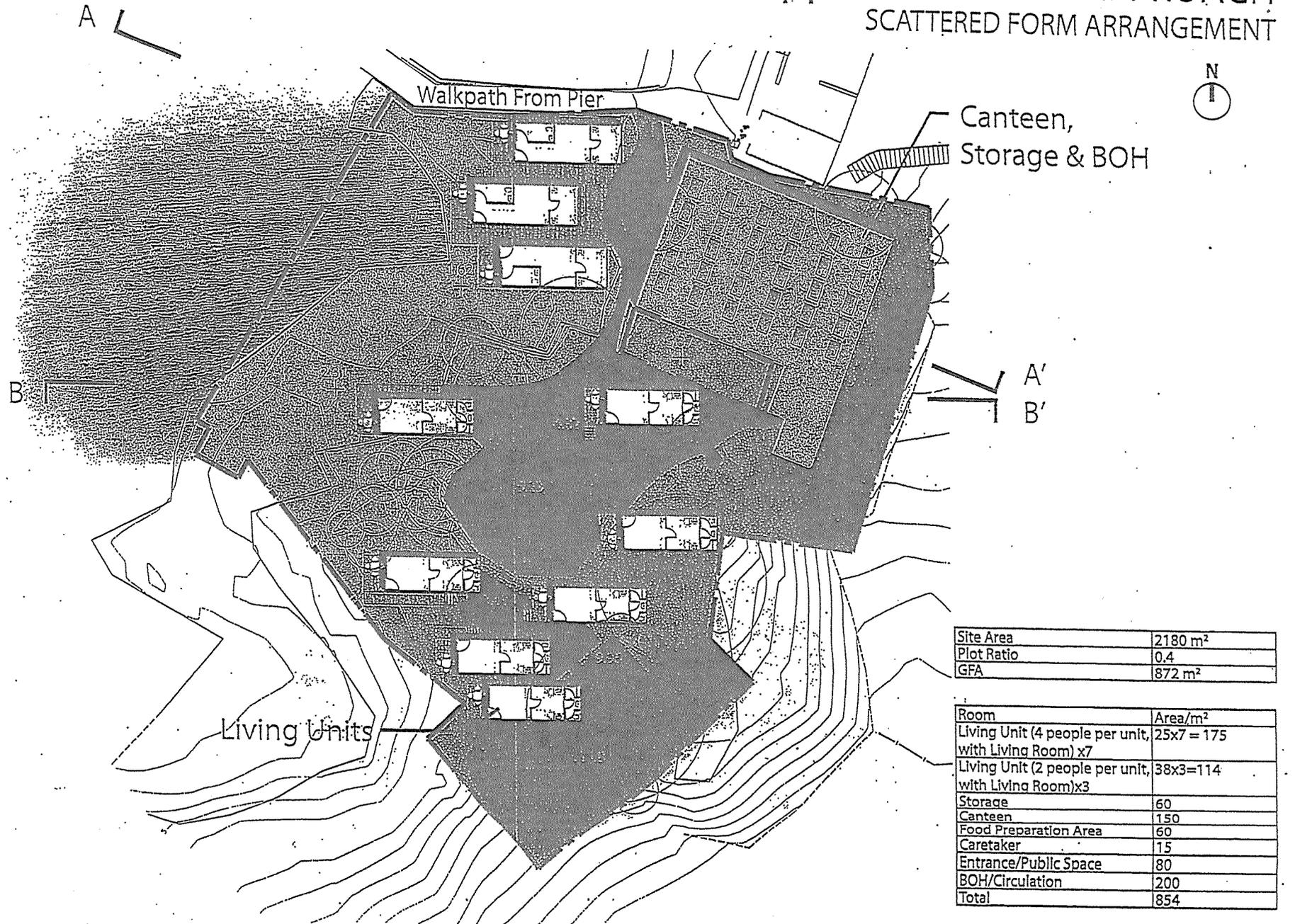
Scale: 1:300 @ A3



Appendix 5 SITE LOCATION



Appendix 5 APPROACH SCATTERED FORM ARRANGEMENT



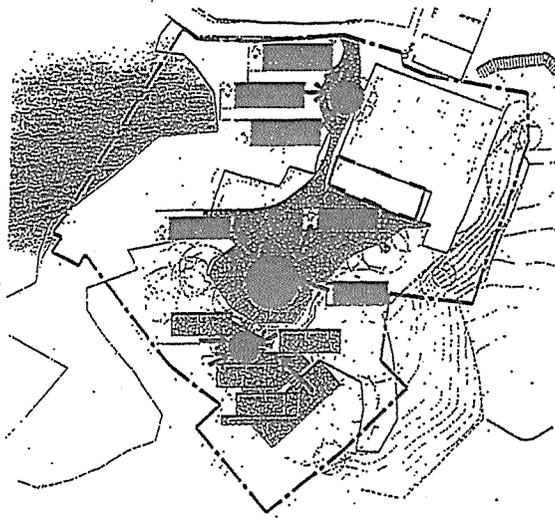
Site Area	2180 m ²
Plot Ratio	0.4
GFA	872 m ²

Room	Area/m ²
Living Unit (4 people per unit, with Living Room) x7	25x7 = 175
Living Unit (2 people per unit, with Living Room)x3	38x3=114
Storage	60
Canteen	150
Food Preparation Area	60
Caretaker	15
Entrance/Public Space	80
BOH/Circulation	200
Total	854

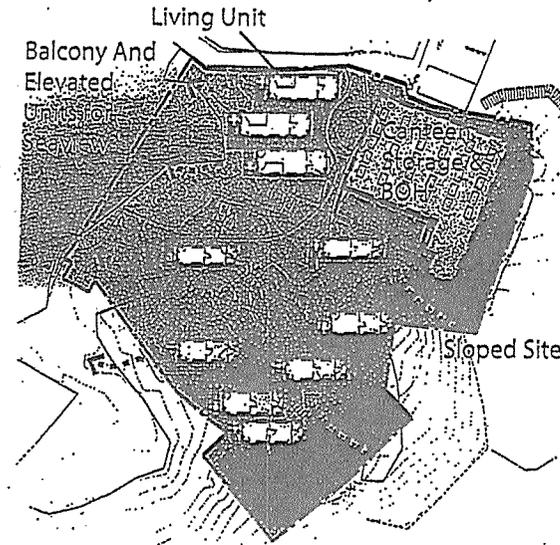
Scale 1:300 @ A3

0 1 2 5 10m

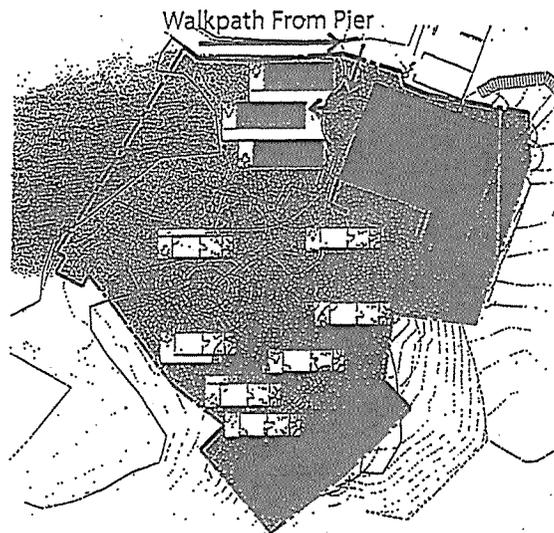
Appendix 5 APPROACH ANALYSIS



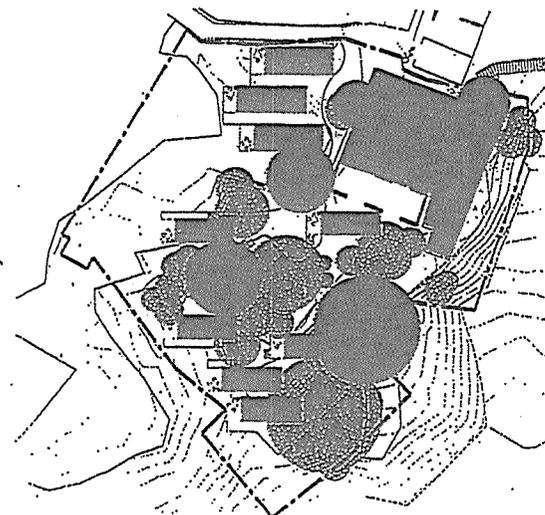
Outdoor Gathering Space



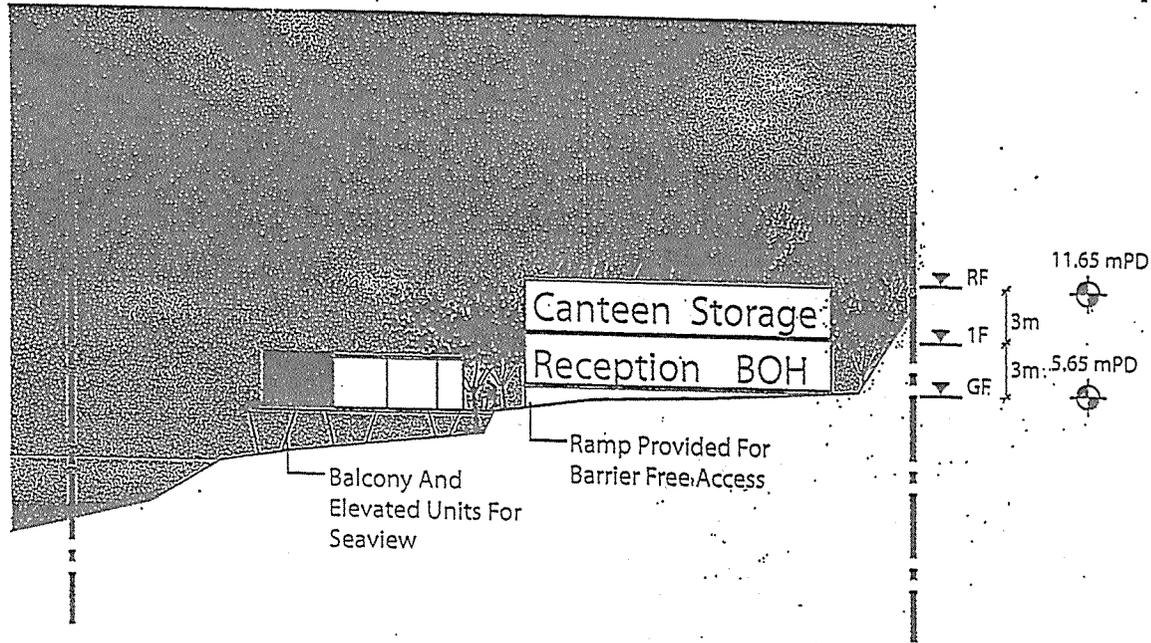
Building Disposition



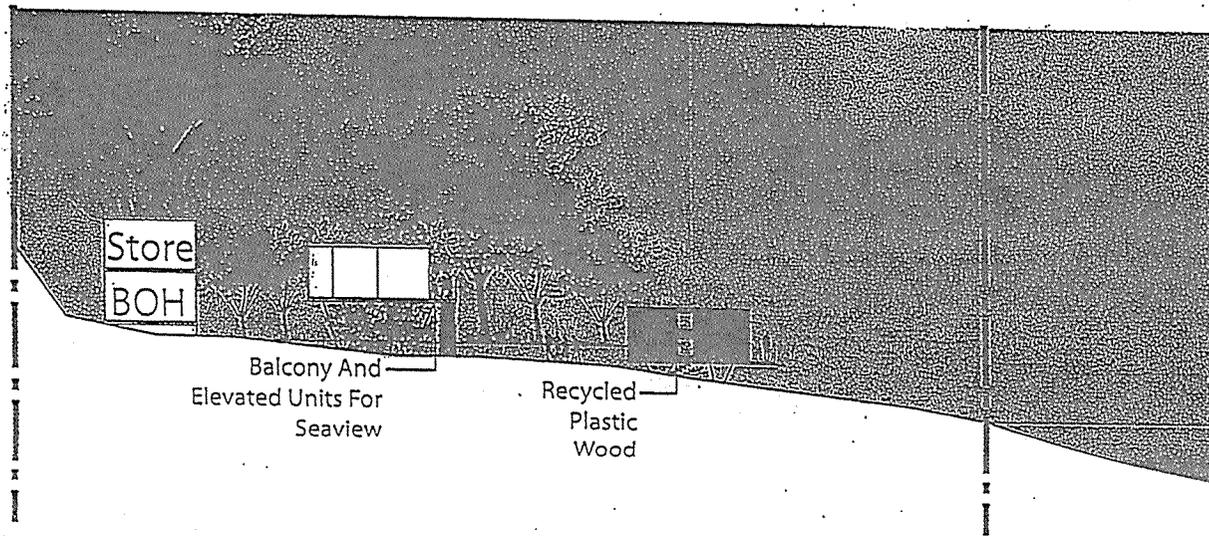
Barrier Free Access of Living Unit & Public Facility



Avoid Clash with Trunk of Trees



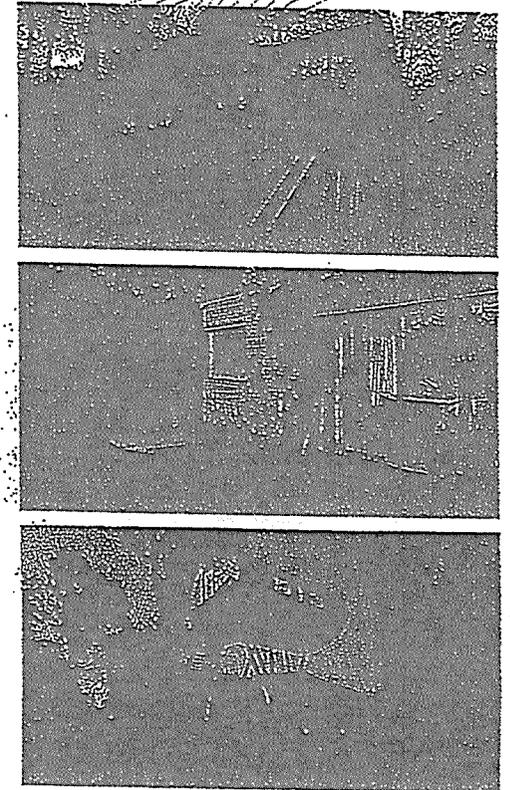
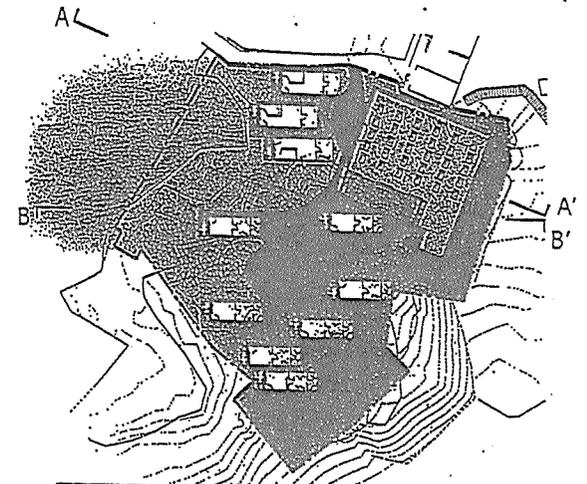
Section AA'



Section BB'

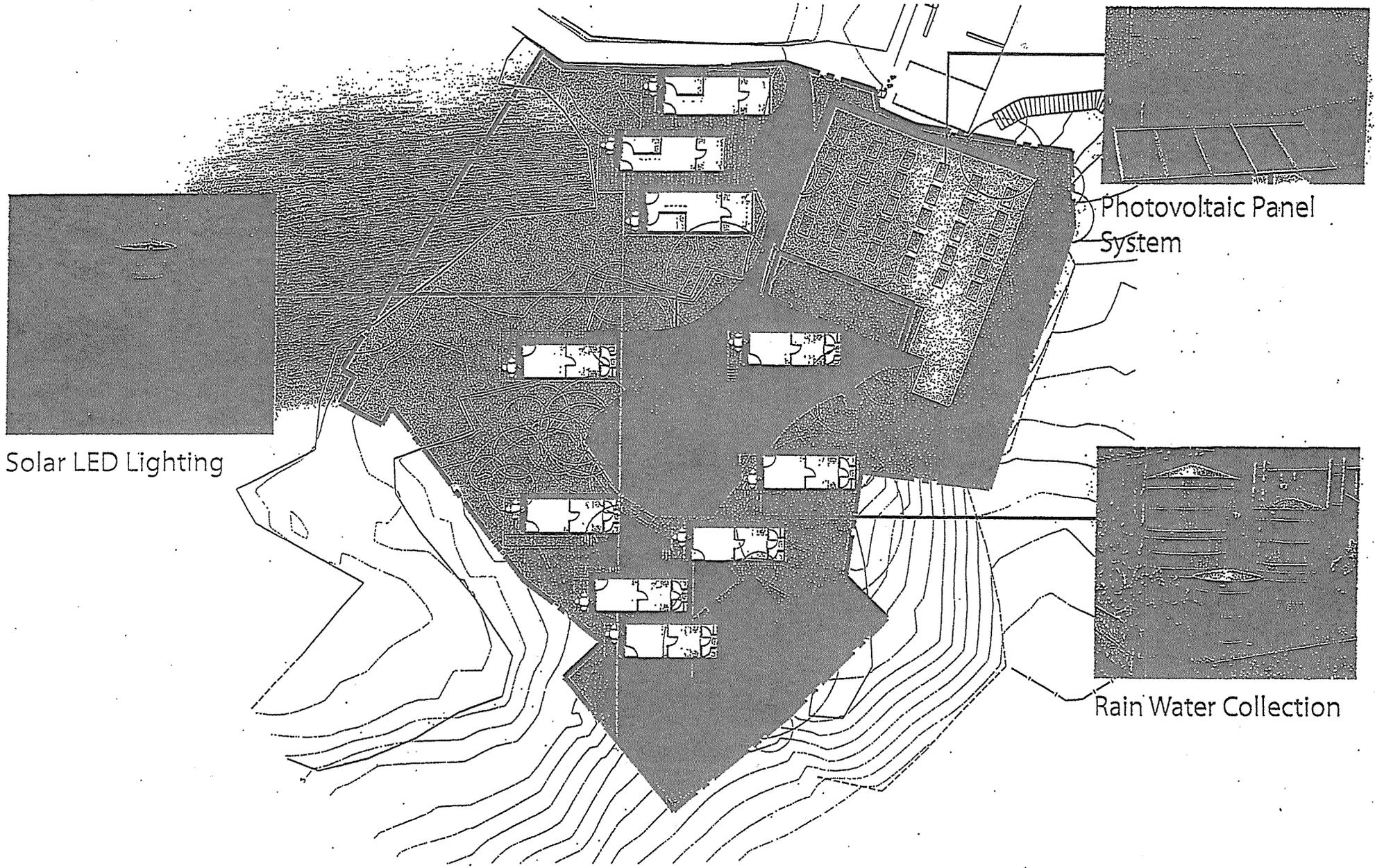
Scale 1:300 @ A3

0 1 2 5 10m



Reference Images

Appendix 5 ENVIRONMENTAL FRIENDLY SYSTEMS

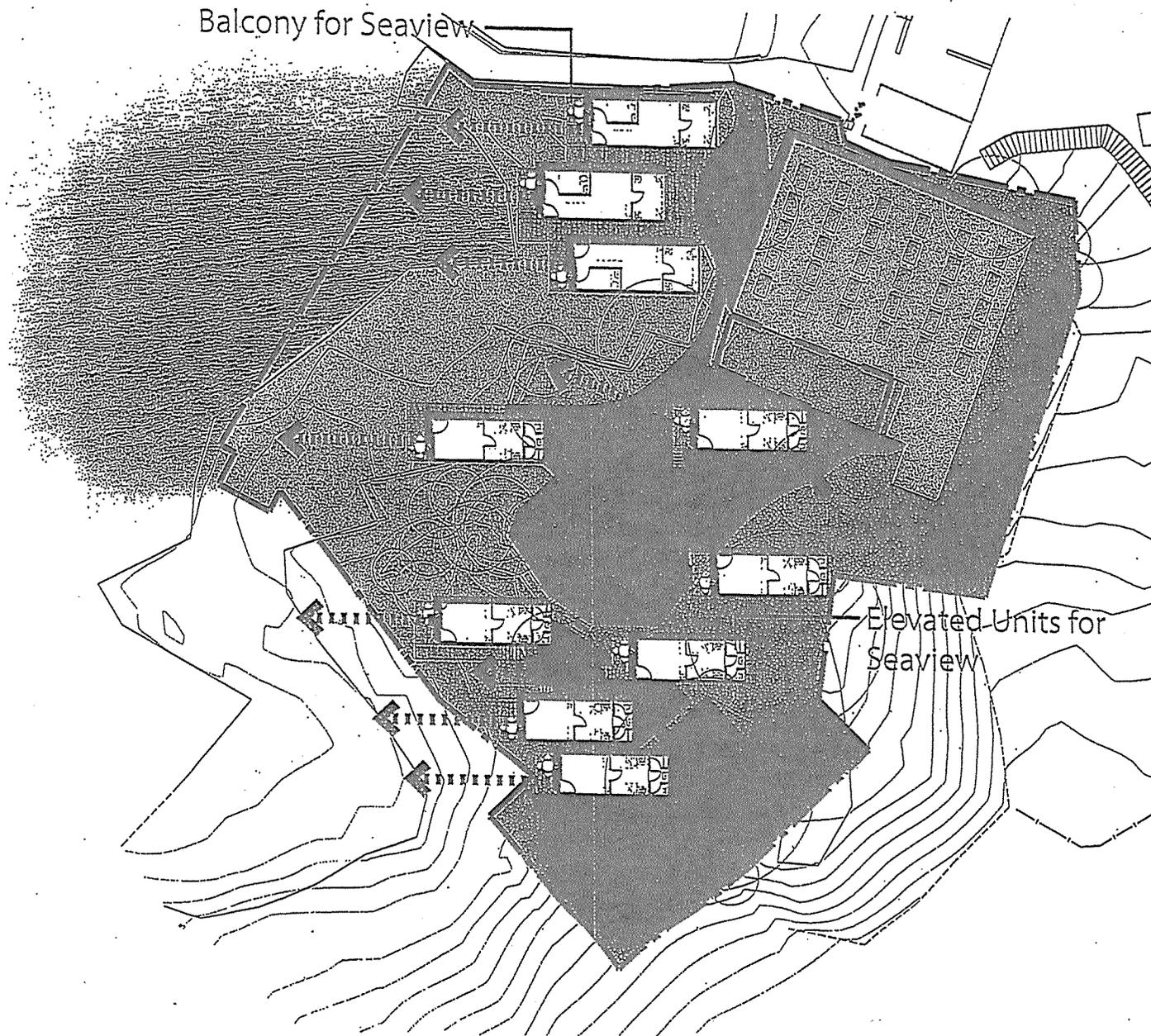


Solar LED Lighting

Photovoltaic Panel System

Rain Water Collection

Appendix 5 SEAVIEW FOR INDIVIDUAL UNIT

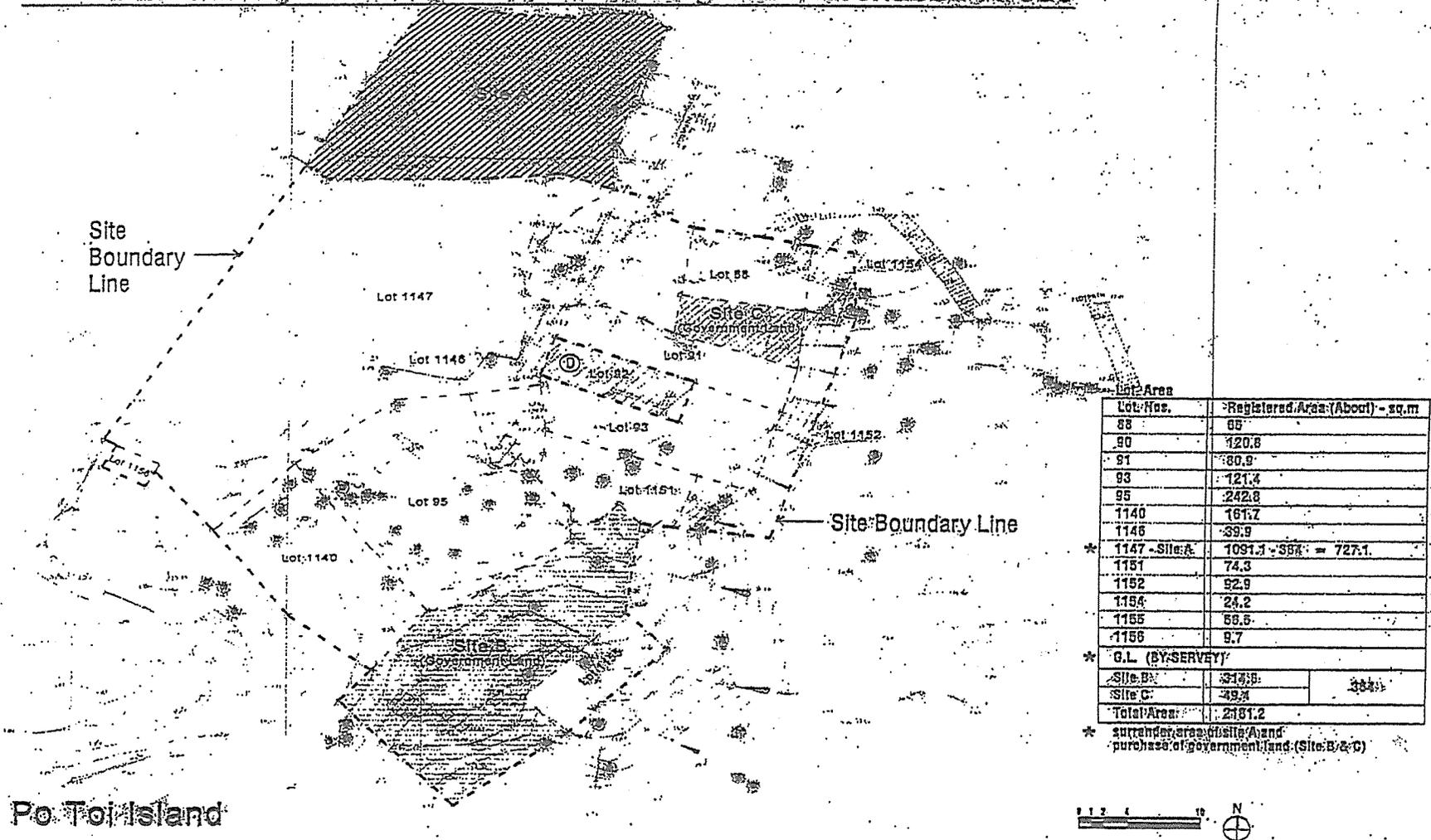


Appendix 5 DRAFT SCHEDULE OF AREA

Site Area	2180 m ²
Plot Ratio	0.4
GFA	872 m ²

Room	Area/m ²
Living Unit (4 people per unit, with Living Room) x7	25x7 = 175
Living Unit(2 people per unit, with Living Room)x 3	38x3=114
Storage	60
Canteen	150
Food Preparation Area	60
Caretaker	15
Entrance/Public Space	80
BOH/Circulation	200
Total	854

Site Survey Plan with Surrender/Regrant/Purchased Areas



立法會
Legislative Council

立法會 CRM 86/14-15 號文件
(此份會議紀要業經政府當局審閱)

檔號：CP/C 1272/2014

立法會議員
就有關蒲荅島社區內供水、供電、公廁及交通安排事宜
與政府當局、香港電燈有限公司及
"村民及蒲荅島村公所工作關注組"
於2014年9月23日星期二下午2時正
在蒲荅島村公所
舉行個案會議的紀要

出席議員： 當值議員

梁耀忠議員 (召集人)
陳家洛議員
鄧家彪議員, JP

應邀出席者： 政府當局的代表

發展局

助理秘書長(工務政策) 1
陳炳華先生

環境局

助理秘書長(能源)2
葉嘉欣女士

水務署

署理總工程師
彭國勳先生

高級工程師
林麗恒女士

機電工程署

署理總工程師/綜合工程
梁穎康先生

區域經理/綜合工程/香港
李家聲先生

離島地政處

高級地政主任
鄭廣樂先生

食物環境衛生署

離島區衛生總督察
馬元亨先生

離島區高級衛生督察(環境衛生)2
林國權先生

離島區高級衛生督察(潔淨/防治蟲鼠)
周錦洪先生

運輸署

總運輸主任/新界西南
阮康誠先生

離島民政事務處

助理民政事務專員
曾曉彤女士

高級工程督察
鄧大經先生

規劃署

西貢及離島規劃處
城市規劃師
呂德成先生

香港電燈有限公司的代表

經理(法規及政策)

梁偉堅先生

助理經理(法規及政策)

黃國輝先生

經理(持份者溝通)

莊曉陽先生

"村民及蒲苔島村公所工作關注組"的代表

列席職員：高級議會秘書(申訴及資源管理)¹
黃麗容小姐

召集人歡迎政府當局、香港電燈有限公司(下稱"港燈")及村民及蒲苔島村公所工作關注組(下稱"申訴團體")的代表出席是次個案會議，以跟進申訴團體就有關蒲苔島社區內供水、供電、公廁及交通安排的事宜。

供水

2. 召集人表示，蒲苔島居民遇到多項民生問題，而多年來未獲解決。召集人向政府當局查詢如何解決在蒲苔島上的供水問題。其中包括水井的安全問題、環境衛生，乾旱時水源離居民甚遠，以及如何協助居民在旱季將水源移至居民住所來避免居民需艱辛地搬水。

3. 離島民政事務處助理民政事務專員回應如下：

- (a) 有關水井方面的問題，離島民政事務處會與離島地政處查看該水井的所在位置是屬於政府土地抑或私人土地；如屬私人土地，則需獲得該名業主並其的同意書，離島民政事務處方可進行改善工

程。至於在山上的儲水庫，主要用作收集及儲存雨水，為原水系統的一部份，若因雨量不足而令儲水庫的儲水過少，村民可通知離島民政事務處工程部，該處會在兩至三天內安排承辦商以船運水至蒲苔島。基於3個儲水缸容量的限制，每次運水量不能超過該3個儲水缸的容量。如村民再發覺沒有足夠水可供使用，可再通知離島民政事務處工程部運水往蒲苔島。

(b) 關於山上水源衛生問題，離島民政事務處會在旱季儲水庫無存水時清洗儲水庫，該處亦定期清洗3個儲水缸。

4. 召集人表示，村民認為由工程部運水予他們使用的現行方法並不方便，由3個儲水缸搬水往村民家中路途遙遠、尤其對長者甚為辛苦。召集人向水務署查詢會如何作出改善。

5. 水務署署理總工程師回應稱，短期而言，該署會與離島民政事務處研究如何令村民在運水方面較為方便。在長期方面，水務署會聘請顧問研究利用地下水為偏遠村落供水的可行性。過往，人們一般認為香港地下水資源不豐，難於提供穩定的供水。但隨著科技的進步，近年一些的研究發現，部份地區的地底深處可能存有可用的淡水，故水務署擬聘請顧問進行有關研究。顧問工作預計於今年年底展開，研究工作需時兩年。

6. 召集人查詢可否縮減該兩年的研究時間，因在研究完成後，若依照程序申請撥款，以至進行工程可能需達4、5年之久。

7. 水務署署理總工程師回應稱，顧問公司所進行的研究屬策略性，利用地下水為偏遠鄉村提供水源只是其中一個項目，另外還包括香港水資源的策略，兩年時間已屬緊迫的時間。至於研究偏遠地區的水源是否會包括蒲苔島，水務署會與顧問公司商討此事是否可行。

8. 陳家洛議員表示，今天視察時看見有水井而地下水源較滿，這可能是新的蒲苔島水源，可供水務署與顧問公司商討及作出研究，並將蒲苔島納為研究長遠供水的對象。就蒲苔島或一些偏遠鄉村的食水供應問題，水務署應急市民所急，將市民的需要放於首位，水務署或可提交初步及季度性的進展報告，並在立法會會議席上討論，亦可由水務署與蒲苔島居民作出跟進的討論。

水務署

9. 水務署署理總工程師回應稱，該署會就議員的上文第8段提議作出跟進。水務署會要求顧問公司提交初期報告，並就此作出跟進。

10. 鄧家彪議員表示，蒲苔島的供水不足問題已於2001-2002年度立法會文件提出，當時曾建議5種供水的方法。故此居民已有期待。後來因2003年沙士，本港經濟不佳而未有進一步發展。但現時經濟蓬勃，而兩年後在宏觀的供水研究中才考慮會否在蒲苔島進行長遠供水的工程，這並非是聚焦的方法。鄧議員向水務署查詢可否在未來一年就蒲苔島的水源進行聚焦的報告，例如透過原水可獲取多少水量，一年的水量、居民的用水習慣，以及評估水井可供水的水量，從而評估上述總共的水量是否可供蒲苔島平日及假日之用。若結論顯示水量不足，則有哪些方法可作出改善。

11. 水務署高級工程師回應稱，該署於數月前接獲離島民政事務處提供有關蒲合島遊客人數的資料，該署會在供水方案評估時考慮這些資料。水務署希望可就此進行中期的改善工程。

12. 召集人表示，蒲苔島居民希望水務署加快展開及完成中期改善工程，若水務署可爭取到蒲苔島作為偏遠鄉村而作為長期供水的對象，水務署則可盡快進行蒲苔島的改善工程，而並非等待其他類似的計劃例如南丫島的改善工程才一併進行，或需等待在全港性研究完成後才作評估有否需要在蒲苔島進行上述改善。

13. 申訴團體強烈表示現時由蒲苔島的儲水缸盛載水往大灣及天后廟路途甚遠且十分辛苦。

14. 鄧家彪議員查詢：

- (a) 在山上的儲水庫會否可將之加深令儲水容量增加；
- (b) 現時的3個儲水缸側的行人路擴闊的工程進展；以及
- (c) 在3個儲水缸上加設上蓋的事宜有哪些進展。

15. 離島民政事務處高級工程督察回應如下：

- (a) 不能大量增加山上的儲水庫的容量，蒲苔島現時使用"原水"系統供應溪水作生活用途，溪水儲存於半山位置一個儲水庫內。食物環境衛生署(下稱"食環署")會定期派員抽取溪水樣本作細菌含量、化學分析及溪水適合飲用度的檢驗，以監察溪水的水質。根據記錄，食環署在過去3個月抽取蒲苔島的溪水樣本進行水質化驗，化驗結果確定水質均合乎標準。如發現溪水樣本有不合乎標準的情況，食環署會派員進行調查，檢查該處的環境衛生及可能令水源污染的原因。
- (b) 離島民政事務處工程部會在該3個儲水缸上面加建一個上蓋，以遮擋太陽及保護儲水缸，預計工程於今年年底至明年年初動工，並需約半年時間完成工程。
- (c) 離島民政事務處會在儲水缸前的路段至天后廟的路段進行改善工程，並研究擴闊及改善斜度的坡度。

16. 召集人建議，離島民政事務處將有關的改善工程的圖則交給秘書處，以轉交予蒲苔島居民參閱。

離島民政事務處

17. 離島民政事務處高級工程督察回應稱，該處已擬備初步圖則，顯示改善路段的起點及終點，並會將該圖則交給秘書處；在進行研究時，該處會與蒲苔島居民商討，屆時會將進一步的圖則交給秘書處。

離島民政事務處

18. 召集人總括，議員於個案會議席上與政府當局討論蒲苔島短、中、長期供水的改善方法。短期而言是加強供水的环境衛生，中期及長期則為解決需盛載水往居所的路途遙遠問題，而此問題則有待水務署的研究報告建議可如何作出改善。議員並已要求水務署盡力跟進此事。離島民政事務處需於2014年年底就蒲苔島的短期供水問題作出回覆。

供電

19. 召集人表示，蒲苔島上現時只有明記酒家擁有其發電機，而目前島上的發電機只能產生有限的電力。召集人查詢會否加強該島的電量，以提供家庭正常所需的電力。

20. 離島民政事務處助理民政事務專員回應稱，現時蒲苔島並非屬兩間電力公司的供電範圍，基於這特殊情況，即使供電不屬於民政處的工作範圍，離島民政事務處已提供兩部發電機供蒲苔島居民使用，並由機電工程署(下稱"機電署")負責維修。就議員建議提高電量一事，離島民政事務處會與機電署商討此事的可行性。

21. 召集人表示，會議的主題在於何時可增加電量讓居民享受到居住於市區內正常家庭的電量。至於發電機使用的燃油，現時由居民自行搬運燃油，召集人向政府當局查詢可否承擔部份的費用，因現時居民所支出的燃油費用包括村內的電力公共設施例如街燈。

機電署

22. 機電署署理總工程師指出長期開啟發電機房門會對發電機，特別在大風雨時，造成損耗，影響發電機的壽命和供電的可靠性。此外，燃油亦會影響發電機的運作，若可使用製造商建議的燃油，則發電機的壽命及運作會變得較佳，例如使用等同歐盟五型(EURO V)標準的燃油。機電署會提供製造商建議燃油的資料作為參考。

23. 離島民政事務處助理民政事務專員回應稱，有關的燃油費是由一間商業機構支付，離島民政事務處會與該商業機構了解有關的安排。至於居民建議由政府當局支付蒲苔島上的公共設施例如街燈涉及的燃油費用，離島民政事務處會與有關的商業機構跟進有關建議。

24. 鄧家彪議員表示知悉電訊盈科有限公司(下稱"電盈")在蒲苔島上設有電訊的設施，故此電盈曾向居民表示可承擔有關的燃油費用，但居民每月需繳付發電機的保養費用。現時蒲苔島的社區融合，居民委託了翠華船務(香港)有限公司運載燃油至蒲苔島，然後由居民搬上蒲苔島。此外，若果使用更高標準的燃油，會否影響其每次一萬多元燃油的成本因而變得更高，此事應由政府當局負責作出指示。至於由誰人支付該筆款項，則希望由政府當局妥善處理此事。

25. 申訴團體表示，年老居民一起搬油十分辛苦，遇到西南風時便不能以接駁小艇連接往機房。居民需由碼頭以擔挑每次半桶燃油擔往電機房，極為辛苦。在蒲苔島上的兩部發電機曾同時壞掉，令全個蒲苔島漆黑一片，此問題需由政府當局協助解決。

26. 離島民政事務處助理民政事務專員回應稱，該處知悉居民有支付蒲苔島上的電費。一般來說，常住居民會按每度電支付一定的費用，然而，據該處了解，該筆費用會預留作每年的天后誕慶典之用。至於維修發電機費用，則由離島民政事務處支付，維修工程由機電署

負責。至於議員提出發電機可否把現有發電量及電壓提高，以提供蒲苔島上居民尤如市區居民所能使用的電力，離島民政事務處希望居民了解，市區的電力主要由發電廠提供，而島上的電力則由發電機提供，為短期供電方法，因此，兩者所產生的電量會有一定程度的相差。然而，離島民政事務處會與機電署研究把現有發電量及電壓提高的建議。

27. 召集人表示政府當局就短期供電提供較大電力一事研究多年，但未有進展。召集人要求離島民政事務處告知有關的時間表，以知悉於何時會有具體且可行的加大電力方案，同時將嚴重損壞的發電機更換為較大發電量的新發電機。

28. 離島民政事務處助理民政事務專員回應稱，蒲苔島上的其中一部發電機難以維修，該處正研究調配資源更換該部發電機，並會藉此機會研究增加發電量及電壓的可行性。

29. 離島民政事務處助理民政事務專員回應稱，現時蒲苔島燃油的購置及運送由村民自行安排，而燃油的費用則由一間商業機構支付，因此，就蒲苔島居民提出任何改變現行安排的建議，離島民政事務處會與有關的商業機構及村民作出商討。在接獲機電署提供有關燃油的資料後，離島民政事務處會將資料轉交至有關人士。

30. 召集人要求離島民政事務處在今年年底就運送燃油往蒲苔島發電機房一事提出建議，而並非依靠蒲苔島年老村民負責運送燃油，以免他們受傷。

離島民政事務處

31. 召集人要求離島民政事務處於2014年年底回覆：

(a) 可否將發電機的電量加大及於何時完成；

(b) 加大至哪個電量；

- (c) 有多少名蒲苔島居民受惠；
- (d) 何時將難以維修的發電機更換為新發電機；及
- (e) 由政府當局支付蒲苔島上的公共設施例如街燈涉及的燃油費用。

32. 離島民政事務處助理民政事務專員回應稱，該處會於2014年年底就蒲苔島短期供電方面再作回覆。

33. 鄧家彪議員表示，蒲苔島居民知悉發電機壞掉會影響公共照明，而島上只有29支街燈。鄧議員向離島民政事務處及機電署查詢該等公共照明可否更換為太陽能發電裝置，以免因發電機失靈而影響公共照明。鄧議員表示，長遠而言，亦可減低村民需搬運燃油的次數，可能由1個月變成個半月一次，因公共照明無需依賴柴油發電。

34. 申訴團體告知，在東坪洲已設有太陽能發電的街燈，而蒲苔島歷史悠久，政府當局卻遺留在蒲苔島設置太陽能的街燈。

35. 召集人表示，在視察時發覺到街燈之間的距離過遠，加上電燈的亮度微弱。召集人建議離島民政事務處需就此作出檢討。

離島民政事務處

36. 離島民政事務處助理民政事務專員回應稱，該等街燈在多年前由民政事務總署裝置。離島民政事務處會就議員於上文第35段的建議聯絡民政事務總署跟進，並於2014年年底一併回覆秘書處。

