

TOWN PLANNING BOARD

TPB Paper No. 10016

For Consideration by the
Town Planning Board on 30.10.2015

DRAFT YI O OUTLINE ZONING PLAN NO. S/I-YO/C
FURTHER CONSIDERATION OF A NEW PLAN

**DRAFT YI O OUTLINE ZONING PLAN NO. S/I-YO/C
FURTHER CONSIDERATION OF A NEW PLAN**

1. Purpose

The purpose of this paper is to:

- (a) report on the results of the consultation with the Islands District Council (IsDC) and the Tai O Rural Committee (TORC), and other public views received on the draft Yi O Outline Zoning Plan (OZP) No. S/I-YO/B; and
- (b) seek Members' agreement that the draft Yi O OZP No. S/I-YO/C, its Notes and Explanatory Statement (ES) (**Annexes 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 14.8.2015, the Town Planning Board (the Board) gave preliminary consideration to the draft Yi O OZP No. S/I-YO/B (TPB Paper No. 9978) and agreed that the draft OZP was suitable for consultation with IsDC and TORC. The TPB Paper No. 9978 and an extract of the minutes of the Board's meeting held on 14.8.2015 are at **Annexes IV and V** for Members' reference. The Yi O OZP is to replace the approved Yi O Development Permission Area (DPA) Plan which is effective until 23.11.2015. As such, the Yi O OZP has to be exhibited on or before 23.11.2015 in order to maintain statutory planning control upon expiry of the DPA Plan.

2.2 For Members' easy reference, major land use proposals of the draft Yi O OZP No. S/I-YO/B as highlighted in the TPB Paper No. 9978 (**Annex IV**) are recapitulated below (**Plan 1**):

"Village Type Development" ("V") : Total Area 0.34 ha

- (a) Yi O Village is the only recognized village within the OZP area (the Area). Village houses within the Area are mostly vacant and dilapidated. Given the natural environment with high landscape value coupled with its inaccessibility due to lack of vehicular access, an incremental approach for designation of "V" zone for Small House development has been adopted with an aim to consolidate Small House development at suitable locations so as to avoid undesirable disturbances to the natural environment and overtaxing the limited infrastructure in the Area. The boundaries of "V" zone are drawn up around existing clusters having regard to existing building structures, 'village environs' ('VE'), approved Small House applications, outstanding Small House

application, building lots, local topography, site characteristics and estimated Small House demand. Areas of dense vegetation, active agricultural land, ecologically sensitive areas and streamcourses have been avoided where possible.

“Agriculture” (“AGR”) : Total Area 4.84ha

- (b) The “AGR” zone covers the land under active agricultural activities around Yi O San Tsuen and to the north of Yi O Kau Tsuen as well as some abandoned agricultural land, grassland and wetland plants along the trail from Yi O Kau Tsuen to the mouth of the valley and its estuary, which have good potential for rehabilitation for cultivation and other agricultural purposes.

“Green Belt” (“GB”) : Total Area 16.78 ha

- (c) The “GB” zone covers the natural vegetated areas which consist of streamcourses and woodlands. Most of the woodlands and areas adjoining the Lantau North and Lantau South Country Parks are within this zone.

“Coastal Protection Area” (“CPA”) : Total Area 1.38ha

- (d) The “CPA” zone covers the coastal areas along the eastern side of Yi O Bay, which primarily consist of mudflat, rocky shore, mangrove and coastal plants.

3. Consultation on the draft OZP

IsDC, TORC and Village Representative

- 3.1 IsDC was consulted on the draft OZP at the meetings held on 7.9.2015 and 21.9.2015, and TORC was consulted on 15.9.2015. The minutes of IsDC meetings and the letter from the Chairman of IsDC are at **Annexes VI-A to VI-C**. The views of TORC are at **Annex VI-D**. Meeting with the Indigenous Inhabitant Representative of Yi O Village (YOIIR) on the draft OZP was held on 18.9.2015. The letter from the YOIIR is at **Annex VI-E**. A site visit and meeting was held on 8.10.2015 with YOIIR and concerned departments on the pier proposed by YOIIR. Concerned departments’ views are at **Annex VI-F**. Major points of IsDC, TORC and YOIIR’s concerns on land use planning on the draft OZP are summarized below:

Expansion of “V” zone

- (a) The “V” zone is too small and should be extended to tally with the ‘VE’ (**Plan 2**) to meet the 10-year Small House demand of 145 as provided by YOIIR in September 2015 (**Annex VI-G**). As there is no infrastructure provision in the area and living in the village would be difficult, the designation of the “V” zone should not be based on existing population and outstanding small house applications.

Opposition to the “CPA” zoning

- (b) The proposed “CPA” zone will restrict the development of Yi O. It also covers some private lots (**Plan 2**). The “CPA” zone should be deleted or rezoned to “AGR”.

Opposition to designating private land as “GB” zone

- (c) The private land within the “GB” zone (**Plan 2**) should be rezoned to “AGR” as farming rehabilitation is being planned by villagers.

Request for reservation of land for transport and infrastructure

- (d) A road for vehicle should be designated on the OZP connecting Tai O and Yi O.
- (e) A standard pier should be designated on the OZP as more people are going to Yi O. YOIR suggested that a pier/landing steps be designated at the western part of Yi O bay at or near the location of the old pier (**Plans 2 and 2b**), which is dilapidated and not in use, as the water level at the western side is more suitable for pier/landing steps development. The proposed pier/landing steps could facilitate the provision of emergency services (such as security, firefighting, rescue services by Police Force and Fire Services Department) and other government services (waste collection services of Food and Environmental Hygiene Department (FEHD) and other services by District Office (Islands)). The YOIR stated that the above departments would be in support of the provision of a pier/landing steps.
- (f) Water supply and sewerage treatment facilities should be earmarked on the OZP to cater for the population increase as a result of the village rehabilitation.

Respect of private land right

- (g) The right of private land owners should be respected. House should be allowed on house lots and agricultural use on agricultural lots.

Further consultation with locals on the revised OZP prior to submission to the Board

- (h) A IsDC member and YOIR requested that the draft OZP should be revised to incorporate local views. The member requested that Yi O Village, TORC and IsDC should be further consulted on the revised OZP before submission to the Board for further consideration. YOIR requested that as there would be insufficient time for the further consultation, Planning Department (PlanD) should defer submission of the OZP to the Board until IsDC is further consulted and agrees to the revised OZP¹.

¹ In the letter of YOIR of 24.9.2015 to IsDC (attachment in **Annex VI-C**), it is stated that a motion was passed unanimously by IsDC on 21.9.2015 requesting PlanD to further consult IsDC on the revised OZP before submission to the Board for further consideration. It should be clarified that the request was raised by one IsDC member, but not a motion and no vote was conducted at the meeting, please refer to the minutes of IsDC on 21.9.2015 at **Appendix VI-B**.

Green / Concern Groups

- 3.2 On 9.9.2015, a meeting was held with green / concern groups to brief them the draft OZP. The Conservancy Association (CA), World Wide Fund for Nature Hong Kong (WWF), Designing Hong Kong Limited (DHK), Kadoorie Farm and Botanic Garden Corporation (KFBG), Green Power and Hong Kong Bird Watching Society attended the meeting. Subsequently, CA, WWF, DHK and KFBG submitted comments and proposals (**Annexes VII-A to VII-D**) on the draft OZP, which can be summarized as follows:

Rezoning agricultural land in the “AGR” zone to a more restrictive zoning

- (a) The “AGR” zone, especially the area within the ‘VE’ encircling Yi O San Tsuen (**Plan 3**), will become reserve for future Small House development. The approval rate for Small House application in “AGR” zone was high, i.e. about 62.5% between 2003 and 2012. Therefore, a more restrictive zoning, e.g. “AGR(2)”, “GB(1)” or “Conservation Area” (“CA”) zone, is suggested for this area to prohibit new Small House development and protect the ecologically sensitive habitats from development threats while supporting genuine farming activities. Yi O is surrounded by Country Parks with diverse habitats, and agricultural land in Yi O deserves a more restrictive zoning.

Rezoning the coastal vegetation and woodland areas within “AGR” to “CPA” and “GB”/“CA”

- (b) Some areas of the proposed “AGR” zone might not be suitable for cultivation and other agricultural purposes. Coastal vegetation and woodland, for example, can be spotted within the proposed “AGR” zone at Yi O San Tsuen (**Plan 3**). The woodlands provide habitat for Romer’s Tree Frog² and provide foraging and nursery grounds for animals. These areas should be zoned as “CPA” and “GB”/“CA” respectively to reflect their planning intention to preserve natural habitats and landscape.

Conservation zoning for riparian of streams and areas adjoining country parks

- (c) The natural stream course to the west of Yi O San Tsuen should be conserved by a conservation zoning along the stream courses and the area adjoining country parks. In particular, two rare freshwater fishes, *Metzia lineata* (線細鰻) and *Oryzias curvinotus* (弓背青鱗), were recorded in the main stream to the west of Yi O San Tsuen in October 2015 (**Annex VII-D**). These two species are considered to be freshwater fishes of high conservation concern in Hong Kong. As such, the main stream and its riparian area (30m from both sides) to the east of the river that currently covered by “AGR” zone (**Plan 3**) should therefore be replaced by a conservation zoning. The Shui Lo Cho stream and its riparian (30m from both sides) should also be well protected.

² WWF mentioned that Romer’s Tree Frog was recorded in the western part of Yi O (**Annex VII-B**). Agriculture, Fisheries and Conservation Department advises that Romer’s Tree Frog was recorded near a stream to the east of Yi O.

4. Planning Department's Responses

4.1 In consultation with departments concerned, PlanD's responses to the above comments/proposals are elaborated below.

4.2 For comments/proposals from IsDC, TORC and YOIR:

Expansion of "V" zone

- (a) The boundaries of the "V" zone (**Plan 1**) are drawn up around existing clusters having regard to existing building structures, 'VE', approved Small House applications, outstanding Small House application, building lots, local topography, site characteristics and estimated Small House demand. Relevant government departments have been consulted on the zoning boundaries and no adverse comment on the "V" zone boundary has been received. The proposal of YOIR to expand the "V" zone to tally with the 'VE' (**Plan 4**), i.e. to increase from 0.34ha to 4.03ha, is considered inappropriate.
- (b) Within the 'VE', two pieces of land are under "V" zone on the draft OZP while the remaining area is proposed to be zoned "AGR" and "GB". The Director of Agriculture, Fisheries and Conservation (DAFC) advises that most lands proposed to be zoned "AGR" within the 'VE' are flatlands suitable for agricultural activities, while the area proposed to be zoned "GB" covers young woodlands. The currently proposed "AGR" and "GB" zones are considered appropriate.
- (c) Notwithstanding the above, District Lands Officer/Islands, Lands Department (DLO/Is, LandsD) has advised that the 10-year forecast for Small House demand for Yi O Village has been revised to 145 in September 2015 as provided by YOIR who has also provided a breakdown of the forecast indicating about 40-50 Small House applications to be submitted within 2 years (**Annex VI-G**). The feasibility of refining the "V" zone to include suitable areas in its immediate surroundings has been explored. The western part and middle part abutting the "V" sites as marked Area A and Area B on **Plan 4** are covered by woodland (**Plan 4b**) whereas Area B is a sloping area. Thus, both Areas A and B are considered not suitable for inclusion in the "V" zone.
- (d) With regard to a platform to the immediate north of a "V" site, i.e. Area C on **Plan 4**, it is mainly covered by some vegetation (**Plan 4a**) and is located immediate in front of the village cluster. While Chief Town Planner/Urban Design and Landscape (CTP/UD&L) considers the "AGR" zone appropriate, he also considers it being a piece of cleared flat land to the north of a number of abandoned dilapidated village houses is considered not incompatible with its immediate surroundings. DLO/Is, LandsD advises that the site falls within the 'VE' of Yi O Village and is considered suitable for village type development from land administration point of view. Other departments consulted including Director of Environmental Protection (DEP) have no adverse comments on proposed "V" zone on Area C whilst DAFC considers that Area C has potential for agricultural rehabilitation. Having struck a balance between the local concern and other relevant factors, it is proposed to

revise Area C of about 460m² from “AGR” to “V” with a view to providing suitable land adjoining the existing clusters of houses for Small House development. The area to further north is under active farming and is therefore not recommended for inclusion in the “V” zone.

- (e) As a result, the area of the proposed “V” zone would be increased to 0.38ha (**Plan 4**) and the total developable land reserved for Small House developments is 0.33 ha, equivalent to 13 Small House sites (**Table 1**). This can satisfy about 32.5% of the total 10-year forecast of SH demand in the Area (i.e.13 out of 40). While the YOIR has indicated to DLO/Is that about 40-50 Small House applications would be submitted within the next 2 years, in view of limited accessibility and infrastructure in the Area, significant increase in Small House developments in the short to medium-term is not anticipated. Thus, an incremental approach could be maintained to address future Small House demand. There is provision under the OZP for planning application for Small House development in “AGR” and “GB” zones which would be considered by Board on individual merit.

Table 1: Small House Demand for Yi O Village

Small House Demand Figure in 2012		Small House Demand Figure in Sep 2015		‘VE’ Approx. Area (ha)	Revised “V” zone area (ha)	Required land to meet demand (ha) for 40 Small Houses	Available Land to meet new demand (ha)	Percentage of the new demand met by available land (%)
Outstanding Demand	10-year forecast	Outstanding Demand	10-year forecast					
0	40*	0*	145	4.03	0.38 (+ 0.046 ha)	1.00	0.33 (about 13# Small Houses)	32.5%

* Since no further information has been provided by the YOIR for the substantial increase in the latest 10-year forecast, the updated outstanding demand in 2015, i.e. 0, and previous 10-year forecast, i.e. 40, are adopted as the total Small House demand figure.

The figure has excluded the 6 approved but not yet developed Small Houses.

Opposition to the “CPA” zoning and designating private land as “GB” zone

- (f) The “CPA” zone covers the existing natural coastal area with coastal vegetation, mudflat, rocky shore, and associated estuarine landscape. CTP/UD&L, PlanD considers that the current “CPA” zoning is appropriate. With regard to the locals’ proposal to rezone “CPA” to “AGR”, CTP/UD&L considers that potential impact of permitted use under “AGR” is not compatible with the existing landscape character. Regarding private land within conservation zonings (i.e. “CPA” and “GB”) (**Plan 2**), the concerned land is primarily demised for agricultural purpose under the block Government lease. There is no building lot within the “CPA” and “GB” zones. Since ‘Agricultural Use’ is always permitted under such zonings, there is no deprivation of the rights of the landowners. The private land within “CPA” zone covers the natural shore with natural vegetation (**Plan 2a**), whereas the private land within

“GB” zones mainly cover a continuous stretch of woodland (**Plans 2 and 2b**). As agricultural use is always permitted in both “CPA” and “GB” zones, DAFC considers the current zonings to preserve the existing natural landscape as indicated in the planning intentions are appropriate. Moreover, within “CPA” and “GB” zones, apart from agricultural use, certain uses are always permitted and specific uses may be permitted upon approval by the Board.