37. 陳家洛議員查詢，蒲苔島的燃油質素是有提升改善的空間，政府部門之間及燃油供應商會否就此作出商討，以及應該供應哪種油才最高效用。

離島民政事務處

38. 召集人建議申訴團體將燃油的資料交給離島民政事務處，以作跟進。在運輸方面，現時由蒲苔島村民艱辛地將燃油搬至島上的發

電機房，政府當局可恆常性地由離島民政事務處負責此事，避免需由年老村民負責搬運。

39. 召集人向港燈查詢在提供電力方面可如何協助蒲苔島居民。

40. 港燈經理(法規及政策)回應如下：

(a) 港燈曾與蒲苔島居民兩次討論長期供電的事宜。初步而言，有關鋪設海底電纜與人口數目方面的關係，則涉及成本效益的問題。蒲苔島上並無高樓大廈，或可利用太陽能提供電力。今年7月，港燈曾與村民初步視察一些或可安裝太陽能光伏板的地點，但工程項目須面對以下挑戰：

(i) 太陽能供電系統一般使用期為20年或以上，因此港燈需知悉在蒲苔島會否有長期的發展規劃，島上在週末及假期的用電量等資料以釐定供電系統的規模及佈局。由於太陽能系統依賴是否有太陽而發電，因此該系統亦只能提供輔助供電。

(ii) 據了解，蒲苔島上土地的使用需經城市規劃委員會(下稱"城規會")批准，因該島現時受《蒲台群島發展審批地區核准圖》所涵蓋；加上島上有不少私人土地，任何工程項目會牽涉複雜的土地使用權問題。

(iii) 由於蒲苔島位於偏遠的地區，工程項目如何施工，日後系統維修保養及保安等問題都必須解決，才可確保安全可靠供電。

(b) 港燈會研究在蒲苔島以太陽能供電是否實際可行。若初步研究結果正面，港燈會與政府跟進有關事宜。港燈在本港的供電業務是受到與政府當局簽署的管制計劃協議所規管，任何工程的詳盡

勘察、環境影響評估及電費安排等事宜均需經由政府審批後，港燈才能開展。

41. 環境局助理秘書長(能源)2解釋，政府對為偏遠地區提供適當的電力供應的建議，持開放態度。該局歡迎港燈就蒲苔島村民的長遠供電建議進行可行性研究及提出供電申請。在港燈提交供電申請後，當局會就有關建議作出全面的評估，包括供電方式、成本效益及對環境的影響等因素，以達至平衡安全、穩定、價格合理和環保這四個能源政策目標。

無障礙通道

42. 召集人表示，申訴團體要求由蒲苔島碼頭設置無障礙通道至沙灘，且沿路有很多斜道並需將之改平。

43. 離島民政事務處高級工程督察回應稱，蒲苔島居民早前已反映此事，由蒲苔島碼頭至明記酒家的山路需作出改善，該處已就其中一些路段準備圖則、招標及施工，預計於2014年年底在部份路段開展改善工程。

44. 離島民政事務處助理民政事務專員補充，就由蒲苔島碼頭至明記酒家位置興建無障礙天橋的建議，由於工程規模龐大，預計超出民政事務總署可承擔的工程預算金額上限，故此離島民政事務處未能進行建議的工程。

45. 召集人建議申訴團體將其過往提議的相關圖則交給秘書處，以供離島民政事務處跟進。由該處就無障礙通道首先作出研究，在研究後才知悉是否確實超出預算。

46. 離島民政事務處助理民政事務專員回應稱，一般而言，民政事務處會聘用工程顧問公司進行可行性研究。以民政事務處地區小型工程而言，收到區議員的工程建議後，離島區議會轄下的地區設施管理委員會討論及考慮是否撥款予相關建議。若建議獲通過撥款，則可聘請顧問公司進行技術可行性研究。離島民政

事務處歡迎鄧家彪議員提交建議予地區設施管理委員會，以供議員討論及考慮。

47. 鄧家彪議員關注，若研究報告結果顯示工程所需款項超過離島民政事務處小型工程的上限，則會由哪個部門跟進。

48. 召集人理解到地區小型工程的財政資源有其限度。召集人認為，此工程應由離島民政事務處牽頭，並聯絡相關部門商討。

49. 離島民政事務處助理民政事務專員回應稱，由於地區小型工程撥款為區議會獲分配的款項，因此，款項的使用是由區議會決定。而離島民政事務處願意就無障礙通道一事擔任統籌的角色。

50. 陳家洛議員表示，申訴團體曾向議員表示有老人家因健康問題失救，且加上缺乏無障礙通道而引致急救困難。申訴團體因而要求政府當局由蒲苔島碼頭至沙灘興建暢順的道路，以便居民日常生活及在需要時方便搶救。因此政府當局應盡快加建道路，令村民居住在蒲苔島上得以放心。陳議員贊成離島民政事務處聯絡其他政府部門就該無障礙通道的工作提供意見，而運輸署亦可就如何運用碼頭給予意見。

51. 申訴團體強調，若建成無障礙行人通道，則可協助救急扶危。

52. 召集人要求離島民政事務處加快跟進無障礙通道一事。召集人亦關注到離島區議會未必會將此計劃納入地區小型工程的範圍，或甚至不將之納入範圍。

53. 離島民政事務處助理民政事務專員回應稱，地區小型工程是由離島區議會撥款進行的，離島民政事務處並沒有其他財政資源可供進行地區小型工程。離島區議會議員會就多項地區小型工程建議進行討論並決定撥款予工程建議與否。由於財政資源有限，如有需要，議員會為獲得撥款的建議評分，以訂立推行工程建議的先後次序。

離島民政事務處 54. 召集人要求離島民政事務處在2014年年底就跟進有關擬建無障礙行人通道一事回覆。

直升機降落點

離島民政事務處 55. 應召集人的查詢，離島民政事務處高級工程督察表示，在蒲苔島降落直升機之處，離島民政事務處在兩年前已將平地地台擴闊，原先構思是因應居民訴求，希望將直升機降落點伸延至河邊。但在施工期間遇到環保組織要求將該工程範圍縮小，最後離島民政事務處縮小了工程範圍。與此同時，離島民政事務處建議填平及擴闊直升機降落地點山邊的一些荒廢地方。

56. 召集人強調以下重點：

- (a) 蒲苔島直升機降落點需足夠供直升機使用；及
- (b) 該直升機降落點可供蒲苔島村民打醮之用供公眾人士使用；

57. 離島民政事務處助理民政事務專員回應稱，如村民有用作正式直升機坪的建議地點，離島民政事務處會就建議地點的合適度徵詢政府飛行服務隊的專業意見。在管理正式直升機坪方面，離島民政事務處亦需徵詢飛行服務隊的意見。因此，如興建了正式的直升機坪，該地方能否開放供公眾使用及作打醮之用，亦需徵詢政府飛行服務隊的意見。

離島民政事務處 58. 召集人強調，蒲苔島居民現時希望在現有直升機降落點作打醮之用及供公眾人士使用，而該降落點會由離島民政事務處擴闊。召集人建議離島民政事務處於2014年年底提交有關直升機降落點的進展報告。

交通安排

59. 召集人知悉，蒲苔島居民表示蒲苔島船費昂貴但班次甚疏，隔日才有街渡，甚不方便居民及遊人，故此居民要求作出改善。

60. 運輸署總運輸主任／新界西南回應稱，現時，蒲苔島設有定期街渡服務，逢星期二、四、六、日及公眾假期來往香港仔／赤柱。該航線平日有兩個班次、星期六及假日則有6至10個班次。在收費方面，蒲苔島居民平日單程收費17元，假日18元，而遊客則不論平日及假日一律收費20元。根據最近的營運記錄，蒲苔島街渡服務平日的每日平均載客量只有約30人(載客率約11%)；於假日的平均載客量則約為50人(載客率約19%)，服務可滿足居民及遊客的需求。運輸署會與翠華船務(香港)有限公司商討如何改善街渡服務，例如居民的運輸要求、票價等方面。

61. 申訴團體要求由星期一至五開設一班航班於上午10時由香港仔開出經赤柱美利樓碼頭前往蒲苔島，並於同日下午4時30分由蒲苔島開出經赤柱美利樓碼頭返回香港仔。現時逢星期二、四、六、日及公眾假期才有船隻由香港仔往返蒲苔島，對居民而言甚不方便。政府當局亦應增加老人優惠，在乘船時只需繳付兩元。

運輸署

(會後補註：申訴團體其後將有關蒲苔島新增船程的建議交給秘書處(見立法會CRM 86/14-15(01)號文件)，以供政府當局跟進。)

62. 召集人表示，若蒲苔島實施兩元船費優惠，則會有更多長者前往。現時坪洲、長洲及南丫島在實施長者優惠後，有很多長者前往該等島嶼。

63. 運輸署總運輸主任／新界西南回應稱，該署已就將兩元長者優惠引用於蒲苔島街渡服務一事諮詢勞工及福利局。為鼓勵長者和殘疾人士多些走進社區，建立關愛共融的社

會，當局已分階段在港鐵一般路線、專營巴士和渡輪推出長者及合資格殘疾人士公共交通票價優惠計劃(下稱"優惠計劃")，讓年滿65歲的長者和合資格的殘疾人士，以每程2元的優惠票價乘搭這些公共交通工具大部分的路線。來往蒲苔島與市區之間的渡輪服務屬街渡性質。現時，街渡渡輪服務可因應臨時或康樂活動的需求以非常靈活的方式營運，其服務班次、收費和營運時間均不受政府規管。由於政府以實報實銷的方式向有關公共交通營辦商發還少收的車／船費收入，因此不宜將優惠計劃擴展至街渡渡輪服務。街渡營辦商只需於調整收費前四星期通知運輸署便可行事。

運輸署

64. 鄧家彪議員表示，街渡服務是唯一蒲苔島的交通服務，對蒲苔島的老人家而言並不公平因未有給予兩元的優惠。若街渡營辦商取得兩元優惠，則會增加居民及遊客的乘船次數，且街渡營辦商可能願意接受由運輸署就船費方面的規管。運輸署可就上述的事宜與街渡營辦商商討。召集人要求運輸署與勞工及福利局商討此事的可行性，並由運輸署於2014年年底將結果告知秘書處。

環境衛生

65. 召集人表示，申訴團體希望食環署加強清理旱廁化糞池。

食環署

66. 食環署離島區衛生總督察回應稱，有關蒲苔島公廁污水滲漏的問題，食環署人員最近於8月12日視察該公廁，未再發現化糞池的渠管有淤塞情況。食環署應召集人的要求，將會每個月檢視化糞池一次，並會將視察紀錄交給秘書處參閱。

67. 召集人建議申訴團體將需要實際剪去雜草的照片及地點交給秘書處。其後由秘書處轉交予離島民政事務處、地政總署、漁農自然護理署等部門跟進。

(會後補註：申訴團體已於2014年10月5日將雜草的照片(見立法會CRM 86/14-15(02)號文件)交給秘書處。)

食環署

68. 召集人查詢有關在蒲苔島於碼頭附近增加公廁的可行性。食環署離島區衛生總督察回應稱，若增加公廁的設施，需考慮該處是否旅遊點、附近現有的公廁設施數目及預計的使用量等因素。由於蒲苔島並無自來水供應，建造沖水式廁所的可行性不大，而現時的公廁的衛生標準亦已提高，依照部門現行政策，食環署已陸續將旱廁轉為沖水式廁所，故不會考慮興建旱廁。

69. 召集人要求食環署於2014年年底前，就建議於蒲苔島碼頭附近加建公廁予旅遊人士使用的可行性回覆秘書處。召集人強調將來加建的公廁，必須提供足夠的供水設備。

南邊地標

離島民政事務處

70. 召集人向離島民政事務處查詢是否會在蒲苔島南邊興建地標。離島民政事務處助理民政事務專員回應稱，該處會作出跟進。

骨灰龕

71. 申訴團體表示，兩年多前有人在蒲苔島擬建骨灰龕，政府當局與有關的私人公司進行訴訟，而該骨灰龕已凍結3年。但在個多月前，承建商卻自行開始發展該骨灰龕，此舉會令遊客止步。蒲苔島居民強烈反對私人公司在該島興建骨灰龕。

72. 規劃署西貢及離島規劃處回應如下：

- (a) 離島規劃處於2012年接獲投訴，有人在蒲苔島西南面鋪設混凝土板，有關位置上共發現約有二千多塊混凝土板。為防止出現雜亂無章和未受規管的發展項

日，影響該區的鄉郊自然特色，城規會在2012年3月2日，根據《城市規劃條例》(第131章)(下稱"條例")第5條，展示《蒲台群島發展審批地區草圖編號DPA/I-PTI/1》，以讓當局在擬備分區計劃大綱圖前，能為該區日後的發展提供臨時規劃指引和規管各項發展，以及賦予規劃署執法權力，就違例發展項目和不適當地改變用途的情況進行執行管制行動。在發展審批地區草圖公布後，該地點一直無人打理，重新長出青草和灌木，覆蓋着那些混凝土板，但未發現有任何證據顯示為骨灰龕。

- (b) 城規會將於2015年年初以分區計劃大綱圖取代《蒲台群島發展審批地區核准圖》，但該圖並不影響規劃署在該區就違例發展的執行管制權力。若規劃署在蒲苔島發現有任何違規發展，該署會作出跟進及執法。
- (c) 根據發展審批地區圖，在關私人土地作出發展，需就發展建議向城規會提出申請。直至現時為止，城規會和規劃署均沒有接獲在該島設置骨灰龕的申請。分區計劃大綱圖根據條例刊憲公佈後，便立即生效。然而，在行政長官會同行政會議核准該圖前，城規會可考慮是否因應公眾提出的申述而修訂圖則。

規劃署

73. 陳家洛議員表示知悉規劃署現時並沒有發現島上有骨灰龕。他相信該用途被納入蒲苔島分區計劃大綱圖之內的機會不大。陳議員要求規劃署就審批《蒲台群島審批地區核准圖》到期前後就該島的規劃發展及土地用途與蒲苔島居民商討，以知悉居民的意見。

規劃署
地政總署

74. 鄧家彪議員表示知悉，蒲苔島迄今未有村代表。另一方面，規劃署及地政總署可主動取得與蒲苔島居民代表的聯絡方面，以便了解該疑似骨灰龕的狀況。除了在慣常的諮詢外，在發展圖審批到期前後，規劃署可將分區大綱

經辦人／部門

離島民政事務處

圖的諮詢及進展告知蒲苔島居民代表，以便他們表達其意見。鄧議員促請離島民政事務處轄下的分區委員會考慮邀請蒲苔島居民加入該委員會，以便更加掌握到政府服務的動態。

總括

75. 召集人總括，政府當局就今次個案會議席上的各項跟進事宜於2014年年底之前回覆秘書處，以告知申訴團體有關的進展。

76. 會議於下午4時正結束。

立法會秘書處

2014年10月24日

致 立法局召集人 梁耀忠議員

關於蒲台島發展的建議 - 新增船程建議

香港今年大力發展旅遊業，推廣本土遊實為大勢所趨。現時到赤柱遊玩的遊人眾多日漸增多，鄰近赤柱的香港南極 - 蒲台島亦漸漸多人認識，遊人到赤柱遊玩之際，往往亦因利成便，想一探香港的世外桃源 - 蒲台島。然而，現時到蒲台島只有在假日才有船班，遊人在平日想到蒲台島一遊，往往只能望洋興嘆，令人不禁惋惜。

為此，我們對發展蒲台島有一個 3 贏的建議，對香港有以下好處：

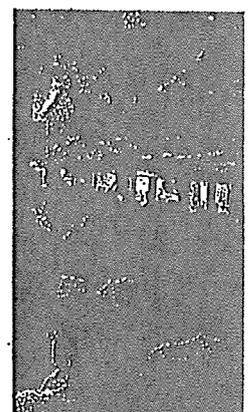
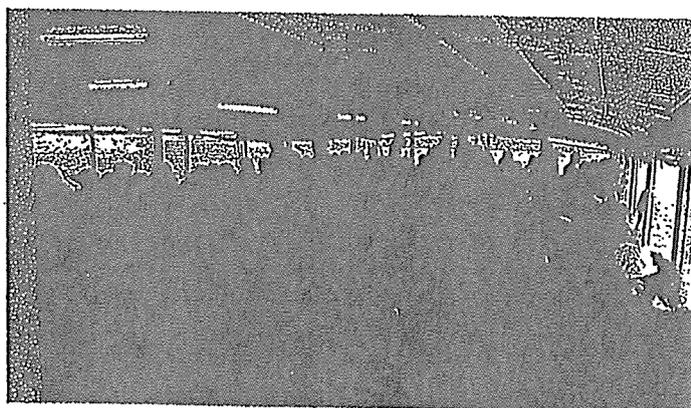
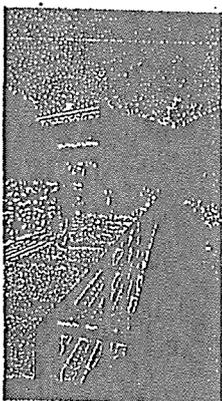
- 1) 有利於香港發展本土遊，多一個旅遊熱點，令多些人認識香港，認識蒲台島。
- 2) 有足夠的遊人支撐營運者，令營運者有利可圖。
- 3) 有利於本地居民進出蒲台島。

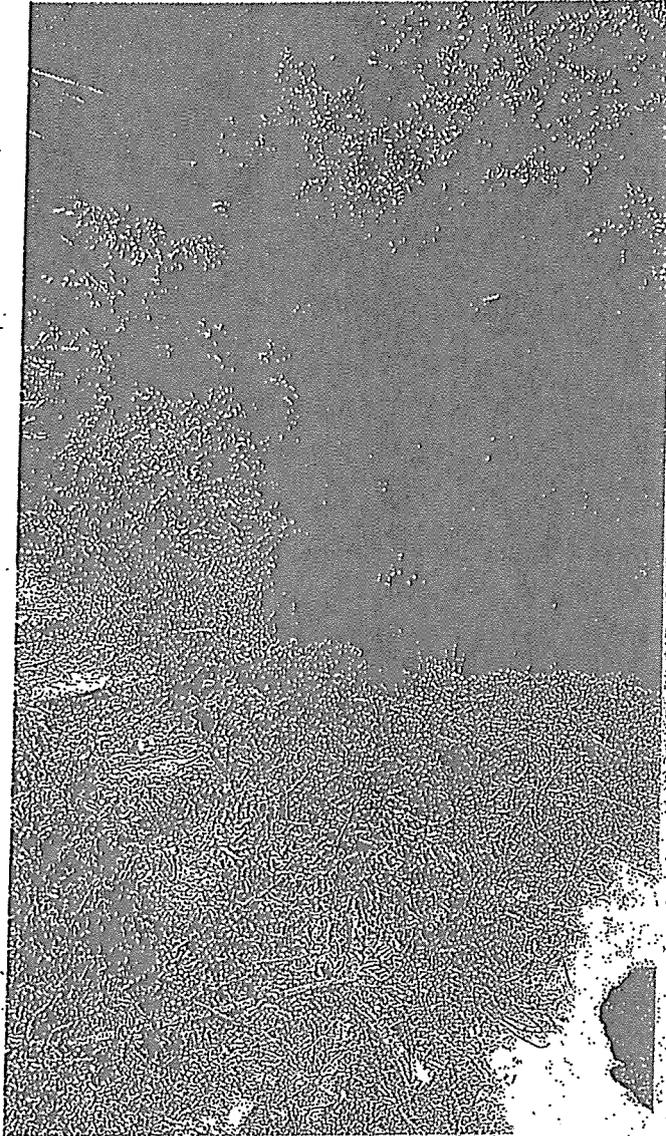
實際的建議如下：

- 1) 於星期一至星期五開設一班航班到蒲台島。航線為：
開出：香港仔(上午 10 時) → 赤柱美利樓碼頭 → 蒲台島
回程：蒲台島(下午 4 時 30 分) → 赤柱美利樓碼頭 → 香港仔
- 2) 公眾假期前夕加開一班船由赤柱美利樓碼頭(下午 3 時 30 分)開往蒲台島
- 3) 更改星期六香港仔到蒲台島首班船及尾班船的航線。路線為：
開出：香港仔(首班船) → 赤柱美利樓碼頭 → 蒲台島
回程：蒲台島(尾班船) → 赤柱美利樓碼頭 → 香港仔
其餘原班次線路不變。
- 4) 星期日及公眾假期照常。
- 5) 增加老人優惠，如 2 元乘船優惠等。

此致

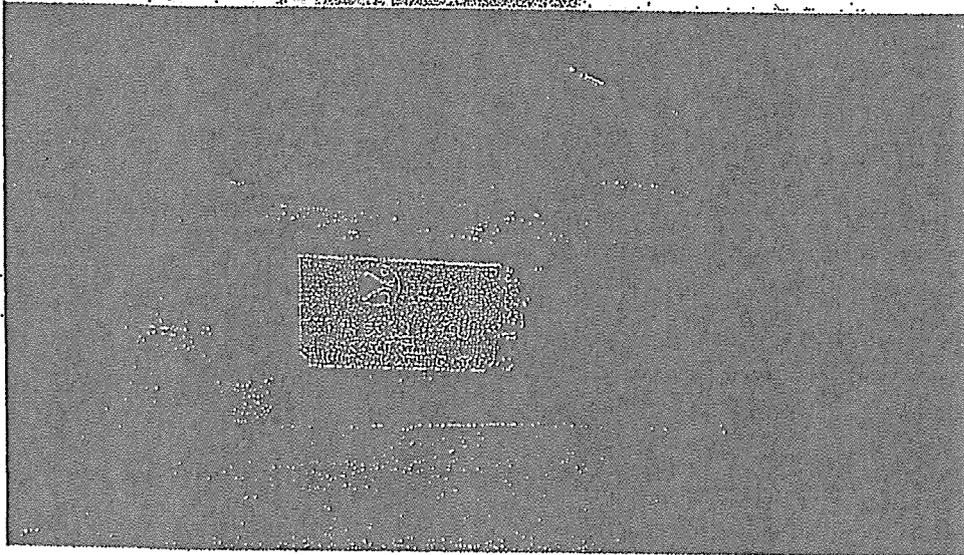
蒲台島村公所工作關注組



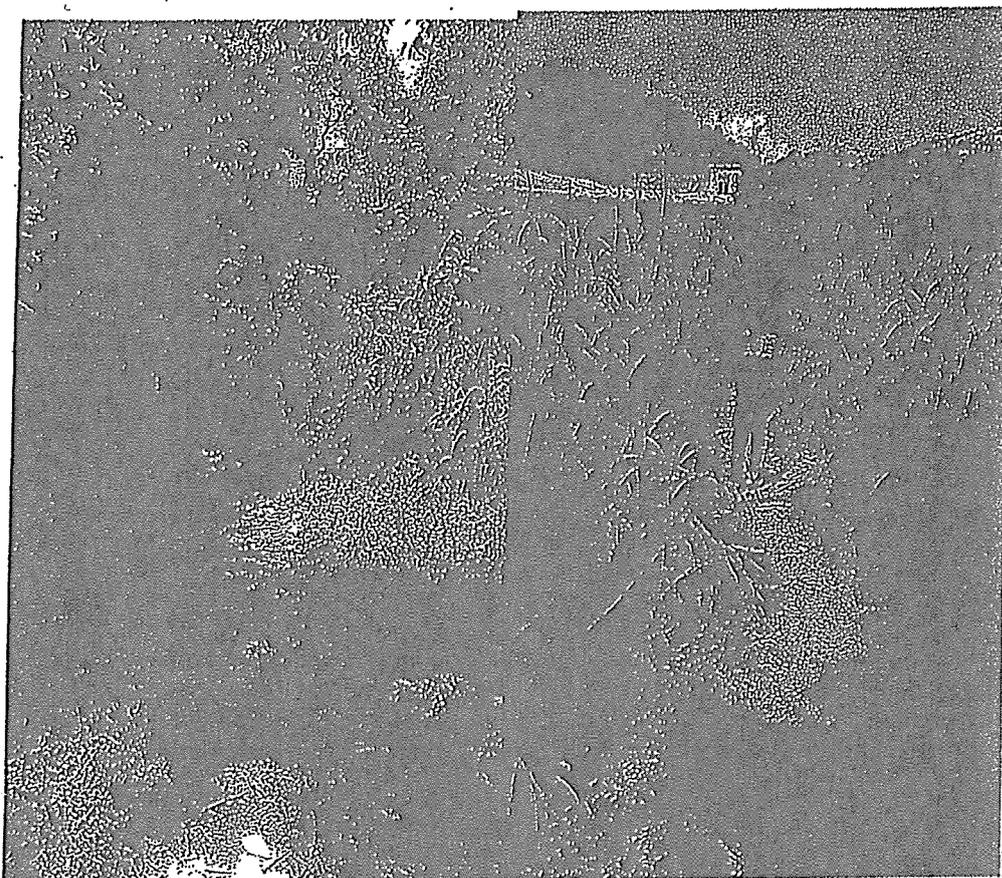


地點:大灣公廁附近街喉野草

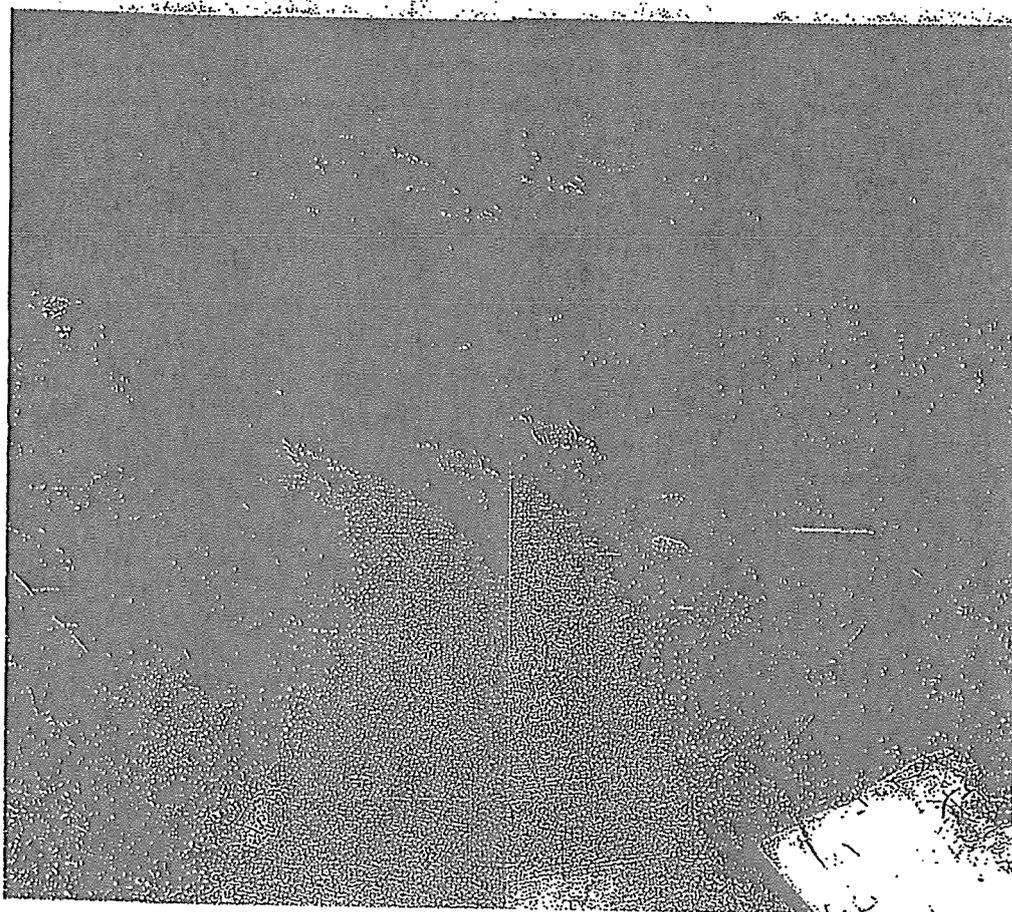
地點 水缸附近街喉野草



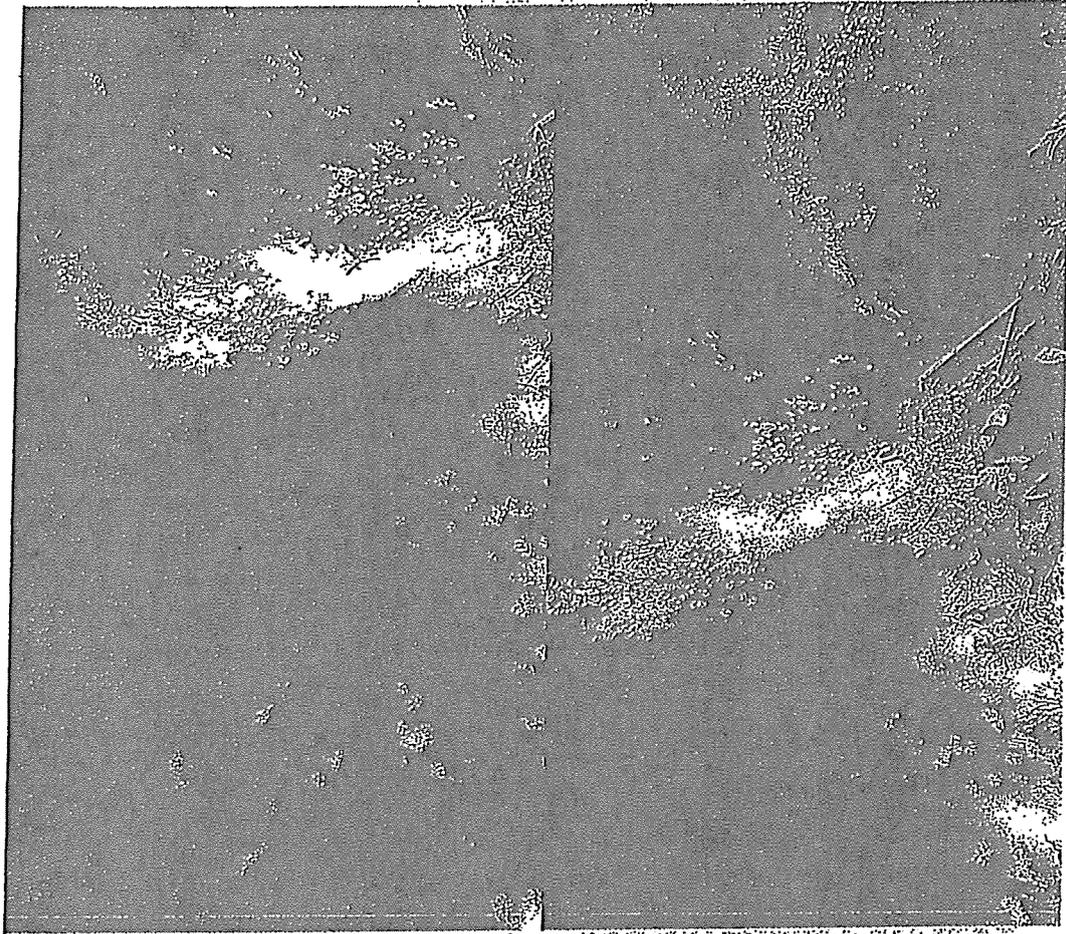
地點:村公所對落
蒲島大灣休憩處
野樹要修剪或除去
康文署



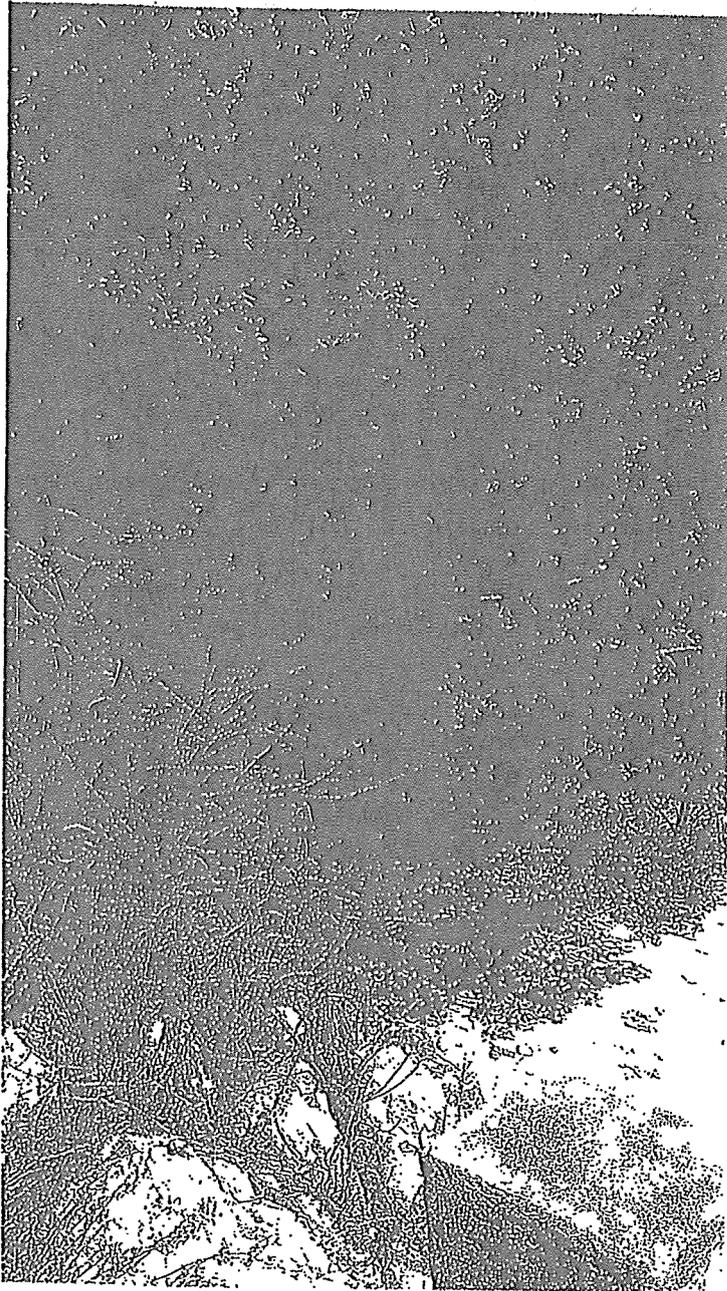
地點:坤記士多往南丞方向
路兩旁野草



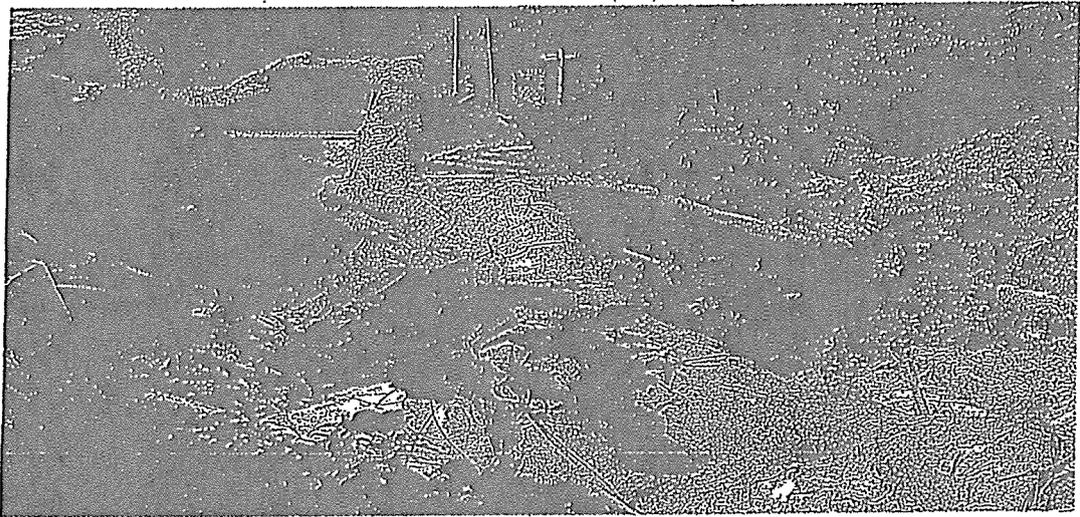
地點往公廁路兩旁
野樹雜草徹底清除



地點往南丞方向
路面沙泥滑腳
建議改善路面



地點發電機房至水缸行人邊野樹



地點碼頭對上荒廢療屋

大樹倒塌

地點可能私人地段

村民要求協助



香港觀鳥會
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KONG
BIRD
WATCHING
SOCIETY
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limited liability

Mr. Gary Lui
Town Planner/Islands 6
Email: gtslui@pland.gov.hk

Mr. Ivan Chung
District Planning Officer – Sai Kung & Islands
Email: imkchung@pland.gov.hk

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point, Hong Kong
(E-mail: tpbpd@pland.gov.hk)

14 Nov 2014

Dear Sir/Madam,

Drafting of the Po Toi Outline Zoning Plan

Following the meeting held on 3 November, 2014 with Planning Department (Pland), Agriculture, Fisheries and Conservation Department and various Green Groups, the Hong Kong Bird Watching Society (HKBWS) would like to reiterate the key points and key concerns discussed during the meeting.

1. **Importance of the Proposed Site of Special Scientific Interest**

Since the Development Permission Area (DPA) was introduced and the submission of the "Proposal for a Site of Special Scientific Interest and Support of Country Park Designation on Po Toi Island" (the SSSI Proposal) to the Town Planning Board (TPB) and AFCD by HKBWS in 2011, Po Toi Island continues to prove itself as ecologically important to migratory birds. Eighteen species of birds have been added to the Po Toi bird list since 2011. Six of these 18 species are Hong Kong first records, this proves the uniqueness of Po Toi as a significant and important stop for migratory birds and for studying migratory birds. As of October 2014, the Po Toi-bird list stands at 326¹ species, making up 60% of the total number of bird species recorded in Hong Kong². Mature woodland trees near the pier and Tai Wan village (Figures 1-3) provide important roosting and foraging opportunities for migratory land birds. The habitats within the

¹ The HKBWS's list of bird recorded in Po Toi.

² 526 species of birds have been recorded in Hong Kong according to HKBWS records.



proposed SSSI boundary (Figure 4) continue to support a high diversity of migratory land birds.

Streams located on Po Toi Island are known breeding sites for the endemic Romer's Tree Frog (*Liuixalus romeri*). The IUCN Vulnerable Burmese Python (*Python bivittatus*) has also been recorded at Tai Wan. These species were recorded near Tai Wan, within the boundary of the proposed SSSI.

2. Other Important Habitats of Po Toi Islands

Waglan Island has been known to be a breeding site for terns since 2003³. The on-going breeding tern surveys commissioned by AFCD is conducted by HKBWS each year. Survey in 2014 recorded the presence of all three breeding tern species, Roseate Terns (*Sterna dougallii*) Bridled Terns (*Sterna sumatrana*) and Black-naped Terns (*Onychoprion anaethetus*) at Waglan Island.

Since the publication of the SSSI Proposal, the importance of Lau Shiu Hang Stream (Figure 4) has been noted. This stream supports a population of Romer's Tree Frog and is also a roosting location for bird species of conservation importance, Eagle Owl (*Bubo bubo*)⁴. For the upcoming Outline Zoning Plan (OZP), the HKBWS proposes to zone Waglan Island and Lau Shiu Hang Stream as SSSI.

3. Potential ecological value of Po Toi

The existing ecological information available of Po Toi Island, especially for non-bird fauna groups are very limited. Based on the existing information that is available; the HKBWS compiled a preliminary list of recorded species (Attachment 1). The butterfly list was compiled from only six days of surveys, five of which were incidental findings⁵ and a one-off survey targeting butterflies only⁶. Whilst the herpetofauna and mammal species are incidental records throughout the last five years. Although only a few official ecological surveys have been conducted but these preliminary results already demonstrate a diverse population of butterflies and presence of species of conservation importance in various fauna groups. These are evidences that Po Toi Island has

³ Pilot Project to Increase Awareness of the Ecological Importance of the Breeding Colonies of Terns in Hong Kong. Completed by HKBWS in 2003.

⁴ Pers comm with Dr. Michael Lau – WWF. Romer's Tree Frog has been recorded at Lau Shiu Hang stream.

⁵ Butterfly list provided by the Hong Kong Lepidopterists' Society between 2012 to 2014.

⁶ Butterfly list provided by Green Power from a one-off survey conducted in 2014.

high ecological potential which is still unstudied.

4. Conservative approach with determining land use for Po Toi

The PlanD should take a conservative approach towards nature conservation when determining the land use of Po Toi. The remoteness and difficulty of access to these islands (especially Beaufort Island, Sung Kong and Waglan Island) has left them unstudied and undisturbed. Whilst Po Toi Island is relatively easier to access due to the availability of public ferry services, the discovery of Po Toi's ecological resources has only begun in the last 15 years. The majority of Po Toi Island is not easily accessible due to the lack of footpath, which has left the remote parts of the island undiscovered and in its most natural state. Based on the existing ecological information, a hypothesis can be made about the ecological value of the under-studied parts of the islands are of similar value based on their naturalness and undisturbed characteristic.

5. Findings from previous studies that support Po Toi Country Park are still valid

Two studies have been conducted on the suitability of Po Toi as a Country Park. In 1999, the AFCD carried out a study named, "Service on Providing Information on the Suitability of South Lamma, Tung Lung Chau and Po Toi Islands to be Established as Country Parks", this was followed by a study by PlanD, "South West New Territories - Development Strategy Review" (SWNT DSR) in 2001. Findings from the SWNT DSR recommended the designation of Po Toi as a Country Park.