Request for reservation of land for transport and infrastructure

- (g) Relevant works departments would keep in view the need for infrastructure in future subject to resources availability. Notwithstanding the above, if concerned departments have plans to provide infrastructure facilities in the Area, flexibility has been provided in the covering Notes of the OZP for carrying out of 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 (**Annex II**).
- (h) With regard to vehicular access, C for T advises that there is no plan to provide vehicular access to Yi O or any proposed widening of the track between Tai O and Yi O. Moreover, the Area is enclosed by the Lantau North and Lantau South Country Parks, the impact of constructing a road would have to be carefully assessed and consent of the Country and Marine Parks Authority is required.
- (i) As for the provision of a pier/landing step, DFEH advises that his vessels sometimes have difficulty in landing at the existing jetty at the eastern coast due to shallow water during low tide. From operational point of view, the upgrading of the existing pier or other alternative that can resolve the problem would facilitate his cleansing operations. Commissioner of Police (C of P) also considered an additional pier at Yi O is supported in providing emergency service. Director of Fire Services has no specific comment on the proposed pier/landing steps and considers that the proposed pier/landing steps may provide an alternative means to Yi O during emergency if there is sufficient water depth for the fireboat to berth. However, relevant departments including Director of Marine, Chief Engineer/Port Works, Civil engineering and Development Department, and C of P also have advised that Yi O Bay is an area with shallow water even at high tide. As such, it is technically infeasible to earmark a suitable location for a pier along the coast within the Area. Besides, concerned departments currently have no plan to build a pier in Yi O. As to the local’s request for earmarking a pier in the western coast of Yi O at or near the location of the old pier (**Plan 2b**), it should be noted that the location is outside the Area. DAFC also advises that the western coast is a wooded area. The footpath connection from the pier, if built, to the village will need to go through a vegetated area. The impact of the pier shall be subject to the scale of construction work required. CTP/UD&L also advises that natural vegetation has established and screened the western side of Yi O Bay, the potential landscape impact of a pier should be assessed.

- (j) Regarding other infrastructures, Chief Engineer/Sewerage Project, Chief Engineer/Drainage Project, and Chief Engineer/Hong Kong & Islands of Drainage Services Department advised that although there is no committed or planned sewerage or drainage system in the Area, Yi O area will be included in the forthcoming “Review Study of Drainage Master Plan in Lantau and Outlying Islands”. For sewerage facility, DEP advises that there is no existing or planned public sewerage system for the Yi O area. For water supply facility, Chief Engineer/Development(2), Water Supplies Department advises that there is currently no plan to provide treated water supply to Yi O. Concerned departments have not put forth any request for land reservation within the Area for road use or drainage, sewerage and water supply facilities.

Respect of private land right

- (k) The building lots in the Area have been included in the proposed “V” zone. The remaining private land within “AGR” or conservation zonings is primarily demised for agricultural purpose under the block Government lease and ‘Agricultural Use’ is always permitted under such zonings. There is no deprivation of the rights of the landowners. Besides, under the current planning application mechanism, individuals may submit application for change of use to the Board for consideration.

Further consultation with locals on the revised OZP prior to submission to the Board

- (l) Prior to the preparation of the draft OZP, the TORC and YOIR have been consulted and their views have been reported to the Board and incorporated into the draft OZP No. S/I-YO/B where appropriate for the Board’s consideration in August 2015. After the Board agreed that the draft OZP was suitable for consultation with IsDC and TORC, IsDC was consulted on 7.9.2015 and 21.9.2015 (**Annexes VI-A and B**), and TORC was consulted on 15.9.2015 (**Annex VI-D**). Meeting with the YOIR was held on 18.9.2015 on the draft OZP and YOIR also submitted his comments (**Annex VI-E**). A site visit and meeting with YOIR on the proposed pier was held on 8.10.2015 (**Annex VI-F**). Apart from locals, green/concern groups have also submitted comments on the draft OZP (**Annexes VII-A to VII-D**). PlanD has conducted assessments on all the comments/proposals in consultation with concerned departments. It is the established practice to submit all views and proposed revisions to the OZP to the Board for consideration first. Should the Board agree to the revised OZP (**Annex I**), the relevant stakeholders will be further consulted after the publication of the OZP under section 5 of the Ordinance.

4.3 For comments/proposals from green/concern groups:

Rezoning agricultural land in the “AGR” zone to a more restrictive zoning

- (a) The area currently zoned as “AGR” at Yi O San Tsuen is largely a piece of continuous flatland (**Plans 4, 4a and 4b**). DAFC advises that active farming activities are observed in the vicinity. Should there be applications for Small House development in “AGR” zone, the Board will consider each application on its individual merits, taking into account all the relevant factors, including site characteristics, comments from departments concerned and public views. The “AGR” zoning is

considered appropriate for the agricultural land in the “AGR” zone. For responses to specific comments on the “AGR” zone to the east of the stream, please see paragraph (d) below.

Rezoning the coastal vegetation and woodland area within “AGR” to “CPA” and “GB”/“CA”

- (b) The area currently zoned as “AGR” at Yi O San Tsuen is largely a piece of continuous flatland. There are no particular species of conservation importance. DAFC advises that active farming activities are observed in the vicinity of the areas marked “coastal vegetation” (**Plans 3 and 4a**). The concerned areas to the north and east of the active farmland, which are mainly private lands, could be rehabilitated for agricultural use and it is considered appropriate to keep the “AGR” zone from agricultural development point of view.
- (c) The “woodlands” to the east and west of Yi O San Tsuen (**Plan 4b**) have no particular species of conservation importance. DAFC advises that active farming activities are observed in the vicinity of the woodland to the east of Yi O San Tsuen. The concerned areas to the north of the active farmland, which are mainly private lands, could be rehabilitated for agricultural use and it is considered appropriate to zone it as “AGR” from agricultural development point of view. The woodlands to the west of Yi O San Tsuen also form part of the continuous flat land under active farming. It is considered appropriate to maintain its “AGR” zoning.

Conservation zoning for riparian of streams and areas adjoining country parks

- (d) As for the riparian zone of the stream to the southwest of Yi O San Tsuen, the western side of the stream is already under a proposed “GB” zoning and the eastern side is under a proposed “AGR” zone. DAFC advises that the area mainly covers abandoned farmland (**Plan 3a**). From agricultural development perspective, there are active agricultural activities in the vicinity of the subject area. The concerned area has good potential of agricultural rehabilitation. As active farming activities are found in the concerned “AGR” site (**Plan 3a**) and the area has good potential of agricultural rehabilitation, PlanD considers the “AGR” zone appropriate to reflect the planning intention. Although Rice Fish (*Oryzias curvinotus* 弓背青鱗) of conservation concern has been recorded in the stream, the stream is not an Ecologically Important Stream. Thus, the current zoning of “GB” and “AGR” covering both sides of the stream is considered appropriate to reflect the existing natural landscape. Under the remarks of “AGR” zone, permission from the Board is required for diversion of streams, filling of land which might cause adverse environmental impacts on the adjacent areas. The stream concerned is covered by “GB” zone.
- (e) The riparian zone of the stream at Shui Lo Cho, which is not an Ecologically Important Stream, is mainly covered with hillside woodland and freshwater marsh. The area is already under a proposed “GB” zone with a presumption against development. The current “GB” zoning for the area is considered appropriate.

4.4 In summary, the proposed revision to the previous draft OZP is to change about 460m² of land contiguous to the existing village cluster from “AGR” to “V” (**Plan 5**):

4.5 A table comparing the land use budget of the Area covered by the draft Yi O OZP No. S/I-YO/C and the previously draft OZP No. S/I-YO/B is shown below:

Land Use Zoning	Draft Yi O OZP No. S/I-YO/B		Draft Yi O OZP No. S/I-YO/C		Difference	
	Hectare	%	Hectare	%	Hectare	%
“V”	0.34	1.46	0.38	1.63	+ 0.05	+ 13.5
“AGR”	4.84	20.74	4.8	20.57	- 0.05	- 1
“GB”	16.78	71.89	16.78	71.89	No change	No change
“CPA”	1.38	5.91	1.38	5.91	No change	No change
Total area	23.34	100.00	23.34	100.00	No change	No change

4.6 The proposed amendments have been incorporated into the draft Yi O OZP No. S/I-YO/C (**Annex I**). Opportunities are also taken to revise the Notes and ES of the draft OZP to reflect the latest planning situation of the Area. The corresponding amendments to the Notes and ES are also highlighted (***bold and italics*** for addition and ~~double cross-out~~ for deletion) at **Annexes II and III** for Members’ ease of reference.

4.7 The draft Yi O OZP No. S/I-YO/C together with its Notes and ES have been circulated to the relevant Government departments for comments. No objection has been received from departments concerned. Comments received have been incorporated into the draft OZP, its Notes and ES as appropriate.

5. Consultation

After the Board’s agreement to the publication of the draft Yi O OZP under section 5 of the Ordinance, IsDC and TORC will be consulted during the exhibition period of the OZP.

6. Decision Sought

Members are invited to:

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

- (d) agree that the Explanatory Statement is suitable for exhibition for public inspection together with the draft OZP and issued under the name of the Board.

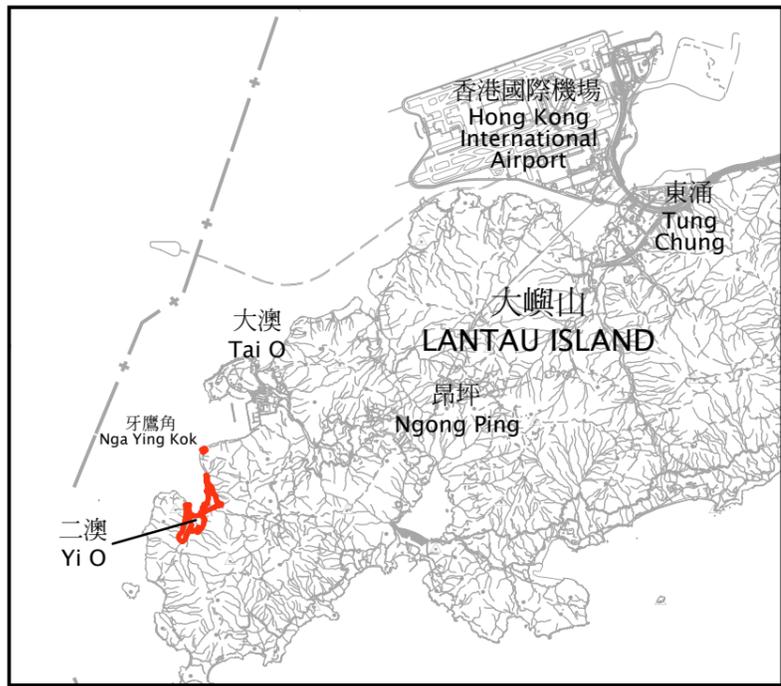
7. Attachments

Plan 1	Proposed Land Uses of Yi O Outline Zoning Plan No. S/I-YI/B
Plan 2	Land Use Proposals Received from the Locals
Plan 2a	Private land within “CPA” Zone – Site Photos
Plan 2b	Old Pier at Yi O Bay – Aerial Photo
Plan 3	Land Use Proposals Received from the Green / Concern Groups
Plan 3a	Eastern Side of the Stream – Site Photos
Plan 4	“V” and “AGR” zones at Yi O San Tsuen
Plan 4a	“V” and “AGR” zones at Yi O San Tsuen - Site Photos
Plan 4b	“V” and “AGR” zones at Yi O San Tsuen – Aerial Photos
Plan 5	Proposed revision to the Yi O Outline Zoning Plan No. S/I-YI/B
Annex I	Draft Yi O Outline Zoning Plan No. S/I-YO/C
Annex II	Notes of the Draft Yi O Outline Zoning Plan No. S/I-YO/C
Annex III	Explanatory Statement of the Draft Yi O Outline Zoning Plan No. S/I-YO/C
Annex IV	TPB Paper No. 9978
Annex V	Extract of Minutes of the Town Planning Board Meeting held on 14.8.2015
Annex VI-A	Extract of Minutes of the IsDC Meeting held on 7.9.2015
Annex VI-B	Extract of Minutes of the IsDC Meeting held on 21.9.2015
Annex VI-C	Letter from Chairman of IsDC of 25.9.2015
Annex VI-D	Views of TORC raised at the meeting on 15.9.2015
Annex VI-E	Letter from YOIR of 23.9.2015
Annex VI-F	Departmental Views on the Pier proposed by YOIR
Annex VI-G	10-year Small House demand submitted by YOIR
Annex VII-A	Letter from the Conservancy Association of 14.9.2015
Annex VII-B	Letter from World Wide Fund for Nature Hong Kong of 16.9.2015
Annex VII-C	Letter from Designing Hong Kong Limited of 30.9.2015
Annex VII-D	Emails from Kadoorie Farm and Botanic Garden Corporation of 22.9.2015, 2.10.2015 and 5.10.2015

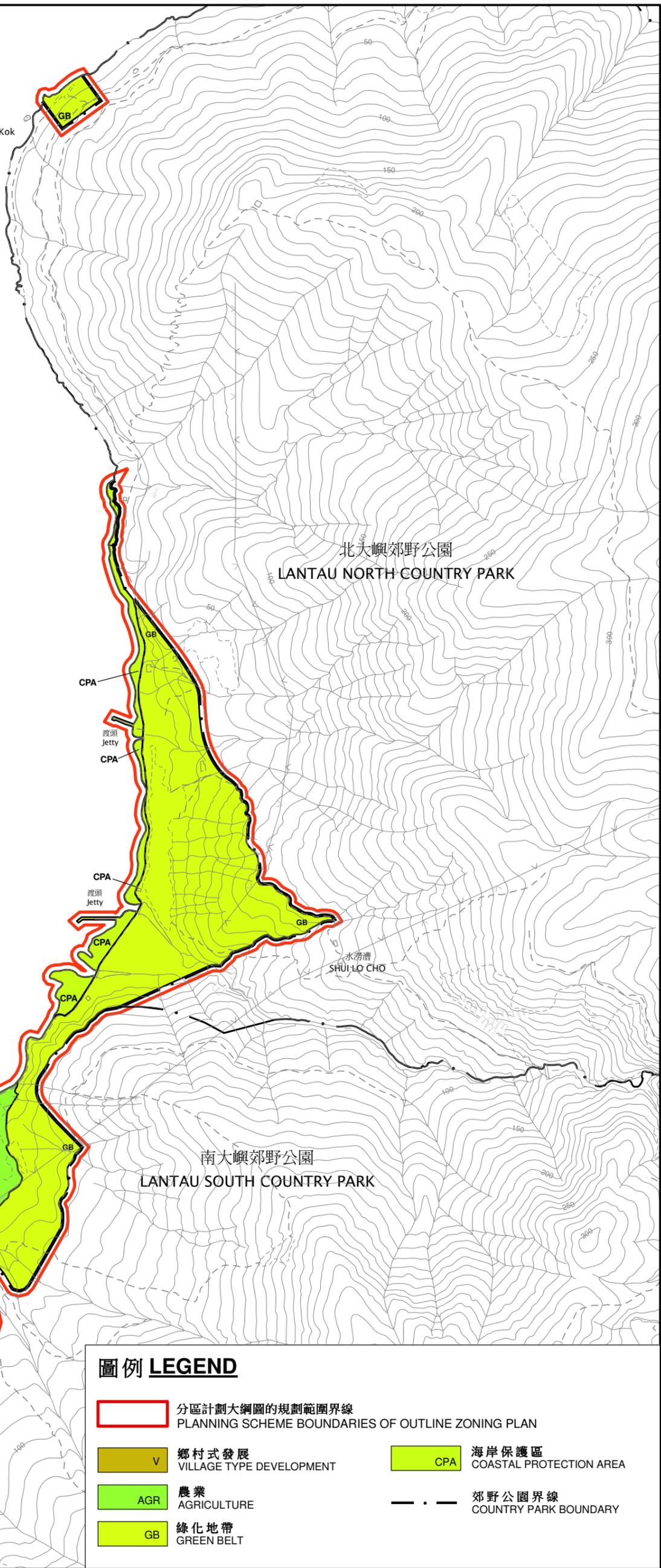
**PLANNING DEPARTMENT
OCTOBER 2015**



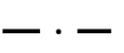
插圖 INSET



牙鷹角
Nga Ying Kok



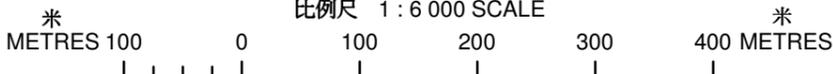
圖例 LEGEND

-  分區計劃大綱圖的規劃範圍界線
PLANNING SCHEME BOUNDARIES OF OUTLINE ZONING PLAN
-  鄉村式發展
VILLAGE TYPE DEVELOPMENT
-  農業
AGRICULTURE
-  綠化地帶
GREEN BELT
-  海岸保護區
COASTAL PROTECTION AREA
-  郊野公園界線
COUNTRY PARK BOUNDARY

擬議土地用途地帶 PROPOSED LAND USE ZONINGS

二澳分區計劃大綱草圖編號S/I-YO/B
THE DRAFT YI O OUTLINE ZONING PLAN No. S/I-YO/B

比例尺 1 : 6 000 SCALE



規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/LI/15/131

圖 PLAN
1



青林角
Tsing Lam Kok

北大嶼郊野公園
LANTAU NORTH
COUNTRY PARK

在西岸規劃碼頭/登岸梯級
To designate a pier/ landing step in
the western coast

刪除「海岸保護區」
或改劃為「農業」用途
To delete "CPA" zone or
to rezone to "AGR"

擴大「鄉村式發展」地帶
以符合鄉村範圍
To expand "V" zone to tally
with village environs (VE)

南大嶼郊野公園
LANTAU SOUTH
COUNTRY PARK

南大嶼郊野公園
LANTAU SOUTH
COUNTRY PARK

圖例 LEGEND :

- [:] 二澳分區計劃大綱圖的規劃範圍界線
Planning Scheme Boundary of Yi O
Outline Zoning Plan
- ▨ 郊野公園
Country Park
- ▭ 擬議用途地帶界線
Proposed Zoning Boundary
- ▭ 鄉村範圍
Village Environs (VE)
- 在「海岸保護區」內的私人土地
Private Land within "CPA"
- 在「綠化地帶」內的私人土地
(反對包括在「綠化地帶」內)
Private Land within "GB" (object to be
included in "GB" zone)
- 其餘私人土地
Other Private Land
- ① ◁ 實地照片的觀景點(參閱圖2a)
Viewing Point of Site Photo
(Refer to Plan 2a)

由離島區議會、大澳鄉事委員會及
二澳原居民代表提出的意見/土地用途建議
Comments/ Landuse Proposals Proposed by IsDC, TORC & YOIR

二澳分區計劃大綱草圖作進一步考慮
Further Consideration of Draft Yi O Outline Zoning Plan

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/LI/15/131

圖 PLAN
2

本摘要圖於2015年10月22日擬備
EXTRACT PLAN PREPARED ON 22.10.2015

SCALE 1 : 4 000 比例尺
METRES 100 0 100 200 300 METRES

觀景點 VIEWING POINT 1



觀景點 VIEWING POINT 2



實地照片 SITE PHOTOS

在「海岸保護區」地帶內的私人土地
PRIVATE LAND WITHIN "CPA" ZONE

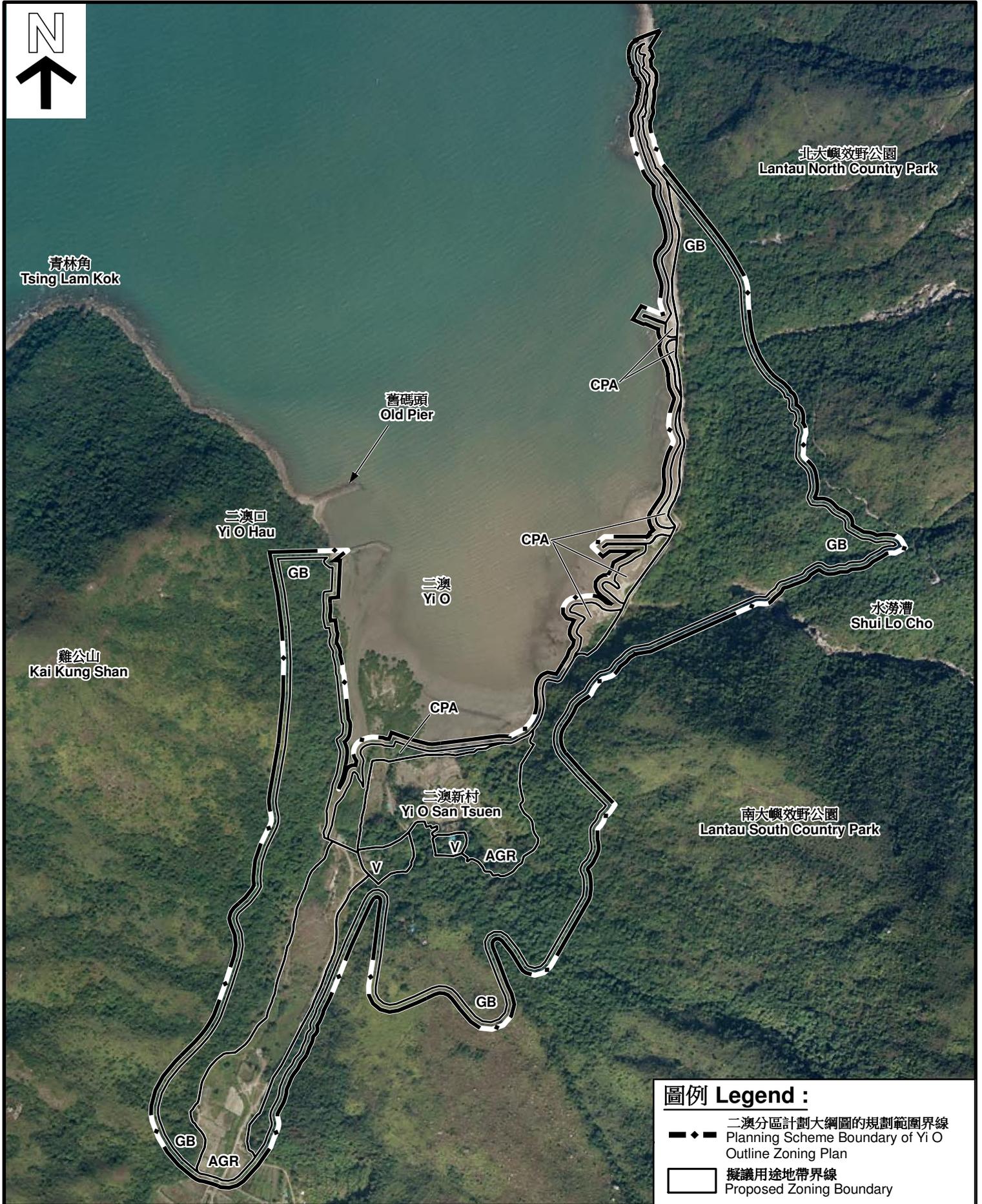
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/LI/15/131

圖 PLAN
2a

本圖於2015年10月13日擬備，
所根據的資料為攝於
2015年10月8日的實地照片
PLAN PREPARED ON 13.10.2015
BASED ON SITE PHOTOS
TAKEN ON 8.10.2015



圖例 Legend :

- 二澳分區計劃大綱圖的規劃範圍界線
 Planning Scheme Boundary of Yi O
 Outline Zoning Plan
- 擬議用途地帶界線
 Proposed Zoning Boundary

航攝照片 AERIAL PHOTO

**二澳灣的舊碼頭
OLD PIER AT YI O BAY**

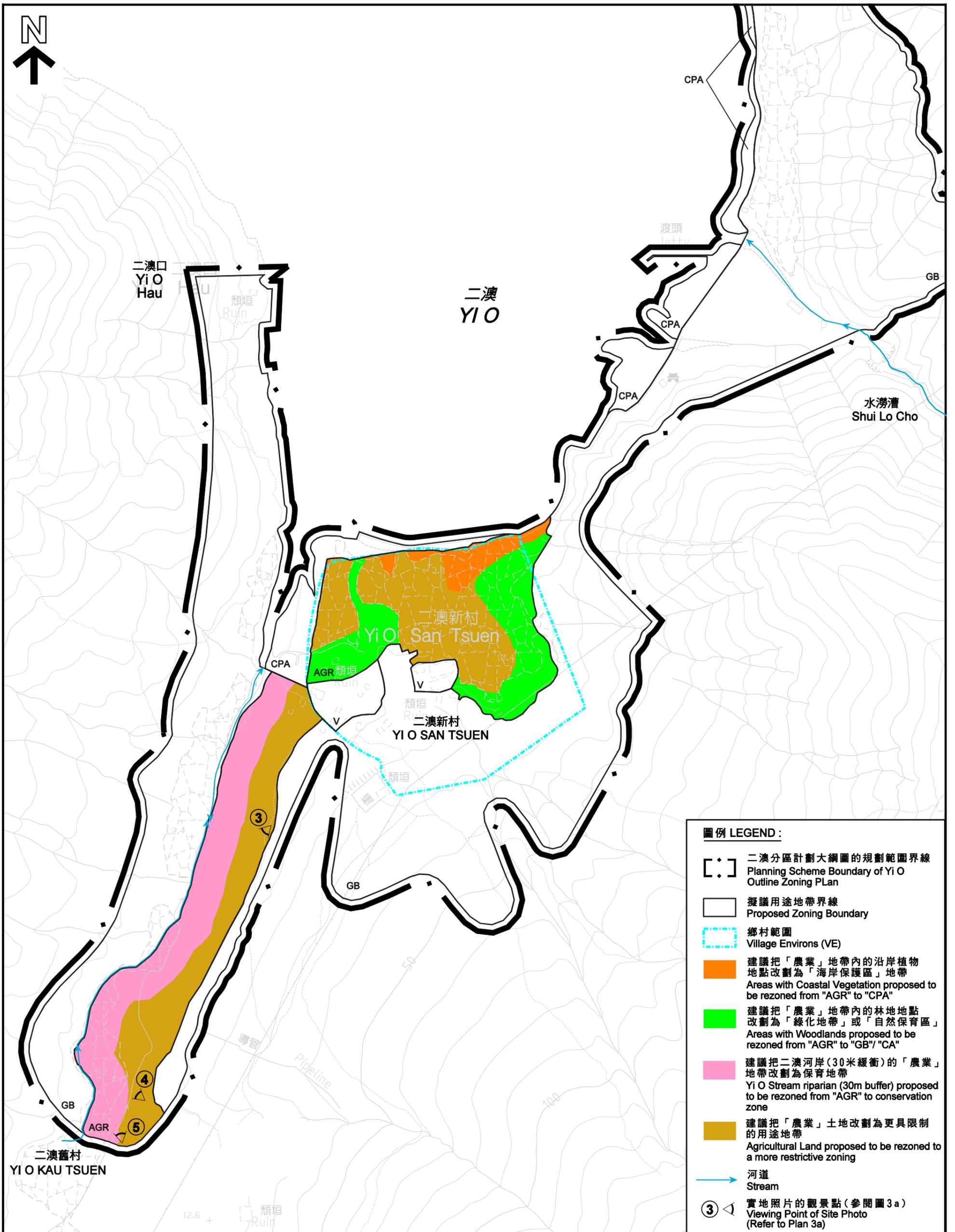
本摘要圖於2015年10月23日擬備，
 所根據的資料為地政總署於2015年1月16日
 拍得的航攝照片編號CW112680
 EXTRACT PLAN PREPARED ON 23.10.2015
 BASED ON AERIAL PHOTO No. CW112680
 TAKEN ON 16.1.2015
 BY LANDS DEPARTMENT

規劃署
**PLANNING
 DEPARTMENT**



參考編號
 REFERENCE No.
M/LI/15/131

圖 **PLAN**
 2b



圖例 LEGEND :

- 二澳分區計劃大綱圖的規劃範圍界線
Planning Scheme Boundary of Yi O Outline Zoning Plan
- 擬議用途地帶界線
Proposed Zoning Boundary
- 鄉村範圍
Village Environs (VE)
- 建議把「農業」地帶內的沿岸植物地點改劃為「海岸保護區」地帶
Areas with Coastal Vegetation proposed to be rezoned from "AGR" to "CPA"
- 建議把「農業」地帶內的林地地點改劃為「綠化地帶」或「自然保育區」
Areas with Woodlands proposed to be rezoned from "AGR" to "GB"/ "CA"
- 建議把二澳河岸(30米緩衝)的「農業」地帶改劃為保育地帶
Yi O Stream riparian (30m buffer) proposed to be rezoned from "AGR" to conservation zone
- 建議把「農業」土地改劃為更具限制的用途地帶
Agricultural Land proposed to be rezoned to a more restrictive zoning
- 河道
Stream
- 3 ◀ 實地照片的觀景點(參閱圖3a)
Viewing Point of Site Photo (Refer to Plan 3a)

由綠色/關注團體建議的土地用途建議
Landuse Proposals Proposed by Green/ Concern Groups
二澳分區計劃大綱草圖作進一步考慮
Further Consideration of Draft Yi O Outline Zoning Plan

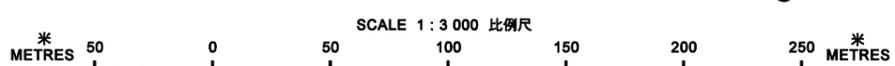
規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/LI/15/131