In the upcoming draft OZP when determining the future land use of Po Toi, recommendations made by the PlanD with advice from AFCD, should be consistent with the findings from these two studies on the basis that not only are the findings are still valid, but additional ecological data is now available to support Po Toi Island's importance. For example, in the study commissioned by AFCD in 1999, seven bird species were recorded at the time⁷, 15 years later, we now know that 326 species of birds have been recorded at Po Toi. This is a significant increase of recorded bird species as a result of increased survey effort.

6. Town Planning Board's duty to discourage "destroy first, develop later"

The Board should continue its efforts to deter, "destroy first, develop later" as stated in a press release in 2011, "the Board is determined to conserve the rural

⁷ Table 5.5 Bird species recorded in Po Toi – Chapter 5 Po Toi Island. Service on Providing Information on the Suitability of South Lamma, Tung Lung Chau and Po Toi Islands to be Established as Country Parks – Final Report 1999.

and natural environment and will not tolerate any deliberate action to destroy the rural and natural environment in the hope that the Board would give sympathetic consideration to subsequent development on the site concerned"⁸. The Po Toi DPA was enacted in 2011 to, "prevent any haphazard and uncontrolled development that may adversely affect the rural and natural character of the Area [...] The Area has a natural and rural setting with scientific importance and conservation value which are unique in Hong Kong. Recently, activities involving vegetation clearance and laying of concrete slabs have been detected in the southwestern part of Po Toi, causing an adverse impact on the natural environment."⁹ The HKBWS is aware that the illegal vegetation clearance activities took place on privately owned land and based on the discussion from the meeting, we are gravely concerned that PlanD's consideration of development rights would result in the provision of a zoning that would allow for development. The HKBWS takes the opportunity to respectfully remind the Board to apply its promise to discourage "destroy first, develop later" by providing conservation zoning at this site.

We also reiterate the ecological importance of this site as it is made up of scrubland habitat that is located at the southwestern part of Po Toi near Wan Tsai, between the landing area at Ngong Chong and the mature woodland trees near Tai Wan. After landing at Ngong Chong, birds travel through this scrubland to reach Tai Wan, this site forms part of the ecological corridor for migratory birds from the landing area to their feeding and roosting locations at Wai Tsai.

The HKBWS respectfully requests the Town Planning Board to continue providing adequate land use protection to Po Toi Island and to follow up with actions proposed by green groups. Thank you for your kind attention and consideration.

Yours faithfully,



⁸ Press Release – Town Planning Board adopts approaches to deter, "destroy first, build later" activities. 4 July 2011. Available at:

<http://www.info.gov.hk/gia/general/201107/04/P201107040255.htm>

⁹ Sections 2.6 and 2.7 of the Town Planning Board Paper No. 9042 – Consideration of the draft Po Toi Islands development permission area plan No. DPA/I/PTI/B.

Jocelyn Ho
Senior Conservation Officer
Hong Kong Bird Watching Society

cc:
AFCD – Mr. William Chow, Nature Conservation Officer (HK)
AFCD – Mr. Edward Yuen, Conservation Officer (Scientific interest)
Association of Geoconservation, Hong Kong
Columbarium Concern Group
Conservancy Association
Designing Hong Kong
Green Power
Kadoorie Farm and Botanic Garden
WWF – Hong Kong

Figure 1 – Mature trees near the pier

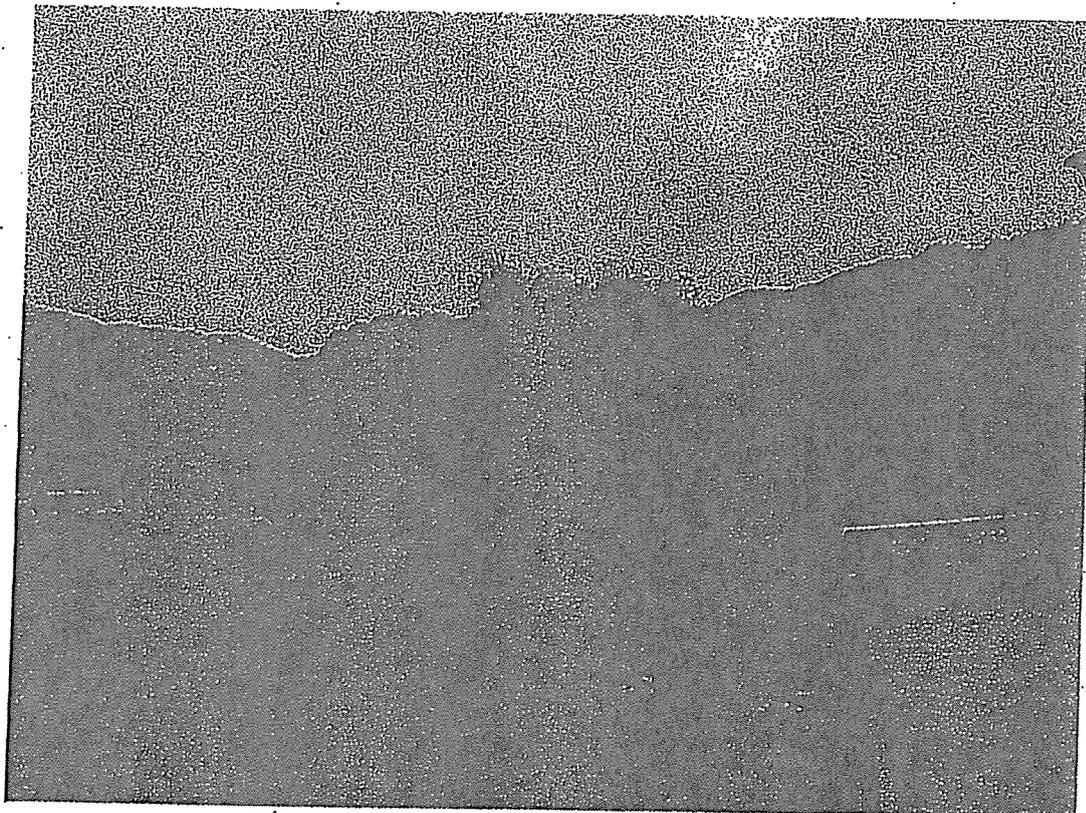


Figure 2 – Mature trees near Tai Wan

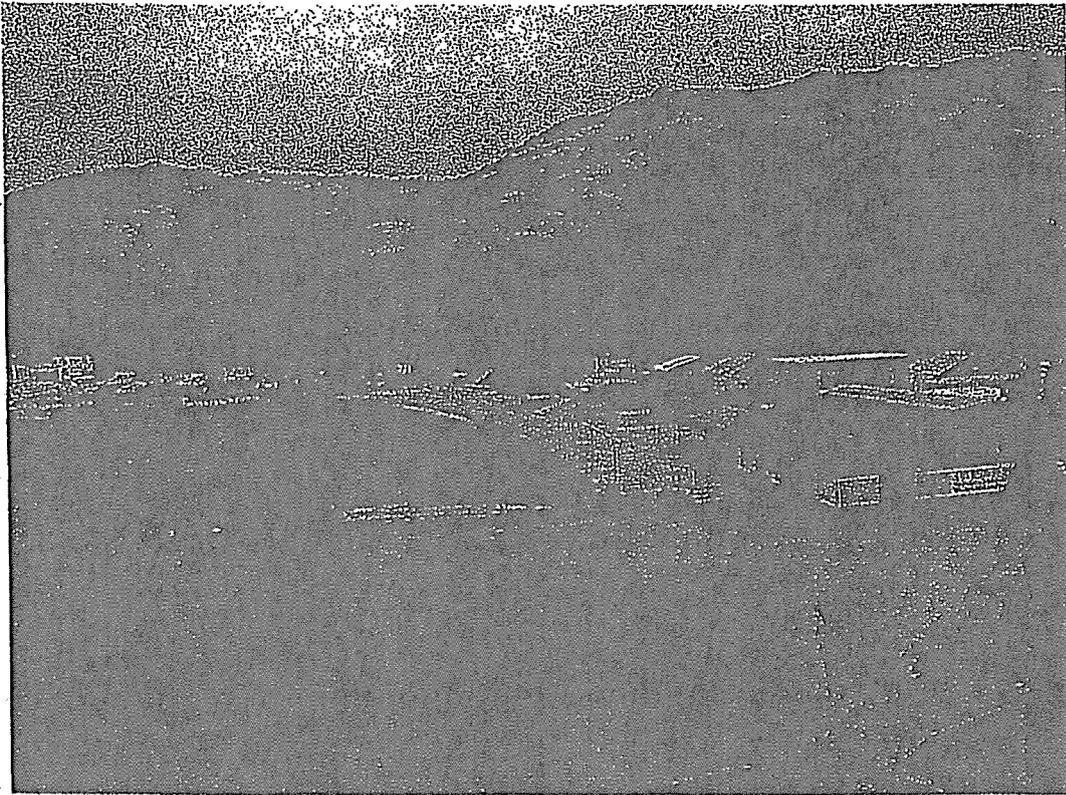
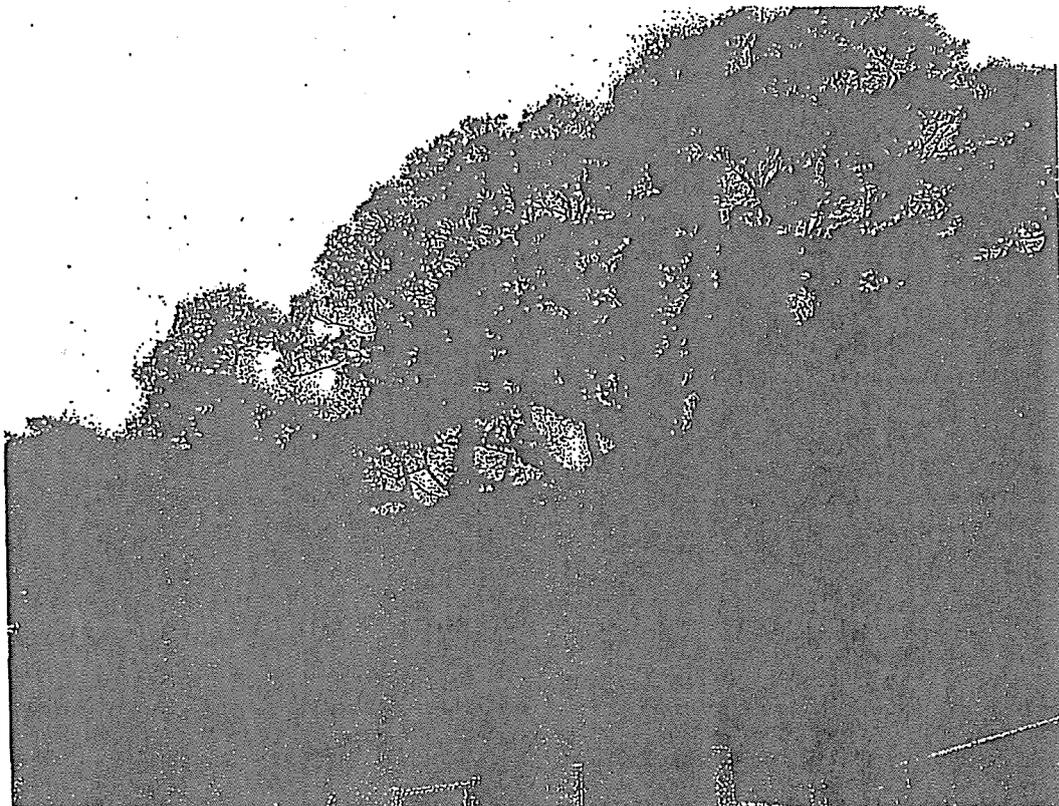


Figure 3 – Mature trees at Tai Wan frequently used by migrating flycatcher and raptor species



Bird Species Recorded at Po Toi Island

No.	Common Name	Scientific Name	Abundance	Season	Migration	Endemism	Conservation Status	Notes
1	Japanese Quail	<i>Coturnix japonica</i>	Scarce	W	LC	-	-	Near Threatened
2	Gomaney ^(M)	<i>Anas querquedula</i>	Common	M,W	-	-	-	-
3	Eurasian Teal ^(M)	<i>Anas crecca</i>	Common	W	RC	-	-	-
4	Red-breasted Merganser ^(M)	<i>Mergus serrator</i>	Scarce	W	LC	-	-	-
5	Streaked Shearwater ^(M)	<i>Cobonectris leucocomelas</i>	Occasional	-	-	-	-	-
6	Short-tailed Shearwater	<i>Puffinus tenuirostris</i>	Occasional	-	-	-	-	-
7	Little Grebe ^(M)	<i>Tachybaptus ruficollis</i>	Common	P	LC	-	-	-
8	Great Crested Grebe ^(M)	<i>Podiceps cristatus</i>	Common	W	RC	-	-	-
9	Black Stork ^(M,Su)	<i>Ciconia nigra</i>	Rare	W	RC	Class I	Endangered	-
10	Yellow Bittern ^(M)	<i>Ixobrychus sinensis</i>	Uncommon	M,Su	(LC)	-	-	-
11	Von Schrenck's Bittern ^(M)	<i>Ixobrychus eurhythmus</i>	Scarce	M	RC	-	-	-
12	Cinnamon Bittern ^(M)	<i>Ixobrychus cinnamomeus</i>	Scarce	M	LC	-	-	-
13	Black Bittern ^(M)	<i>Dupetor flavicollis</i>	Scarce	M	LC	-	-	-
14	Malayan Night Heron	<i> Gorsachius melanolophus</i>	Vegetant	-	-	-	Endangered	-
15	Black-crowned Night Heron ^(M)	<i>Nycticorax nycticorax</i>	Common	P	(LC)	-	-	-
16	Striated Heron ^(M)	<i>Butorides striatus</i>	Uncommon in summer, Scarce in winter	Su	(LC)	-	-	-
17	Chinese Pond Heron ^(M)	<i>Ardeola bacchus</i>	Common	P	PRC (RC)	-	-	-
18	Eastern Cattle Egret ^(M)	<i>Bubulcus coromandus</i>	Common	P	(LC)	-	-	-
19	Grey Heron ^(M)	<i>Ardea cinerea</i>	Common	W	PRC	-	-	-
20	Purple Heron ^(M)	<i>Ardea purpurea</i>	Uncommon	AMP	RC	-	-	-
21	Great Egret ^(M)	<i>Ardea modesta</i>	Common	P	PRC (RC)	-	-	-
22	Intermediate Egret ^(M)	<i>Egretta intermedia</i>	Common	M,P	RC	-	-	-
23	Little Egret ^(M)	<i>Egretta garzetta</i>	Common	P	PRC (RC)	-	-	-
24	Pacific Reef Heron ^(M)	<i>Egretta sacra</i>	Uncommon	R	(LC)	Class II	Rare	-
25	Swinhoe's Egret ^(M)	<i>Egretta eulophotes</i>	Scarce	SpM	GC	Class II	Endangered	Vulnerable
26	Lesser Frigatebird	<i>Fregata ariel</i>	Scarce	OV	-	-	-	-
27	Masked Booby	<i>Sula dactylatra</i>	Occasional	-	-	Class II	-	-
28	Brown Booby	<i>Sula leucogaster</i>	Occasional	-	-	Class II	Vulnerable	-
29	Great Cormorant ^(M)	<i>Phalacrocorax carbo</i>	Common	W	PRC	-	-	-
30	Japanese Cormorant	<i>Phalacrocorax capillatus</i>	Occasional	-	-	-	Rare	-
31	Western Osprey ^(M,Su)	<i>Pandion haliaetus</i>	Common	W	RC	-	-	Rare
32	Black Bazza ^(M)	<i>Aviceda leucophotes</i>	Uncommon	M,Su	-	Class II	-	-
33	Crested Honey Buzzard ^(M)	<i>Pernis ptilorhynchus</i>	Scarce	AM	LC	Class II	Vulnerable	-
34	Black-winged Kite ^(M)	<i>Elanus caeruleus</i>	Occasional	O	LC	Class II	Vulnerable	-
35	Black Kite ^(M,Su)	<i>Milvus migrans</i>	Common	W,R	(RC)	Class II	-	-
36	White-bellied Sea Eagle ^(M,Su)	<i>Haliaeetus leucogaster</i>	Uncommon	R	(RC)	Class II	-	-
37	Crested Serpent Eagle ^(M)	<i>Spilornis cheela</i>	Uncommon	R,M	(LC)	Class II	Vulnerable	-
38	Eastern Marsh Harrier ^(M,Su)	<i>Circus spilonotus</i>	Common	W	LC	Class II	-	-
39	Crested Goshawk ^(M)	<i>Accipiter trivirgatus</i>	Uncommon	R	-	Class II	Rare	-
40	Chinese Sparrowhawk ^(M)	<i>Accipiter soloensis</i>	Uncommon	SpM	-	Class II	-	-
41	Japanese Sparrowhawk ^(M)	<i>Accipiter gularis</i>	Uncommon	M	-	Class II	-	-
42	Bazza ^(M)	<i>Accipiter virgatus</i>	Scarce	R	-	Class II	-	-
43	Eurasian Sparrowhawk ^(M)	<i>Accipiter nisus</i>	Scarce	W	-	Class II	-	-
44	Grey-faced Buzzard ^(M)	<i>Buteo indicus</i>	Uncommon	SpM	-	Class II	Rare	-
45	Eastern Buzzard ^(M,Su)	<i>Buteo japonicus</i>	Common	W	-	Class II	-	-
46	Greater Spotted Eagle ^(M,Su)	<i>Clausa clanga</i>	Scarce	W	GC	Class II	Rare	Vulnerable
47	Bonelli's Eagle ^(M,Su)	<i>Aquila fasciata</i>	Scarce	R	(RC)	Class II	Rare	-
48	Common Kestrel ^(M)	<i>Falco tinnunculus</i>	Common	AM,W	-	Class II	-	-
49	Eurasian Hobby ^(M)	<i>Falco subbuteo</i>	Uncommon	M,Su	(LC)	Class II	-	-
50	Partridge Falcon ^(M,Su)	<i>Falco peregrinus</i>	Scarce	R,W	(LC)	Class II	Rare	-
51	Slaty-breasted Rail ^(M)	<i>Gallinula striata</i>	Scarce	R	RC	-	Rare	-
52	Brown Crake	<i>Amurornis akool</i>	Scarce	O	LC	-	-	-
53	White-breasted Waterhen ^(M)	<i>Amurornis phoenicurus</i>	Common	R	-	-	-	-
54	Ballon's Crake ^(M)	<i>Porzana pusilla</i>	Scarce	M	-	-	-	-
55	Ruddy-breasted Crake	<i>Porzana fusca</i>	Scarce	M,W	LC	-	-	-
56	Watercock ^(M)	<i>Gallinago chinensis</i>	Scarce	M	RC	-	-	-
57	Common Moorhen ^(M)	<i>Gallinula chloropus</i>	Common	R	-	-	-	-
58	Yellow-legged Buttonquail	<i>Turnix tanki</i>	Scarce	M	-	-	-	-
59	Barred Buttonquail	<i>Turnix suscitator</i>	Scarce	M	-	-	Indeterminate	-
60	Black-winged Stilt ^(M)	<i>Himantopus himantopus</i>	Common	W	RC	-	-	-
61	Grey-headed Lapwing ^(M)	<i>Vanellus chinensis</i>	Scarce	W	LC	-	-	-
62	Pacific Golden Plover ^(M)	<i>Pluvialis fulva</i>	Common	M,W	LC	-	-	-
63	Grey Plover ^(M)	<i>Pluvialis squatarola</i>	Abundant	W	RC	-	-	-
64	Little Ringed Plover ^(M)	<i>Charadrius dubius</i>	Common	W,R	(LC)	-	-	-
65	Kentish Plover ^(M)	<i>Charadrius alexandrinus</i>	Abundant	W	RC	-	-	-
66	Lesser Sand Plover ^(M)	<i>Charadrius mongolus</i>	Passage migrant	M	LC	-	-	-
67	Greater Sand Plover ^(M)	<i>Charadrius leschenaultii</i>	Passage migrant	M	RC	-	-	-
68	Greater Painted-snipe ^(M)	<i>Rostratula benghalensis</i>	Passage migrant and winter visitor	M,R	LC	-	-	-
69	Pheasant-tailed Jacana ^(M)	<i>Hydrophasianus chirurgus</i>	Scarce	M	LC	-	-	-
70	Eurasian Woodcock	<i>Scolopax rusticola</i>	Scarce	W	-	-	-	-
71	Painted Snipe ^(M)	<i>Gallinago stenura</i>	Common	M	-	-	-	-
72	Common Snipe ^(M)	<i>Gallinago gallinago</i>	Common	W	-	-	-	-
73	Bar-tailed Godwit ^(M)	<i>Limosa lapponica</i>	Common	M	LC	-	-	-
74	Whimbrel ^(M)	<i>Numenius phaeopus</i>	Common	M	LC	-	-	-
75	Eurasian Curlew ^(M)	<i>Numenius arquata</i>	Abundant	WM	RC	-	-	Near Threatened
76	Far Eastern Curlew ^(M)	<i>Numenius madagascariensis</i>	Scarce	M	LC	-	-	Vulnerable
77	Common Redshank ^(M)	<i>Tringa totanus</i>	Common	W	RC	-	-	-
78	Marsh Sandpiper ^(M)	<i>Tringa stagnatilis</i>	Common	M,W	RC	-	-	-
79	Common Greenshank ^(M)	<i>Tringa nebularia</i>	Abundant	M,W	RC	-	-	-
80	Green Sandpiper ^(M)	<i>Tringa ochropus</i>	Uncommon	W	-	-	-	-
81	Wood Sandpiper ^(M)	<i>Tringa glareola</i>	Common	M,W	LC	-	-	-
82	Grey-tailed Tattler ^(M)	<i>Tringa brevipes</i>	Common	M	LC	-	-	-
83	Terek Sandpiper ^(M)	<i>Xenus cinereus</i>	Common	M	RC	-	-	-
84	Common Sandpiper ^(M)	<i>Actitis hypoleucos</i>	Common	M,W	-	-	-	-
85	Ruddy Turnstone ^(M)	<i>Arenaria interpres</i>	Common	M	LC	-	-	-
86	Great Knot ^(M)	<i>Calidris tenuirostris</i>	Common	M	LC	-	-	Vulnerable
87	Red Knot ^(M)	<i>Calidris canutus</i>	Common	M	LC	-	-	-

88	Sanderling ⁽¹⁾	<i>Calidris alba</i>	Uncommon	M	LC	-	-	-
89	Red-necked Stint ⁽²⁾	<i>Calidris rubicollis</i>	Abundant	M	LC	-	-	-
90	Sharp-tailed Sandpiper ⁽¹⁾	<i>Calidris acuminata</i>	Common	M	LC	-	-	-
91	Curlew Sandpiper ⁽²⁾	<i>Calidris ferruginea</i>	Common	SpM	RC	-	-	-
92	Red-necked Phalarope ⁽²⁾	<i>Phalaropus lobatus</i>	Common	M	-	-	-	-
93	Oriental Pratincole ⁽¹⁾	<i>Gareola maldivarum</i>	Passage migrant	M	LC	-	-	-
94	Black-legged Kittiwake	<i>Rissa tridactyla</i>	Rare	-	-	-	-	-
95	Black-headed Gull ⁽¹⁾	<i>Chroicocephalus ridibundus</i>	Common	W	PRC	-	-	-
96	Black-tailed Gull ⁽¹⁾	<i>Larus crassirostris</i>	Uncommon	W,M	LC	-	-	-
97	Vega Gull ⁽²⁾	<i>Larus vegae</i>	Occasional	-	-	-	-	-
98	Slaty-backed Gull ⁽²⁾	<i>Larus schistisagus</i>	Scarce	W	-	-	-	-
99	Heuglin's Gull ⁽¹⁾	<i>Larus fuscus</i>	Common	W,M	LC	-	-	-
100	Gull-billed Tern ⁽¹⁾	<i>Gelochelidon nilotica</i>	Common	M	-	-	-	-
101	Caspian Tern ⁽²⁾	<i>Hydroprogne caspia</i>	Passage migrant	M	RC	-	-	-
102	Greater Crested Tern ⁽²⁾	<i>Thalasseus bergii</i>	Scarce	-	-	-	-	-
103	Little Tern ⁽²⁾	<i>Sterna albifrons</i>	Uncommon	M	LC	-	-	-
104	Aleutian Tern	<i>Onychoprion alaudicus</i>	Uncommon	AM	-	-	-	-
105	Bridled Tern	<i>Onychoprion aeneothus</i>	Uncommon	Su,M	-	-	-	-
106	Sooty Tern	<i>Onychoprion fuscatus</i>	Occasional	-	(LC)	-	-	-
107	Roseate Tern ⁽¹⁾	<i>Sterna dougalli</i>	Uncommon	Su	(LC)	-	-	-
108	Black-naped Tern ⁽¹⁾	<i>Sterna sumatrana</i>	Common	Su	(LC)	-	-	-
109	Common Tern ⁽²⁾	<i>Sterna hirundo</i>	Common	M	-	-	-	-
110	Whiskered Tern ⁽¹⁾	<i>Chidonias hybrida</i>	Uncommon	M	-	-	-	-
111	White-winged Tern ⁽²⁾	<i>Chidonias leucopterus</i>	Uncommon	M	-	-	-	-
112	Pomarine Skua	<i>Stercorarius pomarinus</i>	Occasional	-	-	-	-	-
113	Parasitic Jaeger	<i>Stercorarius parasiticus</i>	Vagrant	-	-	-	-	-
114	Long-tailed Jaeger	<i>Stercorarius longicaudus</i>	Scarce	SpM	-	-	-	-
115	Ancient Murrelet	<i>Synthliboramphus antiquus</i>	Scarce	W	-	-	Vulnerable	-
116	Domestic Pigeon	<i>Columba livia</i>	Common	R	-	-	-	-
117	Oriental Turtle Dove	<i>Streptopelia orientalis</i>	Common	W	-	-	-	-
118	Red Turtle Dove	<i>Streptopelia tranquebarica</i>	Uncommon	AM	-	-	-	-
119	Spotted Dove	<i>Streptopelia chinensis</i>	Abundant	R	-	-	-	-
120	Common Emerald Dove	<i>Chalcophaps indica</i>	Scarce	R	-	-	Vulnerable	-
	Orange-breasted Green Pigeon	<i>Treron bicinctus</i>	Vagrant	-	-	Class II	Rare	-
121	Greater Coucal	<i>Centropus sinensis</i>	Common	R	-	Class II	Vulnerable	-
122	Lesser Coucal	<i>Centropus bengalensis</i>	Common	R	-	Class II	Vulnerable	-
123	Chestnut-winged Cuckoo	<i>Clamator coromandus</i>	Uncommon	Su	-	-	-	-
124	Asian Koel	<i>Eudynamis scolopacea</i>	Common	Su,R	-	-	-	-
125	Plainive Cuckoo	<i>Cacomantis merulinus</i>	Uncommon	Su	-	-	-	-
126	Fork-tailed Drongo Cuckoo	<i>Sumalutius lugubris</i>	Scarce	-	-	-	-	-
127	Large Hawk Cuckoo	<i>Hierococcyx sparverifoides</i>	Common	Su	-	-	-	-
128	Northern Hawk Cuckoo	<i>Hierococcyx hyperythrus</i>	-	-	-	-	-	-
129	Hodgson's Hawk Cuckoo	<i>Hierococcyx niscolor</i>	Scarce	SpM	-	-	-	-
130	Lesser Cuckoo	<i>Cuculus poliocephalus</i>	Vagrant	-	-	-	-	-
131	Indian Cuckoo	<i>Cuculus micropterus</i>	Uncommon	Su	-	-	-	-
132	Oriental Cuckoo	<i>Cuculus optatus</i>	Scarce	M	-	-	-	-
133	Common Cuckoo	<i>Cuculus canorus</i>	Occasional	-	-	-	-	-
134	Collared Scops Owl ⁽²⁾	<i>Otus laila</i>	Common	R	-	Class II	-	-
135	Oriental Scops Owl ⁽²⁾	<i>Otus sunla</i>	Scarce	AM	-	Class II	-	-
136	Eurasian Eagle Owl ⁽²⁾	<i>Bubo bubo</i>	Scarce	R	RC	Class II	Rare	-
137	Northern Boobook ⁽¹⁾	<i>Ninox scutulata</i>	Scarce	M	-	Class II	-	-
138	Grey Nightjar	<i>Caprimulgus jotaka</i>	Scarce	Su,M	LC	-	-	-
139	Savanna Nightjar	<i>Caprimulgus asiaticus</i>	Uncommon	Su,W	-	-	-	-
140	Himalayan Swiftlet	<i>Aerodramus brevirostris</i>	Scarce	SpM	-	-	-	-
141	White-throated Noddy	<i>Hirundapus caudacutus</i>	Uncommon	SpM	-	-	-	-
142	Silver-backed Noddy	<i>Hirundapus cochinchinensis</i>	Uncommon	SpM	-	Class II	-	-
143	Brown-backed Noddy	<i>Hirundapus nigritus</i>	-	-	-	-	-	-
144	Pacific Swift	<i>Apus pacificus</i>	Common	SpM,Su	(LC)	-	-	-
145	House Swift	<i>Apus nipalensis</i>	Common	R,SpM	-	-	-	-
146	Oriental Dollarbird	<i>Eurostoemus orientalis</i>	Uncommon	M	-	-	-	-
147	Ruddy Kingfisher	<i>Halcyon coromanda</i>	Vagrant	-	-	-	-	-
148	White-throated Kingfisher ⁽²⁾	<i>Halcyon smyrnensis</i>	Common	AM,P	(LC)	-	-	-
149	Black-capped Kingfisher ⁽²⁾	<i>Halcyon pileata</i>	Common	AM,W	(LC)	-	-	-
150	Common Kingfisher ⁽²⁾	<i>Alcedo bithlis</i>	Common	AM,P	-	-	-	-
151	Blue-tailed Bee-eater	<i>Merops philippinus</i>	Scarce	-	-	-	-	-
152	Blue-throated Bee-eater	<i>Merops viridis</i>	Scarce	M	-	-	-	-
153	Eurasian Hoopoe	<i>Upupa epops</i>	Occasional	OV	-	-	-	-
154	Eurasian Wrenneck	<i>Jynx torquilla</i>	Uncommon	W,M	-	-	-	-
155	Falry Pkita ⁽¹⁾	<i>Pkita nympha</i>	Scarce	-	-	Class II	Rare	Vulnerable
156	Blue-winged Pkita	<i>Pkita moluccensis</i>	Vagrant	-	-	Class II	-	-
157	Black-winged Cuckoo-shrike	<i>Coracina melaschistos</i>	Scarce	AM,W	-	-	-	-
158	Swinhoe's Minivet	<i>Pericrocotus cantonensis</i>	Occasional	M	LC	-	-	-
159	Ashy Minivet	<i>Pericrocotus divaricatus</i>	Uncommon	SpM	-	-	-	-
160	Grey-chinned Minivet	<i>Pericrocotus solaris</i>	Common	R,W	LC	-	-	-
161	Scarlet Minivet	<i>Pericrocotus speciosus</i>	Common	R	-	-	-	-
162	Tiger Shrike	<i>Lanius tigrinus</i>	Rare	AM	-	-	-	-
163	Bull-headed Shrike	<i>Lanius bucephalus</i>	Rare	AM,W	-	-	Rare	-
164	Brown Shrike	<i>Lanius cristatus</i>	Common	SpM	-	-	-	-
165	Long-tailed Shrike	<i>Lanius schach</i>	Common	R	-	-	-	-
166	Black-naped Oriole	<i>Oriolus chinensis</i>	Scarce	AM	LC	-	-	-
167	Black Drongo	<i>Dicurus macrocerus</i>	Common	M,Su	-	-	-	-
168	Ashy Drongo	<i>Dicurus leucophaeus</i>	Scarce	W	LC	-	-	-
169	Hair-crested Drongo	<i>Dicurus hottentotus</i>	Common	M,Su,W	-	-	-	-
170	Black-naped Monarch	<i>Hypothymis azurea</i>	Uncommon	W,M	-	-	-	-
171	Asian Paradise-flycatcher	<i>Terpsiphone paradisi</i>	Scarce	M	LC	-	-	-
172	Japanese Paradise-flycatcher	<i>Terpsiphone atrocaudata</i>	Scarce	M	LC	-	-	Near Threatened
173	Red-billed Blue Magpie	<i>Urocissa erythrorhyncha</i>	Common	R	-	-	-	-
174	Grey Treepie	<i>Dendrocitta formosae</i>	Scarce	M,W	LC	-	-	-
175	Eurasian Magpie	<i>Pica pica</i>	Common	R	-	-	-	-
176	Collared Crow	<i>Corvus torquatus</i>	Uncommon	R	LC	-	-	Near Threatened
177	Large-billed Crow	<i>Corvus macrothymchos</i>	Common	R	-	-	-	-
178	Grey-headed Canary-flycatcher	<i>Culicicapa ceylonensis</i>	Uncommon	-	-	-	-	-
179	Varied TIT	<i>Poecile varius</i>	Po Tol, Yuen Long	-	-	-	-	-
180	Chereous Tit	<i>Parus chereus</i>	Common	R	-	-	-	-
181	Eurasian Skylark	<i>Alauda arvensis</i>	Rare	W?	-	-	-	-
182	Oriental Skylark	<i>Alauda qulgula</i>	Scarce	W,P	LC	-	-	-
183	Red-whiskered Bulbul	<i>Pycnonotus jocosus</i>	Abundant	R	-	-	-	-
184	Chinese Bulbul	<i>Pycnonotus sinensis</i>	Abundant	R	-	-	-	-
185	Sooty-headed Bulbul	<i>Pycnonotus burlaester</i>	Uncommon	R	-	-	-	-
186	Chestnut Bulbul	<i>Hemixos castanonotus</i>	Common	R,W	-	-	-	-

188	Black Bulbul	<i>Hypsipetes leucocephalus</i>	Uncommon	W	-	-	-	-	-
189	Pala Martin	<i>Riparia diluta</i>	Uncommon	SpM	-	-	-	-	-
190	Barn Swallow	<i>Hirundo rustica</i>	Abundant	SpM,Su	-	-	-	-	-
191	Asian House Martin	<i>Delichon dasypus</i>	Uncommon	M	-	-	-	-	-
192	Red-rumped Swallow	<i>Cecropis daurica</i>	Uncommon	M	-	-	-	-	-
193	Pygmy Wren-babbler	<i>Pnoepyga pusilla</i>	Rare	-	-	-	-	-	-
194	Mountain Tailorbird	<i>Phylargates cucullatus</i>	Uncommon	-	-	-	-	-	-
195	Manchurian Bush Warbler	<i>Horornis borealis</i>	Common	W	-	-	-	-	-
196	Brown-flanked Bush Warbler	<i>Horornis fortipes</i>	Uncommon	W	-	-	-	-	-
197	Asian Stubtail	<i>Urosphena squameiceps</i>	Common	W	-	-	-	-	-
198	Black-throated Tit	<i>Aegithalos concinnus</i>	-	-	-	-	-	-	-
199	Dusky Warbler	<i>Phylloscopus fuscalus</i>	Common	W	-	-	-	-	-
200	Radda's Warbler	<i>Phylloscopus schwarzi</i>	Scarce	AM,W	-	-	-	-	-
201	Pallas's Leaf Warbler	<i>Phylloscopus prorepalus</i>	Common	W	-	-	-	-	-
202	Yellow-browed Warbler	<i>Phylloscopus inornatus</i>	Common	W	-	-	-	-	-
203	Hume's Leaf Warbler	<i>Phylloscopus humei</i>	Rare	-	-	-	-	-	-
204	Arctic Warbler	<i>Phylloscopus borealis</i>	Common	AM	-	-	-	-	-
205	Pale-legged Leaf Warbler	<i>Phylloscopus tenellipes</i>	Uncommon	AM	-	-	-	-	-
206	Eastern Crowned Warbler	<i>Phylloscopus coronatus</i>	Uncommon	AM	-	-	-	-	-
207	Goodson's Leaf Warbler	<i>Phylloscopus goodsoni</i>	Uncommon	W	LC	-	-	-	-
208	Sulphur-breasted Warbler	<i>Phylloscopus ricketti</i>	Occasional	-	-	-	-	-	-
209	White-speckled Warbler	<i>Selcerorus affinis</i>	Vagrant	-	-	-	-	-	-
210	Blanchi's Warbler	<i>Selcerorus valentini</i>	Rare	?	-	-	-	-	-
211	Alstrom's Warbler	<i>Selcerorus soror</i>	-	-	-	-	-	-	-
212	Chestnut-crowned Warbler	<i>Selcerorus castaneiceps</i>	Rare	-	-	-	-	-	-
213	Oriental Reed Warbler	<i>Acrocephalus orientalis</i>	Common	M	-	-	-	-	-
214	Black-browed Reed Warbler	<i>Acrocephalus bisirakiceps</i>	Common	M	-	-	-	-	-
215	Thick-billed Warbler	<i>Ioluna safon</i>	Scarce	AM	LC	-	-	-	-
216	Russel Bush Warbler	<i>Locustella mendelli</i>	Rare	W	-	-	-	-	-
217	Lanceolated Warbler	<i>Locustella lanceolata</i>	Scarce	AM	-	-	-	-	-
218	Pallas's Grasshopper Warbler	<i>Locustella certhiola</i>	Common	AM	LC	-	-	-	-
219	Zitting Cisticola	<i>Cisticola juncidis</i>	Common	W	LC	-	-	-	-
220	Golden-headed Cisticola	<i>Cisticola exilis</i>	Scarce	W	LC	-	-	-	-
221	Yellow-bellied Prinia	<i>Prinia flaviventris</i>	Common	R	-	-	-	-	-
222	Plaki Prinia	<i>Prinia inornata</i>	Common	R	-	-	-	-	-
223	Common Tailorbird	<i>Orthotomus sutorius</i>	Common	R	-	-	-	-	-
224	Masked Laughingthrush	<i>Garrulax perspicillatus</i>	Abundant	R	-	-	-	-	-
225	Chestnut-flanked White-eye	<i>Zosterops erythropleurus</i>	Scarce	M,W	-	-	-	-	-
226	Japanese White-eye	<i>Zosterops japonicus</i>	Abundant	R,?W	-	-	-	-	-
227	Crested Myna	<i>Acridotheres cristatellus</i>	Common	R	-	-	-	-	-
228	Common Myna	<i>Acridotheres tristis</i>	Uncommon	R	-	-	-	-	-
229	Red-billed Starling ^(?)	<i>Sporopisar sericeus</i>	Common	W	RC	-	-	-	-
230	White-cheeked Starling	<i>Sporopisar cinereus</i>	Common	W	PRC	-	-	-	-
231	Black-colored Starling	<i>Gracupica nigricollis</i>	Common	R	-	-	-	-	-
232	Chestnut-cheeked Starling	<i>Agropsar philippensis</i>	Scarce	M	-	-	-	-	-
233	White-shouldered Starling	<i>Sturnia sinensis</i>	Common	M,W,Su	(LC)	-	-	-	-
234	Rosy Starling	<i>Pastor roseus</i>	Rare	-	-	-	-	-	-
235	Common Starling	<i>Sturnus vulgaris</i>	Scarce	W	LC	-	-	-	-
236	Blue Whistling Thrush	<i>Myophonus caeruleus</i>	Common	R	-	-	-	-	-
237	Orange-headed Thrush	<i>Geokichia citrina</i>	Scarce	W	LC	-	-	-	-
238	Grey-backed Thrush	<i>Turdus hortulorum</i>	Common	W	-	-	-	-	-
239	Japanese Thrush	<i>Turdus cardis</i>	Uncommon	M,W	-	-	-	-	-
240	Common Blackbird	<i>Turdus merula</i>	Common	W,M	-	-	-	-	-
241	Eye-browed Thrush	<i>Turdus obscurus</i>	Scarce	M	-	-	-	-	-
242	Pala Thrush	<i>Turdus pallidus</i>	Uncommon	M,W	-	-	-	-	-
243	Brown-headed Thrush	<i>Turdus chrysolaus</i>	Rare	W,M	LC	-	-	-	-
244	Red-throated Thrush	<i>Turdus ruficollis</i>	Vagrant	-	-	-	-	-	-
245	Dusky Thrush	<i>Turdus eunomus</i>	Rare	W	LC	-	-	-	-
246	Chinese Thrush	<i>Turdus muhlenbergii</i>	Vagrant	-	-	-	-	-	-
247	Lesser Shortwing	<i>Brachypteryx leucophris</i>	Uncommon	-	LC	-	-	-	-
248	Japanese Robin	<i>Erithacus rubecula</i>	Scarce	W	-	-	-	-	-
249	Blue-throat	<i>Luscinia svecica</i>	Common	W	LC	-	-	-	-
250	Siberian Rubythroat	<i>Luscinia calliope</i>	Common	W	-	-	-	-	-
251	Siberian Blue Robin	<i>Luscinia cyana</i>	Scarce	AM	LC	-	-	-	-
252	Rufous-tailed Robin	<i>Luscinia sibilans</i>	Uncommon	W,SpM	-	-	-	-	-
253	Red-flanked Bluetail	<i>Tarsiger cyanurus</i>	Common	W	-	-	-	-	-
254	Oriental Magpie Robin	<i>Copsychus saularis</i>	Abundant	R	-	-	-	-	-
255	Black Redstart	<i>Phoenicurus ochruros</i>	Vagrant	-	-	-	-	-	-
256	Hodgson's Redstart	<i>Phoenicurus hodgsoni</i>	Occasional	-	-	-	-	-	-
257	Daurian Redstart	<i>Phoenicurus aureoreus</i>	Common	W	-	-	-	-	-
258	Plumbeous Water Redstart	<i>Rhyacornis fuliginosa</i>	Scarce	W	LC	-	-	-	-
259	Stejneger's Stonechat	<i>Saxicola stejnegeri</i>	Common	W,M	-	-	-	-	-
260	Grey Bush Chat	<i>Saxicola ferrus</i>	Scarce	AM,W	LC	-	-	-	-
261	Blue Rock Thrush	<i>Monticola solitarius</i>	Uncommon	W,M	-	-	-	-	-
262	White-throated Rock Thrush	<i>Monticola quilaris</i>	Scarce	-	-	-	-	-	-
263	Brown-chested Jungle Flycatcher	<i>Rhinomyias brunneatus</i>	Vagrant	-	-	-	-	-	Vulnerable
264	Grey-breasted Flycatcher	<i>Muscicapa griselstki</i>	Uncommon	M	-	-	-	-	-
265	Dark-sided Flycatcher	<i>Muscicapa sibirica</i>	Uncommon	AM	-	-	-	-	-
266	Asian Brown Flycatcher	<i>Muscicapa kurostris</i>	Common	M,W	-	-	-	-	-
267	Brown-breasted Flycatcher	<i>Muscicapa nuttall</i>	Vagrant	-	-	-	-	-	-
268	Fernglinous Flycatcher	<i>Muscicapa fernglinae</i>	Scarce	SpM	PRC	-	-	-	-
269	Yellow-rumped Flycatcher	<i>Ficedula zanthopygia</i>	Uncommon	AM	-	-	-	-	-
270	Narcissus Flycatcher	<i>Ficedula narcissina</i>	Scarce	SpM	-	-	-	-	-
271	Green-backed Flycatcher	<i>Ficedula elisae</i>	Rare	-	-	-	-	-	-
272	Mugimaki Flycatcher	<i>Ficedula mugimaki</i>	Uncommon	M,W	-	-	-	-	-
273	Rufous-gorgeted Flycatcher	<i>Ficedula strophilata</i>	Rare	-	-	-	-	-	-
274	Red-breasted Flycatcher	<i>Ficedula parva</i>	Vagrant	-	-	-	-	-	-
275	Red-throated Flycatcher	<i>Ficedula albicilla</i>	Uncommon	AM,W	-	-	-	-	-
276	Blue-and-white Flycatcher	<i>Cyanoptila cyanomelana</i>	Uncommon	SpM	-	-	-	-	-
277	Verdler Flycatcher	<i>Eumylas thalassinus</i>	Scarce	W	-	-	-	-	-
278	Hainan Blue Flycatcher	<i>Cyanus hainanus</i>	Uncommon	Su	-	-	-	-	-
279	Small Niltava	<i>Niltava macrorhynchos</i>	Vagrant	-	-	-	-	-	-
280	Fire-breasted Flowerpecker	<i>Dicaeum kinnieckus</i>	Scarce	?R	-	-	-	-	-
281	Scarlet-backed Flowerpecker	<i>Dicaeum cruentatum</i>	Common	R	-	-	-	-	-
282	Fork-tailed Sunbird	<i>Aethopygia christinae</i>	Common	R	-	-	-	-	-
283	Eurasian Tree Sparrow	<i>Passer montanus</i>	Abundant	R	-	-	-	-	-
284	White-rumped Munia	<i>Lonchura striata</i>	Common	R	-	-	-	-	-
285	Scaly-breasted Munia	<i>Lonchura punctulata</i>	Common	R	-	-	-	-	-
286	Forest Wagtail	<i>Dendronanthus indicus</i>	Scarce	M	-	-	-	-	-
287	Eastern Yellow Wagtail	<i>Motacilla tschutschensis</i>	Common	M,W	-	-	-	-	-
288	Grey Wagtail	<i>Motacilla cinerea</i>	Common	W	-	-	-	-	-
289	White Wagtail	<i>Motacilla alba</i>	Common	W,R	-	-	-	-	-
290	Richard's Pipit	<i>Anthus richardi</i>	Common	W,R	-	-	-	-	-

291	Olive-backed Pipit	<i>Anthus hodgsoni</i>	Common	W	-	-	-	-
292	Pechora Pipit	<i>Anthus gustavi</i>	Scarce	M	LC	-	-	-
293	Red-throated Pipit	<i>Anthus cervinus</i>	Common	M,W	LC	-	-	-
294	Rosy Pipit	<i>Anthus roseatus</i>	Vagrant	-	-	-	-	-
295	Buff-bellied Pipit	<i>Anthus rubescens</i>	Rare	W	LC	-	-	-
296	Brambling	<i>Fringilla montifringilla</i>	Scarce	M	-	-	-	-
297	Common Rosefinch	<i>Carpodacus erythrinus</i>	Rare	W	LC	-	-	-
298	Chinese Grosbeak	<i>Eophona migratoria</i>	Uncommon	M	LC	-	-	-
299	Grey-capped Greenfinch	<i>Carduelis sinica</i>	Rare	R,M	LC	-	-	-
300	Eurasian Siskin	<i>Carduelis spinus</i>	Scarce	W	-	-	-	-
301	Tristram's Bunting	<i>Emberiza tristrami</i>	Uncommon	W	-	-	-	-
302	Chestnut-eared Bunting	<i>Emberiza fucata</i>	Scarce	M	LC	-	-	-
303	Little Bunting	<i>Emberiza pusilla</i>	Common	W	-	-	-	-
304	Yellow-browed Bunting	<i>Emberiza chrysophrys</i>	Scarce	M	-	-	-	-
305	Rustic Bunting	<i>Emberiza rustica</i>	Rare	-	-	-	-	-
306	Yellow-throated Bunting	<i>Emberiza elegans</i>	Rare	-	-	-	-	-
307	Yellow-breasted Bunting	<i>Emberiza aureola</i>	Common	M	RC	-	-	Vulnerable
308	Chestnut Bunting	<i>Emberiza rutila</i>	Common	M	-	-	-	-
309	Black-headed Bunting	<i>Emberiza melanocephala</i>	Rare	-	-	-	-	-
310	Japanese Yellow Bunting	<i>Emberiza sulphurea</i>	Scarce	Sp,M	GC	-	-	Vulnerable
311	Black-faced Bunting	<i>Emberiza spodocephala</i>	Common	M,W	-	-	-	-
312	Hill Blue Flycatcher	<i>Cyanitis banyumas</i>	-	-	-	-	-	-
313	Hawfinch	<i>Coccothraustes coccothraustes</i>	-	-	-	-	-	-
314	Red-throated Loon	<i>Gavia stellata</i>	-	-	-	-	-	-
315	Bulwer's Petrel	<i>Bulweria bulwerii</i>	-	-	-	-	-	-
316	Swinhoe's Storm-petrel	<i>Oceanodroma monorhina</i>	-	-	-	-	-	Near Threatened
317	Amur Falcon	<i>Falco amurensis</i>	-	-	-	-	-	-
318	Yellow-legged Gull	<i>Larus michahellis</i>	-	-	-	-	-	-
319	Brown Noddy	<i>Anous stolidus</i>	-	-	-	-	-	-
320	Whistling Green Pigeon	<i>Treron formosae</i>	-	-	-	-	-	Near Threatened
321	Rosy Minivet	<i>Pericrocotus roseus</i>	-	-	-	-	-	-
322	Scaly Thrush	<i>Zoothere dauma</i>	-	-	-	-	-	-
323	Greenish Warbler	<i>Phylloscopus trochiloides</i>	-	-	-	-	-	-
324	Mariens's Warbler	<i>Sekercus omeiensis</i>	-	-	-	-	-	-
325	Purple-backed Starling	<i>Sturnus sturninus</i>	-	-	-	-	-	-
326	Crow-billed Drongo	<i>Dicurus aeneactis</i>	-	-	-	-	-	-

Note:

- (1) All wild birds are Protected under Wild Animal Protection Ordinance (Cap. 170)
- (2) AFCD (2014). Hong Kong Biodiversity Database
- (3) Carey et al. (2001). R=resident; W=winter visitor; Su=summer visitor; M=migrant; Sp=spring; P=present all year, exact composition unknown
- (4) Fellowes et al. (2002). GC=Global Concern; LC=Local Concern; RC=Regional Concern; PRC=Potential Regional Concern; PGC: Potential Global Concern. Letters in parentheses indicate that the assessment is on the basis of restrictedness in nesting and/or roosting sites rather than in general occurrence.
- (5) List of Wild Animals Under State Protection (promulgated by State Forestry Administration and Ministry of Agriculture on 14 January, 1989). [國家重點保護野生動物名錄(1989年1月14日)]
- (6) Zheng, G. M. and Wang, Q. S. (1998).
- (7) IUCN (2014). IUCN Red List of Threatened Species. Version 2014.2
- (8) Protected under Protection of Endangered Species of Animals and Plants Ordinance (Cap. 586)
- (9) Wetland-dependent species (including wetland-dependent species and waterbirds)

Species of conservation interest is in bold type face

Butterflies recorded at Po Toi

No.	Common Name	Scientific Name	Distribution	LC
1	Common Awl	<i>Hasora badra badra</i>	Very rare	LC
2	Brown Awl	<i>Badamia exclamatoris</i>	Very rare	LC
3	Chestnut Angle	<i>Odontoptilum angulatum angulatum</i>	Common	-
4	Chestnut Bob	<i>Iambrix salsala salsala</i>	Uncommon	-
5	Restricted Demon	<i>Notocrypta curvifascia curvifascia</i>	Uncommon	-
6	Indian Palm Bob	<i>Suastus gremius gremius</i>	Uncommon	-
7	Tree Flitter	<i>Hyarotis adrastus praba</i>	Uncommon	-
8	Banana Skipper	<i>Eronota torus</i>	Uncommon	-
9	Common Dart	<i>Potanthus pseudomaesa clio</i>	Rare	LC
10	Yellow Band Dart	<i>Potanthus pava pava</i>	Very rare	-
11	Chinese Dart	<i>Potanthus confius confius</i>	Uncommon	-
12	Pale Palm Dart	<i>Telicota colon stinga</i>	Rare	LC
13	Greenish Palm Dart	<i>Telicota ancilla horisa</i>	Uncommon	-
14	Common Straight Swift	<i>Parnara guttata</i>	Common	-
15	Rare Swift	<i>Parnara ganga</i>	Uncommon	-
16	Formosan Swift	<i>Borbo cinnara</i>	Common	-
17	Little Branded Swift	<i>Pelopidas agna agna</i>	Uncommon	-
18	Small Branded Swift	<i>Pelopidas mathias oberthueri</i>	Uncommon	-
19	Common Bluebottle	<i>Graphium sarpedon sarpedon</i>	Very common	-
20	Common Jay	<i>Graphium doson axlon</i>	Common	-
21	Tailed Jay	<i>Graphium agamemnon agamemnon</i>	Common	-
22	Five-bar Swordtail	<i>Pathysa antiphates antiphates</i>	Common	-
23	Tawny Mime	<i>Chilasa egestor restricta</i>	Very rare	-
24	Common Mime	<i>Chilasa clytia clytia</i>	Common	-
25	Lime Butterfly	<i>Papilio demoleus demoleus</i>	Common	-
26	Red Helen	<i>Papilio helenus helenus</i>	Very common	-
27	Common Momon	<i>Papilio polytes polytes</i>	Very common	-
28	Great Momon	<i>Papilio memnon egestor</i>	Very common	-
29	Spangle	<i>Papilio protenor protenor</i>	Very common	-
30	Chinese Peacock	<i>Papilio bianor bianor</i>	Common	-
31	Paris Peacock	<i>Papilio paris paris</i>	Very common	-
32	Red-base Jezebel	<i>Delias pasithoe pasithoe</i>	Very common	-
33	Indian Cabbage White	<i>Pieris candida candida</i>	Very common	-
34	Common Gull	<i>Cepora nerissa nerissa</i>	Common	-
35	Yellow Orange Tip	<i>Ixias pyrene pyrene</i>	Uncommon	-
36	Great Orange Tip	<i>Hebomoia glalppe glalppe</i>	Common	-
37	Mottled Emigrant	<i>Catopsilia pyranthe pyranthe</i>	Very common	-
38	Lemon Emigrant	<i>Catopsilia pomona pomona</i>	Common	-
39	Orange Emigrant	<i>Catopsilia scylla</i>	Rare	-
40	Common Grass Yellow	<i>Eurema hecabe hecabe</i>	Very common	-
41	Three-spot Grass Yellow	<i>Eurema blanda hylama</i>	Common	-
42	Powdered Oak Blue	<i>Arhopala bazalus turbata</i>	Rare	-
43	Burmese Bush Blue	<i>Arhopala birmana birmana</i>	Very rare	LC
44	Silver Streak Blue	<i>Iraota timoleon timoleon</i>	Uncommon	-
45	Green Flash	<i>Artipe eryx eryx</i>	Uncommon	-
46	Slate Flash	<i>Rapala manea schistacea</i>	Common	-
47	Transparent 6-line Blue	<i>Nacaduba kurava euplea</i>	Common	-
48	Dark Cerulean	<i>Jamides bochus bochus</i>	Common	-
49	Common Cerulean	<i>Jamides celeno celeno</i>	Rare	-
50	Forget-me-not	<i>Catochrysops strabo strabo</i>	Very rare	-
51	Long-tailed Blue	<i>Lampides boeticus</i>	Common	-
52	Oriental Striped Blue	<i>Leptotes plinius</i>	Very rare	LC
53	Pale Grass Blue	<i>Pseudozizeeria maha</i>	Very common	-
54	Dark Grass Blue	<i>Zizeeria karsandra karsandra</i>	Uncommon	-
55	Lesser Grass Blue	<i>Zizina otis otis</i>	Common	-
56	Tailed Cupid	<i>Everes lacturnus vileyi</i>	Common	-
57	Plain Hedge Blue	<i>Celastrina lavendularis limbata</i>	Very rare	LC
58	Gram Blue	<i>Ehryops cnejus cnejus</i>	Uncommon	-
59	Lime Blue	<i>Chilades lajus leofasciatus</i>	Common	-
60	Plains Cupid	<i>Chilades pandava pandava</i>	Uncommon	-
61	Plum Judy	<i>Abisara echerius echerius</i>	Very common	-
62	Common Evening Brown	<i>Melanitis leda leda</i>	Common	-
63	Common Palmfly	<i>Elymnias hypermnestra hainana</i>	Common	-
64	Dark Brand Bush Brown	<i>Mycalasis mineus mineus</i>	Very common	-
65	South China Bush Brown	<i>Mycalasis zonata</i>	Common	-
66	Common Five-ring	<i>Ypthima baldus baldus</i>	Very common	-
67	Straight Five-ring	<i>Ypthima lisandra lisandra</i>	Common	-
68	Large Faun	<i>Faunis eumeus eumeus</i>	Common	-
69	Common Nawab	<i>Polyura athamas athamas</i>	Uncommon	-
70	Rustic	<i>Cupha erymanthis erymanthis</i>	Very common	-
71	Common Leopard	<i>Phalanta phalantha phalantha</i>	Very rare	-

72	Indian Frillfly	<i>Argyreus hyperbius hyperbius</i>	Common	-
73	Red Lacewing	<i>Cethosia biblis phanarola</i>	Uncommon	-
74	Indian Red Admiral	<i>Vanessa indica indica</i>	Uncommon	-
75	Blue Admiral	<i>Kaniska canace canace</i>	Common	-
76	Lemon Pansy	<i>Junonia lemonias lemonias</i>	Common	-
77	Chocolate Pansy	<i>Junonia iphita iphita</i>	Common	-
78	Yellow Pansy	<i>Junonia hierta hierta</i>	Rare	-
79	Blue Pansy	<i>Junonia orithya orithya</i>	Uncommon	-
80	Great Egg-fly	<i>Hypolimnas bolina kazia</i>	Common	-
81	Common Sailer	<i>Neptis hylas hylas</i>	Very common	-
82	Short-banded Sailer	<i>Phaedyma columella columella</i>	Common	-
83	Common Mapwing	<i>Cyrestis thyodamas chinensis</i>	Common	-
84	Glassy Tiger	<i>Parantica aglea melanoides</i>	Common	-
85	Ceylon Blue Glassy Tiger	<i>Ideopsis similis similis</i>	Very common	-
86	Blue Tiger	<i>Tirumala limnace limnace</i>	Common	-
87	Common Tiger	<i>Danaus genutia genutia</i>	Common	-
88	Blue-spotted Crow	<i>Euploea midamus midamus</i>	Very common	-
89	Striped Blue Crow	<i>Euploea mulciber mulciber</i>	Uncommon	-
90	Common Indian Crow	<i>Euploea core amymone</i>	Common	-
91		<i>Potanthus sp.</i>	-	-
92		<i>Telicota sp.</i>	-	-

Notes:

(1) AFCD (2014) Hong Kong Biodiversity Database

(2) Fellowes et al. (2002): LC=Local Concern; RC=Regional Concern.

Species of conservation interest is in bold type face

Amphibians recorded at Po Toi

Common Name	Scientific Name	Distribution in Hong Kong	Conservation Status	IUCN Red List Category
Romer's Tree Frog ⁽¹⁾	<i>Lixialus romeri</i>	Distributed in woodlands on Lantau Island, Po Toi Island, Lamma Island, Hong Kong Island and New Territories	PGC	Endangered

Notes:

(1) Protected under Wild Animal Protection Ordinance (Cap. 170)

(2) AFCD (2013) Hong Kong Biodiversity Database

(3) Fellowes *et al.* (2002); LC=Local Concern; PRC=Potential Regional Concern; PGC: Potential Global Concern.

(4) IUCN (2013). IUCN Red List of Threatened Species. Version 2013.1

Species of conservation interest is in bold type face

Reptiles recorded at Po Toi

Common Name	Scientific Name	Distribution	Conservation Status (IUCN)	Conservation Status (AFCD)	Conservation Status (RGC)	Conservation Status (RGC)
Chinese Gecko	<i>Gehlo chinensis</i>	Very common and widely distributed	-	-	-	-
Tree Gecko	<i>Hemiphyllodactylus</i> sp.	Very rare, found in Po Toi, Aberdeen, Stak Kwu Chau	RC	-	-	-
Burmese Python ⁽¹⁾⁽²⁾	<i>Python molurus bivittatus</i>	Widely distributed	PRC	Class I	Critically Endangered	Vulnerable
Common Rat Snake ⁽³⁾	<i>Ptyas mucosus</i>	Widely distributed	PRC	-	Endangered	-

Notes:

- (1) Protected under Wild Animal Protection Ordinance (Cap. 170)
 - (2) Protected under Protection of Endangered Species of Animals and Plants Ordinance (Cap. 602)
 - (3) AFCD (2013) Hong Kong Biodiversity Database
 - (4) Faloutsos, et al. (2002): RC=Regional Concern; PRC=Potential Regional Concern.
 - (5) List of Wild Animals Under State Protection (promulgated by State Forestry Administration and Ministry of Agriculture on 14 January, 1999).
 - (6) Zheng, G. M. and Wang, G. S. (1998).
 - (7) IUCN (2013). IUCN Red List of Threatened Species. Version 2013.1
- Species of conservation interest is in bold type face

Mammals recorded at Po Toi

Common Name	Scientific Name	Distribution in HK (at Po Toi)
Musk Shrew	<i>Suncus murinus</i>	Common
Japanese Pipistrelle ⁽¹⁾	<i>Pipistrellus abramus</i>	Abundant
Eurasian Wild Pig	<i>Sus scrofa</i>	Common

Notes:

(1) Protected under Wild Animal Protection Ordinance (Cap. 170)

(2) AFCD (2014) Hong Kong Biodiversity Database.



長春社 since 1968

The Conservancy Association

會址：香港九龍青山道 476 號百佳大廈 1 樓 102 室

Add.: Unit 102, 1/F, Park Building, 476 Castle Peak Road, Kowloon, Hong Kong

電話 Tel.: (852)2728 6781 傳真 Fax.: (852) 2728 5538

18th November 2014

Planning Department

District Planning Branch

New Territories District Planning Division

Sai Kung & Islands District Planning Office

(E-mail: imkchung@pland.gov.hk, gtslui@pland.gov.hk)

Dear Mr Chung and Mr Lui,

Comments on Draft Po Toi Islands Outline Zoning Plan

Following the meeting on 3rd November 2014, The Conservancy Association (CA) is writing to highlight various concerns on the captioned.

CA stance on Po Toi remains unchanged with reference to our previous letter dated 2nd May 2012. Po Toi Island has long been recognized as an important site for migratory land birds and seabirds¹ with a total of 311 bird species recorded from the island at the end of 15 October 2012⁶. Apart from birds, this ecological treasure trove also contains more. The endemic Romer's Tree Frog (*Liuixalus romeri*), despite its narrow distribution, could also be spotted in various locations such as Lau Shui Hang in Po Toi². Some rare floral species including *Ceratopteris thalictroides*³, listed as Wild plant under State protection (Category II), and some rare Hong Kong Cyperaceae⁴ have once been discovered. Marine water between Po Toi and Beaufort Island contains various types of soft corals, gorgonians and black corals⁵. Based on

¹ Anon (2007). Preliminary Study on Bird Migration on Po Toi Island (2007). Hong Kong Bird Watching Society to the Agriculture, Fisheries and Conservation Department.

² AFCD (2005). S.K.F. Chan, K.S. Cheung, C.Y. Ho, F.N. Lam & W.S. Tang (2005). Endemic Species Highlights - Romer's Tree Frog. Hong Kong Biodiversity.

³ CLP Power Hong Kong Limited (2001). Ecological Impact Assessment. EIA Report on 132 KV Supply Circuit from Pui O via Chi Ma Wan Peninsula via Sea Crossing towards Cheung Chau.

⁴ Shaw, J (1999). The conservation status of Cyperaceae in Hong Kong. Porcupine! 20.

⁵ WWF (2012). WWF's Response to 25 Possible Reclamation Sites – Posing Threats to Important species Such as Finless Porpoise and Romer's Tree Frog.

⁶ The Bird Watching Society(2012), Proposal for a Site of Specific Scientific Interest and Support for Country Park Designation on Po Toi Island

both ecological and scientific value of Po Toi, CA would recommend to designate Po Toi as SSSI. According to South West New Territories Development Strategy Review in 2001, Po Toi Islands had been initially confirmed the potential to be designated as Country Park. To better conserve the ecological integrity and landscape character, we opine that this suggestion should be considered in deep.

CA is particularly concerned about the mature woodland, with large trees such as *Ficus microcarpa*, in few houses near the pier (Figure 1 and 2) and in the proposed V zone (Tai Wan Village) (Figure 3 and 4) in Po Toi Island Development Permission Areas Plan (DPA). These large trees would serve as an important foraging site for land bird migrants⁶. These areas should not be zoned to allow development, particularly small house development, and should be protected by SSSI.

The suspected illegal development of columbarium in 2012 has resulted in massive areas of vegetation clearance in south-west of Po Toi. CA would highlight that any attempts of "destroy first, build later" should not be tolerated as it would set an undesirable precedent in future.

Yours faithfully,



Ng Hei Man
Assistant Campaign Manager

Cc
Agriculture, Fisheries and Conservation Department
Association for Geoconservation, Hong Kong
Columbarium Concern Group
Designing Hong Kong
Green Power
Hong Kong Bird Watching Society
Kadoorie Farm and Botanic Garden Corporation
WWF – Hong Kong

Figure 1 Mature woodland (circled in red) near the pier

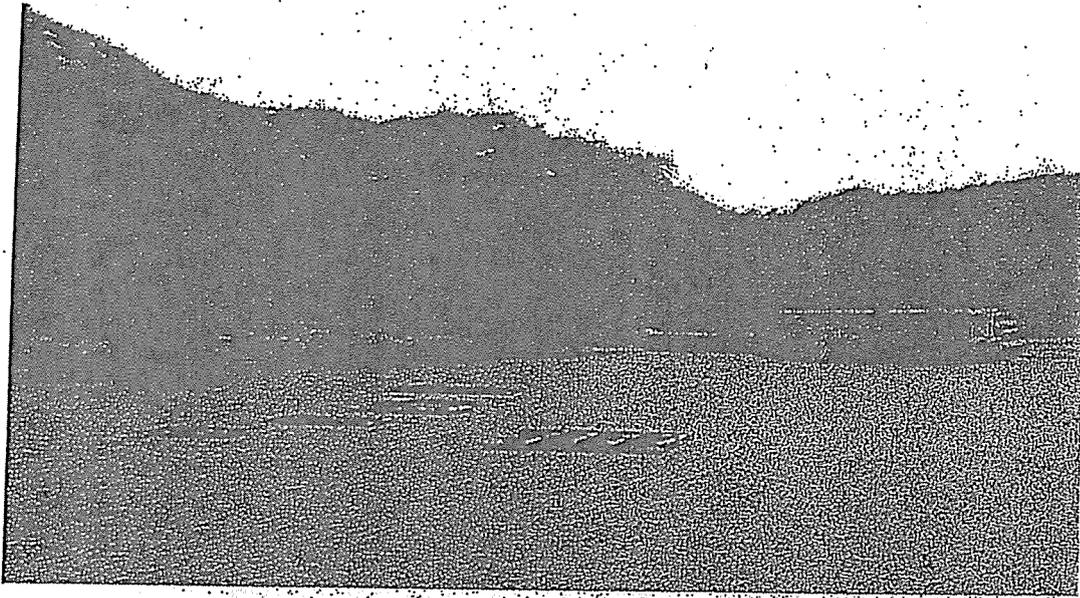
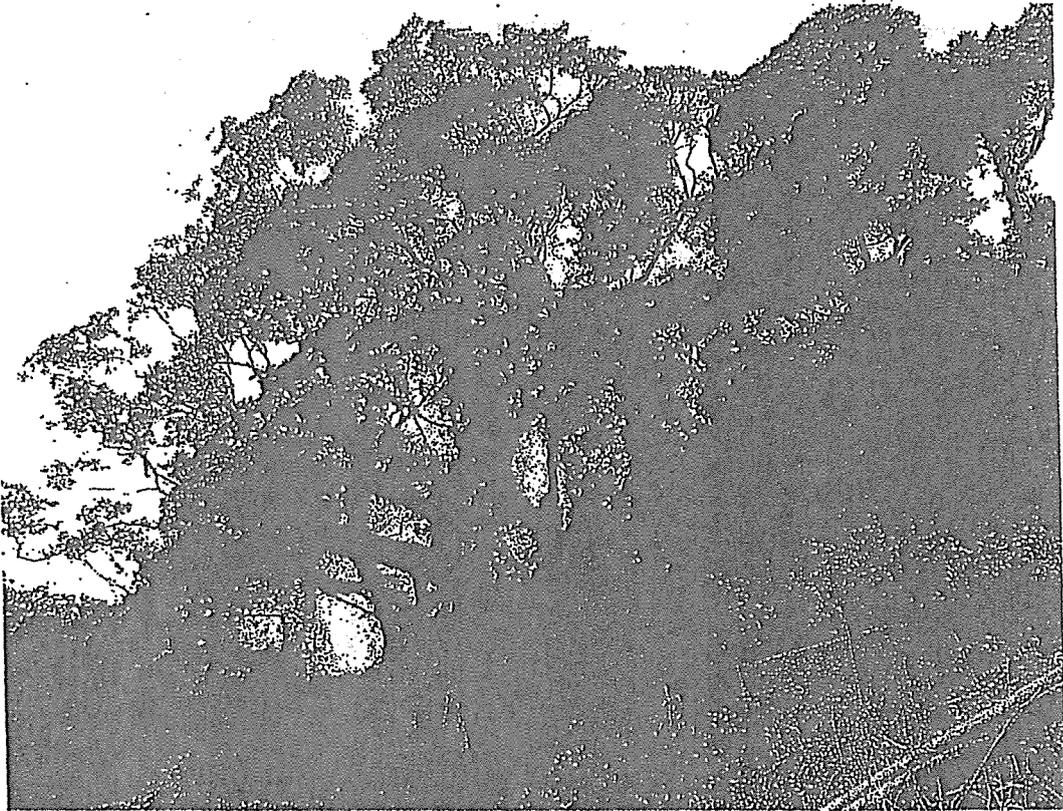
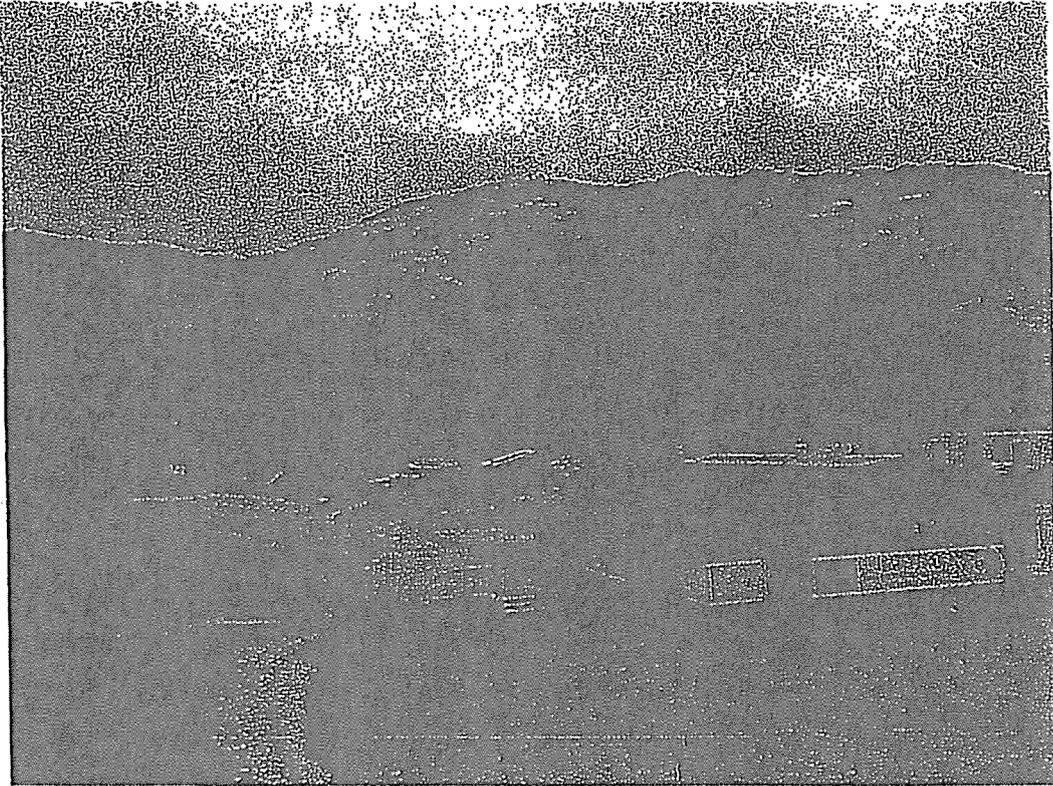


Figure 2 A mature *Ficus microcarpa* can be spotted in an abandoned house near the pier. Some more large trees indeed scatter in a few abandoned houses in adjacent



Figure 3 and 4 Mature woodland in Tai Wan Village currently zoned as “V” zone.
Large trees can provide an important foraging site for land bird migrants



新界南丫島南段鄉事委員會

Lamma Island (South) Rural Committee

南丫島索罟灣
第 二 街 1 號 B 二 樓
電話: 2982 8513 傳真: 2982 8596

1/B, 2F, Second Street,
Sok Kwu Wan, Lamma Island,
Tel: 2982 8513 Fax: 2982 8596

敬啟者:

TPB/R/DPA/I-PTI/1-84

蒲台群島發展審批地區規劃(編號 DPA/I-PTI/1)的書面建議

有關政府就上述地區作出規劃措施，經本會各村代表會議商討後，綜合結論是：政府在保護有關各島嶼生態環境之餘，同樣應要顧及島上居民需求(例如：有丁無地建丁屋)及有關土地業權人權益，平衡區內各方的發展為要。

現特致函 貴會，建議擴大上述地區規劃的面積(見附圖)，以供村民殷切的需求。懇請 貴會考慮，不勝感荷！

此致

城市規劃委員會



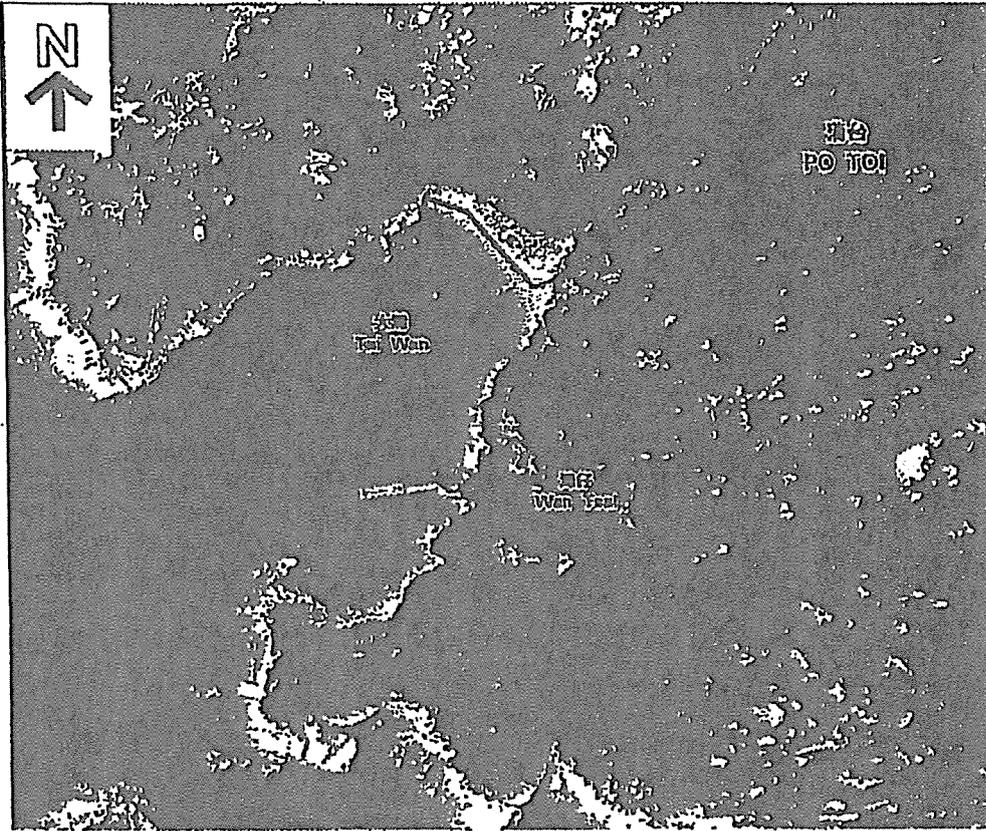
南丫南鄉事委員會
主席周玉堂

(7) 玉堂

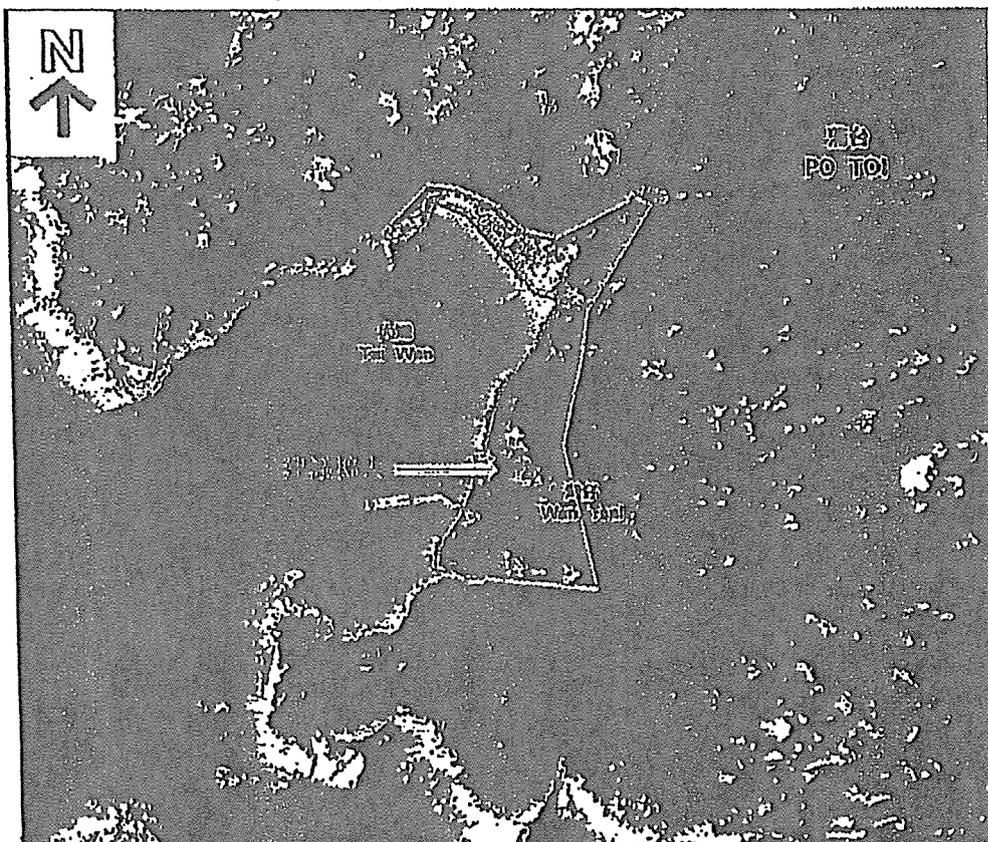
副本送：西貢及離島規劃處

二〇一二年三月十九日

原有 V ZONES 圖 (圖一)



建議擴建 V ZONES 圖 (圖二)

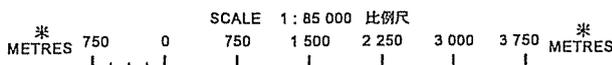




擬議分區計劃大綱圖的規劃範圍界線
PROPOSED PLANNING SCHEME
BOUNDARIES OF
OUTLINE ZONING PLAN

位置圖 LOCATION PLAN

蒲台群島 PO TOI ISLANDS



規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/LI/14/143

圖表
FIGURE
1

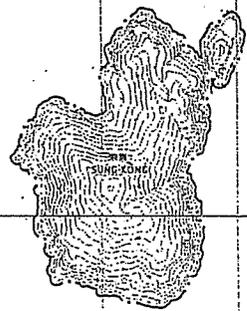
本摘要圖於2014年10月17日擬備
EXTRACT PLAN PREPARED ON 17.10.2014



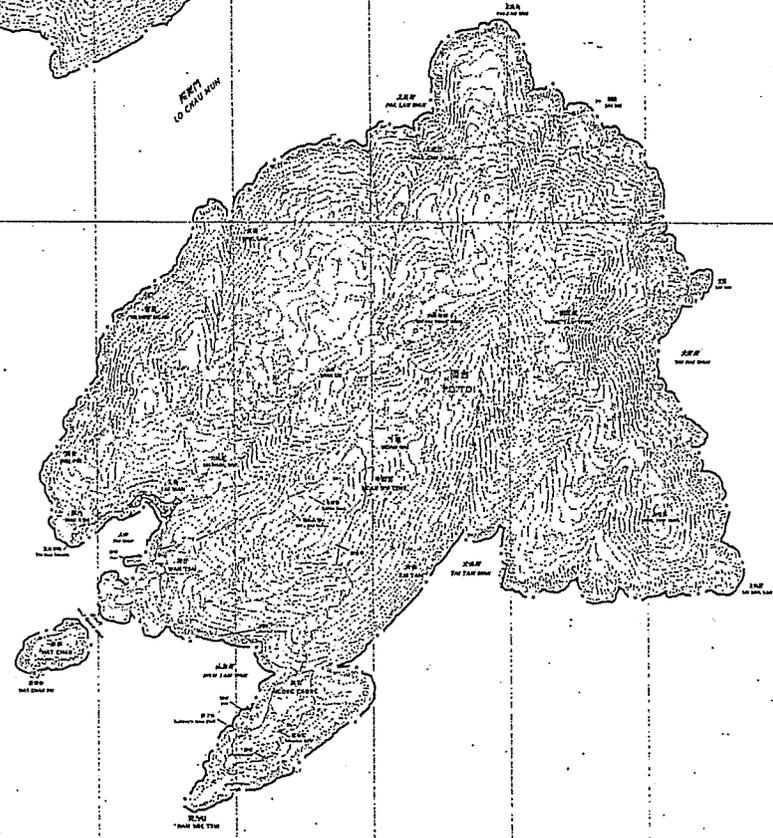
SHING SHE MUN



蒲台群島
PO TOI ISLANDS



沃蘭島
WALAN ISLAND



圖例
NOTATION

ZONCE	地帶
VILLAGE TYPE DEVELOPMENT	鄉村式發展
MISCELLANEDUE	文藝
BOUNDARY OF DEVELOPMENT PERMISSION AREA	發展許可區界線

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	不附發展區界線 UNBOUNDARY DEVELOPMENT		用途
	面積 HECTARES	百分比	
VILLAGE TYPE DEVELOPMENT	8.00	8.00	鄉村式發展
UNDEVELOPED LAND	94.11	92.00	未發展地帶
TOTAL AREA OF DEVELOPMENT PERMISSION AREA	102.11	100.00	發展許可區總面積

本圖的《註釋》是此圖的一部分
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN

行政局審計處於2013年3月12日 核准
圖則編號 113 (A) 區域發展
APPROVED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER
SECTION 113(A) OF THE TOWN PLANNING ORDINANCE ON
12 MARCH 2013.