圖 PLAN
3

本摘要圖於2015年10月14日擬備
EXTRACT PLAN PREPARED ON 14.10.2015

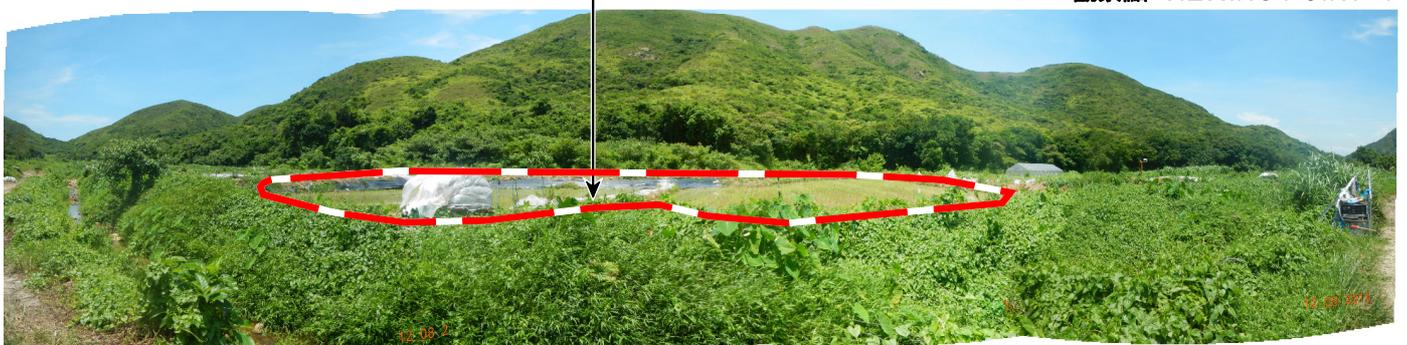


觀景點 VIEWING POINT 3



常耕農地
Active Farmland

觀景點 VIEWING POINT 4



觀景點 VIEWING POINT 5



本圖於2015年10月14日擬備，所根據的資料為攝於2015年4月16日(上圖)、2015年8月12日(中圖)及2015年9月23日(下圖)的實地照片
PLAN PREPARED ON 14.10.2015
BASED ON SITE PHOTOS TAKEN ON 16.4.2015 (UPPER), 12.8.2015 (MIDDLE) & 23.9.2015 (BOTTOM)

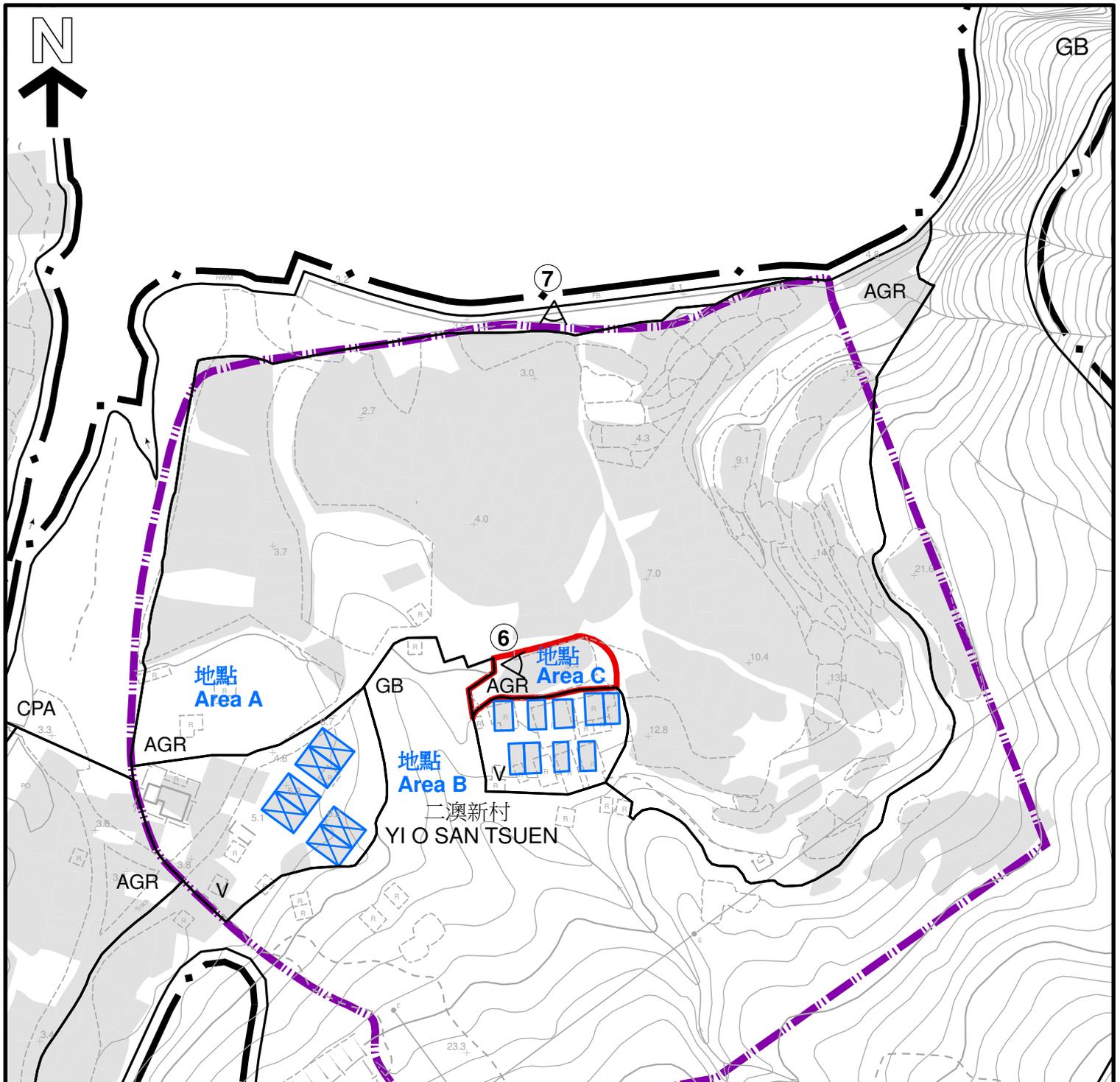
實地照片 SITE PHOTOS
河道的東面
EASTERN SIDE OF THE STREAM

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/LI/15/131

圖 PLAN
3a



圖例 Legend :

- 二澳分區計劃大綱圖的規劃範圍界線
Planning Scheme Boundary of Yi O Outline Zoning Plan
- 私人土地
Private Land
- 屋地
Building Lot
- 獲批的小型屋宇(未興建)
Approved Small Houses (not yet developed)
- 鄉村範圍
Village Environs
- 二澳分區計劃大綱圖編號S/I-YO/B的擬議用途地帶界線
Proposed Zoning Boundary on OZP No. S/I-YO/B
- 建議把「農業」地帶修訂為「鄉村式發展」地帶
Proposed revision from "AGR" to "V"
- 6 實地照片觀景點(參閱圖4a)
Viewing Point of Site Photos (Refer to Plan 4a)

位於二澳新村的「鄉村式發展」及「農業」地帶
"V" & "AGR" Zones in Yi O San Tsuen

二澳分區計劃大綱草圖作進一步考慮
Further Consideration of Draft Yi O Outline Zoning Plan

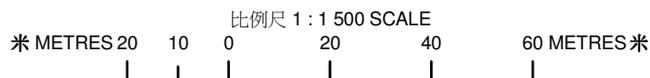
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/LI/15/131

圖 PLAN
4

本摘要圖於2015年10月15日擬備
EXTRACT PLAN PREPARED ON 15.10.2015



觀景點 VIEWING POINT 6



「鄉村式發展」地帶及毗鄰土地
"V" zone and adjoining land

觀景點 VIEWING POINT 7



農地
Agriculture Land

本圖於2015年10月13日擬備，所根據的資料為攝於2015年9月23日(上圖)及2015年3月4日(下圖)的實地照片
PLAN PREPARED ON 13.10.2015
BASED ON SITE PHOTOS TAKEN ON 23.9.2015 (UPPER) & 4.3.2015 (BOTTOM)

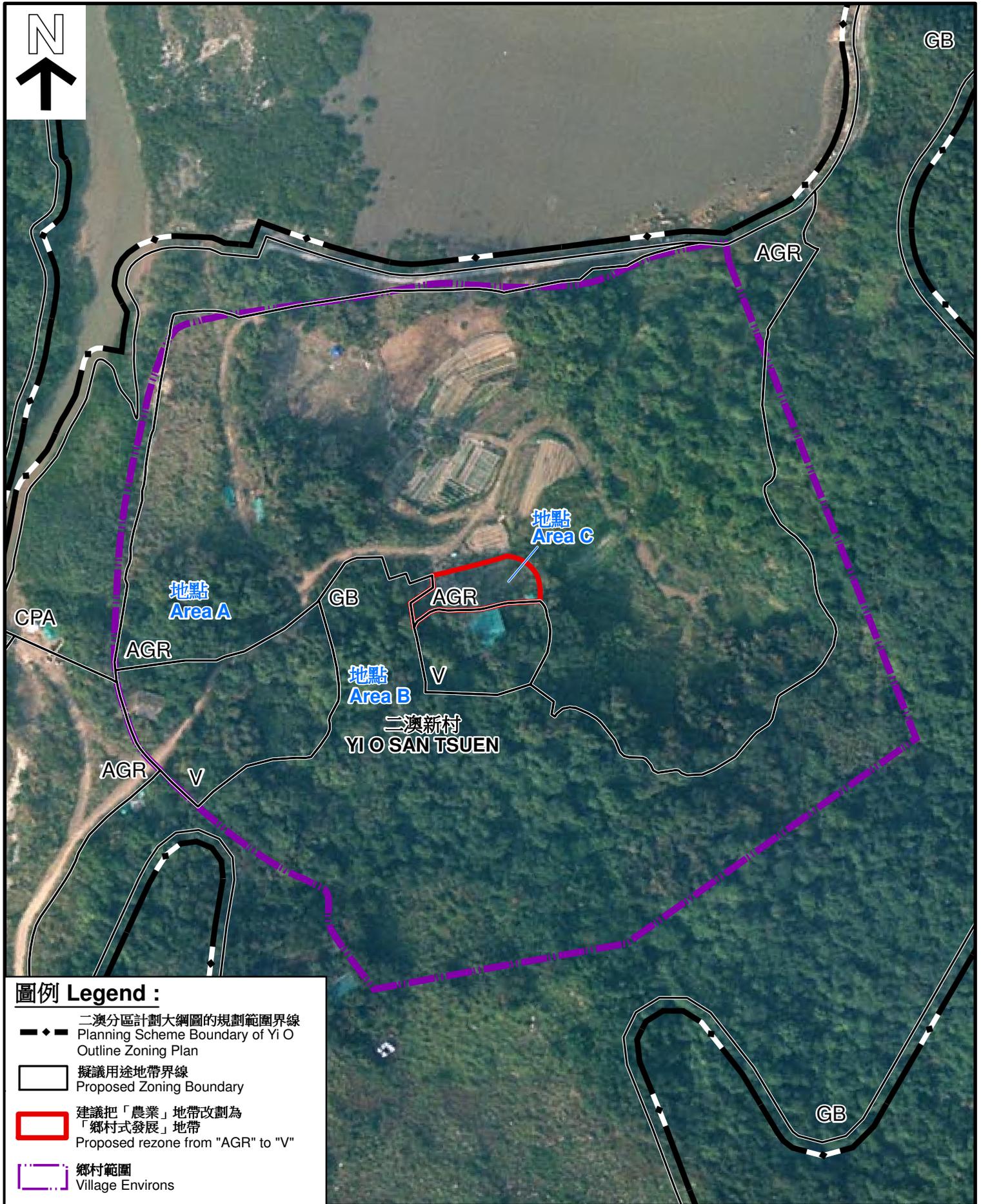
實地照片 SITE PHOTOS
位於二澳新村的「鄉村式發展」及「農業」地帶
"V" & "AGR" ZONES IN YI O SAN TSUEN

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/LI/15/131

圖 PLAN
4a



圖例 Legend :

- 二澳分區計劃大綱圖的規劃範圍界線
Planning Scheme Boundary of Yi O Outline Zoning Plan
- 擬議用途地帶界線
Proposed Zoning Boundary
- 建議把「農業」地帶改劃為「鄉村式發展」地帶
Proposed rezone from "AGR" to "V"
- 鄉村範圍
Village Environs

本摘要圖於2015年10月15日擬備，
所根據的資料為地政總署於2015年1月8日
拍得的航攝照片編號CS56913
EXTRACT PLAN PREPARED ON 15.10.2015
BASED ON AERIAL PHOTO No. CS56913
TAKEN ON 8.1.2015
BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO
位於二澳新村的「鄉村式發展」及「農業」地帶
"V" & "AGR" ZONES IN YI O SAN TSUEN