由 Ms KENNETH WONG 黃潔琳女士 簽署
CLEAR TO THE EXECUTIVE COUNCIL 行政局核准

蒲台群島發展審批地區圖
PO TOI ISLANDS DEVELOPMENT PERMISSION AREA PLAN

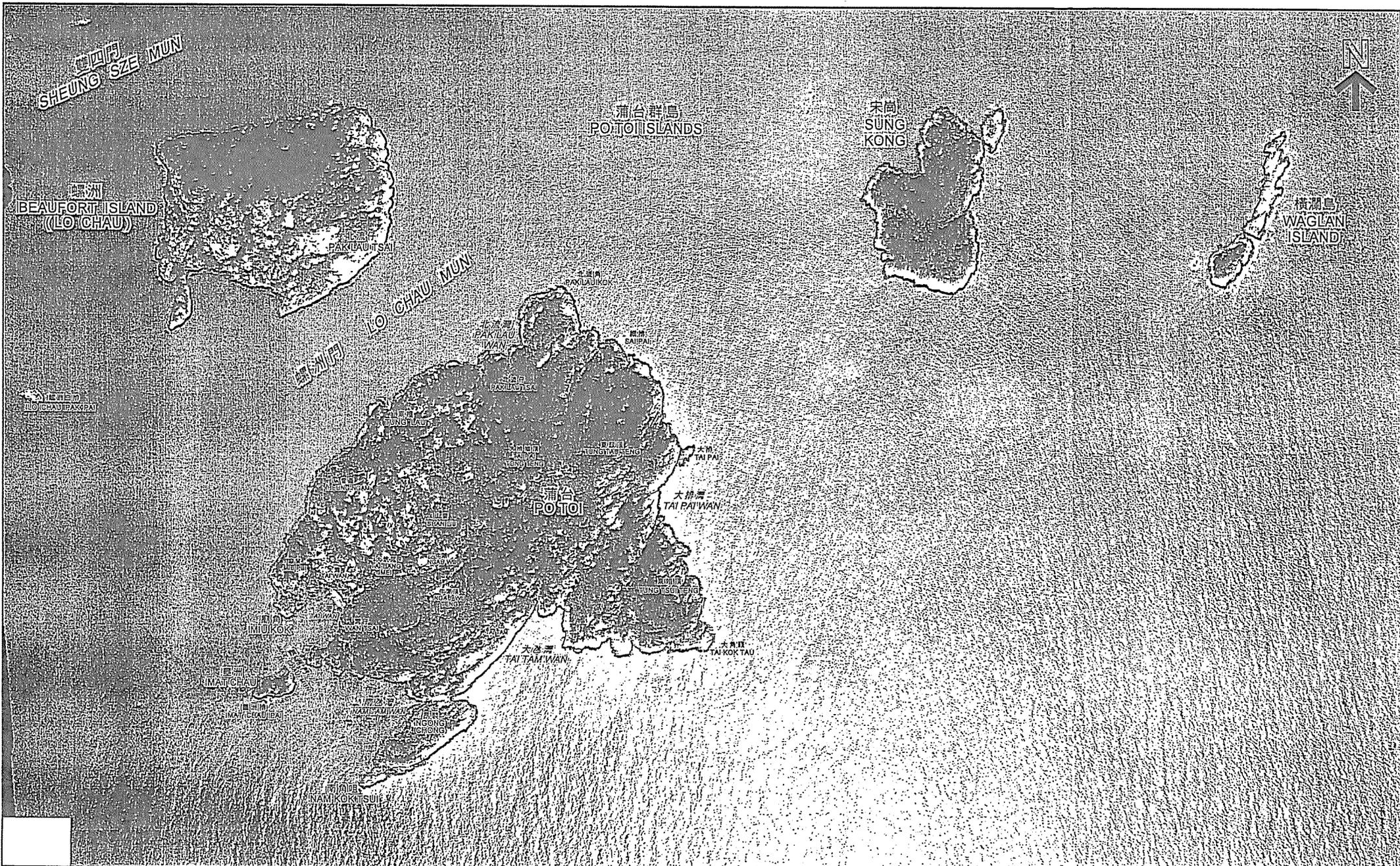
SCALE 1:7500 比例尺

此圖是根據《土地用途及發展條例》
PREPARED BY THE PLANNING DEPARTMENT UNDER
THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號
PLAN No. DPA/I-PTI/2

參考編號
REFERENCE No. M/LI/14/143

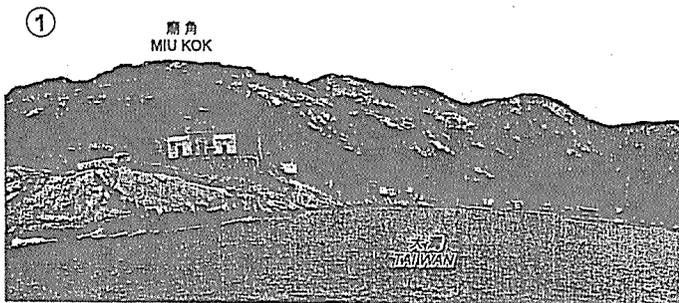
圖表
FIGURE 2




 擬議分區計劃大綱圖的規劃範圍界線
 PROPOSED PLANNING SCHEME BOUNDARIES OF
 OUTLINE ZONING PLAN
 本摘要圖於2014年11月18日製備，
 所根據的資料為地政總署於2013年11月29日
 拍攝的航攝照片編號CW104597
 EXTRACT PLAN PREPARED ON 18.11.2014
 BASED ON AERIAL PHOTO No. CW104597
 TAKEN ON 29.11.2013 BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO
 蒲台群島
 PO TOI ISLANDS

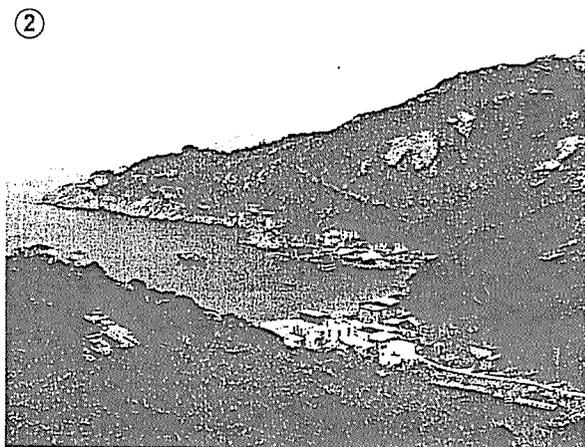
規劃署 PLANNING DEPARTMENT		
參考編號 REFERENCE No. M/LI/14/143	圖表 FIGURE 3	



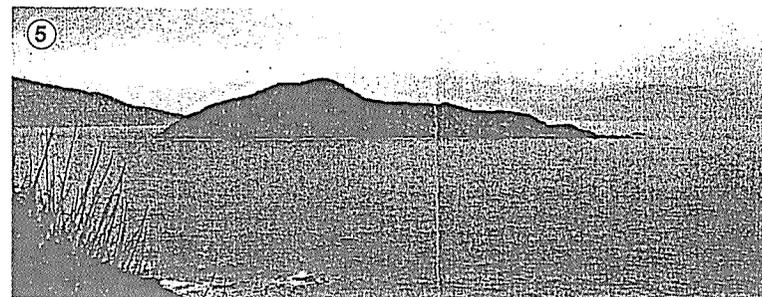
蒲台 (廟角/大灣) PO TOI (MIU KOK/TAI WAN)



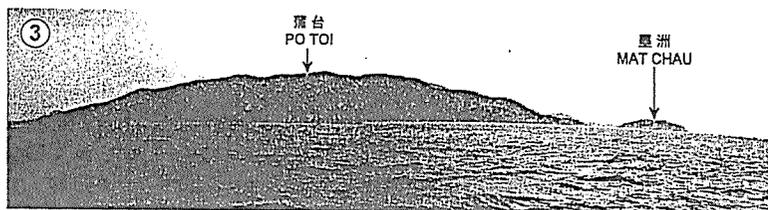
螺洲 BEAUFORT ISLAND (LO CHAU)



蒲台 (大灣) PO TOI (TAI WAN)



宋崗 SUNG KONG



蒲台及墨洲 PO TOI AND MAT CHAU



橫瀾島 WAGLAN ISLAND

蒲台群島的整體景觀
OVERVIEW OF PO TOI ISLANDS

現時蒲台實際狀況的實地照片
SITE PHOTOS OF EXISTING PHYSICAL FEATURES AT PO TOI

蒲台群島
PO TOI ISLANDS

規劃署
PLANNING DEPARTMENT



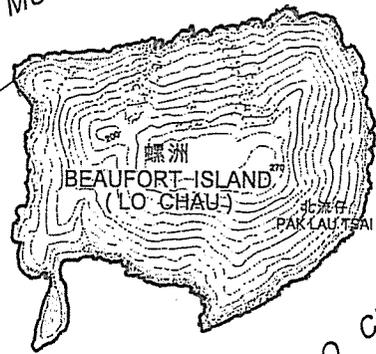
參考編號
REFERENCE No.
M/LI/14/143

圖表 FIGURE
4b

本圖係基於2014年11月11日製備，所根據的資料
為攝於2012年2月14日及2014年10月24日的實地照片
EXTRACT PLAN PREPARED ON 11.11.2014
BASED ON SITE PHOTOS TAKEN ON
14.2.2012 & 24.10.2014

雙四門
SHEUNG SZE MUN

燈塔
LIGHTHOUSE



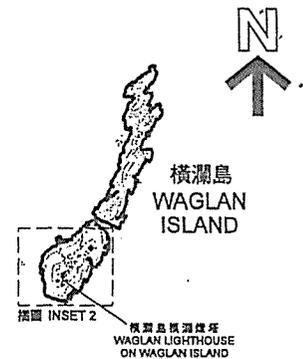
鰲洲
BEAUFORT ISLAND
(LO CHAU)

北流灣
PAK LAU TSAI

蒲台群島
PO TOI ISLANDS



宋崗
SUNG KONG



橫瀾島
WAGLAN ISLAND

插圖 INSET 2

橫瀾島燈塔
WAGLAN LIGHTHOUSE
ON WAGLAN ISLAND

螺洲白排
LO CHAU PAK PAI

螺洲門
LO CHAU MUN

圖例 LEGEND

- 擬議分區計劃大綱圖的規劃範圍界線
PROPOSED PLANNING SCHEME
BOUNDARIES OF OUTLINE ZONING
PLAN
- 住用構築物
DOMESTIC STRUCTURE
- 鄉村聚落
VILLAGE CLUSTER
- 荒廢耕地
ABANDONED AGRICULTURAL LAND
- 認可鄉村的許可墓地
PERMITTED BURIAL GROUND
FOR RECOGNISED VILLAGE
- 岩地
ROCKY AREA
- 植地區
VEGETATED AREA
- 休憩用地
OPEN SPACE
- 政府、機構或社區用途
GOVERNMENT, INSTITUTION
OR COMMUNITY USE
- 小徑/遠足徑
FOOTPATH/HIKING TRAIL
- 宗教用途
RELIGIOUS USE
- 法定古蹟
DECLARED MONUMENT

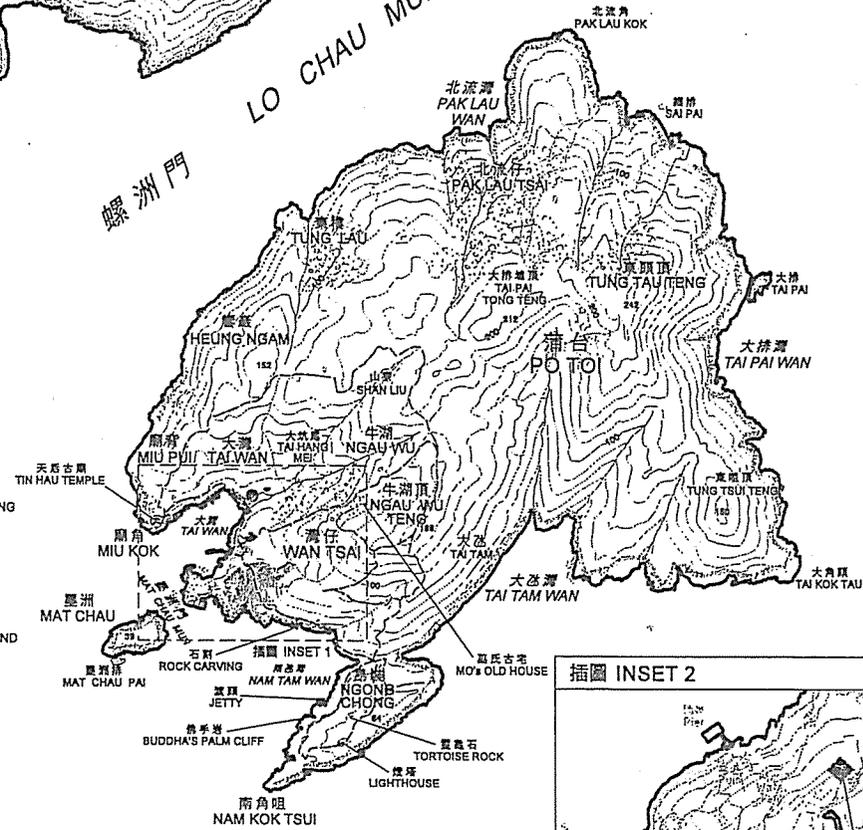


插圖 INSET 1

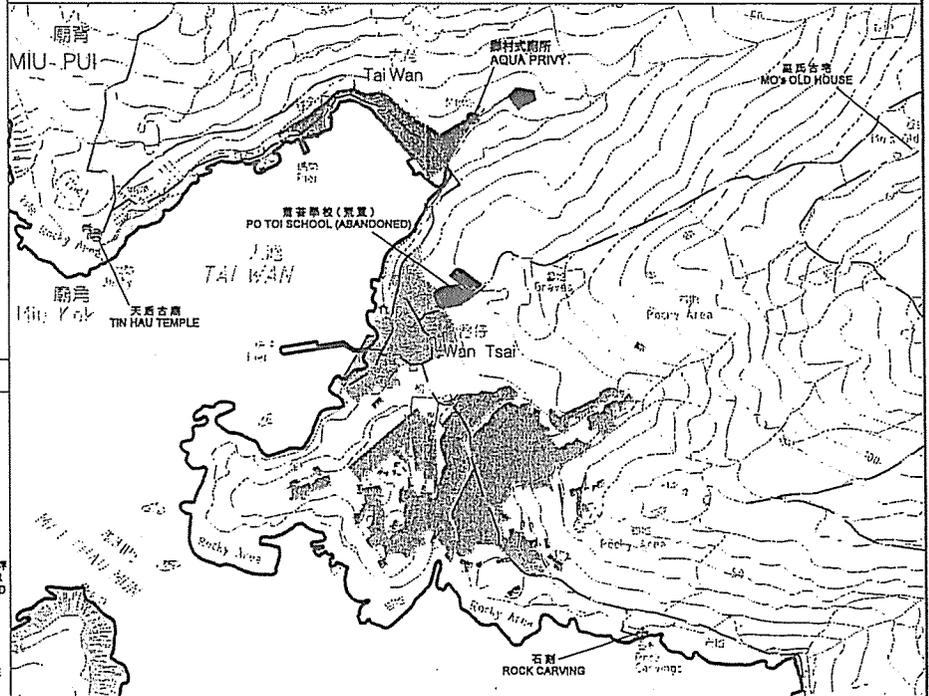
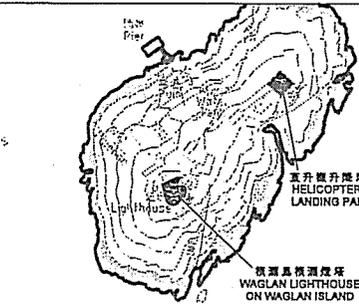


插圖 INSET 2



現時環境及土地用途 EXISTING ENVIRONMENT AND LAND USE

蒲台群島 PO TOI ISLANDS

SCALE 1: 20 000 比例尺

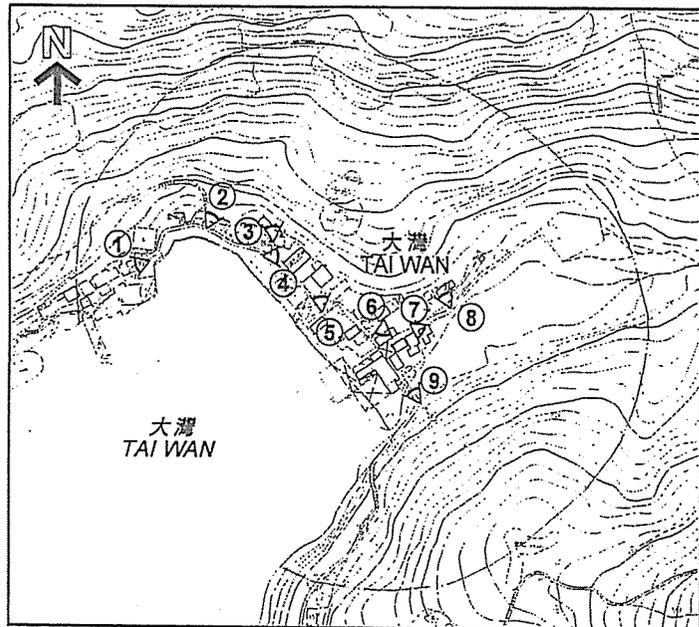


規劃署
PLANNING DEPARTMENT

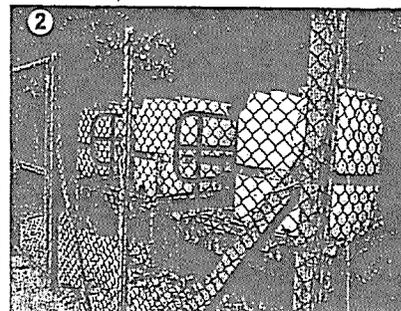


參考編號
REFERENCE No.
M/LI/14/143

圖表 FIGURE
5a



本地商店及食肆 LOCAL SHOP AND EATING PLACE



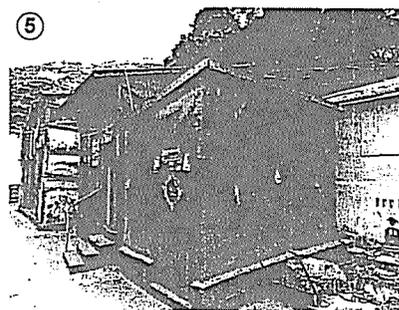
水缸 WATER TANKS



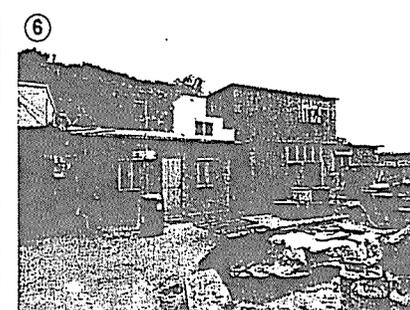
發電機房 ELECTRICITY GENERATORS



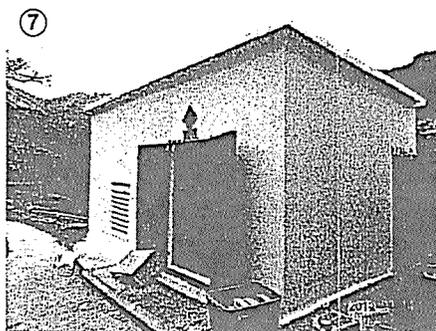
鄉公所及休憩處 VILLAGE OFFICE AND SITTING-OUT AREA



村屋 VILLAGE HOUSE



村屋 VILLAGE HOUSE



發電機房 ELECTRICITY GENERATER



鄉村式廁所 AQUA PRIVY



明記海鮮酒家 MING KEE SEA FOOD RESTAURANT

圖例 LEGEND

- 鄉村範圍 VILLAGE ENVIRONS
- 私人土地 PRIVATE LAND

① ◀ 實地照片的觀景點 VIEWING POINT OF SITE PHOTO

蒲台村的實地照片 SITE PHOTOS OF PO TOI VILLAGE

蒲台群島
PO TOI ISLANDS

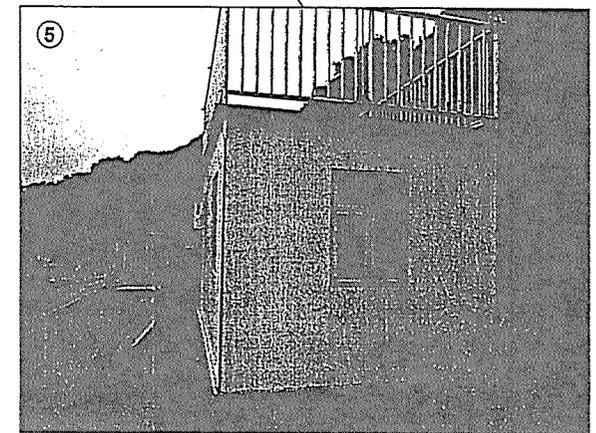
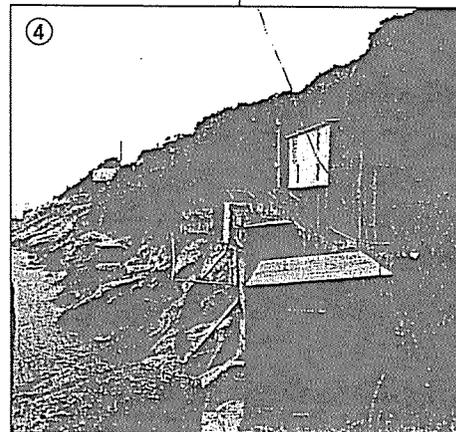
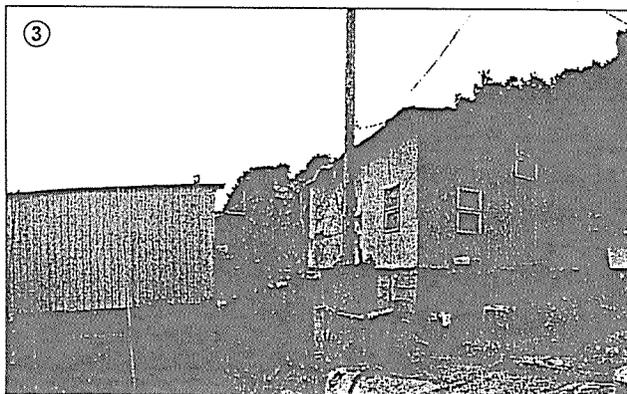
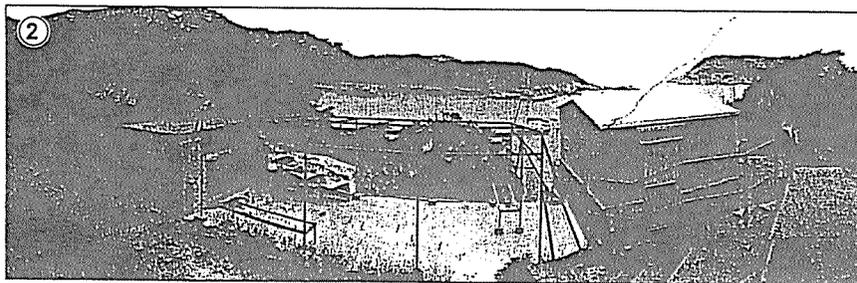
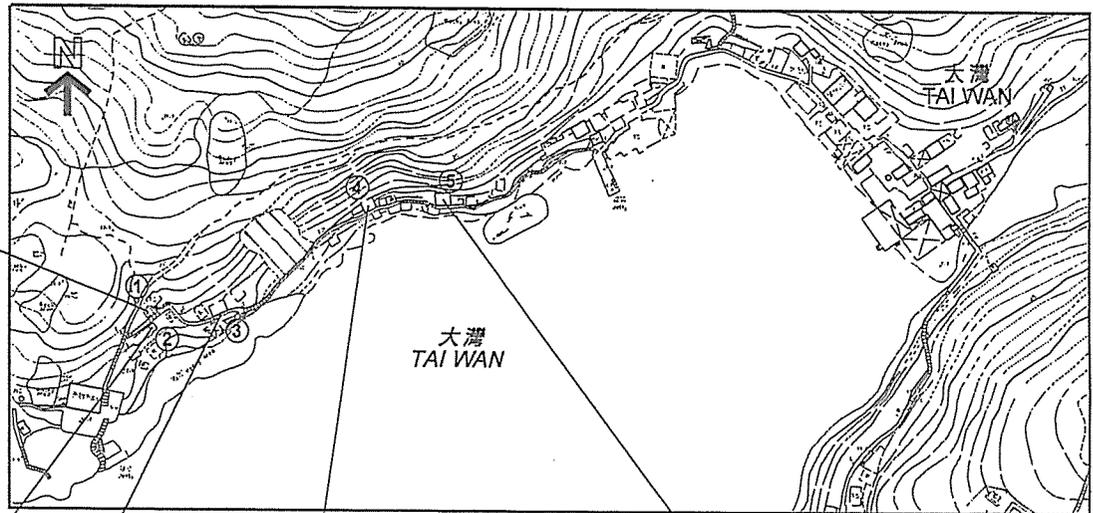
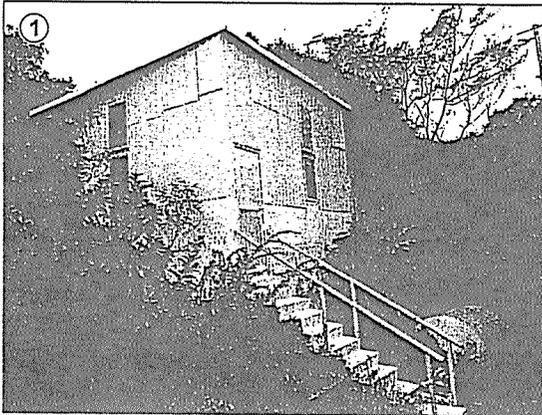
規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/LI/14/143

圖表 FIGURE
5b

本摘要圖於2014年11月24日取得，所根據的資料為攝於2012年2月14日及2014年10月24日的實地照片
EXTRACT PLAN PREPARED ON 24.11.2014
BASED ON SITE PHOTOS TAKEN ON 14.2.2012 & 24.10.2014



現時蒲台住用構築物的實地照片
 SITE PHOTOS OF EXISTING DOMESTIC STRUCTURES AT PO TOI

蒲台群島
 PO TOI ISLANDS

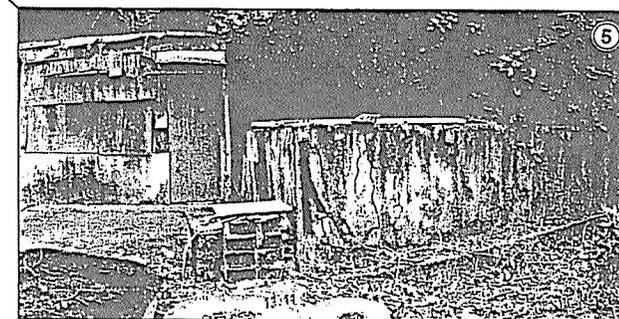
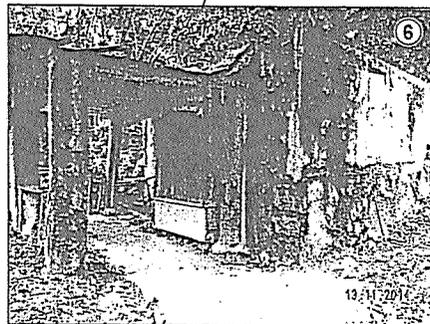
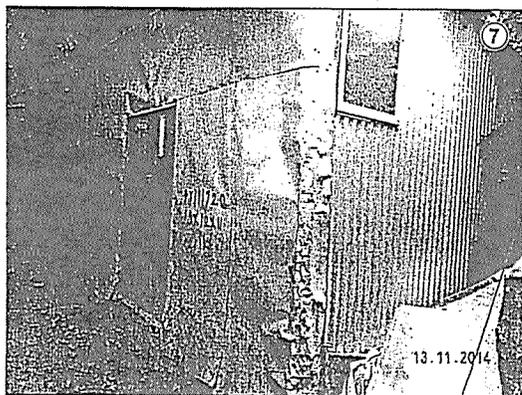
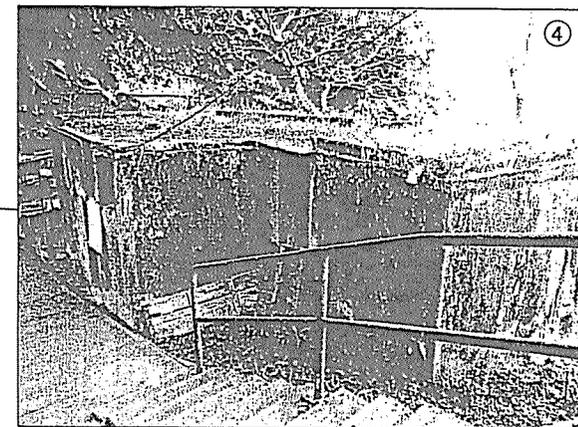
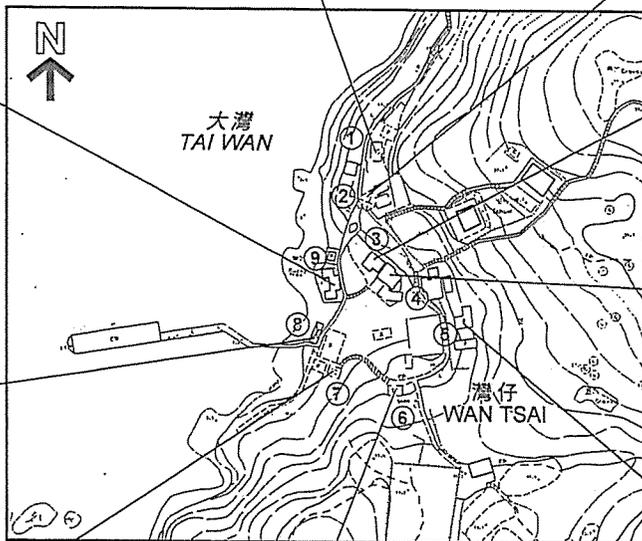
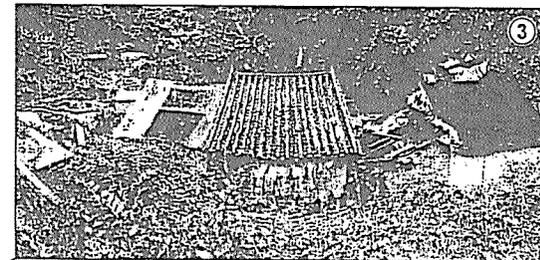
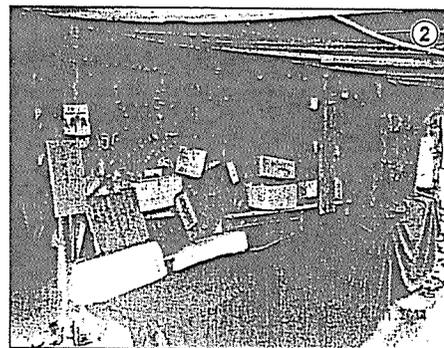
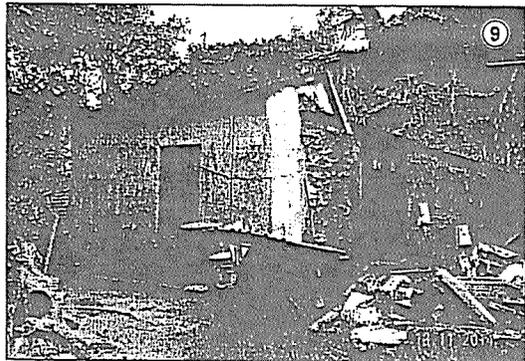
規劃署
 PLANNING DEPARTMENT



參考編號
 REFERENCE No.
 M/LI/14/143

圖表 FIGURE
 5c

本摘要圖於2014年11月24日製備，所根據的資料
 為攝於2014年10月24日的實地照片
 EXTRACT PLAN PREPARED ON 24.11.2014 BASED ON
 SITE PHOTOS TAKEN ON 24.10.2014



現時蒲台住用構築物的實地照片
 SITE PHOTOS OF EXISTING DOMESTIC STRUCTURES AT PO TOI

蒲台群島
 PO TOI ISLANDS

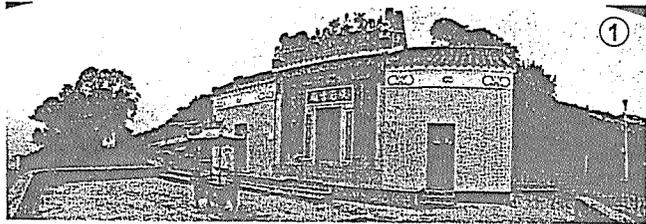
規劃署
 PLANNING DEPARTMENT



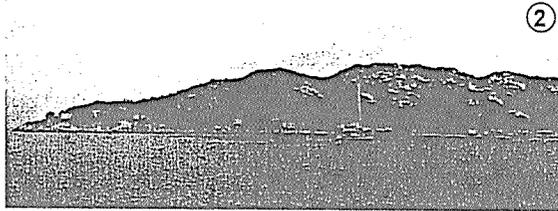
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 M/LI/14/143

圖表 FIGURE
 5d

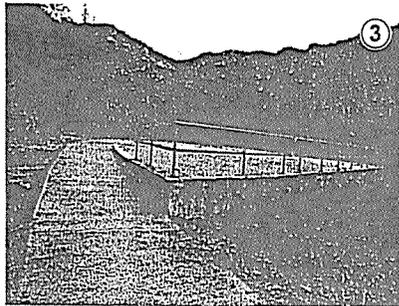
本摘要圖於2014年11月24日製備，所根據的資料
 為攝於2014年11月13日的實地照片
 EXTRACT PLAN PREPARED ON 24.11.2014 BASED ON
 SITE PHOTOS TAKEN ON 13.11.2014



天后廟
TIN HAU TEMPLE



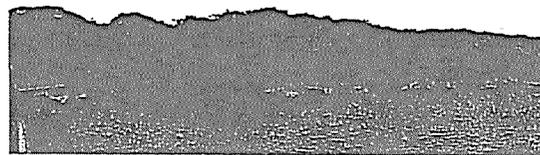
大灣東北面部分
NORTH-EAST PORTION OF TAI WAN



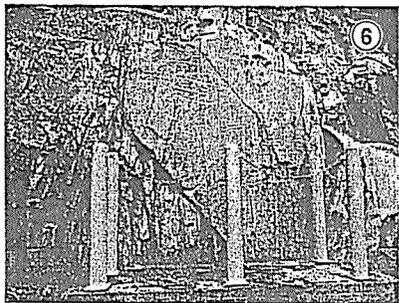
直升機升降坪
HELICOPTER LANDING PAD



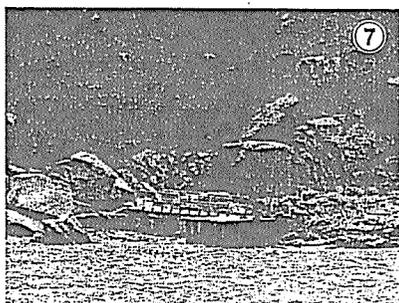
蒲台公眾碼頭
PO TOI PUBLIC PIER



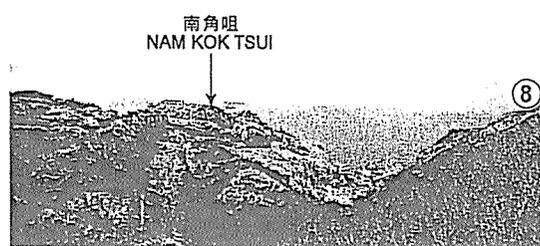
灣仔
WAN TSAI



石刻 (法定古蹟)
ROCK CARVING (DECLARED MONUMENT)



南丞灣碼頭
PIER AT NAM TAM WAN



南角咀 (由昂裝眺望)
NAM KOK TSUI (VIEW FROM NGONG CHONG)

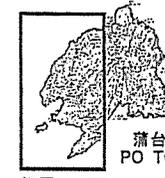


插圖 INSET

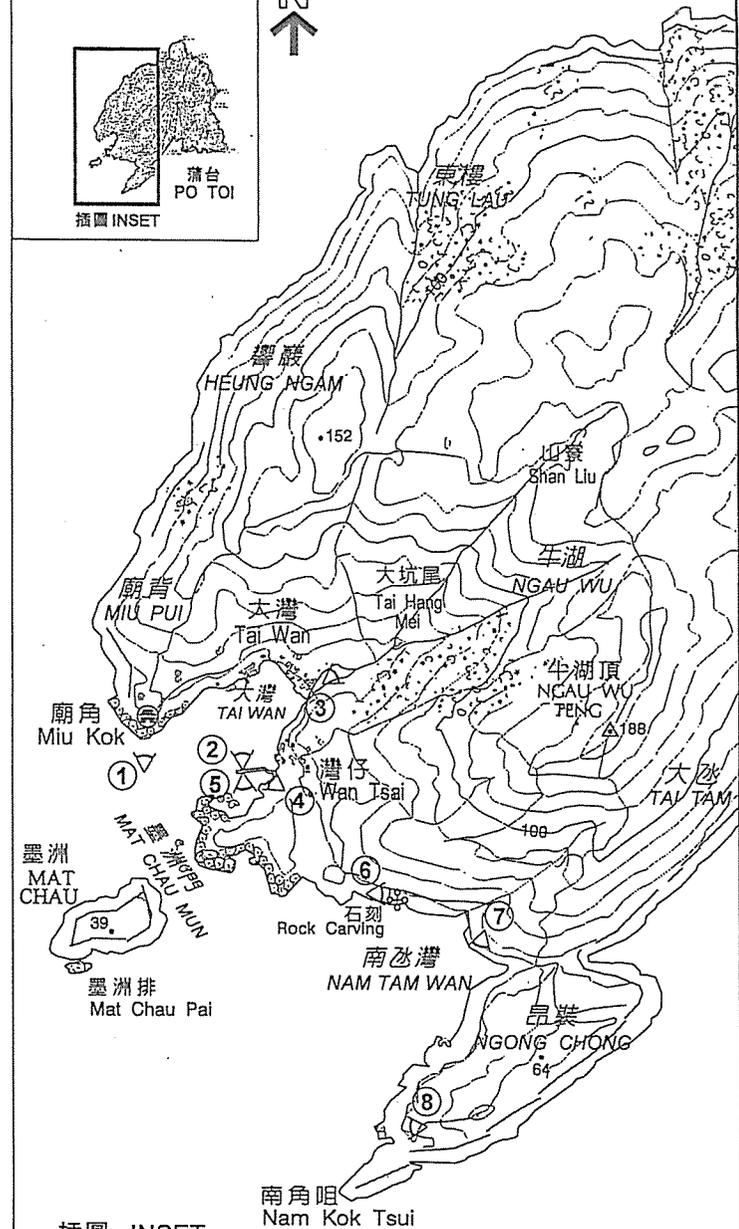


插圖 INSET

① ◀ 實地照片的觀景點
VIEWING POINT OF SITE PHOTO

本摘要圖於2014年11月18日製備，所根據的資料
為攝於2012年2月14日及2014年10月24日的實地照片
EXTRACT PLAN PREPARED ON 18.11.2014
BASED ON SITE PHOTOS TAKEN ON
14.2.2012 & 24.10.2014

現時蒲台土地用途的實地照片
SITE PHOTOS OF EXISTING LAND USES AT PO TOI

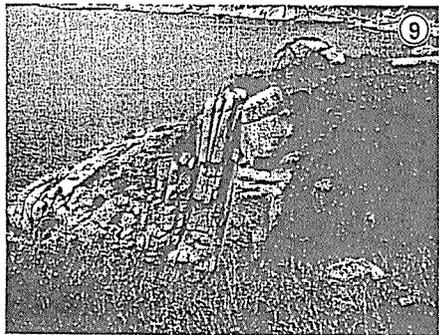
蒲台群島
PO TOI ISLANDS

規劃署
PLANNING DEPARTMENT

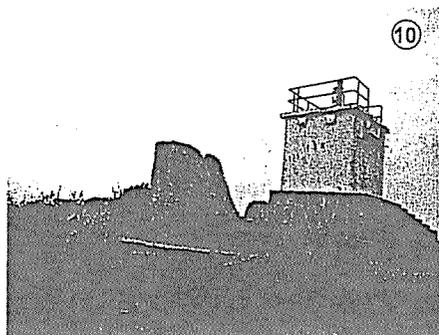


參考編號
REFERENCE No.
M/LI/14/143

圖表 FIGURE
5e



佛手岩
BUDDHA'S PALM CLIFF



位於南角咀的燈塔
LIGHTHOUSE AT NAM KOK TSUI



棺材石
COFFIN ROCK



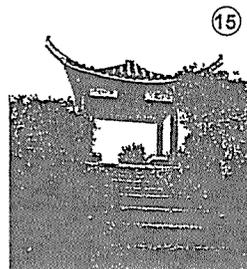
痛苔學校(荒置)
PO TOI SCHOOL (ABANDONED)



靈龜石
TORTOISE ROCK



南沓灣
NAM TAM WAN



觀日亭



巫氏古宅
MO'S OLD HOUSE



插圖 INSET

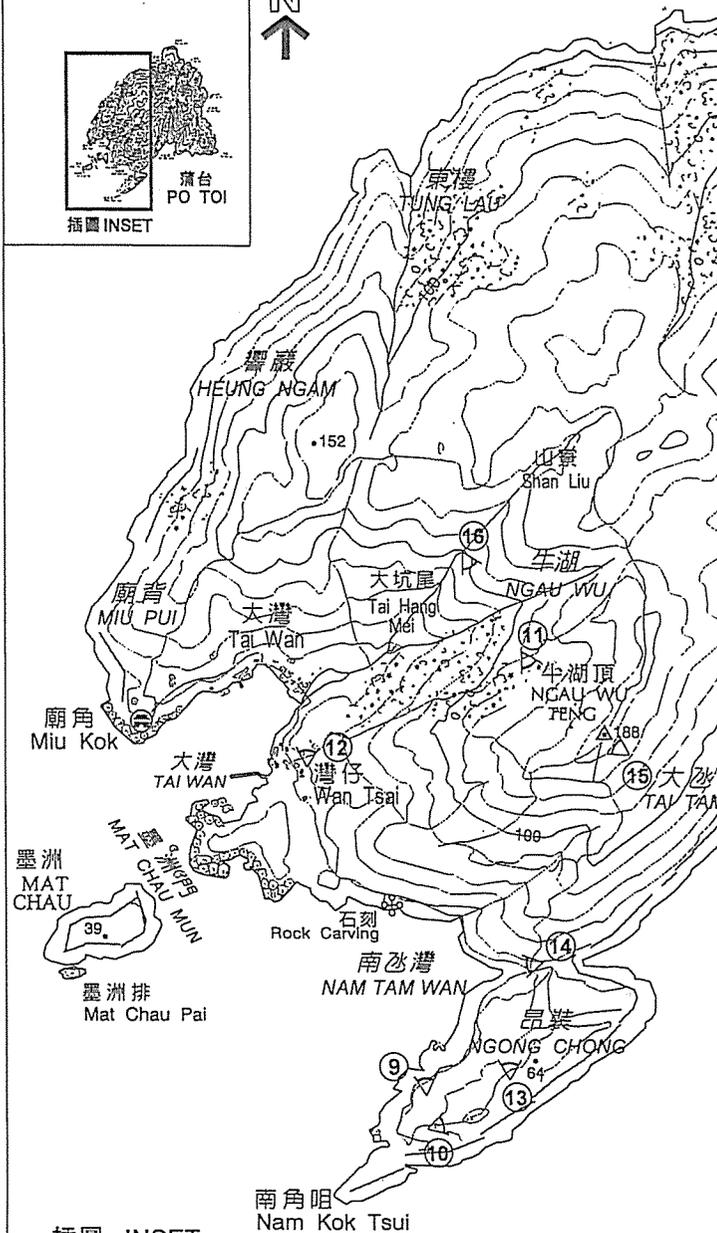


插圖 INSET

⑨ ◀ 實地照片的觀景點
VIEWING POINT OF SITE PHOTO

本摘要圖於2014年12月1日製備，所根據的資料
為攝於2012年2月14日及2014年10月24日的實地照片
EXTRACT PLAN PREPARED ON 1.12.2014
BASED ON SITE PHOTOS TAKEN ON
14.2.2012 & 24.10.2014

現時蒲台土地用途的實地照片
SITE PHOTOS OF EXISTING LAND USES AT PO TOI

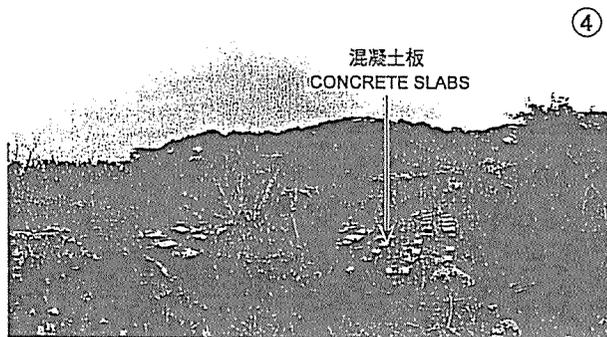
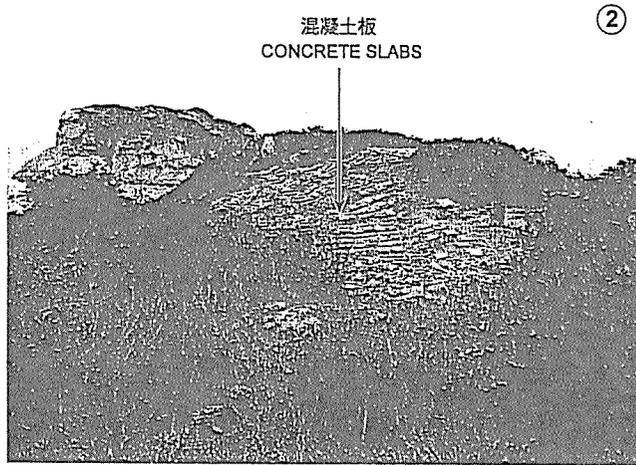
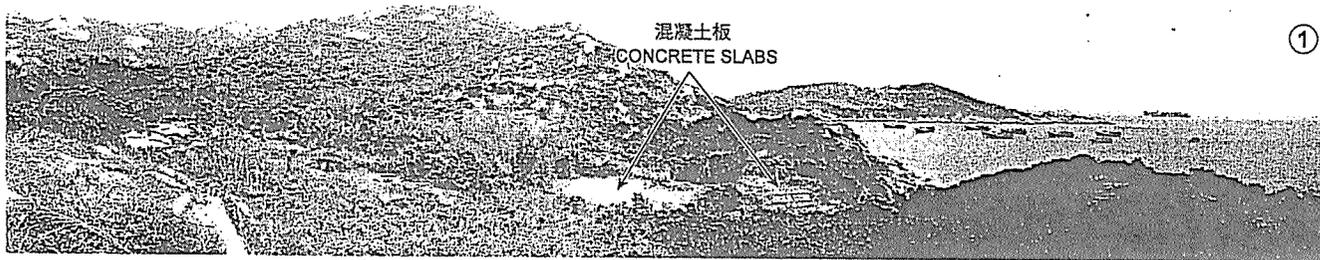
蒲台群島
PO TOI ISLANDS

規劃署
PLANNING DEPARTMENT

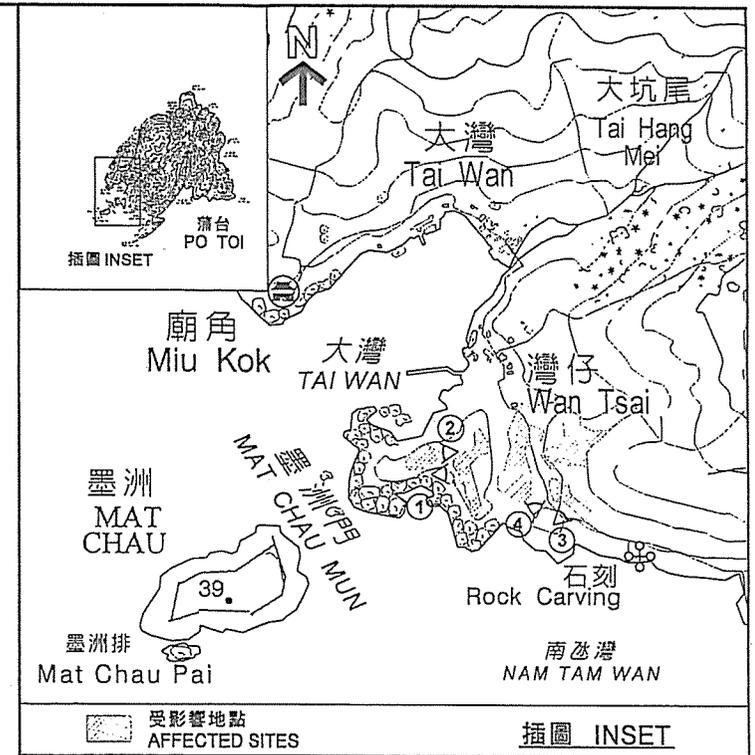


參考編號
REFERENCE No.
M/LI/14/143

圖表 FIGURE
5f



懷疑砍伐植物及鋪設混凝土板
SUSPECTED VEGETATION CLEARANCE AND CONCRETE SLABS



① 實地照片的觀景點
VIEWING POINT OF SITE PHOTO

蒲台荒廢農地的實地照片
SITE PHOTOS OF ABANDONED AGRICULTURAL LAND AT PO TOI

規劃署
PLANNING DEPARTMENT

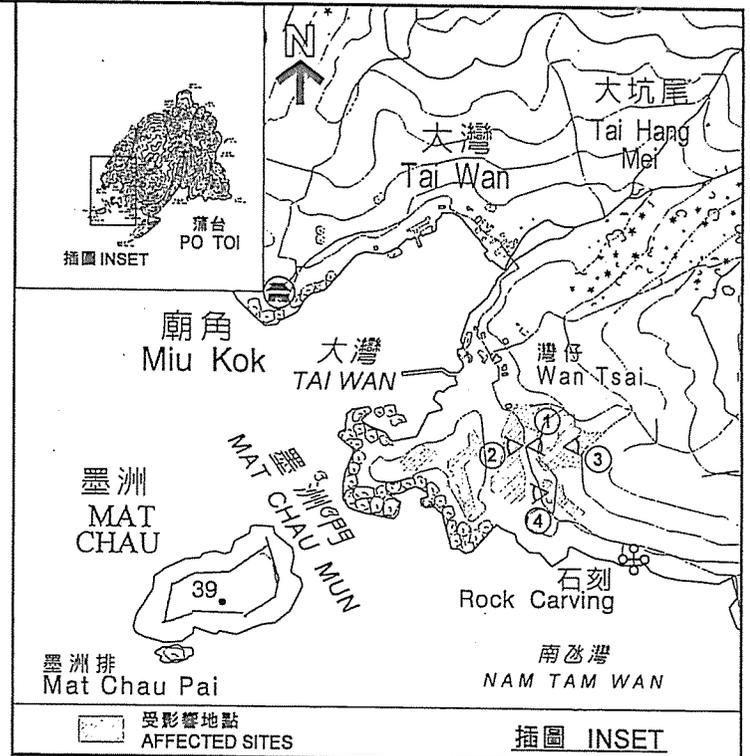
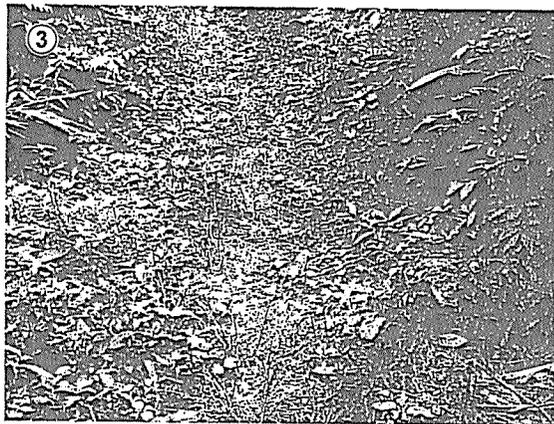
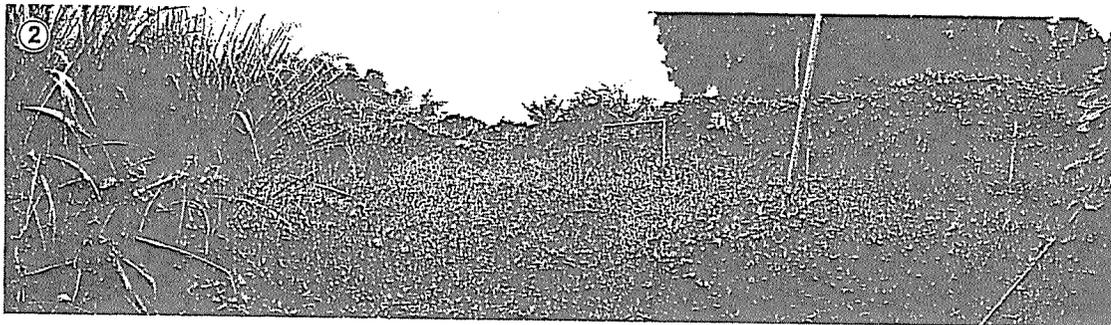
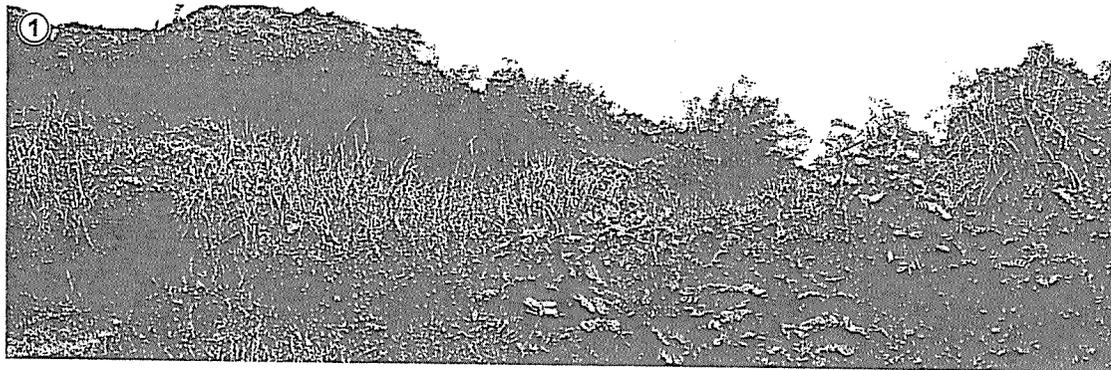


本摘要圖於2014年10月18日製備，所根據的資料
為攝於2012年2月14日及21日的實地照片
EXTRACT PLAN PREPARED ON 18.10.2014 BASED ON
SITE PHOTOS TAKEN ON 14 & 21.2.2012

蒲台群島
PO TOI ISLANDS

參考編號
REFERENCE No.
M/LI/14/143

圖表 FIGURE
5g



受影響地點的最新情況
LATEST CONDITIONS OF THE AFFECTED SITES

① 實地照片的觀景點
VIEWING POINT OF SITE PHOTO

本圖集圖於2014年11月18日製備，所根據的資料
為攝於2014年10月24日的實地照片
EXTRACT PLAN PREPARED ON 18.11.2014 BASED ON
SITE PHOTOS TAKEN ON 24.10.2014

蒲台荒廢農地的實地照片
SITE PHOTOS OF ABANDONED AGRICULTURAL LAND AT PO TOI

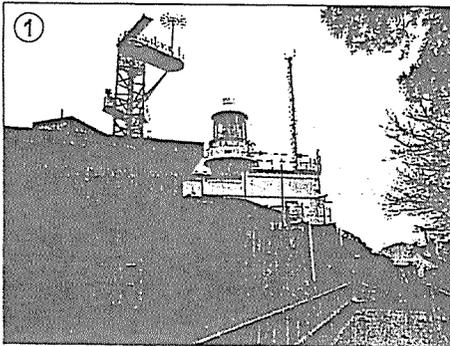
蒲台群島
PO TOI ISLANDS

規劃署
PLANNING DEPARTMENT

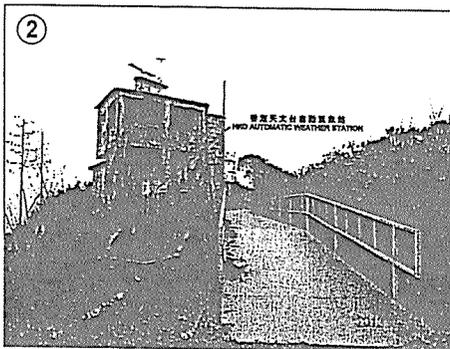


參考編號
REFERENCE No.
M/LI/14/143

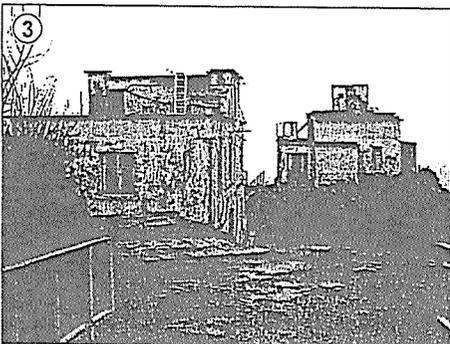
圖表 FIGURE
5h



① 橫瀾島橫瀾燈塔(法定古蹟)
WAGLAN LIGHTHOUSE (DECLARED MONUMENT)



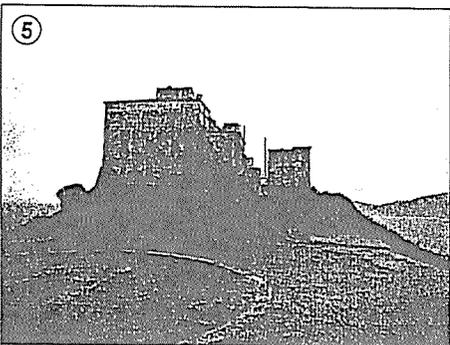
② 香港天文台自動氣象站
HKO AUTOMATIC WEATHER STATION



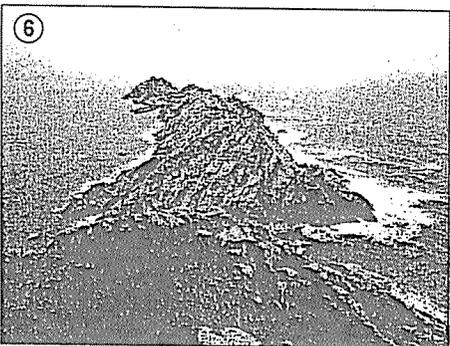
③ 橫瀾島上的頽垣建築
RUINED STRUCTURES ON WAGLAN ISLAND



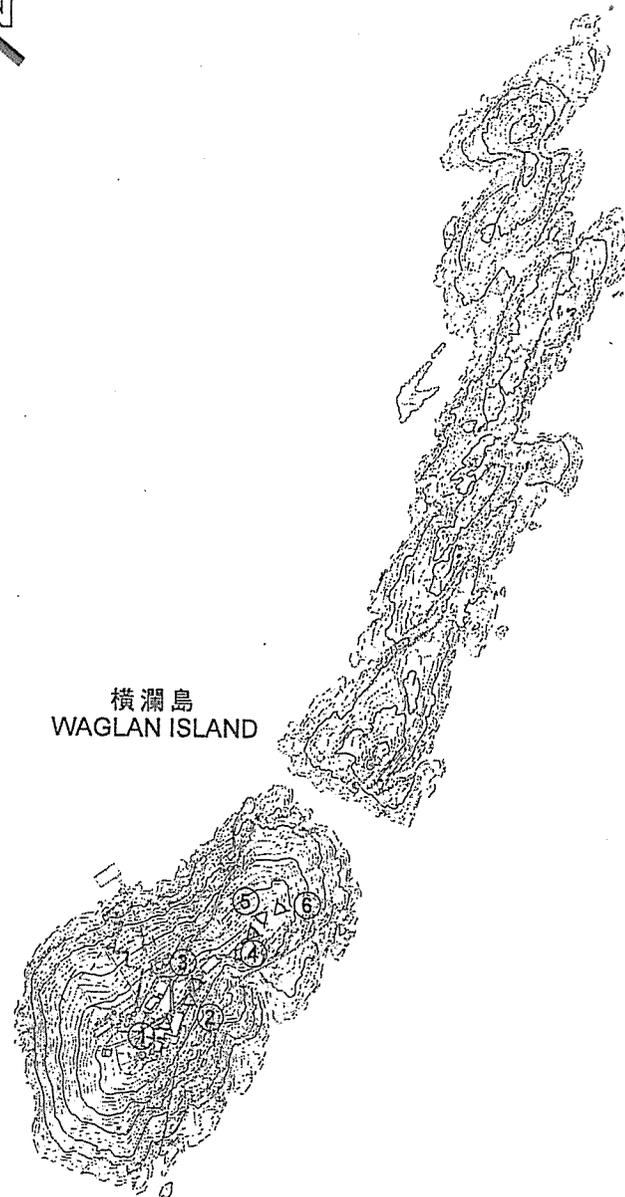
④ 直升機升降坪
HELICOPTER LANDING PAD



⑤ 橫瀾島上的頽垣建築
RUINED STRUCTURES ON WAGLAN ISLAND



⑥ 橫瀾島北面部分
NORTHERN PORTION OF WAGLAN ISLAND



① 實地照片的觀景點
VIEWING POINT OF SITE PHOTO

橫瀾島現存土地用途的實地照片
SITE PHOTOS OF EXISTING LAND USES IN WAGLAN ISLAND

蒲台群島
PO TOI ISLANDS

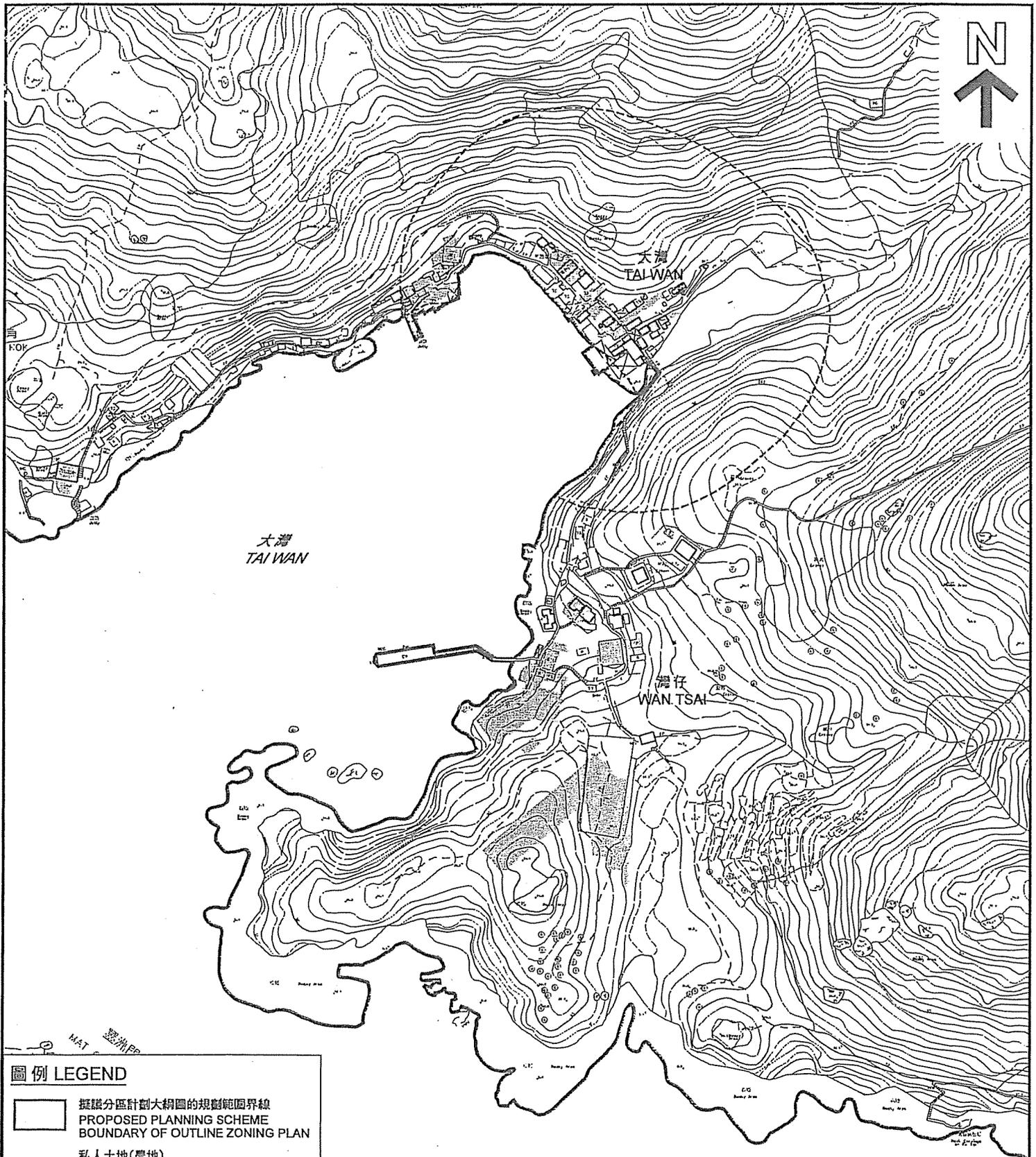
規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/LI/14/143

圖表 FIGURE
5i

本摘要圖於2014年11月18日製備，所根據的資料
為攝於2012年2月14日的實地照片
EXTRACT PLAN PREPARED ON 18.11.2014
BASED ON SITE PHOTOS TAKEN ON 14.2.2012



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
-  私人土地(農地)
PRIVATE LAND (AGRICULTURAL LAND)
-  私人土地(屋地)
PRIVATE LAND (BUILDING LAND)
-  鄉村範圍
VILLAGE ENVIRONS

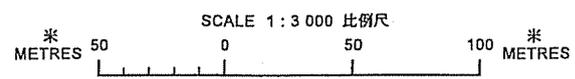
**鄉村範圍及土地業權
VILLAGE ENVIRONS AND LAND OWNERSHIP**

**蒲台群島
PO TOI ISLANDS**

**規劃署
PLANNING
DEPARTMENT**

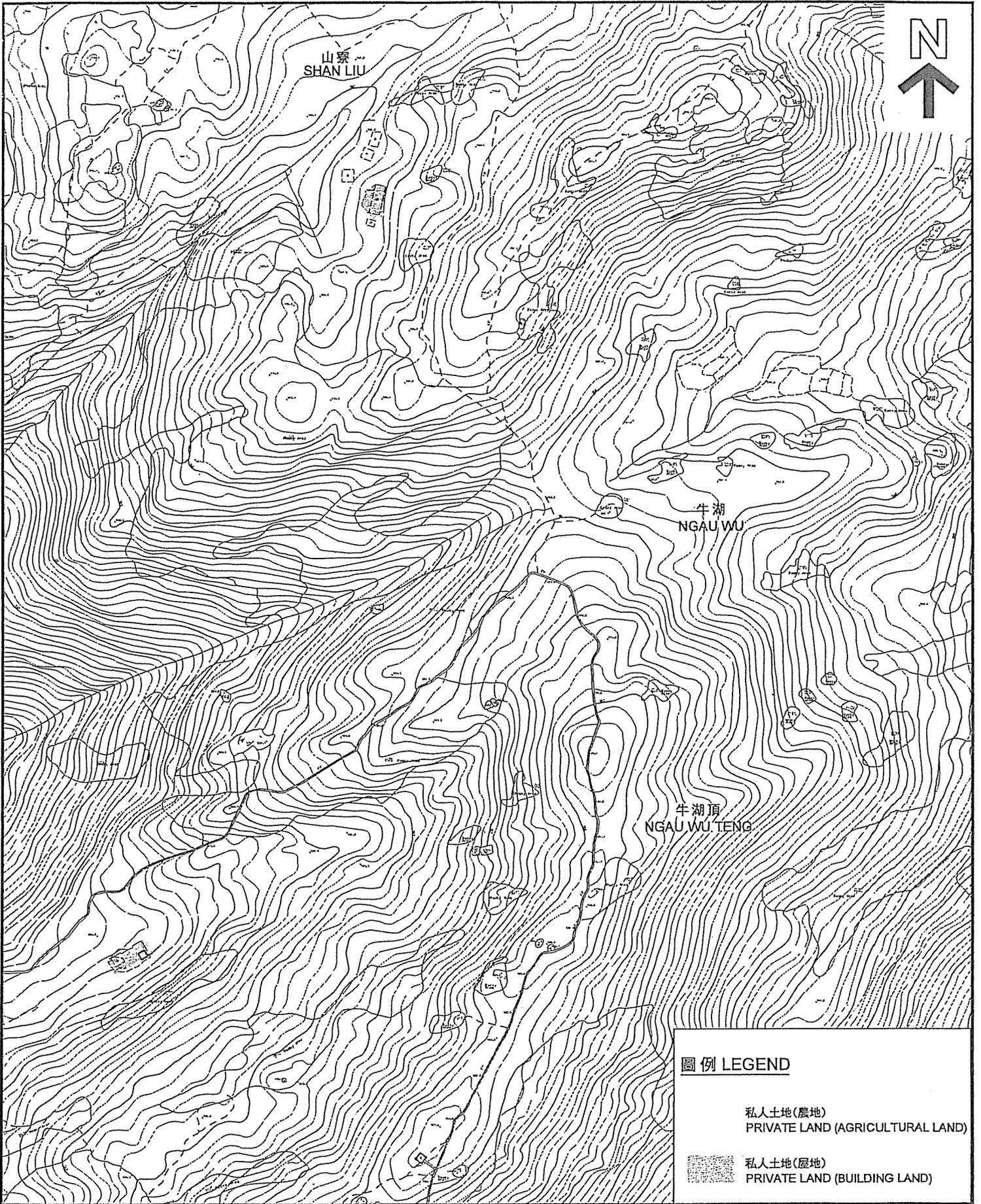


本摘要圖於2014年11月19日擬備，
所根據的資料為測量圖編號
15-SE-15A、B、C和D
EXTRACT PLAN PREPARED ON 19.11.2014
BASED ON SURVEY SHEETS No.
15-SE-15A, B, C & D



參考編號
REFERENCE No.
M/LI/14/143

圖表
FIGURE
6a



圖例 LEGEND

私人土地(農地)
PRIVATE LAND (AGRICULTURAL LAND)

私人土地(屋地)
PRIVATE LAND (BUILDING LAND)

鄉村範圍及土地業權
VILLAGE ENVIRONS AND LAND OWNERSHIP

蒲台群島
PO TOI ISLANDS

規劃署
PLANNING
DEPARTMENT

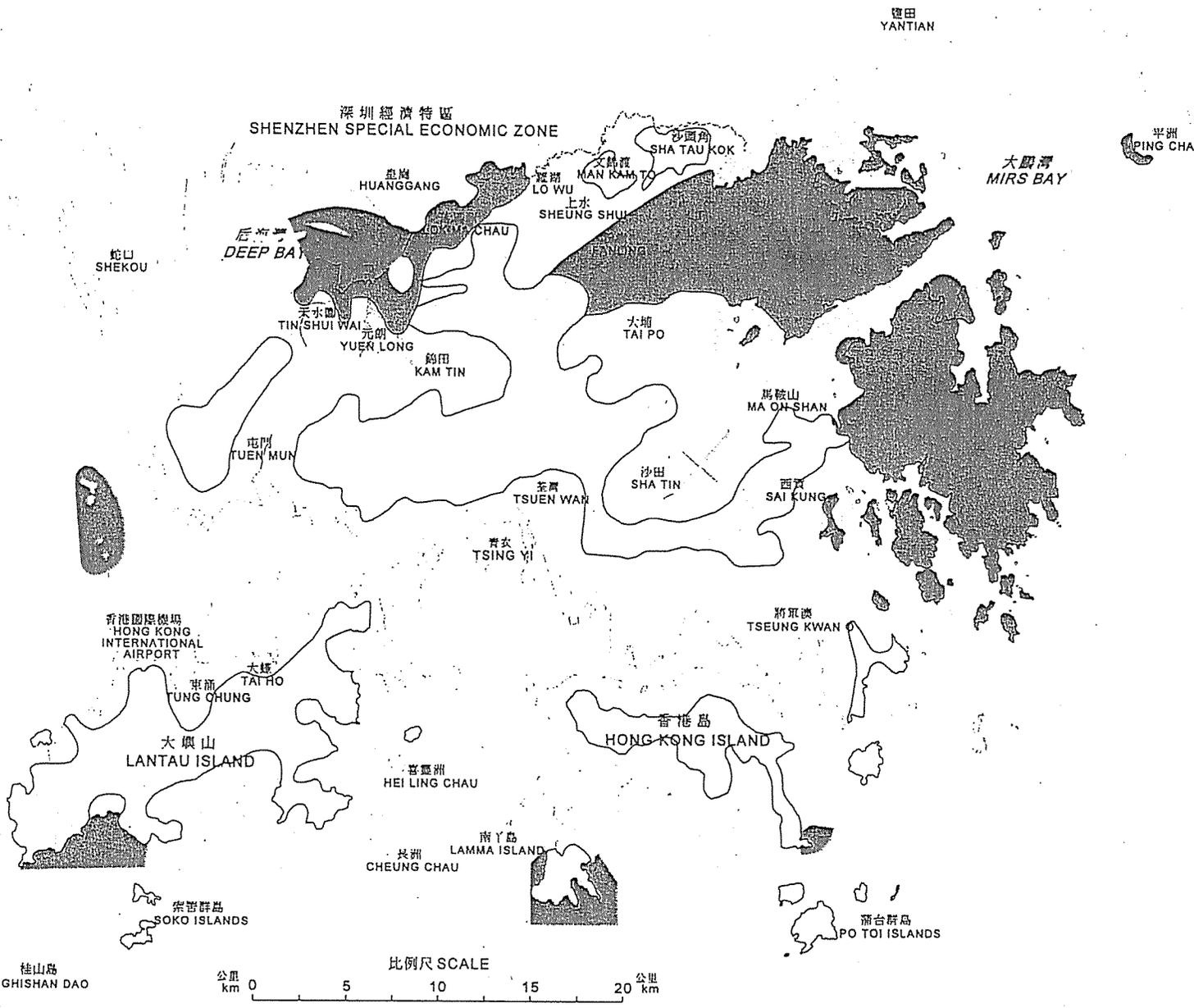


本摘要圖於2014年11月19日擬備，
所根據的資料為測量圖編號
15-SE-15B、D、16-SW-11A和C
EXTRACT PLAN PREPARED ON 19.11.2014
BASED ON SURVEY SHEETS No.
15-SE-15B, D, 16-SW-11A & C

SCALE 1 : 3 000 比例尺
米 METRES 50 0 50 100 米 METRES

參考編號
REFERENCE No.
M/LI/14/143

圖表
FIGURE
6b



圖例
LEGEND

陸上保育
Land Conservation

-  獨特地區
Unique Area
-  重要地區
Significant Area

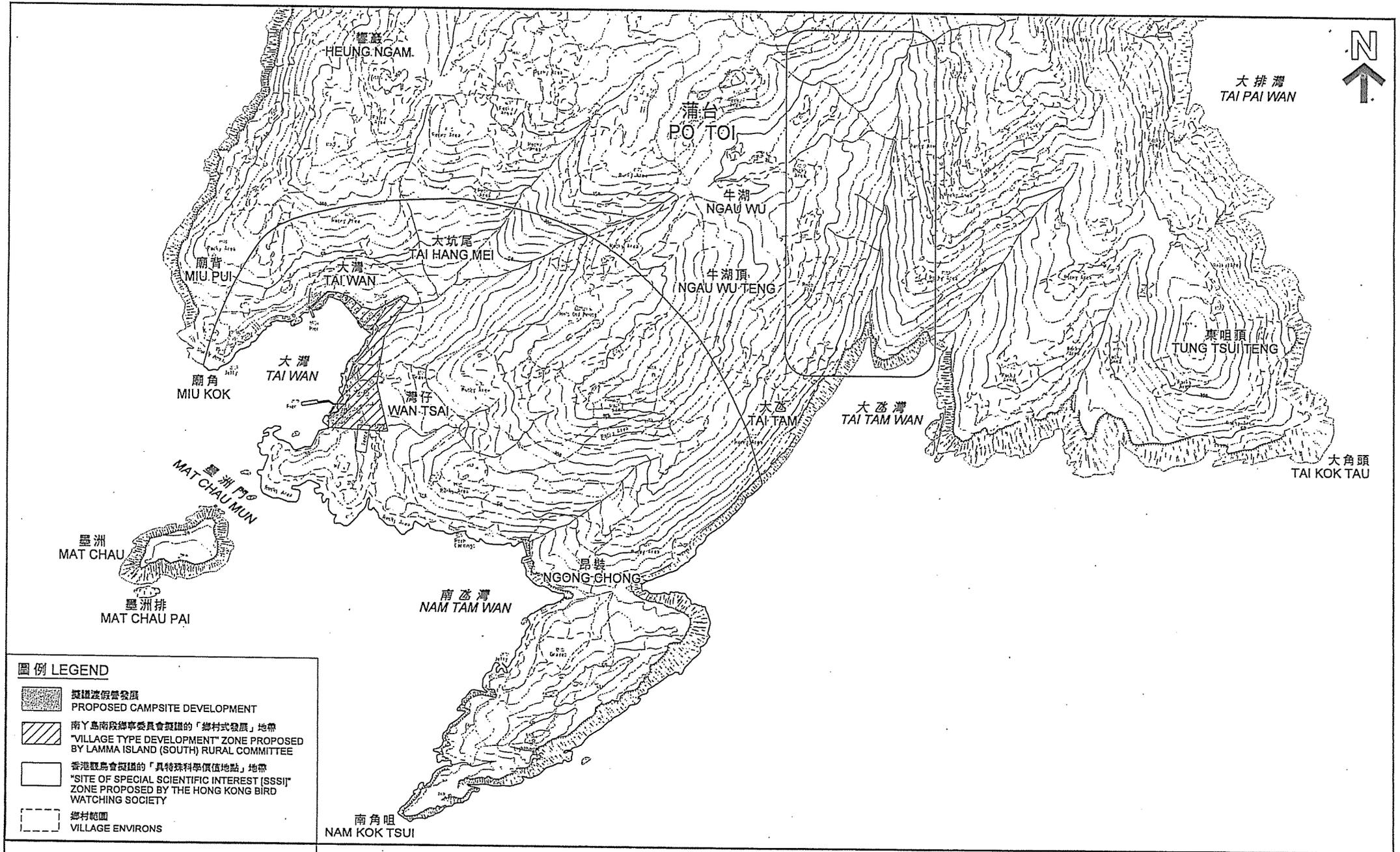
海上保育
Marine Conservation

-  獨特地區
Unique Area
-  重要地區
Significant Area

全港發展策略檢討
TERRITORIAL DEVELOPMENT STRATEGY REVIEW
自然保育策略提綱
BROAD CONSERVATION STRATEGY

規劃署
PLANNING DEPARTMENT 

圖則編號 PLAN REF. No.	M/LI/14/143	圖表 FIGURE
檔案編號 FILE REF. No.		
日期 DATE	17.10.2014	7



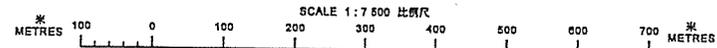
圖例 LEGEND

-  擬議渡假營發展
PROPOSED CAMPSITE DEVELOPMENT
-  南丫島南段鄉寧委員會擬議的「鄉村式發展」地帶
"VILLAGE TYPE DEVELOPMENT" ZONE PROPOSED BY LAMMA ISLAND (SOUTH) RURAL COMMITTEE
-  香港觀鳥會擬議的「具特殊科學價值地點」地帶
"SITE OF SPECIAL SCIENTIFIC INTEREST (SSSI)" ZONE PROPOSED BY THE HONG KONG BIRD WATCHING SOCIETY
-  鄉村範圍
VILLAGE ENVIRONS

本繪圖於2014年12月2日擬備，
所根據的資料為測量圖編號
15-SE-B、15-SE-D、16-SW-A及16-SW-C
EXTRACT PLAN PREPARED ON 2.12.2014
BASED ON SURVEY SHEETS No.
15-SE-B, 15-SE-D, 16-SW-A & 16-SW-C

由刊憲發展審批地區草圖期間接獲的土地用途建議書
LAND USE PROPOSALS RECEIVED SINCE THE GAZETAL
OF THE DRAFT DEVELOPMENT PERMISSION AREA PLAN