規劃署
PLANNING
DEPARTMENT

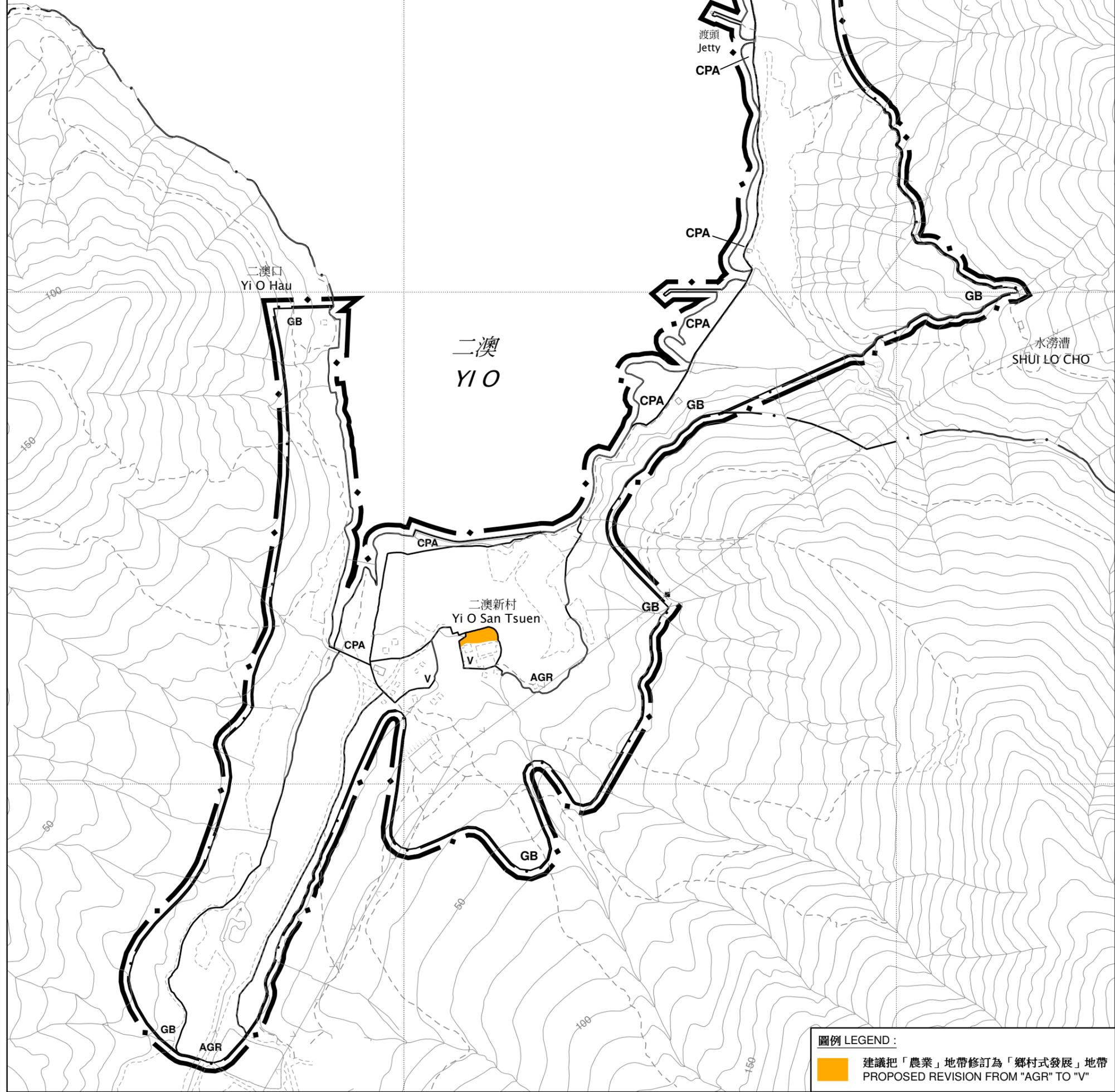


參考編號
REFERENCE No.
M/LI/15/131

圖 PLAN
4b



青林角
Tsing Lam Kok



圖例 LEGEND :
 建議把「農業」地帶修訂為「鄉村式發展」地帶
PROPOSED REVISION FROM "AGR" TO "V"

二澳分區計劃大綱草圖編號S/I-YO/B的擬議修訂
PROPOSED REVISION TO THE YI O OUTLINE ZONING PLAN No. S/I-YO/B

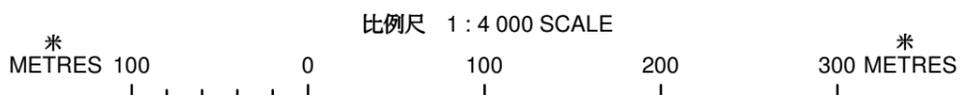
規劃署
PLANNING
DEPARTMENT

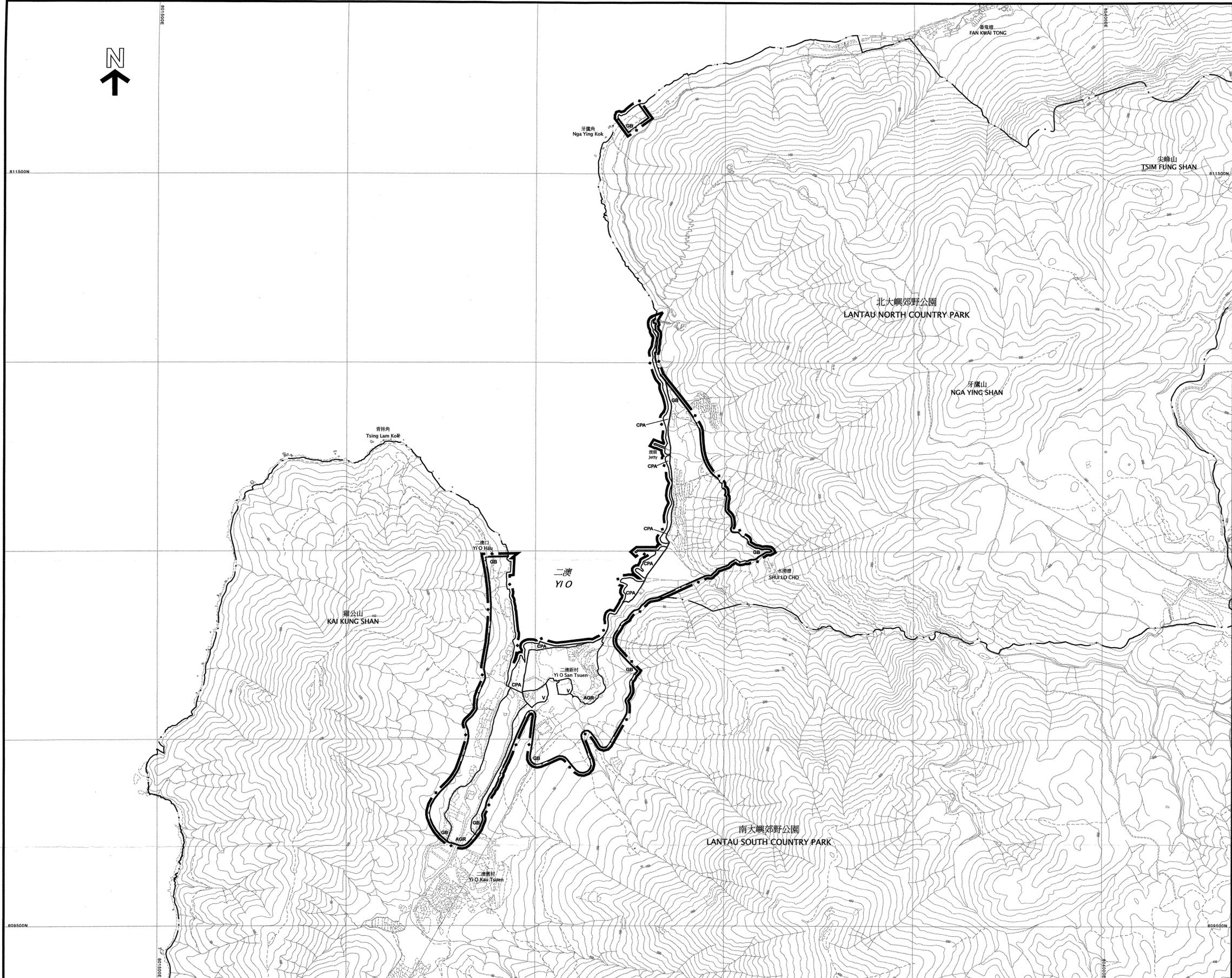


參考編號
REFERENCE No.
M/LI/15/131

圖 PLAN
5

本摘要圖於2015年10月15日擬備
EXTRACT PLAN PREPARED ON 15.10.2015





圖例
NOTATION

ZONES		地帶
VILLAGE TYPE DEVELOPMENT	V	鄉村式發展
AGRICULTURE	AGR	農業
GREEN BELT	GB	綠化地帶
COASTAL PROTECTION AREA	CPA	海岸保護區
MISCELLANEOUS		
BOUNDARY OF PLANNING SCHEME	— + —	規劃範圍界線
BOUNDARY OF COUNTRY PARK	— · —	郊野公園界線

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

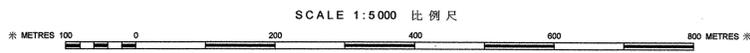
USES	大約面積及百分率 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分率	
VILLAGE TYPE DEVELOPMENT	0.38	1.63	鄉村式發展
AGRICULTURE	4.80	20.57	農業
GREEN BELT	16.78	71.89	綠化地帶
COASTAL PROTECTION AREA	1.38	5.91	海岸保護區
TOTAL PLANNING SCHEME AREA	23.34	100.00	規劃範圍總面積

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

SECRETARY
TOWN PLANNING BOARD

城市規劃委員會秘書

香港城市規劃委員會依據城市規劃條例擬備的二澳分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
YI O - OUTLINE ZONING PLAN



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

圖則編號
PLAN No. S/I-YO/C

DRAFT YI O OUTLINE ZONING PLAN NO. S/I-YO/C

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

NOTES

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

- (1) These Notes show the uses or developments on land falling within the boundaries of the Plan which are always permitted and which may be permitted by the Town Planning Board, with or without conditions, on application. Where permission from the Town Planning Board for a use or development is required, the application for such permission should be made in a prescribed form. The application shall be addressed to the Secretary of the Town Planning Board, from whom the prescribed application form may be obtained.
- (2) Any use or development which is always permitted or may be permitted in accordance with these Notes must also conform to any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, as may be applicable.
- (3) No action is required to make the use of any land or building which was in existence immediately before the first publication in the Gazette of the notice of the draft development permission area plan conform to this Plan, provided such use has continued since it came into existence. Any material change of such use or any other development (except minor alteration and/or modification to the development of the land or building in respect of such use which is always permitted) must be always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board.
- (4) 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) ~~Road junctions, alignment of roads, 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 “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, 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 “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”, 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 “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 YI O OUTLINE ZONING PLAN NO. S/I-YO/C

Schedule of Uses

	<u>Page</u>
VILLAGE TYPE DEVELOPMENT	1
AGRICULTURE	3
GREEN BELT	5
COASTAL PROTECTION AREA	7

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	Burial Ground Eating Place Government Refuse Collection Point Government Use (not elsewhere specified)# Hotel (Holiday House Only) House (not elsewhere specified) Institutional Use (not elsewhere specified)# Market Place of Recreation, Sports or Culture Public Clinic Public Convenience Public Utility Installation # Religious Institution (not elsewhere specified)# Residential Institution # School # Shop and Services Social Welfare Facility # Utility Installation for Private Project

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

Eating Place
Library
School
Shop and Services

(Please see next page)

VILLAGE TYPE DEVELOPMENT (Cont'd)

Planning Intention

The planning intention of this zone is to designate both existing recognized village 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.

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.

AGRICULTURE

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 only) On-Farm Domestic Structure Public Convenience Religious Institution (Ancestral Hall only) Rural Committee/Village Office	Animal Boarding Establishment Barbecue Spot Burial Ground Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) House (New Territories Exempted House only, other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) Picnic Area Place of Recreation, Sports or Culture (Horse Riding School, Hobby Farm, Fishing Ground only) Public Utility Installation Religious Institution (not elsewhere specified) School Utility Installation for Private Project

Planning Intention

This zone is intended primarily to retain and safeguard good quality agricultural land/farm for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

(Please see next page)

AGRICULTURE (Cont'd)

Remarks

Any diversion of stream or filling 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. This restriction does not apply to filling of land specifically required under prior written instructions of Government department(s) or for the purposes specified below:

- (i) laying of soil not exceeding 1.2m in thickness for cultivation; or
- (ii) construction of any agricultural structure with prior written approval issued by the Lands Department.

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 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) Pier 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

This zone is primarily intended for defining the limits of development areas by natural features and to preserve the existing natural landscape as well as to provide passive recreational outlets. There is a general presumption against development within this zone.

(Please see next page)

GREEN BELT (Cont'd)

Remarks

Any diversion of stream, filling of land 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 zone 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.

(Please see next page)

COASTAL PROTECTION AREA (Cont'd)

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

DRAFT YI O OUTLINE ZONING PLAN NO. S/I-YO/C

EXPLANATORY STATEMENT

DRAFT YI O OUTLINE ZONING PLAN NO. S/I-YO/C

EXPLANATORY STATEMENT

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DRAFT YI O OUTLINE ZONING PLAN NO. S/I-YO/C

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

EXPLANATORY STATEMENT

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

1. INTRODUCTION

This Explanatory Statement is intended to assist an understanding of the draft Yi O Outline Zoning Plan (OZP) No. S/I-YO/C. It reflects the planning intention and objectives of the Town Planning Board (the Board) for various land-use zonings for the plan.

2. AUTHORITY FOR THE PLAN AND PROCEDURE

2.1 On 8 November 2012, under the power delegated by the Chief Executive (CE), 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 Yi O and Nga Ying Kok as a development permission area (DPA).

2.2 On 23 November 2012, the draft Yi O DPA Plan No. DPA/I-YO/1 was exhibited for public inspection under section 5 of the Ordinance. During the plan exhibition period, a total of 144 representations were received. When the representations were published, one comment was received. After giving consideration to the representations and comment on 10 May 2013, the Board noted the supportive views of the representations and decided not to uphold the adverse representations.

2.3 On 8 October 2013, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Yi O DPA Plan, which was subsequently renumbered as DPA/I-YO/2. On 18 October 2013, the approved Yi O DPA Plan No. DPA/I-YO/2 was exhibited for public inspection under section 9(5) of the Ordinance.

2.4 On 7 May 2015, under the power delegated by the CE, the Secretary for Development directed the Board, under section 3(1)(a) of the Ordinance, to prepare an OZP to cover the Yi O area.

2.5 On XX XX 2015, the draft Yi O OZP No. S/I-YO/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 of Yi O so that development and redevelopment within the area of Yi O can be put under statutory planning control. It also provides the planning framework for preparing more detailed non-statutory plans which form the basis for public works planning and site reservation for various uses.
- 3.2 The Plan is to illustrate the broad principles of development and planning control only. It is a small-scale plan, ~~the road alignments and~~ boundaries between the land use zones may be subject to minor alterations 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 Planning Scheme Area (the Area) and in particular zones and which may be permitted by the Board, with or without conditions, on application. The provision for application for planning permission under section 16 of the Ordinance allows greater flexibility in land use planning and control of development to meet the changing needs.
- 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 Yi O and a site at Nga Ying Kok with a total area of about 23.34 ha. The Yi O area (about 23.05 ha), surrounded by ~~the~~ Lantau North and Lantau South Country Parks on three sides, with the remaining side fronting to Yi O Bay, is one of the sea bays along the north-western coast of Lantau Island. The site at Nga Ying Kok (about 0.29 ha), located to the north of Yi O, is enclosed by ~~the~~ Lantau North Country Park on the east, south and west and fronting the sea to the north. A structure is found near the coast of Nga Ying Kok. Area at the rear of Nga Ying Kok has been partly cleared and partly grown with fruit trees.
- 5.2 The Area contains ~~abandoned~~ ***vacant and dilapidated*** village houses, woodlands, shrublands, grasslands, wetlands, mangroves, streams, active farmland and fallow agricultural land. The coastal area contains rocky shore, mangrove and various types of coastal plants. It is rural in character and is a popular hiking area with scenic views, accessible either by ~~the~~ Lantau Trail, or by boat via local ***jetty at appropriate water level*** ~~jetties during high tide, from Tai O or Fan Lau~~. ***Active agricultural activities are found around Yi O San Tsuen and to the further southeast. There are agricultural rehabilitation activities in the Area.***

- 5.3 The Area consists of a variety of habitats including woodlands, grasslands, shrub lands, wetlands and streams. Denser vegetation can be found in the valley. In addition, a mature mangrove stand can be found at the mudflat at the bay area to the north of Yi O ~~San Tsuen Village~~ outside the Area. Romer's Tree Frog (*Liuixalus romeri* 盧氏小樹蛙), an endangered species that is widespread in Lantau Island, has been recorded near a stream east of Yi O. Romer's Tree Frog has also been sporadically recorded in the wooded areas near the agricultural fields in the south of the Area. The woodlands in the Area provide habitats for this species. Rice Fish (*Oryzias curvinotes* 弓背青鱗) of conservation concern has also been found in the stream west of Yi O. Although the Area is not exceptional in terms of biodiversity or ecological importance, the wooded areas on the hillslopes form a continuous stretch of well-established vegetation with those located at the adjacent Lantau North and South Country Parks, which provide foraging and nursery grounds for animals. Floral species in the Area are mostly common and widespread. A protected species *Aquilaria sinensis* (土沉香) can be found in the Area and protected wild orchids are recorded near a stream east of Yi O.
- 5.4 ~~The Yi O Village (also known as Yi O San Tsuen), a~~ **is the** recognized village in the Area, ~~is largely abandoned.~~ It is located in the middle of the Area and is traversed by the north-south running Lantau Trail. Ruined and abandoned village houses are scattered and some of them are **surrounded by trees/shrubs and** not easily accessible. An abandoned village school, namely Yi O Village School, is located to the southwest of a vegetated hillslope at Yi O ~~Village~~ **San Tsuen**.