蒲台群島 PO TOI ISLANDS



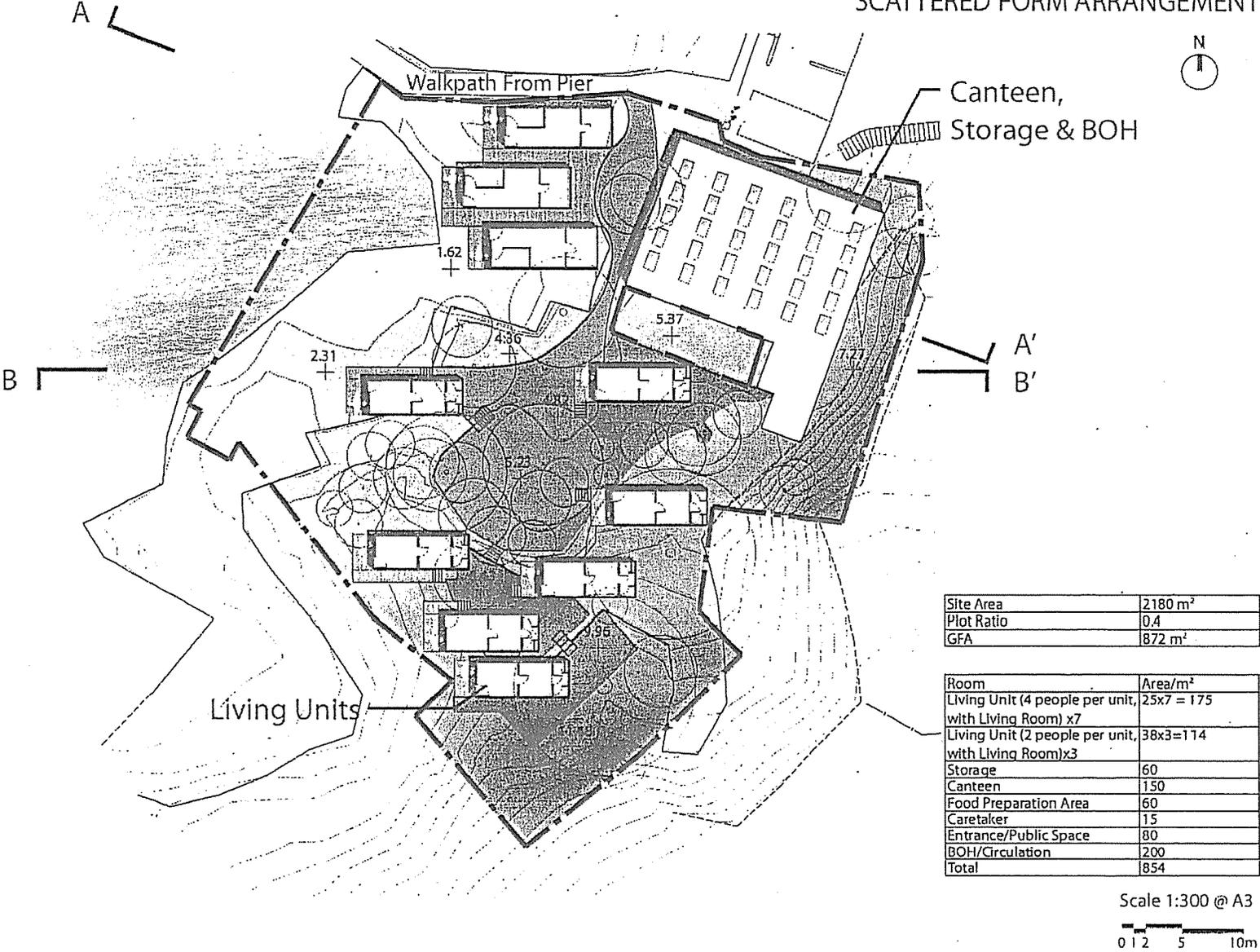
規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
MLI/14/143

圖表 FIGURE
9

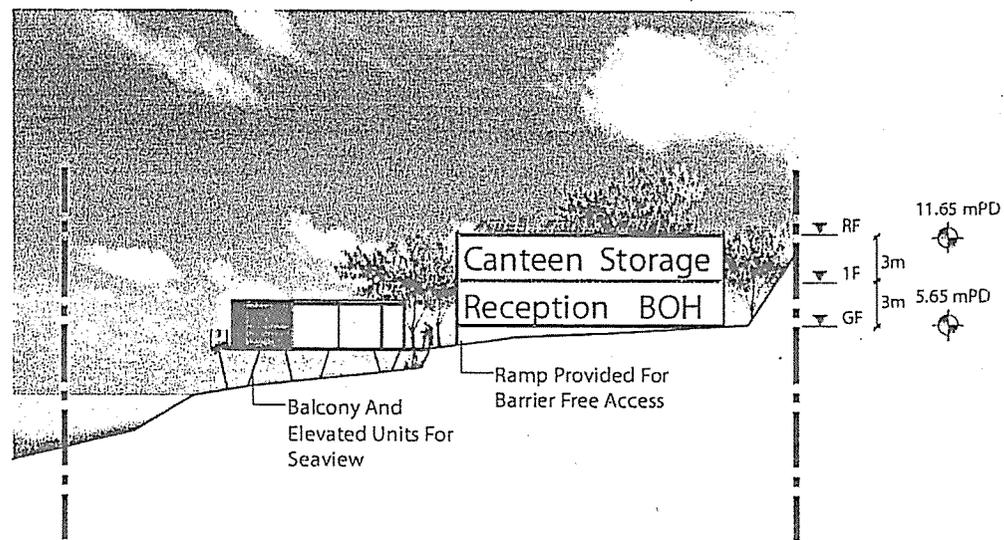
APPROACH
SCATTERED FORM ARRANGEMENT



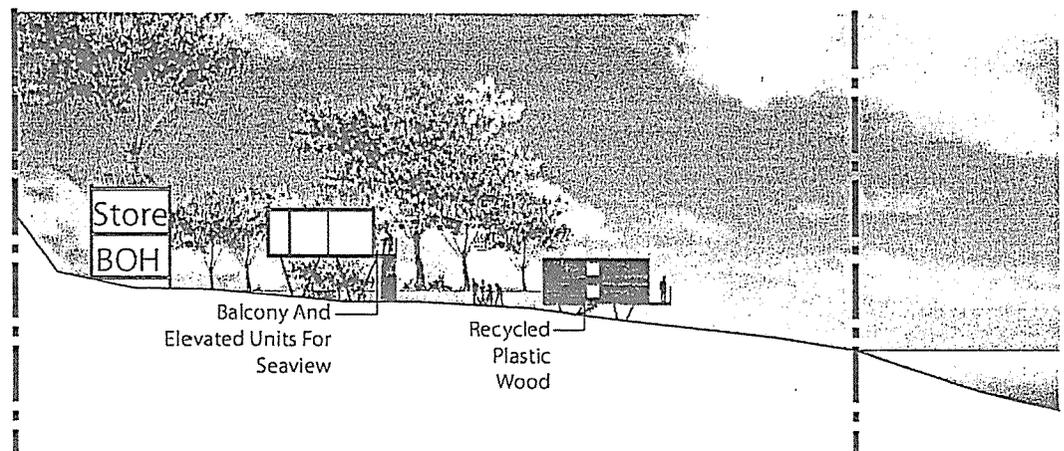
位於蒲台的擬議渡假營-發展藍圖
PROPOSED CAMPSITE DEVELOPMENT AT PO TOI - LAYOUT PLAN

參考編號 REFERENCE No. M/LI/14/143	圖表 FIGURE 10a
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SECTION

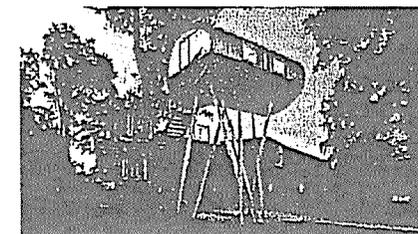
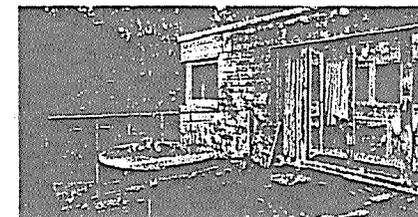
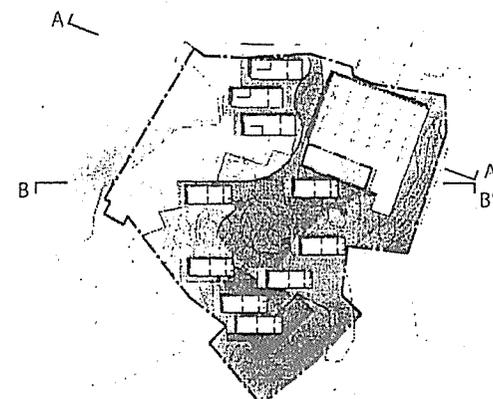
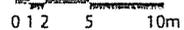


Section AA'



Section BB'

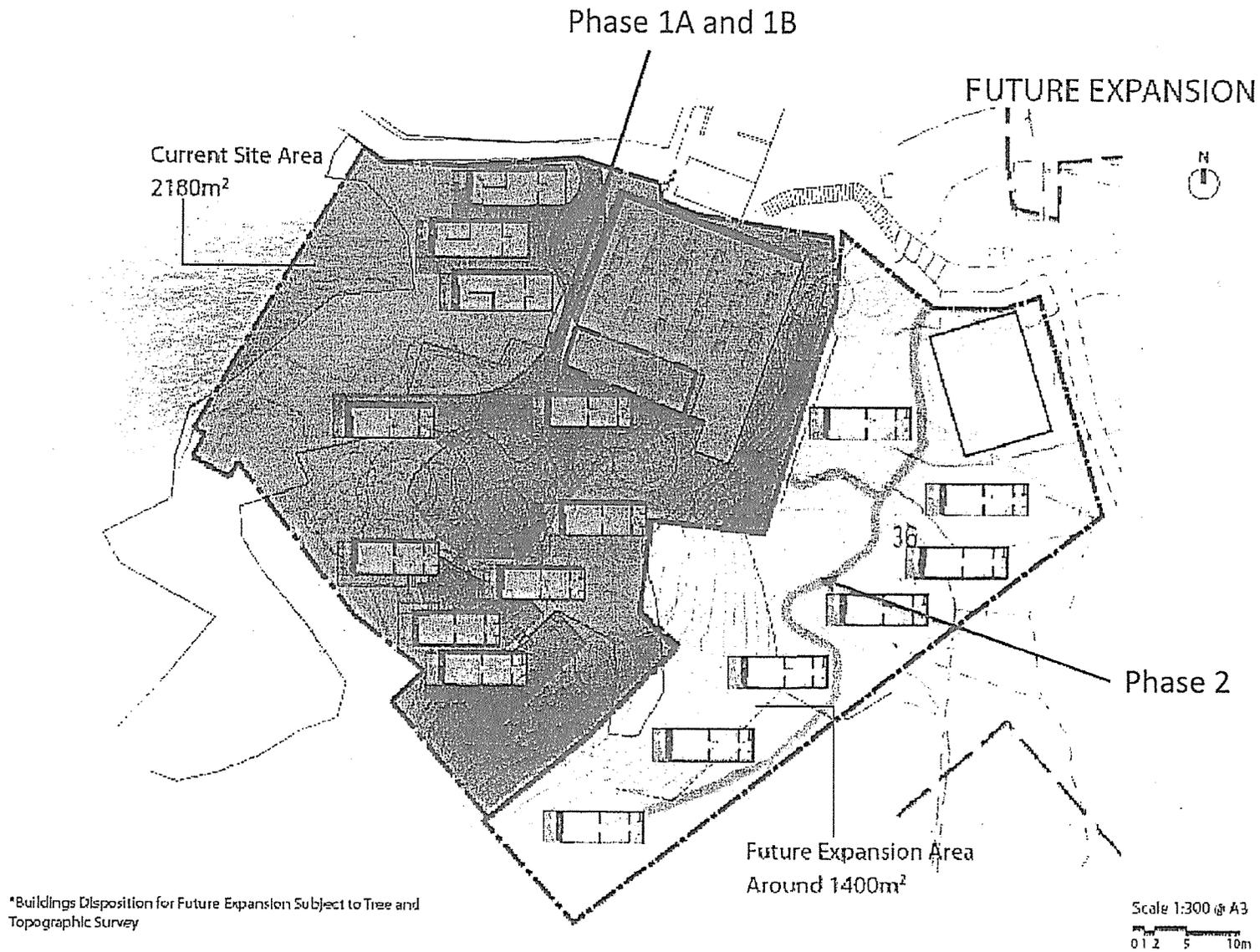
Scale 1:300 @ A3



Reference Images

位於蒲台的擬議渡假營-剖面圖
PROPOSED CAMPSITE DEVELOPMENT AT PO TOI - CROSS SECTION

參考編號 REFERENCE No. M/LI/14/143	圖表 FIGURE 10b
--------------------------------------	---------------------



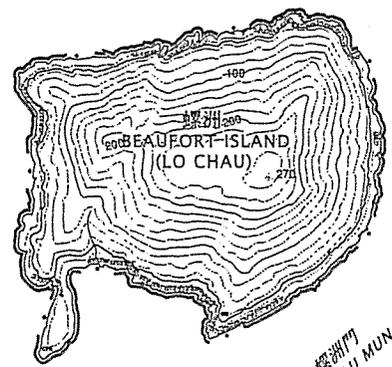
位於蒲台的擬議渡假營-分期發展圖
PROPOSED CAMPSITE DEVELOPMENT AT PO TOI - PHASING PLAN

參考編號
 REFERENCE No.
 M/LI/14/143

圖表
 FIGURE
 10c



雙四門
SHEUNG SZE MUN



蒲台群島
PO TOI ISLANDS



橫瀾島
WAGLAN ISLAND



插圖 INSET 2

錢洲包
LO CHAU PAK PAI

錢洲門
LO CHAU MUN

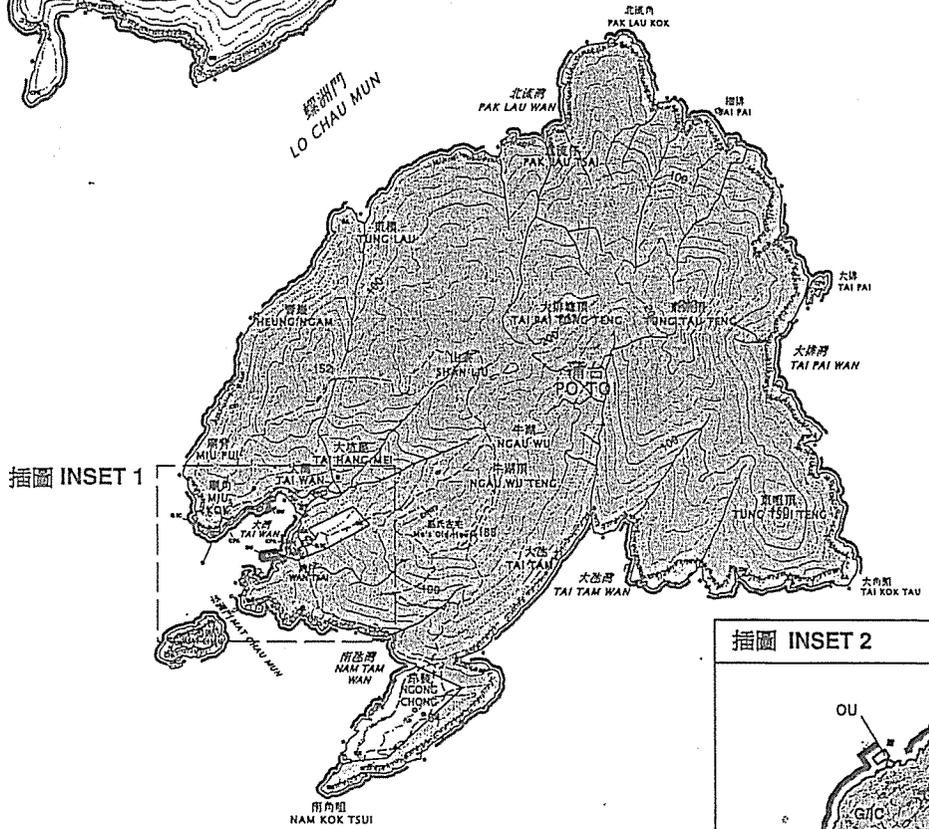


插圖 INSET 1

插圖 INSET 1

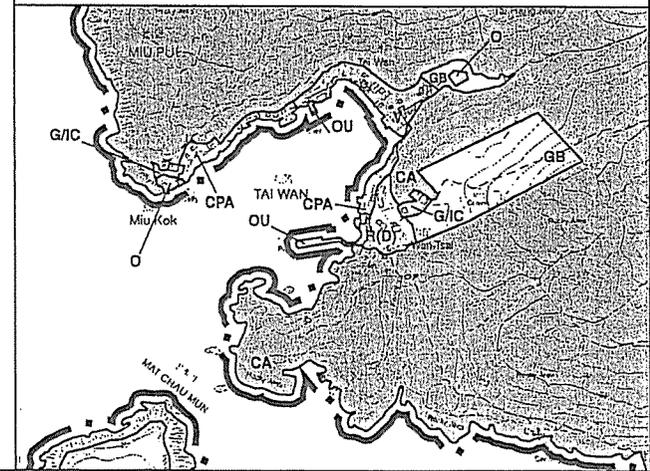
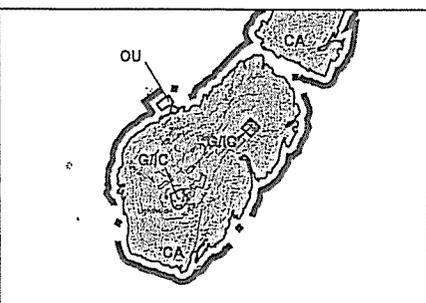


插圖 INSET 2

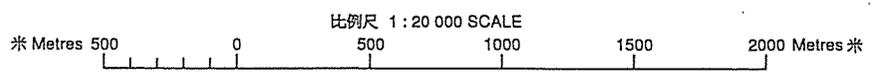


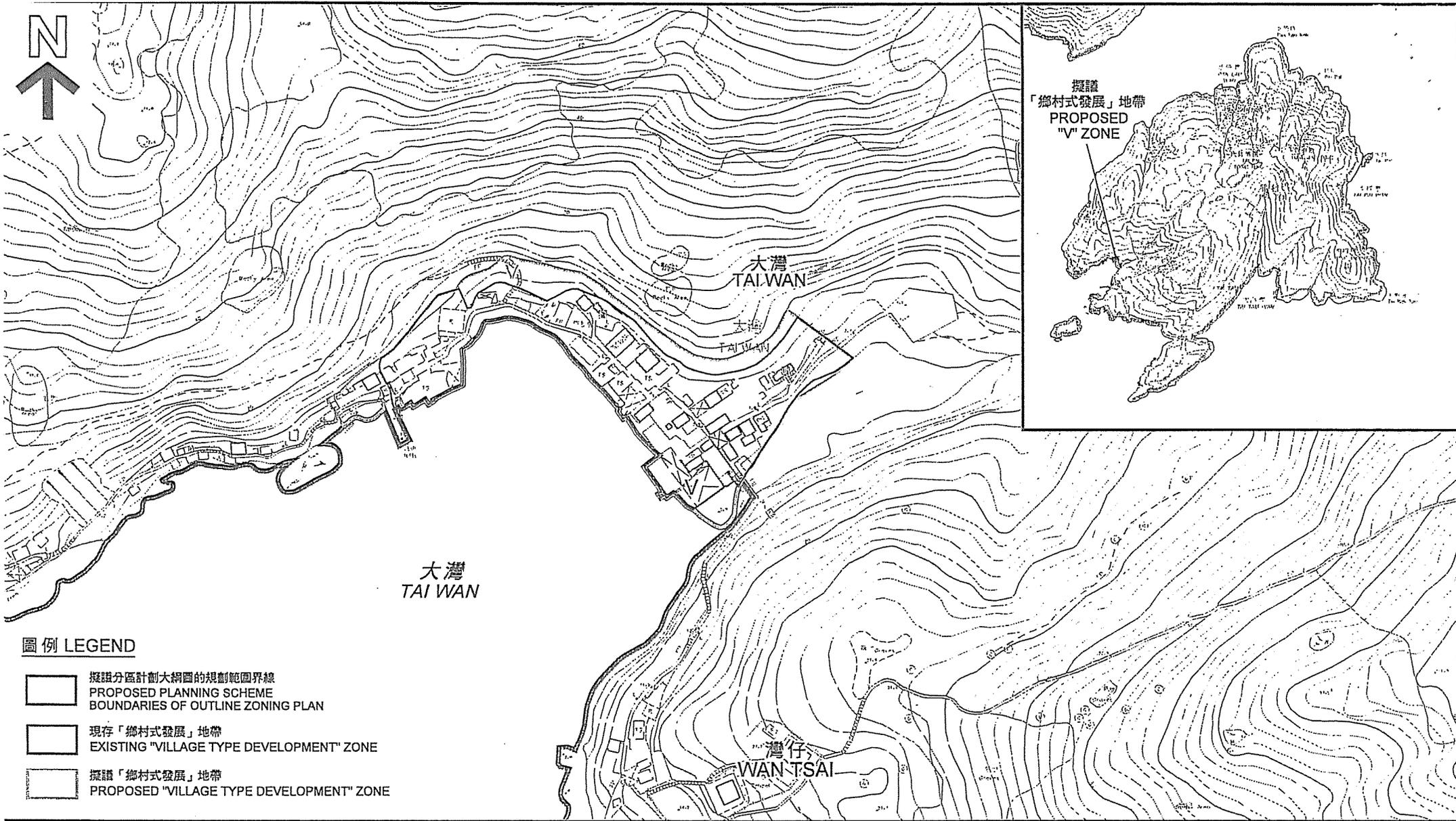
圖例 LEGEND

- | | | | |
|--|--|--|----------------------------------|
| | 擬議分區計劃大綱圖的規劃範圍界線
PROPOSED PLANNING SCHEME BOUNDARIES OF OUTLINE ZONING PLAN | | 綠化地帶
GREEN BELT |
| | 住宅 (丁類)
RESIDENTIAL (GROUP D) | | 自然保育區
CONSERVATION AREA |
| | 鄉村式發展
VILLAGE TYPE DEVELOPMENT | | 海岸保護區
COASTAL PROTECTION AREA |
| | 政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY | | 休憩用地
OPEN SPACE |
| | 其他指定用途
OTHER SPECIFIED USES | | |

擬議土地用途模式
PROPOSED LAND USE PATTERN

規劃署
PLANNING DEPARTMENT



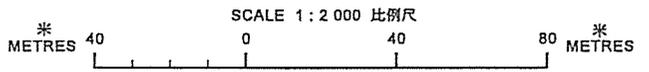


圖例 LEGEND

- 擬議分區計劃大綱圖的規劃範圍界線
PROPOSED PLANNING SCHEME
BOUNDARIES OF OUTLINE ZONING PLAN
- 現存「鄉村式發展」地帶
EXISTING "VILLAGE TYPE DEVELOPMENT" ZONE
- 擬議「鄉村式發展」地帶
PROPOSED "VILLAGE TYPE DEVELOPMENT" ZONE

擬議「鄉村式發展」地帶 PROPOSED "VILLAGE TYPE DEVELOPMENT" ZONE

蒲台群島 PO TOI ISLANDS



規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/LI/14/143

圖表
FIGURE
12

本摘要圖於2014年11月19日擬備
EXTRACT PLAN PREPARED ON 19.11.2014

新界南丫島南段鄉事委員會
Lamma Island (South) Rural Committee

南丫島索罟灣
第二街 1 號 B 二樓
電話:2982 8513 傳真:2982 8596

1/B, 2/F, Second Street,
Sok Kwu Wan, Lamma Island.
Tel:2982 8513 Fax:2982 8596

敬啟者： TPB/R/DPA/I-PTI/1-84

蒲台群島發展審批地區規劃(編號 DPA/I-PTI/1)的書面建議

有關政府就上述地區作出規劃措施，經本會各村代表會議商討後，綜合結論是：政府在保護有關各島嶼生態環境之餘，同樣應要顧及島上居民需求(例如：有丁無地建丁屋)及有關土地業權人權益，平衡區內各方的發展為要。

現特致函 貴會，建議擴大上述地區規劃的面積(見附圖)，以供村民殷切的需求。懇請 貴會考慮，不勝感荷！

此致
城市規劃委員會



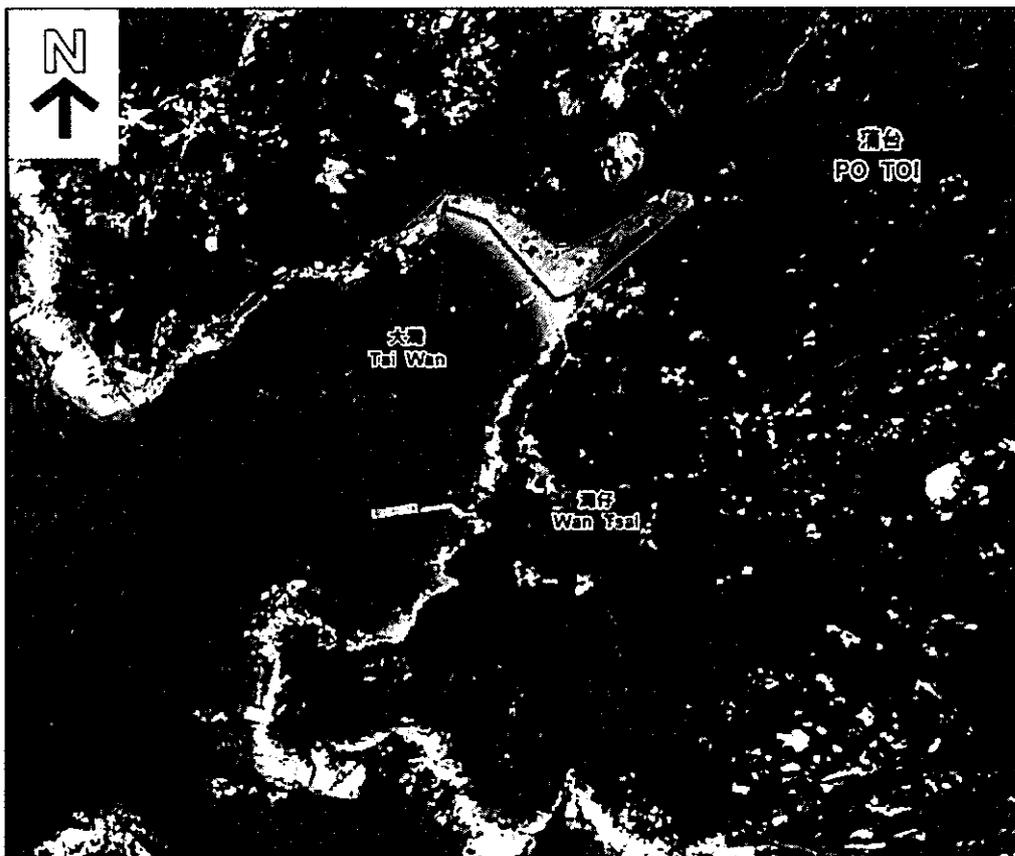
南丫南鄉事委員會
主席周玉堂

(周)玉堂

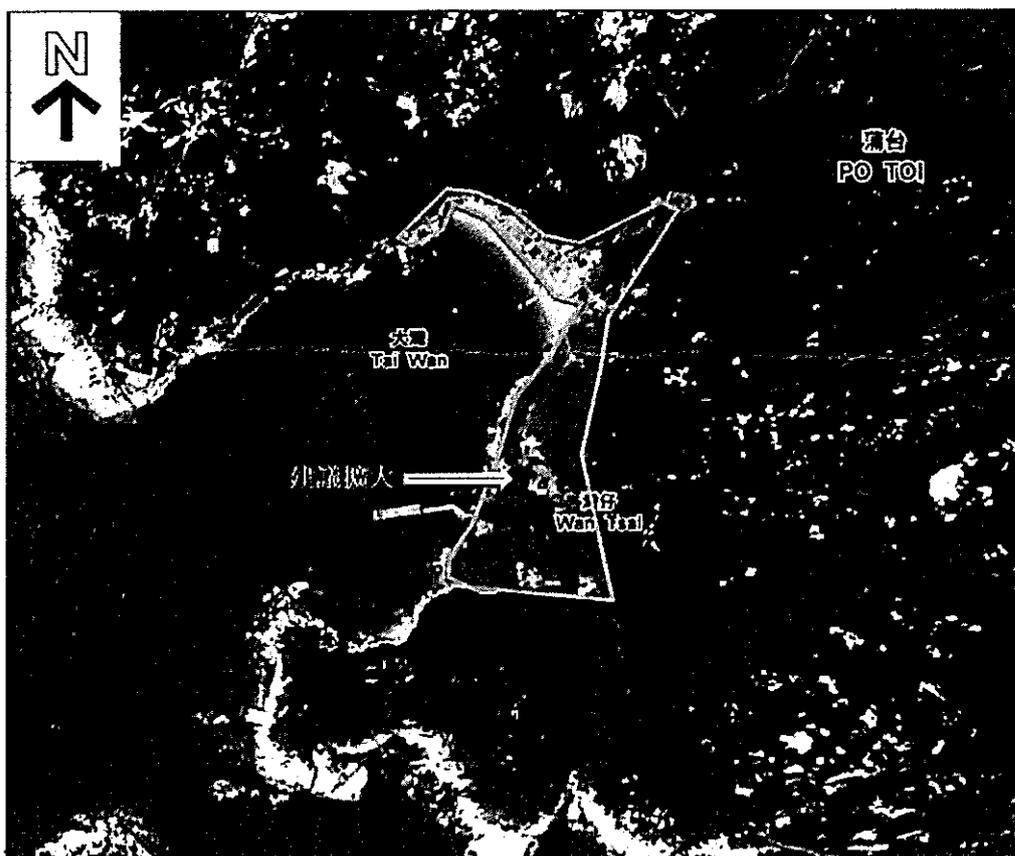
副本送：西貢及離島規劃處

二〇一二年三月十九日

原有 V ZONES 圖 (圖一)



建議擴建 V ZONES 圖 (圖二)





Columbarium
Concern
Group

Mr. K.K. Ling
Director of Planning
Email: kkling@pland.gov.hk

Mr. Alan Wong
Director of Agriculture, Fisheries and Conservation
Email: dafoffice@afcd.gov.hk

19 Dec 2014

Dear Sirs,

Preliminary Draft of the Po Toi Outline Zoning Plan

In 2012, during the designation of the Po Toi Development Permission Area (DPA) plan, the Hong Kong Bird Watching Society (HKBWS) submitted a formal request to Planning Department (PlanD) and the Agriculture, Fisheries and Conservation Department (AFCD) to designate Po Toi Island as a Site of Special Scientific Interest (SSSI) and ultimately designate it as Country Park (CP) for comprehensive management and protection for its rich biodiversity and geological attributes. This month, the preliminary draft Outline Zoning Plan¹ (OZP) has been released and the

¹ TPB Paper No. 9800 for consideration by the Town Planning Board on 5.12.2014

SSSI/CP proposal has not been reflected in the current draft. The HKBWS, along with the six undersigned groups are concerned about the lack of adequate biodiversity and geological protection reflected in the current proposed plan.

1. Tree protection measures to mature woodland trees

The location of Po Toi, being on the coast, at the far south-east of Hong Kong, makes it a migration hot-spot. In spring, birds are migrating around the coast and across the South China Sea. In autumn, they are migrating around the coast. In both cases Po Toi is in a location where they will concentrate. With the presence of the fung shui woodland, which provide foraging and roosting opportunities for migratory birds, Po Toi makes a migration hot-spot.

The small area of mature trees provide migratory birds with foraging and roosting opportunities. Based on their importance, special land use requirements should be implemented at areas with mature trees, where tree felling or tree crown alteration is prohibited. ***A detailed tree survey should be conducted to identify the specific location of all fung shui trees on Po Toi Island, this information should be used to determine the boundary of the conservation zonings, inclusive to these fung shui trees.***

2. Fung shui woodland around the pier and Tai Wan village are significantly more ecologically important compared to scrublands of the island

We appreciate the provision of CA to the majority of the island to protect the nature scrublands of Po Toi. Although this zoning is appropriate to the undisturbed scrubland habitats of the island, it undermines the importance of the mature fung shui woodlands near the village and the pier.

In a study conducted by HKBWS commissioned by the AFCD back in 2007, “Preliminary Study on Bird Migration on Po Toi Island”, the two habitat types were surveyed (fung shui tree, woodland scrub versus bush scrub and grassland). Survey results revealed the diversity (number of bird species) at the fung shui tree, woodland scrub habitats is double compared to what was recorded at the bush scrub and grassland habitat (119 species compared to 55 species)².

Starting from 2007 to 2013, HKBWS’s survey efforts have continued to cover both areas. Each year, it has been confirmed that the findings from the 2007 study

² Table 1: Overall Breakdown of Species Seen. Preliminary Study on Bird Migration on Po Toi Island (Spring 2007) Final Report, submitted by the HKBWS to AFCD

still remains valid. The scientific results prove the bird usage at woodland is much higher than the scrubland. The fung shui woodland habitat provides a much preferred foraging and roosting habitat to migratory birds than scrubland. Based on these results, the Planning Department should provide SSSI zoning to all area of fung shui woodland

3. Residential (Group D) should not be located at an ecologically important area

We reiterate the significance of the mature woodland next to the pier as an important foraging and roosting location for migratory birds which was discussed during the meeting back in November 2014 involving green groups, PlanD and AFCD. Fung shui woodland habitat only forms a small portion, 0.42% of the Po Toi Islands³ (Figure 1), and the limited area of remaining fung shui woodland must be adequately protected. Specific to that location, the HKBWS has recorded 181 species of birds (out of the 326 bird species recorded on the entire island, you can find half of these species just on the R(D) zone), including 12 first records for Hong Kong, this also includes the only two first records in 2014 so far, Rosy Minivet (*Pericrocotus roseus*) and Crow-billed Drongo (*Dicrurus annectans*).

A land swap of government land that is ecologically less sensitive (i.e. scrubland habitats away from natural streams) should be thoroughly investigated. In fact, 99.4% of the island is comprised of government-owned land⁴ (Figure 2), the feasibility of development should be investigated and consulted with green groups so that ecologically sensitive areas are avoided. The Planning Department should not allow development zoning in known areas of high ecological value, especially without thoroughly investigating all other possible solutions to balance both nature conservation and development needs. ***We object to the provision of R(D) zone at this ecologically sensitive and important area.***

4. Underlying issues of the Residential (Group D) zone

The existing situation of the inhabitants of the R(D) zone is well-known by the HKBWS given our interest of the birds there and the amount of time we have spent in this area. There are four groups of people that live in this area and their specific location which they live at are marked in Figure 3. Aside from these four locations, all other buildings which make up the majority of the R(D) zone are

³ Table 5.1 Land coverage of terrestrial habitats in Po Toi Islands. Service on Providing Information on the Suitability of South Lamma, Tung Lung Chau and Po Toi Islands to be Established as Country Parks. Submitted to AFCD by CUHK. November 1999.

⁴ Section 4.11 Land Ownership. TPB Paper No. 9042. Consideration of the Draft Po Toi Islands Development Permission Area Plan No. DPA/I-PTI/B.

derelict and not lived in. ***There is no need for development zoning for non-used squatter, and the existing conditions support that the R(D) zone of the preliminary draft OZP is unnecessarily large.*** It is the duty of the Planning Department to thoroughly investigate the existing situation of the R(D) zone so that no unnecessary development zoning is provided in an ecologically important area.

Furthermore, under the current scheme, no ecological impact assessment would be required for redevelopment and new development within the R(D) zone. Although it is noted that any new development would require the permission from the Town Planning Board (TPB), the underlying issue that tree felling is likely to be required as part of the redevelopment/new development still remains. The current framework does not protect trees within private lots from felling. Should development be prohibited altogether, the risk for tree felling would be significantly reduced.

5. Extension of Village Type Development zone

Similar to the concern raised in the previously, the extension of V zone to the north of the existing V zone will impact the existing fung shui woodland, which are also important to migratory birds. The development of Small Houses will result in the permanent loss of these mature trees without the need for approval from the Town Planning Board. Areas for potential future ***Small House development should avoid areas of mature trees and each application should only be considered by the Town Planning Board on a case-by-case basis.***

6. Geological and geographical value

Po Toi is an excellent outdoor classroom for studying granitic landforms. The Po Toi Granite forming nearly all of Beaufort Island, Po Toi and Sung Kong are the last large magma intrusion in Hong Kong dated back to 140 million years ago. Megacrysts, pegmatitic veins, intrusions of fine grained granite into medium grained granite which intrudes into coarse grained granite are commonly found. Most spectacular are the unique outcrops shaped by various weathering processes including block disintegration and sheet weathering. As a result, Po Toi is renowned for the Buddha's Palm Cliff, Tortoise Rock, Tortoise Egg, Monk Rock, Coffin Rock, BB rock etc. while the resemblance of Waglan as a key are of very high aesthetic and educational value.

In addition, it also offers spectacular panoramic landscape view. From the 188 meters highest accessible peak, Ma On Shan and Pat Sing Leng in the north, the Lantau Island peaks in the west, the islands of Wanshan Qundao to the south and the South China Sea to the east can be seen on a clear day.

7. Cultural Heritage of Po Toi Island

Po Toi also possesses attractive cultural heritage including the over 3000 years' old rock carving which has been declared as monuments; the annual Da Jiu (Spring Festival) and the traditional coastal collection of sea weeds.

8. Criteria for Site of special scientific interest

It is unclear what the Planning Department's specific requirements are that define a site's eligibility to be zoned as a SSSI. We understand the Planning Department seeks advice from the AFCD regarding the ecological conditions of the site, however there is a lack of transparency in the type of information, survey efforts and assessments that were conducted and used towards the decision-making process with determining the appropriate zoning. Based on the HKBWS's on-going bird survey records since 2007, Po Toi Island, especially the area around Tai Wan Village and the pier has consistently demonstrated high diversity of species, presence of rare birds (rarity), uniqueness and high ecological value (this information was made available to PlanD and AFCD in the "Proposal for a Site of Special Scientific Interest and Support for Country Park Designation on Po Toi Island" submitted by HKBWS in 2012). ***We urge the Planning Department and AFCD to provide the information used in the assessments to determine the land use zonings in the preliminary draft OZP.***

Due to the unique and invaluable geological, landscape, ecological and cultural significance, any haphazard developments on these islands may cause adverse and irreparable impact. We therefore strongly support Po Toi Islands to be zoned as Site of Special Scientific Interest (SSSI) and ultimately designated as Country Park for comprehensive management and protection under the Country Park Ordinance.

Thank you for your kind attention and we look forward to meeting with your departments in the upcoming weeks, before the gazette of the draft OZP under the Town Planning Ordinance. It is important our comments regarding the preliminary draft OZP is incorporated into the draft OZP.