6. POPULATION

Based on the population data of the 2011 Census, there is no population in the Area. It is estimated that the planned population of the Area would be about ~~96137~~.

7. OPPORTUNITIES AND CONSTRAINTS

7.1 Opportunities

7.1.1 Conservation Potential

Surrounded by ~~the~~ Lantau North and Lantau South Country Parks on three sides, the Area is rural in character comprising abandoned village houses, woodlands, grasslands, wetlands, mangroves, streams, active farmland and fallow agricultural land. In addition, the woodland areas at the hillslopes form a continuous stretch of well-established vegetation with those located at the adjacent Lantau North and South Country Parks, which provide foraging and nursery grounds for animals. The woodlands and streams in the Area are worthy of protection as they provide habitats which support the fauna and flora species of conservation importance. The scale of development in the Area should be compatible with the natural environment and rural setting.

7.1.2 Agriculture Potential

Active agricultural activities are being undertaken near Yi O *San Tsuen Village* and to the **further southeast** ~~north of Yi O Kau Tsuen~~. In addition, **fallow agricultural land and** agricultural land with occasional cultivation mainly locates along the trail leading to Yi O Kau Tsuen. The Area has good potential for agricultural use.

7.2 Constraints

7.2.1 Ecological Significance

The Area is well vegetated and ecologically linked with the adjacent Lantau North and Lantau South Country Parks. There are records of fauna and flora species of conservation importance such as Romer's Tree Frog (盧氏小樹蛙), Rice Fish (弓背青鱗), *Aquilaria sinensis* (土沉香) and wild orchids. Any proposed developments that may have adverse impact on the important species and habitats should be carefully considered.

7.2.2 Landscape Character

According to the "Landscape Value Mapping of Hong Kong" (LVM), the area of Yi O comprises mainly broad valley, rural coastal, estuarine and bay landscapes of high landscape and scenic value. The overall landscape character of the Area is remote and tranquil, with open vistas facing towards the sea. Various types of landscape such as woodlands on steep rolling slopes with streams, low-lying fallow agricultural land, mudflats, rocky shores and mangroves in the estuarine area at the mouths of the eastern and southern valley are observed.

7.2.3 Cultural Heritage

Sites of archaeological interest including Yi O Site of Archaeological Interest and Yi O – Fan Lau Boulder Trackway **that are partly within the Area** are worthy of preservation. Prior consultation with the Antiquities and Monuments Office (AMO) of the Leisure and Cultural Services Department (LCSD) should be made, if any development, redevelopment or rezoning proposal might affect the above sites of archaeological interest and their immediate environs.

7.2.4 Utility Services

There are no drainage systems and potable water supply in the Area nor committed/planned drainage and water supply projects for the Area. Any increase in population, number of visitors to the Area or further development would require ~~additional~~ **such** 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 systems be proposed, it shall comply with relevant standards and regulations, such as

Environmental Protection Department's Professional Persons
Environmental Consultative Committee Practice Notes (ProPECC) 5/93.

7.2.5 Geotechnical Constraint

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

7.2.6 Accessibility

One of the development constraints in the Area is the limited accessibility. The Area is not served by any vehicular access and is only accessible by walking trails, including the Lantau Trail which is connected with Tai O to the north and Fan Lau to the south and other local trails to Man Cheung Po which connect to Keung Shan Country Trail leading from Keung Shan at Tai O Road. With local ~~jetties~~ *jetty*, Yi O is accessible by boat *at appropriate water level* ~~from nearby Tai O and Fan Lau during high tide.~~

8. GENERAL PLANNING INTENTION

- 8.1 The general planning intention of the Area is to protect its high conservation and landscape value and the rural settings which complement the overall natural character and the landscape beauty of the surrounding Lantau North and Lantau South Country Parks and to make provision for future Small House development for the indigenous villagers of the Area.
- 8.2 In designation of various land use zones in the Area, consideration has been given to protect the natural habitats in the Area such as the wooded areas which form a continuous stretch of well-established vegetation with those located in the adjoining Lantau north and Lantau South Country Parks and natural streams. Active and fallow agricultural land is retained in view of the good potential for agricultural use.

9. LAND-USE ZONINGS

9.1 "Village Type Development" ("V"): Total Area ~~0.34~~ **0.38** ha

- 9.1.1 The planning intention of this zone is to designate both existing recognized village 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 infrastructure and services.

Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Board.

- 9.1.2 Yi O Village ~~(also known as Yi O San Tsuen)~~ is the only recognized village within the Area ~~and is largely abandoned~~. ***Village houses within the Area are mostly vacant and dilapidated.*** The boundaries of “V” zone are drawn up around existing **house** clusters having regard to existing building structures, ‘village environs’, approved Small House applications, outstanding Small House application, building lots, local topography, site characteristics and estimated Small House demand. Areas of dense vegetation, active agricultural land, ecologically sensitive areas and streamcourses have been avoided where possible.
- 9.1.3 Except for those specified, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23 m) or the height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft DPA Plan, whichever is the greater.
- 9.1.4 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.
- 9.1.5 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 (DAFC) and relevant authorities and incorporate relevant comments/advice as conditions of approval wherever possible. Accordingly, the Lands Department (LandsD), when processing Small House grant and application in close proximity to existing stream courses should consult concerned departments including the Environmental Protection Department (EPD), the Agriculture, Fisheries and Conservation Department (AFCD) and the Planning Department to ensure that all relevant departments would have adequate opportunity to review and comment on the application.
- 9.1.6 There is no existing sewer or planned public sewer for the Area. For NTEH/Small House **development/redevelopment**, the design and construction of sewage disposal facilities need to comply with relevant standards and regulations, such as the EPD’s ***Professional Persons Environmental Consultative Committee Practice Notes*** (ProPECC PN) 5/93, for protection of the water quality of the Area.

9.2. “Agriculture” (“AGR”): Total Area ~~4.80484~~ ha

- 9.2.1 This zone is intended primarily to retain and safeguard good quality agricultural land/farm for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.
- 9.2.2 Active agricultural activities are found around Yi O ~~San Tsuen Village~~ and to the *further southeast*. In addition, some abandoned agricultural land, grassland and wetland plant are found along the trail from Yi O Kau Tsuen to the mouth of the valley and its estuary. The abandoned agricultural land has good potential for rehabilitation for cultivation and other agricultural purposes and is worthy of preservation for agricultural point of view.
- 9.2.3 As diversion of streams or filling of land may cause adverse drainage and environmental impacts on the adjacent areas, permission from the Board is required for such activities, *except for those specified*. However, filling of land specifically required under prior written instructions of Government department(s), or for the purposes of genuine agricultural practice including laying of soil not exceeding 1.2m in thickness for cultivation, and construction of agricultural structure with prior written approval from the LandsD is exempted from the control.

9.3 “Green Belt” (“GB”): Total Area 16.78 ha

- 9.3.1 The planning intention of this zone is primarily for defining the limits of development areas by natural features and to preserve the existing natural landscape as well as to provide passive recreational outlets. There is a general presumption against development within this zone.
- 9.3.2 This zone covers the natural vegetated areas which consist of streamcourses and woodlands. Most of the woodlands and areas adjoining the Lantau North and Lantau South Country Parks are within this zone.
- 9.4.3 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. As diversion of streams, filling of land 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 for those specified*.

9.4 “Coastal Protection Area” (“CPA”): Total Area 1.38 ha

- 9.4.1 The planning intention of this zone is 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.

- 9.4.2 This zone covers the coastal areas along the eastern side of Yi O Bay and the estuary of Yi O stream to the Yi O Bay, which primarily consist of mudflat, rocky shore, mangrove and coastal plants.
- 9.4.3 New residential development is not permitted under this zone. Redevelopment of existing houses may be permitted on application to the Board. The redevelopment of existing houses shall not result in a total redevelopment in excess of the plot ratio, site coverage and height of the house which was in existence on the date of the first publication of the draft DPA Plan.
- 9.4.4 Works relating to diversion of streams, filling of land 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, *except for those specified*.

10. COMMUNICATIONS

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

11. UTILITY SERVICES

There is limited fixed line telephone network coverage in the Area. There is no potable water supply within the Area. There are also no existing or planned drainage and sewerage systems in the Area.

12. CULTURAL HERITAGE

- 12.1 Sites of archaeological interest including Yi O Site of Archaeological Interest and Yi O – Fan Lau Boulder Trackway are *partly* located within the Area and worthy of preservation. Prior consultation with the AMO of the LCSD is required if any development, redevelopment or rezoning proposal might affect the above sites of archaeological interest and their immediate environs.
- 12.2 If disturbance of these sites of archaeological interest is unavoidable, the project proponent shall engage a professional archaeologist to conduct a detailed Archaeological Impact Assessment (AIA) to evaluate the archaeological impact imposed by the proposed works. If necessary, the archaeologist shall apply for a licence from the Antiquities Authority under the Antiquities and Monuments Ordinance (Cap. 53) for an archaeological investigation and propose appropriate mitigation measures to the satisfaction of AMO.

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 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.
- 13.3 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 draft DPA Plan and which are not in compliance with the terms of the Plan may have adverse impact on the environment, drainage and traffic of the Area. Although no action is required to make such use conform to this Plan, any material change of such use or any other development (except minor alteration and/or modification to the development of

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

- 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 including guidelines published by the Board. Guidelines published by the Board are available from the Board's website, the Secretariat of the Board and the Technical Services Division of the Planning Department. Application forms and Guidance Notes for planning applications can be downloaded from the Board's website and are available from the Secretariat of the Board, the Technical Services Division and 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 23 November 2012 on land included in a plan of the Yi O DPA may be subject to enforcement proceedings under the Ordinance. Any diversion of streams, filling of land or excavation of land within land in the 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

TPB Paper No. 9978

**For Consideration by
the Town Planning Board on 14.8.2015**

**DRAFT YI O OUTLINE ZONING PLAN NO. S/I-YO/B
PRELIMINARY CONSIDERATION OF A NEW PLAN**

DRAFT YI O OUTLINE ZONING PLAN NO. S/I-YO/B
PRELIMINARY CONSIDERATION OF A NEW PLAN

1. Purpose

The purpose of this paper is to present to Members the draft Yi O Outline Zoning Plan (OZP) No. S/I-YO/B and to seek Members' agreement that it is suitable for submission to the Islands District Council (IsDC) and the Tai O Rural Committee (TORC) for consideration.

2. Background

- 2.1 On 23.11.2012, the draft Yi O Development Permission Area (DPA) Plan No. DPA/I-YO/1 was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). During the exhibition period, 144 representations were received. On 15.2.2013, the representations were published for three weeks for public comments and one comment was received. After giving consideration to the representations and comment on 10.5.2013, the Town Planning Board (the Board) decided not to uphold the adverse representations.
- 2.2 On 8.10.2013, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Yi O DPA Plan, which was subsequently renumbered as DPA/I-YO/2. On 18.10.2013, the approved Yi O DPA Plan No. DPA/I-YO/2 (**Plan 2**) was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.3 Pursuant to section 20(5) of the Ordinance, the Yi O DPA Plan is effective only for a period of three years until 23.11.2015. As such, an OZP has to be prepared to replace the DPA Plan in order to maintain statutory planning control over the Yi O area upon expiry of the DPA Plan.
- 2.4 On 7.5.2015, 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 Yi O area.

3. Strategic Planning Context

- 3.1 The Planning Scheme Area (the Area) covers Yi O and a site at Nga Ying Kok with a total area of about 23.34 ha. The Yi O area (about 23.05 ha), surrounded by the Lantau North and Lantau South Country Parks on three sides, with the

remaining side fronting to Yi O Bay, is one of the sea bays along the north-western coast of Lantau Island. The site at Nga Ying Kok (about 0.29 ha), located to the north of Yi O, is enclosed by the Lantau North Country Park on the east, south and west and fronting the sea to the north (Plans 1 and 3).

- 3.2 The Area is not served by any vehicular access and is only accessible by walking trails. With local jetties, Yi O is accessible by boat from nearby Tai O and Fan Lau during high tide.
- 3.3 According to the "Landscape Value Mapping of Hong Kong", the area of Yi O comprises mainly broad valley, rural coastal, estuarine and bay landscapes of high landscape and scenic value. The overall landscape character of the Area is remote and tranquil, with open vistas facing towards the sea. Various types of landscape such as woodlands on steep rolling slopes with streams, low-lying fallow agricultural land, mudflats, rocky shores and mangroves in the estuarine area at the mouths of the eastern and southern valley are observed.
- 3.4 Given the natural environment with its landscape value coupled with its inaccessibility of the area due to the lack of vehicular access, the planning framework for the Area should fundamentally be the preservation of the natural environment and rural landscape. No large-scale development should be introduced in order to minimize encroachment onto the natural environment. Suitable land will be reserved for the need of Small House development. Details of the land use considerations are contained in the Planning Report on Yi O at Appendix IV. Some major issues in relation to the proposed zonings are stated below.

4. Issues Arising from Consideration of the DPA Plan

- 4.1 Since the gazettal of the draft DPA Plan on 23.11.2012, no planning proposal or application has been received. There are six approved Small House applications and no outstanding Small House application in the recognized village. As advised by the District Lands Office/Islands, Lands Department (DLO/Is, LandsD), Small House demand in the next 10 years is 130 in Yi O Village (as compared to the previous figure of 40¹).
- 4.2 During the exhibition period of the gazettal of the draft DPA Plan, a total of 144 representations were received. The major land use comments raised by the representers are recapitulated below:
 - (a) the Area, especially the natural habitat of Romer's Tree Frog, wetland, freshwater marsh, mangroves and the buffer zones along the stream courses should be covered by conservation zonings such as "Conservation Area" ("CA") and "Coastal Protection Area" ("CPA") so as to protect the environment. Designation of Yi O as a Site of Special Scientific Interest is also suggested. The future zonings should not only

¹ According to DLO/Is in March 2013, the 10-year forecast for Small House demand (2010-2019) for Yi O Village was 40.

reflect the conditions and characters of the Area but also facilitate the restoration of the natural habitats. On the other hand, some representers considered that the designation of land as conservation areas will affect private properties and infringe the right of land owners;

- (b) TORC and some representers considered that the boundaries of the "Village Type Development" ("V") zone should follow the 'village environs' ('VE') of Yi O Village and sufficient land should be reserved for Small House development; and
- (c) the Plan should not affect the reinstatement of the Yi O Village and the rehabilitation of agricultural activities.

5. Town Planning Board's Decisions and Instructions

On 10.5.2013, the Board decided not to uphold the adverse representations and nor propose any amendment to the draft DPA Plan. The Board also agreed that the detailed land uses would be worked out in the course of OZP preparation.

6. Object of the Plan

- 6.1 The object of the Plan is to indicate the broad land use zonings for the area of Yi O so that development and redevelopment within the area of Yi O can be put under statutory planning control. It also provides the planning framework for preparing more detailed non-statutory plans which form the basis for public works planning and site reservation for various uses.
- 6.2 The Plan is to illustrate the broad principles of development and planning control only. It is a small-scale plan, the road alignments and boundaries between the land use zones may be subject to minor alterations as detailed planning and development proceed.

7. The Planning Scheme Area

- 7.1 The Area covers Yi O and a site at Nga Ying Kok with a total area of about 23.34 ha. The Yi O area (about 23.05 ha), surrounded by the Lantau North and Lantau South Country Parks on three sides, with the remaining side fronting to Yi O Bay, is one of the sea bays along the south-western coast of Lantau Island. The site at Nga Ying Kok (about 0.29 ha), located to the north of Yi O, is enclosed by the Lantau North Country Park on the east, south and west and fronting the sea to the north. A structure is found near the coast of Nga Ying Kok. Area at the rear of Nga Ying Kok has been partly cleared and partly grown with fruit trees. The boundary of the Area is shown by a heavy broken line on the Plan (**Appendix I**). According to the 2011 Census, there is no population in the Area.

- 7.2 The Area contains abandoned village houses, woodlands, shrublands, grasslands, wetlands, mangroves, streams, active farmland and fallow agricultural land (**Plan 5**). The coastal area contains rocky shore, mangrove and various types of coastal plants. It is rural in character and is a popular hiking area with scenic views.
- 7.3 The Area consists of a variety of habitats including woodlands, grasslands, shrublands, wetlands and streams. Denser vegetation can be found in the valley. In addition, a mature mangrove stand can be found at the mudflat at the bay area to the north of Yi O Village outside the Area. Romer's Tree Frog (*Liuixalus romeri* 盧氏小樹蛙), an endangered species that is widespread on Lantau Island, has been recorded near a stream east of Yi O. Romer's Tree Frog has also been sporadically recorded in the wooded areas near the agricultural fields in the south of the Area. The woodlands in the Area provide habitats for this species. Rice Fish (*Oryzias curvinotes* 弓背青鱗) of conservation concern has also been found in the stream west of Yi O. Although the Area is not exceptional in terms of biodiversity or ecological importance, the wooded areas on the hillslopes (**Plan 5**) form a continuous stretch of well-established vegetation with those located at the adjacent Lantau North and South Country Parks, which provide foraging and nursery grounds for animals. Floral species in the Area are mostly common and widespread. A protected species *Aquilaria sinensis* (土沉香) can be found in the Area and protected wild orchids are recorded near a stream east of Yi O.
- 7.4 According to the Revised Concept Plan for Lantau promulgated in 2007 (**Plan 4**), the Yi O area falls within the Landscape Protection Area in the north-western Lantau with natural landscape setting. New developments should not compromise the existing landscape setting or local environment, and landscaping should be carried out to mitigate the effect of any new development.
- 7.5 The Yi O Village (also known as Yi O San Tsuen), a recognized village in the Area, is largely abandoned (**Plan 6**). It is located in the middle of the Area and traversed by the north-south running Lantau Trail. Ruined and abandoned village houses are scattered and some of them are not easily accessible. An abandoned village school, namely Yi O Village School (**Figure 5b of Appendix IV**), is located to the southwest of a vegetated hillslope at Yi O Village. Active agricultural activities are found near Yi O Village and to the north of Yi O Kau Tsuen, while some abandoned farmland can be found to the west of Yi O Village, the mouth of Yi O Valley and its estuary (**Plan 5**).
- 7.6 The Area is not served by any vehicular access and is only accessible by walking trails, including the Lantau Trail which is connected with Tai O to the north and Fan Lau to the south. There are local trails to Man Cheung Po which connect to Keung Shan Country Trail leading from Keung Shan at Tai O Road. With local jetties, Yi O is accessible by boat from Tai O and Fan Lau during high tide. The Lantau Trail (**Plan 5**) which partially lies within the Area is a popular hiking trail. A section of the Trail near Yi O Kau Tsuen outside the Area

is currently overgrown with vegetation.

8. Views Received in the Course of Preparation of the Plan

8.1 In the course of preparation of the Plan, the following views have been received:

- (a) representatives from the Kadoories Farm and Botanic Garden Corporation (KFBG), World Wide Fund For Nature Hong Kong and Hong Kong Bird Watching Society held a meeting with Planning Department (PlanD) on 16.6.2015 to express their views on the conservation of environment including the natural stream course to the west of Yi O Village and the lower course of Shui Lo Cho, the area adjoining Country Park and the mangrove at Yi O Bay. They suggested a 20m to 30m buffer to protect the mangrove at Yi O Bay. Conservation zoning (such as "CA") is also suggested along the stream courses and the area adjoining country parks;
- (b) a meeting between TORC and PlanD was held on 2.7.2015 to solicit the former's views on the preparation of the draft OZP. Whilst TORC considered the Indigenous Inhabitant Representative (IIR) of Yi O Village should be consulted, TORC expressed their concerns on the private development right and the right of indigenous villagers; and
- (c) a meeting between the IIR of Yi O Village and PlanD was held on 15.7.2015. At the meeting, the IIR of Yi O requested the Board to respect local views on the preparation of the draft OZP. He suggested that the planning scheme area should be extended to Nam Chung Tsuen and include the country park areas to allow comprehensive planning for Yi O and the surrounding area. He also requested that infrastructural facilities including pier, road, water supply and sewerage facilities should be provided by the Government and indicated on the OZP. He also requested that as there is plan to revitalize the area, the boundary of the "V" zone should follow the 'VE' of Yi O Village to meet future Small House demand.

8.2 Planning assessments on the above views are provided in paragraphs 3.6.2 to 3.6.4 of **Appendix IV**.

9. Land Use Planning Considerations

Environmental Conservation

9.1 The Area is encircled by the Lantau North and Lantau South Country Parks. With the scenic setting, the Area is rural in character mainly consisting of abandoned village houses, woodlands, grasslands, wetlands, mangroves, streams, active farmland and fallow agricultural land. Protected flora and fauna species of conservation concern have been recorded in the Area and its vicinity.

- 9.2 Concerns on the conservation of environment and ecological value of the Area were raised by environmental concern groups during the preparation of the DPA Plan and OZP as mentioned in paragraphs 4.2 (a) and 8.1(a) above. According to the Director of Agriculture, Fisheries and Conservation (DAFC), the wooded areas at the hillslopes (**Plan 5**) form a continuous stretch of well-established vegetation with those located at the adjacent Lantau North and South Country Parks, which provide foraging and nursery grounds for animals. The woodland areas are therefore proposed to be zoned "Green Belt" to reflect its natural status.
- 9.3 In addition, the coastal area located at the east of Yi O Bay and the estuary of Yi O stream to the Yi O Bay are largely undisturbed and consist of mudflat, rocky shore, mangrove and coastal plants (**Plan 5 and Photos 10 to 12 of Figure 4c of Appendix IV**). It is recommended to zone the coastal areas along bay area as "CPA" in order to conserve the sensitive landscape resources of the coastal area and provide visual buffer to the scenic coastline. The boundary of the proposed "CPA" zone as shown on **Plan 7** coincides with the coastline and with reference to the topographic features and site conditions, including rocky shore, footpath and natural vegetated slopes along the inland side.

Village Development

- 9.4 In general, the OZP will reflect, amongst others, the existing recognized village and designate areas considered suitable for the provision of village expansion. For the subject OZP, the only recognized village in the Area is Yi O Village and the 'VE' cover areas of about 4.03 ha (**Plan 6**).
- 9.5 Since the publication of the DPA Plan, as stated in paragraphs 4.2(b), 8.1(b) and 8.1(c) above, the TORC and IIR of Yi O Village have been asking for reservation of sufficient land in the Area to cope with the Small House demand. On the other hand, the environmental concern groups have suggested that the future zonings should not only reflect the conditions and characters of the Area, but also facilitate the restoration of the natural habitats.
- 9.6 Noting the requests and concerns of both the locals and environmental concern groups as mentioned above, PlanD has assessed the Small House demand of Yi O Village by obtaining the latest information on the 10-year forecast and outstanding Small House demand from DLO/Is, LandsD. DLO/Is, LandsD has advised that according to the IIR of Yi O Village, the 10-year forecast for Small House demand for Yi O Village area is 130 (as compared to the previous figure of 40). There are six approved Small House applications and no outstanding Small House applications within the Area. No justification has been provided by the IIR for the substantial increase in the latest 10-year forecast (i.e. from 40 to 130).
- 9.7 With reference to the Small House demand and 'VE' for the recognized village as enumerated above, PlanD has analyzed the conditions of the area within 'VE' taking account of the existing village cluster, environmental conditions and natural terrain and topography of the area. It should be noted that Yi O Village is mainly concentrated on the lower hillslopes in the south part of the Area. Land

within the 'VE' comprises not only existing village clusters and ruin structures of Yi O Village, but also some woodlands and hilly slopes in the south with some active agricultural land in the north and west (Plans 5 and 6). Throughout the plan-making process, concerned departments have been closely liaised to ensure their input and comments be duly taken into account in the delineation of the "V" zone for the existing village cluster and potential areas for village expansion.

- 9.8 According to the 2011 Census, there is no population in the Area. Moreover, there is neither planning proposal/application received since the gazettal of the draft DPA Plan. Given the natural environment with high landscape value coupled with its inaccessibility due to lack of vehicular access, an incremental approach for designation of "V" zone for Small House development has been adopted with an aim to consolidating Small House development at suitable locations so as to avoid undesirable disturbances to the natural environment and overtaxing the limited infrastructure in the Area. The woodland at the east and south and the areas with active agricultural activities to the north of the village are hence suggested to be protected and preserved.
- 9.9 The proposed "V" zone covers a total area of about 0.34 ha. The total developable land reserved for new Small House developments is about 0.32 ha, equivalent to about 13 Small House sites. This can satisfy about 28% of the total 10-year forecast of Small House demand in the Area (Table 1).
- 9.10 Although the area of the proposed "V" zone could not meet all the current forecast of Small House demand, should there be a genuine need to use the land outside the "V" zone for Small house developments, there is provision in the Notes of the OZP to allow for application for Small House in other zonings under section 16 of the Ordinance. Each application would be considered by the Board based on its individual merits.

Table 1: Small House Demand for Yi O Village

Small House Demand Figure in 2012		Small House Demand Figure in 2015		'VE' Approx. Area (ha)	"V" zone on daft OZP (ha)	Required land to meet new demand (ha) for 46 Small Houses	Available Land to meet new demand (ha)	Percentage of the new demand met by available land (%)
Outstanding Demand & Approved Small House Applications	10-year forecast	Outstanding Demand & Approved Small House Applications	10-year forecast					
6	40*	6*	130	4.03	0.34	1.15	0.32 (about 13 Small Houses)	28%

* Since no justification has been provided by the IIR for the substantial increase in the latest 10-year forecast, the updated outstanding demand & approved small house applications in 2015, i.e. 6 and previous 10-year forecast, i.e. 40 are adopted as the total Small House demand figures.

Land for Agriculture

- 9.11 Active agricultural activities are being undertaken near Yi O Village and to the north of Yi O Kau Tsuen. In addition, abandoned farmland/agricultural land with occasional cultivation mainly locate along the trail leading to Yi O Kau Tsuen (Plan 5). The Area has good potential for agricultural use. The land should be retained for agricultural use and is recommended to be designated as "Agriculture" ("AGR") (Plan 7). DAFC also advises that the proposed "AGR" zone includes active farmland and areas proposed for rehabilitation, and is considered appropriate from agricultural development point of view.

10. Planning Intention

- 10.1 The general planning intention of the Area is to protect its high conservation and landscape value and the rural settings which complement the overall natural character and the landscape beauty of the surrounding Lantau North and Lantau South Country Parks and to make provision for future Small House development for the indigenous villagers of the Area.
- 10.2 In designation of various land use zones in the Area, consideration has been given to protect the natural habitats in the Area such as the wooded areas which form a continuous stretch of well-established vegetation with those located in the adjoining Lantau North and Lantau South Country Parks and natural streams. Active and fallow agricultural land is retained in view of the good potential for agricultural use.

11. Land Use Zonings

- 11.1 "Village Type Development" ("V") : Total Area 0.34 ha

11.1.1 The planning intention of this zone is to designate both existing recognized village 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 infrastructure and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Board.

11.1.2 Yi O Village (also known as Yi O San Tsuen) is the only recognized village within the Area and is largely abandoned. The boundaries of "V" zone are drawn up around existing clusters having regard to existing building structures, 'VE', approved Small House applications, outstanding Small House application, building lots, local topography,

site characteristics and estimated Small House demand. Areas of dense vegetation, active agricultural land, ecologically sensitive areas and streamcourses have been avoided where possible (**Plans 5 and 7**).

- 11.1.3 Except for those specified, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23 m) or the height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft DPA Plan, whichever is the greater.
- 11.1.4 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.
- 11.1.5 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. Accordingly, LandsD, when processing Small House grant and application in close proximity to existing stream courses should consult concerned departments including the Environmental Protection Department (EPD), the Agriculture, Fisheries and Conservation Department (AFCD) and the PlanD to ensure that all relevant departments would have adequate opportunity to review and comment on the application.
- 11.1.6 There is no existing sewer or planned public sewer for the Area. For NTEH/Small House redevelopment, the design and construction of sewage disposal facilities need to comply with relevant standards and regulations, such as the EPD's ProPECC PN 5/93, for protection of the water quality of the Area.