Yours faithfully,



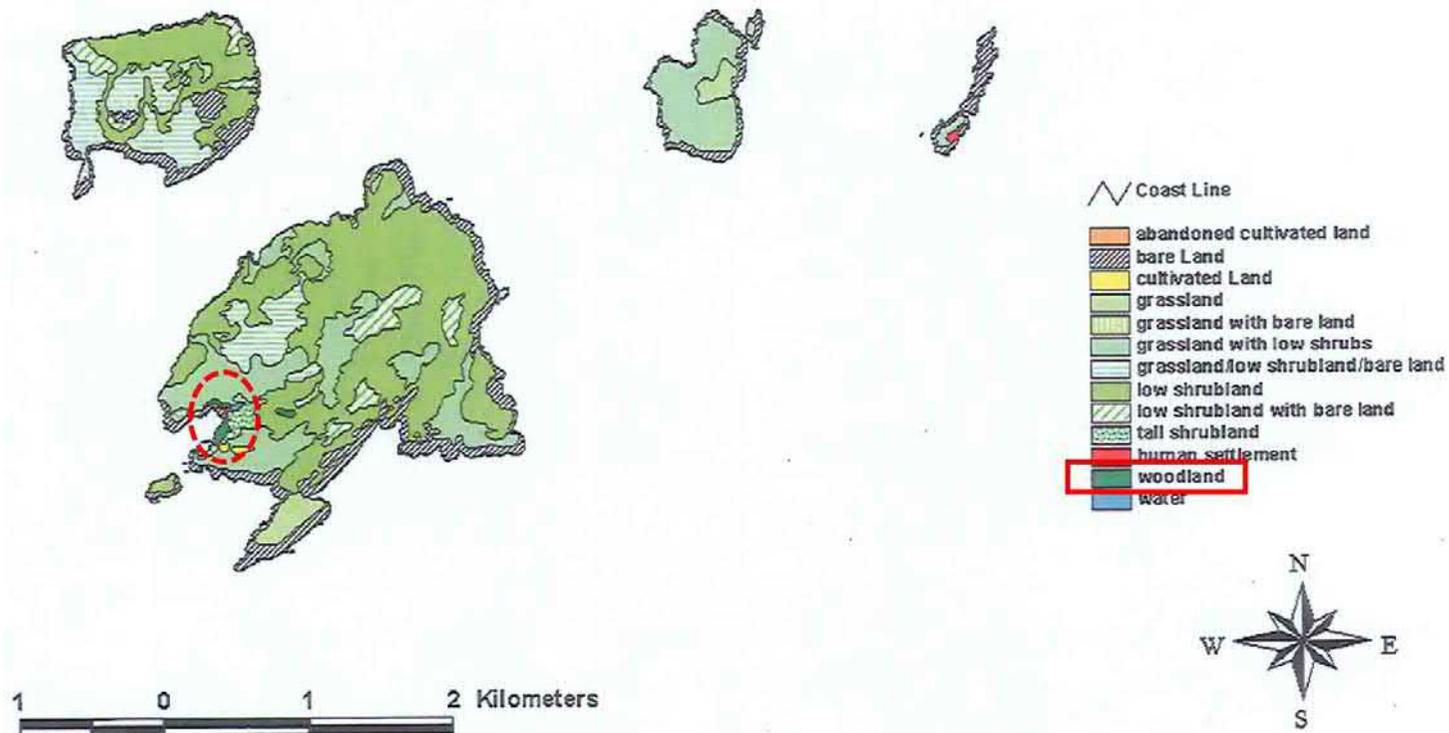
Jocelyn Ho
Senior Conservation Officer
Hong Kong Bird Watching Society

On behalf of:
Association for Geoconservation, Hong Kong
Columbarium Concern Group
Conservancy Association
Designing Hong Kong
Green Power
WWF – Hong Kong

cc:
AFCD – Mr. William Chow, Nature Conservation Officer (HK)
AFCD – Mr. Edward Yuen, Conservation Officer (Scientific interest)
PlanD – Mr. Ivan Chung, District Planning Officer – Sai Kung & Islands
PlanD – Mr. Gary Lui, Town Planner/Islands 6

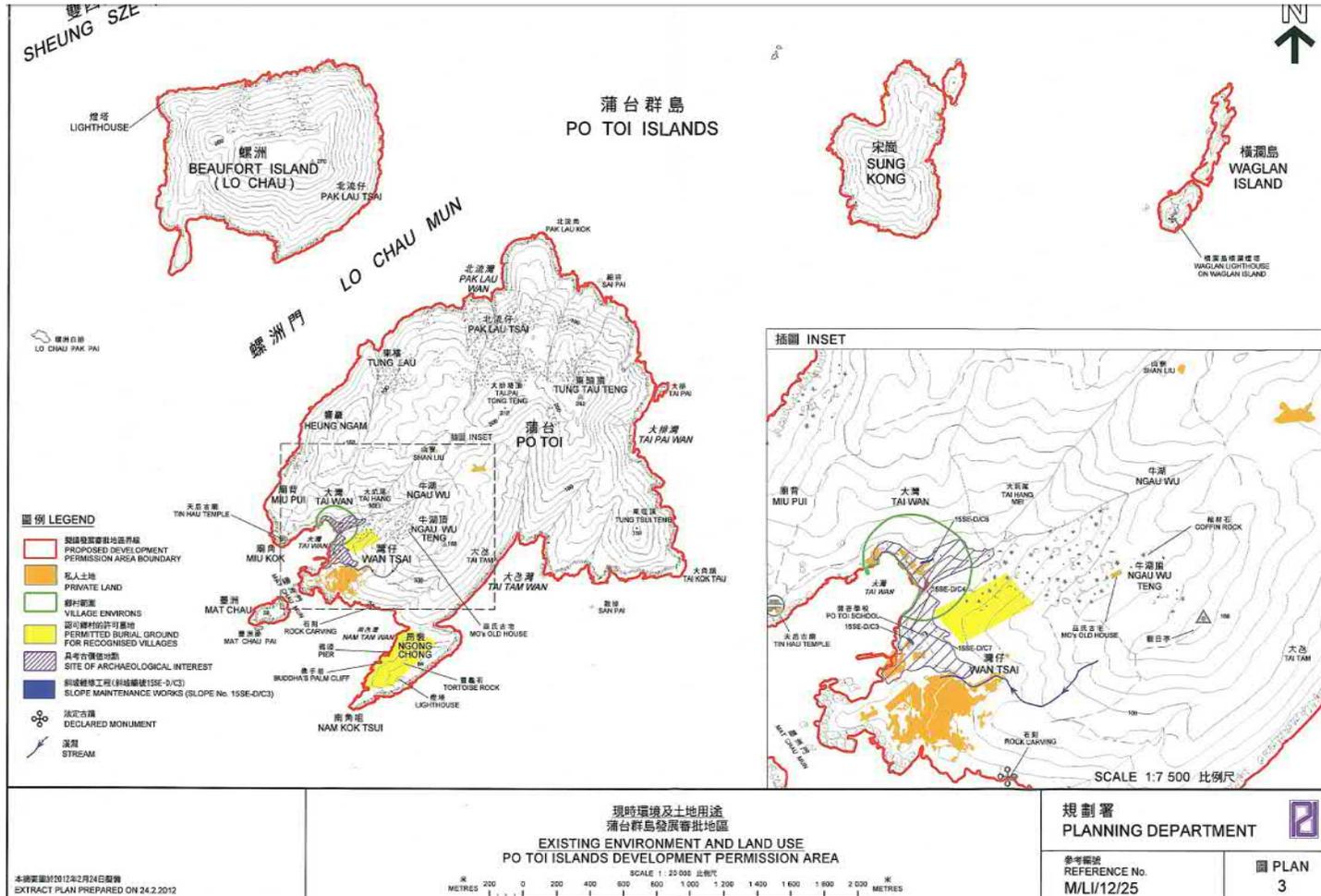
Figure 1 – Habitat map of Po Toi showing the small area of woodland present

Fig 5.1 Habitat Regionalization of Po Toi Islands



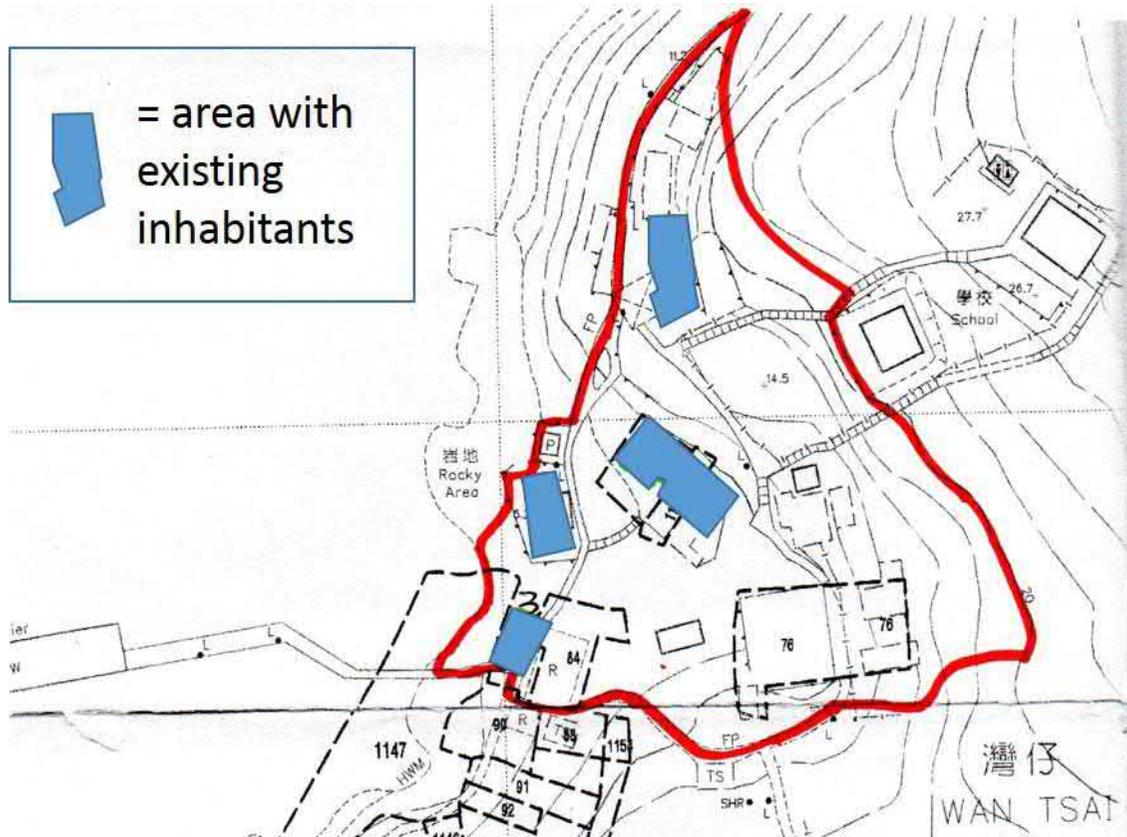
Source: Service on Providing Information on the Suitability of South Lamma, Tung Lung Chau and Po Toi Islands to be Established as Country Parks. Submitted to AFCD by Chinese University Hong Kong. November 1999.

Figure 2 – Area of privately owned and government land at Po Toi Island



Source: TPB Paper No. 9042. Consideration of the Draft Po Toi Islands Development Permission Area Plan No. DPA/I-PTI/B.

Figure 3 – Area with existing inhabitants within the R(D) zone



Urgent Return receipt Sign Encrypt Mark Subject Restricted Expand groups



RE: Po Toi Island - No-go areas

19/01/2015 13:04

From: "Tony Nip" [REDACTED]
To: "ivan chung pland" <imkchung@pland.gov.hk>, <gtslui@pland.gov.hk>, <rylsiu@pland.gov.hk>,
Cc: [REDACTED]

Dear All,

The map showing the No-go areas of Po Toi Island is attached.

Please note that the areas are drawn based on information from the Hong Kong Bird Watching Society, Green Power, aerial photos and the habitat map shown in an AFCD report (produced by the CUHK and submitted to the AFCD) entitled "*Service on Providing Information on the Suitability of South Lamma, Tung Lung Chau and Po Toi Islands to be Established as Country Parks*".

The red area is important to birds as it contains many mature trees. The blue area is important to butterflies. For your information, Po Toi Island is also an area important to butterflies based on the information from Green Power. The Yellow area contains young woodlands which are ecologically connected with the red area; based on the settings observed in situ and also aerial photos, we consider that this area is also potentially important to birds.

We consider that these areas must not be encroached by development, **especially the red and the blue areas.**

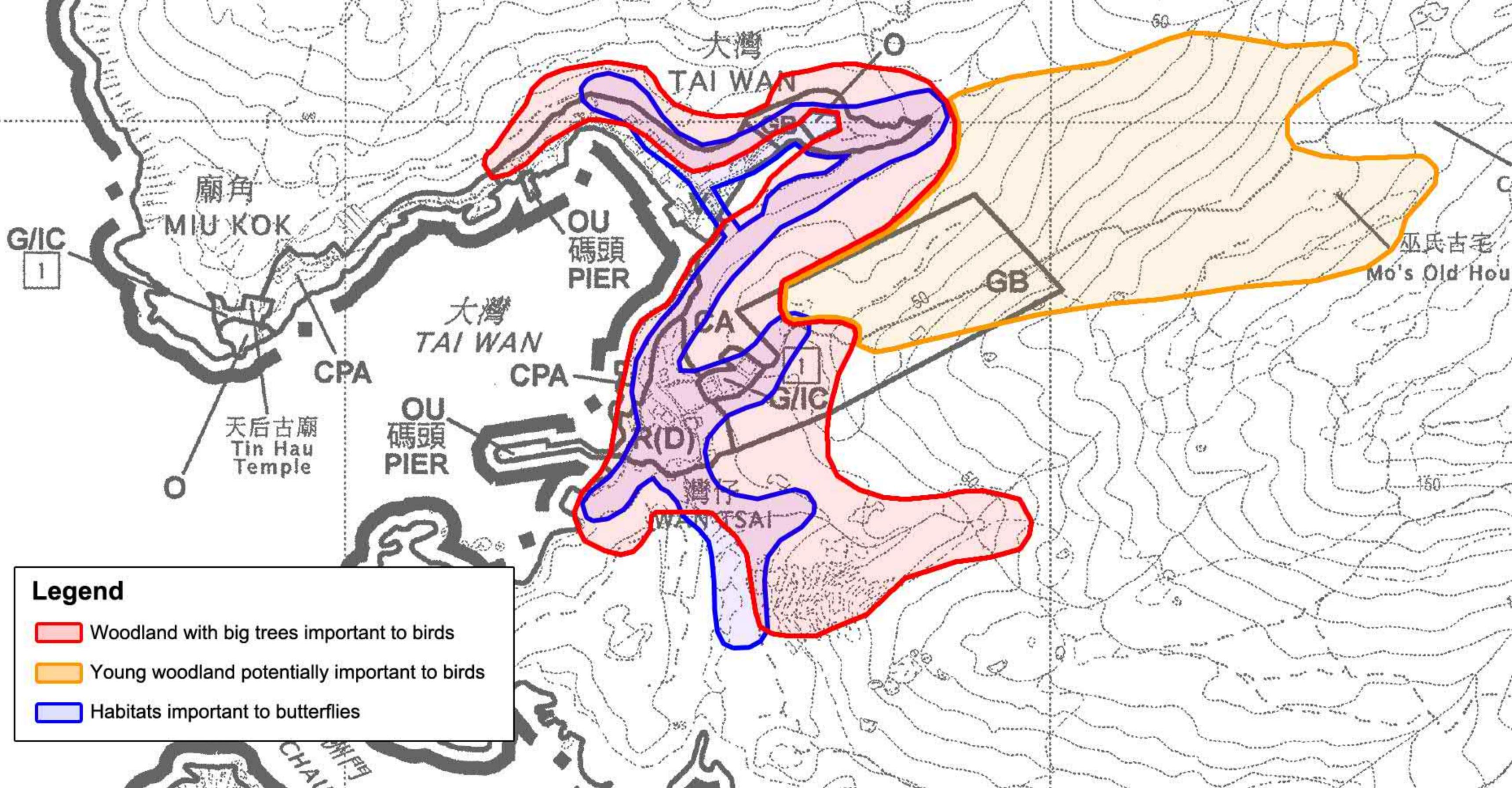
Best Regards,

Tony Nip
Senior Ecologist
Ecological Advisory Programme
Kadoorie Farm and Botanic Garden Corporation

Lam Kam Rd., Tai Po, N.T., Hong Kong.



Approximate locations of Birds & Butterflies No-go areas.jpg



Legend

- Woodland with big trees important to birds
- Young woodland potentially important to birds
- Habitats important to butterflies

創建 Designing Hong Kong 香港 .com

Hong Kong, 20 January 2015

Chairman and Members
Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point, Hong Kong.
Fax: 2877 0245; Email: tpbpd@pland.gov.hk

CC
Mr. Ivan Chung Man Kit
District Planning Officer, Sai Kung & Islands
Planning Department
Email: imkchung@pland.gov.hk

Dear Sirs,

**Re: The Draft Po Toi Islands Outline Zoning Plan
No. S/I-PTI/C - Preliminary Consideration of a New Plan**

Designing Hong Kong Limited **is concerned over** the captioned plan for the following reasons:

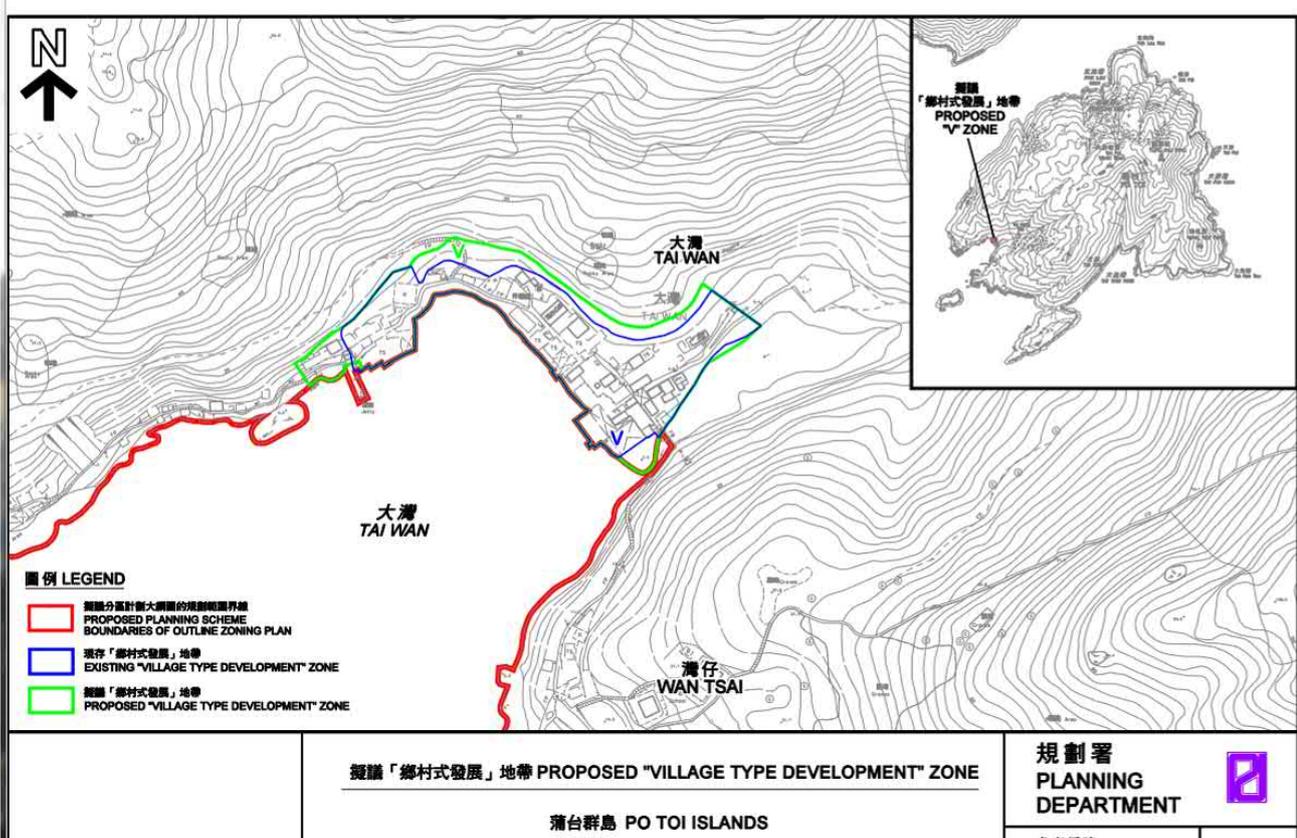
- We urge for a strict protective OZP aimed at conserving the biodiversity and natural landscape of Po Toi.
- Po Toi is the southern-most island of Hong Kong. It is recognized as an important stop for migratory birds and a site with a natural population of Romer's Tree Frogs. In 1993, the Planning Department's Territorial Development Strategy Review (TDSR) listed the island as a potential country park.
- We object to the broad-brush zoning of 'R(D)'. There is no justification for the covering a large area of undeveloped land. 'R(D)' zoning should be limited to existing structures for the intended purpose of this zoning which is to allow primarily the improvement and upgrading of existing temporary structures within the rural area through redevelopment of existing temporary structures into permanent building .
- Moreover, there is no public sewer or public sewage treatment. Nor is there electricity or other supporting infrastructure. There is no indication that any such facilities will be implemented, and no land has been reserved for such facilities. Allowing development, including building small houses or columbaria under these conditions will dramatically impact the terrestrial and marine environment recognized in the 'Territorial Development Strategy Review'.
- The proposed 'R(D)' and VTD zones encroach crucial mature woodland on the island. Paragraph 8.2. explains that 'The coastal areas of Tai Wan and Wan Tsai are covered with coastal woodland vegetation including large native mature trees within Po Toi Village, mangroves and shrub-land with tree clumps, which serves as a significant ecological resource to sustain the migratory birds.' The boundary of the R(D) and VTD zones should be amended to carefully exclude the mature woodland and important ecological habitat so as to protect these from development. Any development in this small ecosystem is irreversible and should be reconsidered and rejected.
- Tai Wan village is recognized as a Site of Archaeological Interest by the Antiquities and Monuments Office. Any development here should be subject approvals by the responsible department.

Here we submit our concerns for your consideration.

Designing Hong Kong Limited, January 2015

Unit 7, 5/F, Eastern Harbour Centre, 28 Hoi Chak Street, Quarry Bay,
Tel: +852 3104 2765 Fax: +852 2187 2305

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(We object to the expansion of the VTD zone as highlighted in light green)



(The existing dense mature woodland should be conserved and protected from development.)



長春社 since 1968

The Conservancy Association

會址：香港九龍青山道 476 號百佳大廈 1 樓 102 室

Add.: Unit 102, 1/F, Park Building, 476 Castle Peak Road, Kowloon, Hong Kong

電話 Tel.: (852)2728 6781 傳真 Fax.: (852) 2728 5538

21st January 2015

Planning Department

District Planning Branch

New Territories District Planning Division

Sai Kung & Islands District Planning Office

(E-mail: imkchung@pland.gov.hk, gtslui@pland.gov.hk)

Dear Mr Chung and Mr Lui,

Comments on Draft Po Toi Islands Outline Zoning Plan (No. S/I-PTI/C)

Following the meeting on 5th January 2015, The Conservancy Association (CA) is writing to highlight various concerns on the captioned.

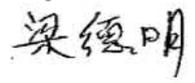
CA would like to reiterate that Po Toi Island is unique for its location in HK and provides a resting and foraging habitat for migratory birds of East Asia-Australian Flyway. According to Mr. Geoff Welch presentation in the last meeting, there are 326 bird species with 11 species on the IUCN red list. It requires more efforts on planning control similar to other bird hotspots such as Mai Po (380 bird species, 36 on IUCN Red List) and Long Valley (300 bird species, 12 on IUCN Red List).

Referring to the same presentation, 182 bird species with 5 on IUCN Red List are discovered in V-zone and R(D) zone of the draft OZP. These areas consist of mature woodland (Figure 1) with large trees such as *Ficus microcarpa* (Figure 2), which are exclusive for providing food to insect and fruit-eating birds. However, comparing to the DPA of Po Toi, the V-zone of the draft OZP has enlarged from 0.56 ha to 0.71 ha and covers more large trees at the back of village houses.

In addition, there is only a small area of building lots and small number of inhabitants in the R(D) zone but the R(D) zone covering 0.48 ha is unreasonably large with no justifications (Figure 3). This would produce a false hope to people who support development. CA would like to highlight that any loss of the existing mature woodland and large trees would result in a disaster on ecosystem in Po Toi, and they should be designated with conservation zoning and

further extension of V-zone and R(D) should be prohibited.

Yours faithfully,

Handwritten signature in black ink, reading '梁德明' (Leung Tak Ming).

Leung Tak Ming
Campaign Officer

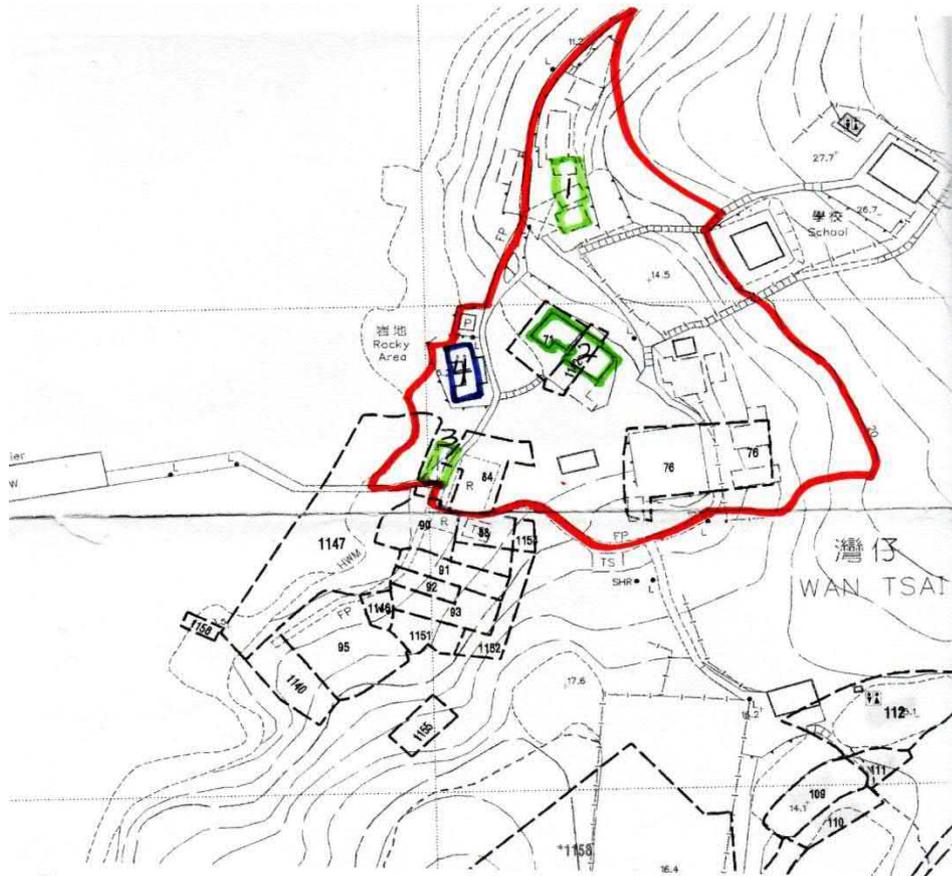
Figure 1 Mature woodland in V-zone of draft OZP



Figure 2 A mature *Ficus microcarpa* can be spotted in an abandoned house near the pier in R(D) zone . Some more large trees indeed scatter in a few abandoned houses in adjacent



Figure 3 Red line is the boundary of R(D) zone of draft OZP and areas marked with 1, 2, 3 & 4 are places of existing inhabitants



致：西貢及離島規劃專員 鍾文傑 imkchung@pland.gov.hk

副本：高級城市規劃師/離島 蕭爾年先生 rylsiu@pland.gov.hk

城市規劃師/離島 呂德成先生 gtslui@pland.gov.hk

日：2015 年 2 月 2 日

事：463 名蒲台島村民對「蒲台群島分區計劃大綱草圖編號 S/I-PTI/C」的意見

我們是一群土地土長的蒲台島居民，近幾十年因搵食的原故，往來香港與蒲島之間的航班疏落，我們無可奈何地大都遷往香港各區居住。但蒲台島始終是我們的老鄉，每逢周日或假期，我們都會返蒲台探望家人或整理島上的事務。

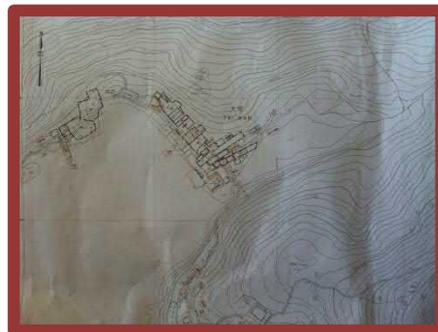
蒲台島的天后廟建於道光 15 年(1835 年)，為我們漁民祖先所建，可見我們的祖先早於 1835 年已在蒲台島生活。蒲台島人口最盛的時期有多達 3 千多人。為了維持蒲台的傳統，我們成立值理會籌辦一年一度的太平清醮及神功戲，每年都有近千名蒲台的子孫回來祈福還神；此外，我們亦成立蒲台之友，在每年慶祝天后誕舉辦龍舟競渡，有超過二十艘來自不同地區的龍舟會到蒲台賀誕及進行競賽。我們亦為了爭取改善蒲台的社區設施，包括改善島上的水電供應、公共廁所設施、無障礙通道等，接觸不同的政府部門及議員。2014 年 9 月 23 日，多位立法會議員及不同的政府部門亦曾到蒲台島視察，了解島上社區設施不足的問題。可以說，我們是如假包換的蒲台島原居民，只是礙於村代表選舉條例的規限下，部門又鐵板一塊，沒有考慮蒲台島的特殊地理因素，令我們失去選民的資格，未能參與村選及村務的工作，我們感到極到遺憾。以致，我們往往未能接受到影響蒲台島發展的訊息，更甚的是我們一群真正蒲台島民往往「被代表」了。因此，我們爭取今次機會，希望城規會能聽聽真正蒲台島民對蒲台群島分區計劃大綱草圖的意見。

1. 同意灣仔區(坤記士多西南面)一帶劃作「自然保育區」(CA)，堅決反對該處用作紀念公園或骨灰龕場



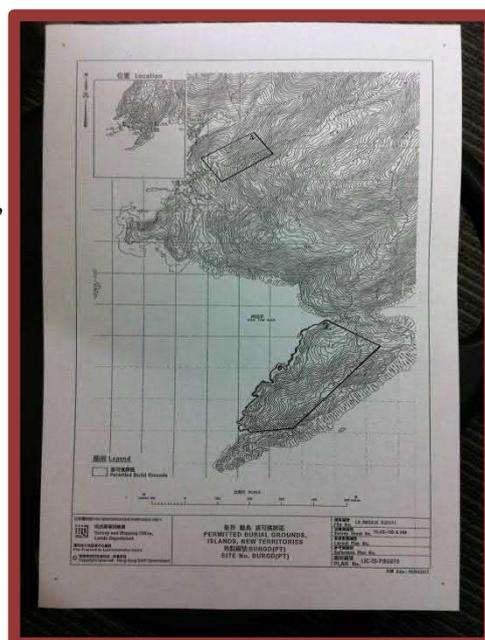
2. 擴大鄉村式發展(V Zone)

作為蒲台島土生土長的島民，我們同意現時的鄉村式發展的規劃，更希望鄉村式發展的範圍可以擴大。



3. 擴大碼頭對上的葬區，擴大後可將昂莊及靈龜石的葬區縮小。

根據民政事務處提供的資料，蒲台島共有兩個「認可葬區」(見右圖)，大部份島民都會選擇在碼頭對上的葬區作為安葬先人遺體之用，位於昂莊及靈龜石的葬區偏遠，鮮為人用，而且該葬區較另一葬區有近三倍之大，實無必要，為免其他人企圖利用規劃限制較少的情況下，胡亂發展相關地段。而且昂基及靈龜石一帶是不少旅遊人士觀星的地點。故建議擴大碼頭對上的葬區，擴大後位於昂莊及靈龜石的認可葬區可以縮小。



以上是我們一群土生土長的蒲台島民對「蒲台群島分區計劃大綱草圖編號 S/I-PTI/C」的意見。敬請城規會委員及規劃署負責官員加以考慮。

以下是我們一群土生土長的蒲台島民同意上述「蒲台群島分區計劃大綱草圖編號 S/I-PTI/C」的意見。聯署名單如下：

1 陳永祥	2 陳照祥	3 梁木根	4 張偉明	5 郭儀珠	6 郭儀珍
7 梁金勝	8 黃喜仔	9 郭永洪	10 周帶好	11 張展鵬	12 張志芬
13 張瑞蘭	14 梁明華	15 周伙娣	16 黃金	17 梁建偉	18 朱美玲
19 江貴華	20 江繼明	21 鄭帶福	22 郭亞玲	23 蘇偉福	24 張偉雄
25 蘇家儀	26 蘇家媚	27 冼敏	28 訐旭日	29 訐庭誌	30 黃麗萍
31 羅魚佬	32 羅基	33 江亞伙	34 羅少英	35 黎鳳儀	36 梁伙喜
37 梁碧儀	38 陳劍芬	39 劉伙有	40 梁初六	41 張偉德	42 張帶喜
43 何玉蓮	44 張鳳鳴	45 張桃勝	46 郭金燕	47 梁志明	48 周婉霞
49 布德珍	50 張偉明	51 梁漢威	52 林永嵐	53 鄭少珍	54 郭金英
55 梁向芳	56 江伙妹	57 周仲文	58 郭雁影	59 郭金麗	60 周永權
61 梁金福	62 郭金鳳	63 郭家輝	66 郭家權	67 梁明基	68 黃金妹
69 羅美好	70 羅美蓮	71 郭家豪	72 郭金霞	73 梁漢華	74 劉向榮
75 鄭初五	76 張晉晞	77 張晉星	78 鄭明芳	79 布健文	80 鄭芍敏
81 鄭芍怡	83 鄭芍君	84 陳志華	85 鄭細洪	86 布健武	87 鄭浩文
88 鄭惠芬	89 楊金喜	90 鄭紅妹	91 布健生	92 郭轉娣	93 鄭帶根
94 黃做	95 鄭美英	96 黃金雄	97 羅亞仁	98 周秀英	99 周錦輝
100 羅嘉瑤	101 布德全	102 布德明	103 布德喜	104 布德輝	105 周秀芬
106 羅嘉儀	107 羅宇軒	108 羅金樹	109 周秀娟	110 羅美玉	112 羅碧雯
113 羅惠英	114 羅成	115 劉志文	116 劉錦燕	117 劉紹文	118 周志華
119 周志雄	120 周志威	121 劉景輝	122 黎翠珊	123 梁達榮	124 梁明香
125 劉亞水	126 郭亞芳	127 劉阿燕	128 劉艷華	129 劉志強	130 梁佩珊
131 劉美華	132 劉沛明	133 張葵肖	134 劉凱欣	135 劉凱伶	136 陳國明
137 陳廷鋒	138 陳健偉	139 凌子聰	140 凌子堅	141 凌子潔	142 凌穎心
143 黎玉麟	144 黎力桁	145 曾秀英	146 李振業	147 李承禧	148 林惜琴
149 陳樂恩	150 劉紹祺	151 劉紹邦	152 劉紹天	153 劉永泉	154 劉永光
156 劉蘇女	157 劉絲雅	158 劉冠邦	159 鄭少英	160 張木水	161 鄭福喜
162 鄭蘇記	163 鄭文豪	164 鄭惠蓮	165 馬長嬌	166 黃志強	167 黃寶珍
168 黃寶儀	169 江偉德	170 黃寶芳	171 吳錦華	172 黎澤民	173 黃志偉
174 陳翠時	175 陳翠荇	176 江浩軒	177 江曉碧	178 羅蘇	179 馬帶金
180 羅仁仔	181 羅仁輝	182 羅貴明	183 張金福	184 劉樹佬	185 布亞嬌
186 劉金勝	187 吳秀蘭	188 劉浩然	189 陳嘉傑	190 陳晞晴	191 黃平
192 劉玉雯	193 郭金喜	194 劉帶娣	195 張國明	196 劉玉卿	197 李業昌
198 羅志超	199 劉美儀	200 譚美鳳	201 劉玉蓮	202 梁樹根	203 鄭俊文
204 鄭帶喜	206 鄭亦文	207 梁金有	208 梁亞珍	209 梁冰兒	210 梁寶兒
211 梁鳳娟	212 鄭惠英	213 鄭志明	214 梁秋運	215 黃海昌	216 梁桃
217 黎帶好	218 梁如珍	219 何穎康	220 何栢廉	221 何劍宏	222 吳宇宙

223 梁永基	234 梁敏琪	235 梁耀邦	236 梁耀明	237 張翠好	238 梁金福
239 鄭永全	240 鄭路德	241 鄭庭熙	242 姜少珍	243 梁禮賢	244 梁淑儀
245 劉詠詩	246 劉顯庭	247 周鳳玲	248 黃偉	249 劉福思	250 馬淑媚
251 劉志威	252 劉翠文	253 劉振江	254 劉帶喜	255 羅際盛	256 梁蘇妹
257 劉二清	258 劉雯燕	259 劉文輝	260 羅潤輝	261 黎秀娟	262 羅紹聰
263 羅紹明	264 黃雅麗	265 張惠玲	266 羅雯清	267 羅雯儀	268 羅詠恩
269 鄭惠蓮	270 劉鳳嫻	271 鄭浩賢	272 鄭婉儀	278 謝敏怡	279 梁惠珍
280 郭志恆	281 郭就好	282 駱頌賢	289 駱頌明	290 駱頌衡	291 周少萍
292 陳翠娟	293 郭寶儀	294 郭圓圓	295 梁金好	296 駱利志	297 梁嘉麗
298 梁嘉	299 明張斯雯	300 陳惠娟	301 梁惠珍	302 劉志峰	303 葉錦碧
304 劉志龍	305 劉學民	306 劉紫琪	307 蔡月霞	307 劉祖芯	308 劉銘康
309 吳麗輝	310 劉銘健	311 鍾粉玉	312 劉梓聰	313 李少英	314 劉凱琳
315 劉景文	316 劉廿五	317 劉冠英	318 劉景賢	319 劉景成	320 劉景明
321 劉景輝	323 劉玉珍	324 劉美福	325 鄭帶妹	326 湛錦波	327 劉潔瑩
328 湛柏廉	329 劉福喜	330 劉志華	331 劉鳳英	332 劉雪英	333 李建策
334 李梓鈴	335 李梓浩	336 賴挂虹	337 劉曉君	338 劉曉恩	339 王樂群
340 王穎然	341 姜亞妹	342 劉永樂	345 劉婉俛	346 陳子聰	347 陳長華
348 譚惠賢	349 李桂清	350 劉金喜	351 冼華記	352 梁梓謙	353 劉少儀
354 劉金成	355 冼詠恒	356 同角峰	357 徐韻婷	358 何詩韻	359 麥敏琦
360 梁美琴	361 劉錦祥	362 馮志權	363 馮諾雄	364 梁力行	365 李一仁
366 李敏嘉	367 李佩恩	368 劉韻鈴	369 羅英少	370 梁綺華	371 梁志雄
372 李樂軒	373 陳華根	374 陳穎怡	375 梁斯敬	376 李盈康	377 白皓雪
378 張寶恩	379 梁漢輝	380 陳禮傑	381 陳健傑	382 梁斯詠	383 李梓諾
384 麥桂蕙	385 陳進彥	386 趙冠鴻	387 蘇寶勝	388 蘇曉晴	389 梁綺芬
390 劉少明	391 郭亞芳	392 陳耀坤	393 劉金	394 鄭少芳	395 梁達文
396 梁達基	397 梁金明	398 陳帶好	399 梁傑偉	400 劉錦全	401 劉偉雄
402 鄭水妹	403 劉偉芬	404 吳銀	405 梁清明	406 張好	407 劉德
408 梁亞喜	409 梁麗妹	410 梁美惠	411 羅桃	411 劉其	412 梁九妹
413 梁亞妹	414 劉恩光	415 劉志成	416 邴惠珍	417 劉金妹	418 劉淑欄
419 何亞水	420 張如妹	421 梁向榮	422 梁向華	423 梁向威	424 向輝
425 梁亞堅	426 鄭金好	427 梁祥德	428 梁永祥	429 梁永華	430 梁永輝
431 鄭道明	432 周恩娣	433 周志德	434 周志郭	435 黃嬌	436 梁雲金
437 劉惠英	438 梁港昌	439 梁雪梅	440 梁雪英	441 梁耀波	442 劉錫黃
443 劉明波	444 張鳳英	445 張志明	446 張鳳儀	447 張志芬	448 黎少萍
449 梁潔生	450 曹素貞	451 梁智軒	452 梁潔培	453 梁潔瑩	454 梁康妮
455 黃楚雨	456 梁懿嘉	457 梁懿豐	458 梁秀霞	459 葉栢基	460 梁依琳
461 梁啟立	462 黎澤桑	463 梁俊文			

蒲台村公所主席;梁俊文: [REDACTED] 蒲台島工作關注組;(羅成)代行: [REDACTED]

Summary of Deviations from the Master Schedule of Notes

Deviations from the standard Rural Covering Notes:

Paragraph (8)

- changed to paragraph (7);
- added “boundaries of the Plan” before “and boundaries between zones”; and

Paragraph (11)

- removed entire paragraph

Deviation from the standard Schedule of Uses

Zonings	Deviations from the Master Schedule of Notes			
	Column 1 Uses	Column 2 Uses	Planning Intention	Remarks
Residential (Group D)	Nil	Removed:- - Public Transport Terminus or Station - Public Vehicle Park (excluding container vehicle)	Nil	Added:- - (d) Any diversion of streams or filling of pond, 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

Zonings	Deviations from the Master Schedule of Notes			
	Column 1 Uses	Column 2 Uses	Planning Intention	Remarks
				<p>maintenance, repair or rebuilding 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 development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.</p>
Village Type Development	Nil	<p>Removed:</p> <ul style="list-style-type: none"> - Public Transport Terminus or Station - Public Vehicle Park (excluding container vehicle) 	Nil	<p>Added:</p> <ul style="list-style-type: none"> - (c) Any diversion of streams or filling of pond, 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

Zonings	Deviations from the Master Schedule of Notes			
	Column 1 Uses	Column 2 Uses	Planning Intention	Remarks
				maintenance, repair or rebuilding 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 development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.
Government, Institution or Community	<p>Removed:</p> <ul style="list-style-type: none"> - Ambulance Depot - Animal Quarantine Centre (in Government building only) - Broadcasting, Television and/or Film Studio - Eating Place (Canteen, Cooked Food Centre only) - Exhibition or Convention Hall - Hospital - Public Transport 	<p>Amended:</p> <ul style="list-style-type: none"> - from 'Animal Quarantine Centre (not elsewhere specified)' to 'Animal Quarantine Centre' <p>Removed:</p> <ul style="list-style-type: none"> - Correctional Institution - Driving School - Off-course Betting Centre - Office - Petrol Filling Station - Refuse Disposal Installation (Refuse 	Nil	<p>A new section with the following clauses are added:-</p> <ul style="list-style-type: none"> - (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,

Zonings	Deviations from the Master Schedule of Notes			
	Column 1 Uses	Column 2 Uses	Planning Intention	Remarks
	<ul style="list-style-type: none"> Terminus or Station - Public Vehicle Park (excluding container vehicle) - Research, Design and Development Centre - Service Reservoir - Training Centre - Wholesale Trade 	<ul style="list-style-type: none"> Transfer Station only) - Zoo 		<ul style="list-style-type: none"> or the height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, whichever is the greater. - (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance. - (c) Any diversion of streams or filling of pond, including that to effect a change of use to any of those specified in Columns 1 and 2 above

Zonings	Deviations from the Master Schedule of Notes			
	Column 1 Uses	Column 2 Uses	Planning Intention	Remarks
				or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding 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 development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.
Open Space	Nil	Removed: <ul style="list-style-type: none"> - Public Transport Terminus or Station - Public Vehicle Park (excluding container vehicle) - Service Reservoir 	Nil	Added:- <ul style="list-style-type: none"> - Any diversion of streams or filling of pond, including that to effect a change of use to any of those specified in Columns 1 and 2 above

Zonings	Deviations from the Master Schedule of Notes			
	Column 1 Uses	Column 2 Uses	Planning Intention	Remarks
				or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding 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 development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.
Other Specified Uses	A new Schedule of Use specifying the 'Pier' use exist in Area is added			
	Added: - Pier - Public Convenience - Public Vehicle Park (for cycles only)	Added: - Government Use - Marine Fuelling Station - Public Utility Installation	Added: - This zone is intended to designate land for piers to facilitate marine access to Po Toi Islands.	Added: - Kiosks not greater than 10m ² each in area and not more than 10 in number for uses as 'Shop and Services' are

Zonings	Deviations from the Master Schedule of Notes			
	Column 1 Uses	Column 2 Uses	Planning Intention	Remarks
				considered as ancillary to "Pier" use.
Green Belt	Nil	Removed: - Petrol Filling Station - Public Transport Terminus or Station - Public Vehicle Park (excluding container vehicle)	Nil	Added: - "diversion of streams," after "Any" and in front of "filling of land/pond or excavation of land"
Coastal Protection Area	Nil	Nil	Nil	Added:- - "diversion of streams," after "Any" and in front of "filling of land/pond or excavation of land"
Conservation Area	Nil	Nil	Nil	Nil