11.2 "Agriculture" ("AGR") : Total Area 4.84ha

- 11.2.1 This zone is intended primarily to retain and safeguard good quality agricultural land/farm for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.
- 11.2.2 Active agricultural activities are found around Yi O Village and to the north of Yi O Kau Tsuen. In addition, some abandoned agricultural land, grassland and wetland plants are found along the trail from Yi O Kau Tsuen to the mouth of the valley and its estuary (**Plans 5 and 7**).

The abandoned agricultural land has good potential for rehabilitation for cultivation and other agricultural purposes.

11.2.3 As diversion of streams or filling of land may cause adverse drainage and environmental impacts on the adjacent areas, permission from the Board is required for such activities. However, filling of land specifically required under prior written instructions of Government department(s), or for the purposes of genuine agricultural practice including laying of soil not exceeding 1.2m in thickness for cultivation, and construction of agricultural structure with prior written approval from the LandsD is exempted from the control.

11.3 "Green Belt" ("GB") : Total Area 16.78 ha

11.3.1 The planning intention of this zone is primarily for defining the limits of development areas by natural features and to preserve the existing natural landscape as well as to provide passive recreational outlets. There is a general presumption against development within this zone.

11.3.2 This zone covers the natural vegetated areas which consist of streamcourses and woodlands. Most of the woodlands and areas adjoining the Lantau North and Lantau South Country Parks are within this zone (**Plans 5 and 7**).

11.3.3 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. As diversion of streams, filling of land 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.

11.4 "Coastal Protection Area" ("CPA"): Total Area 1.38ha

11.4.1 The planning intention of this zone is 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.

11.4.2 This zone covers the coastal areas along the eastern side of Yi O Bay, which primarily consist of mudflat, rocky shore, mangrove and coastal

plants (Plans 5 and 7).

- 11.4.3 New residential development is not permitted under this zone. Redevelopment of existing houses may be permitted on application to the Board. The redevelopment of existing houses shall not result in a total redevelopment in excess of the plot ratio, site coverage and height of the house which was in existence on the date of the first publication of the draft DPA Plan.
- 11.4.4 Works relating to diversion of streams, filling of land 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.
- 11.5 Detailed land use zoning proposals are described in Section 9 of the Explanatory Statement (ES) (Appendix III) and Section 4.4 of the Planning Report (Appendix IV).
- 11.6 A comparison of land use zonings reserved in the approved Yi O DPA Plan No. DPA/I-YO/2 and the draft OZP No. S/I-YO/B is shown in the table below:

Land Use Zoning	Area on approved DPA Plan	Area on draft OZP
"V"	0.19 ha (0.81%)	0.34 ha (1.46%)
"Unspecified Use"	23.15 ha (99.19%)	-
"AGR"	-	4.84 ha (20.74%)
"GB"	-	16.78 ha (71.89%)
"CPA"	-	1.38 ha (5.91%)
Total area	23.34 ha	23.34 ha

12. Notes of the Plan

- 12.1 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 in particular zones and which may be permitted by the Board, with or without conditions, on application. The provision for application for planning permission under section 16 of the Ordinance allows greater flexibility in land-use planning and control of development to meet the changing needs.
- 12.2 The draft Notes are formulated on the basis of the latest set of Master Schedule of Notes (MSN) endorsed by the Board. Deviations from MSN are summarized at Appendix V.

13. Consultation

- 13.1 The draft OZP together with its Notes and ES and the Planning Report have been circulated to the relevant Government bureaux and departments for comments. Comments received have been incorporated into the draft OZP, its Notes and ES and Planning Report as appropriate.
- 13.2 Subject to the agreement of the Board, the draft OZP No. S/I-YO/B will be submitted to the IsDC and the TORC for consultation. Comments from the IsDC and the TORC will be submitted to the Board for further consideration in due course.

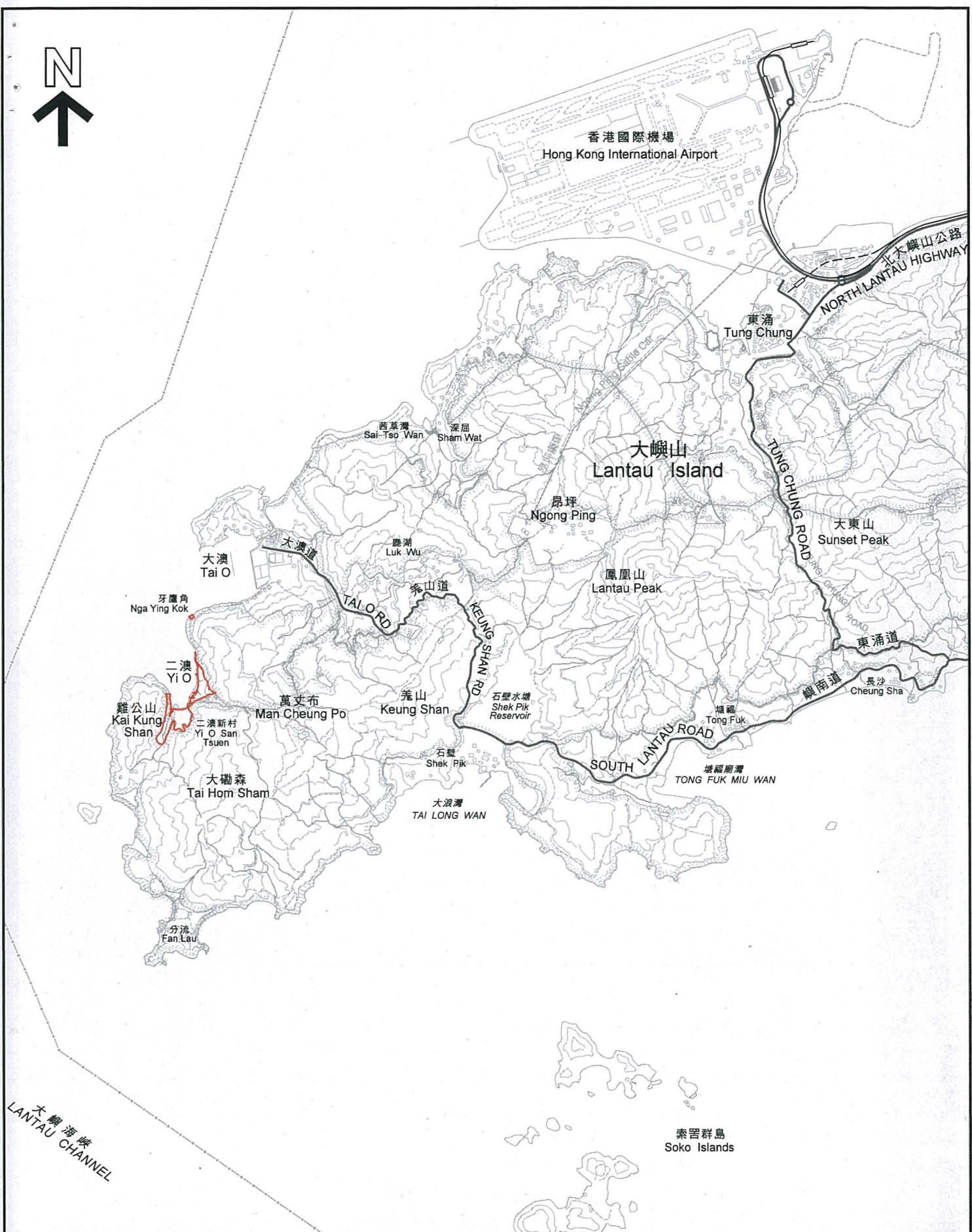
14. Decision Sought

Members are invited to:

- (a) consider the draft Yi O OZP No. S/I-YO/B together with its Notes and ES and the Planning Report (**Appendices I to IV**);
- (b) adopt the ES as an expression of the planning intention and objectives of the Board for various land use zonings of the draft Yi O OZP No. S/I-YO/B; and
- (c) agree that draft Yi O OZP No. S/I-YO/B together with its Notes and ES (**Appendices I to III**) are suitable for submission to the IsDC and the TORC for consultation.

15. Attachments

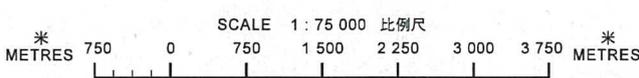
Plan 1	Location Plan
Plan 2	Yi O Development Permission Area Plan
Plan 3	Aerial Photo
Plan 4	"Revised Concept Plan for Lantau – Landscape Conservation"
Plan 5	Existing Physical Features of Yi O
Plan 6	Land Ownership and 'Village Environs'
Plan 7	Proposed Land Use Zonings
Appendix I	Draft Yi O Outline Zoning Plan No. S/I-YO/B
Appendix II	Notes of the Draft Yi O Outline Zoning Plan No. S/I-YO/B
Appendix III	Explanatory Statement of the Draft Yi O Outline Zoning Plan No. S/I-YO/B
Appendix IV	Planning Report on Yi O
Appendix V	Summary of Deviations from the Master Schedule of Notes



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

本摘要圖於2015年8月7日擬備
EXTRACT PLAN PREPARED ON 7.8.2015

位置圖 LOCATION PLAN
二澳分區計劃大綱圖
YI O OUTLINE ZONING PLAN

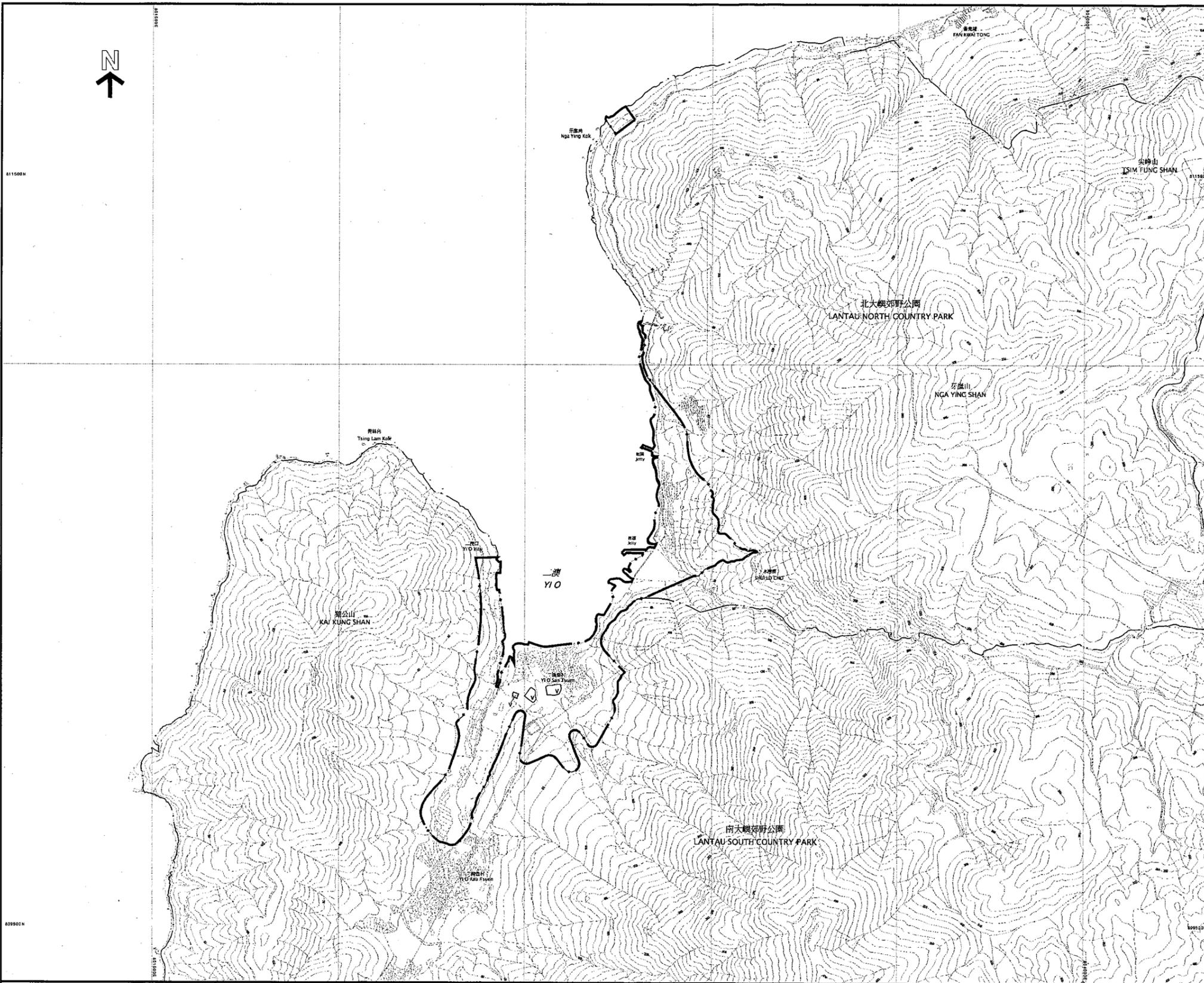


規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/LI/15/47

圖 PLAN
1



圖例
NOTATION

ZONES	地帶
VILLAGE TYPE DEVELOPMENT	鄉村式發展
MISCELLANEOUS	其他
BOUNDARY OF DEVELOPMENT PERMISSION AREA	發展審批地區界線
BOUNDARY OF COUNTRY PARK/SPECIAL AREA	郊野公園/特別地區界線

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

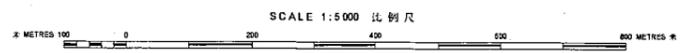
USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分比	
VILLAGE TYPE DEVELOPMENT	0.19	0.81	鄉村式發展
UNSPECIFIED USE	23.15	99.19	非指定用途
TOTAL AREA OF DEVELOPMENT PERMISSION AREA	23.34	100.00	發展審批地區總面積

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

行政長官會同行政會議於2013年10月8日 根據城市
規劃條例第9(1)(a)條核准的圖則
APPROVED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER
SECTION 9(1)(a) OF THE TOWN PLANNING ORDINANCE ON
8 OCTOBER 2013

Signed Ms Kinnie WONG 黃潔怡女士 簽署
CLERK TO THE EXECUTIVE COUNCIL 行政會議秘書

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



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

圖則編號
PLAN No. DPA/I-YO/2

參考編號
REFERENCE No. M/LI/15/47

圖則編號
PLAN No. 2




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

本摘要圖於2015年5月19日擬備，
 所根據的資料為地政總署於2014年12月16日
 拍得的航攝照片編號CW110986r
 EXTRACT PLAN PREPARED ON 19.5.2015
 BASED ON AERIAL PHOTO No. CW110986r
 TAKEN ON 16.12.2014 BY
 LANDS DEPARTMENT

航攝照片 AERIAL PHOTO
 二澳分區計劃大綱圖
 YI O OUTLINE ZONING PLAN

規劃署
 PLANNING
 DEPARTMENT



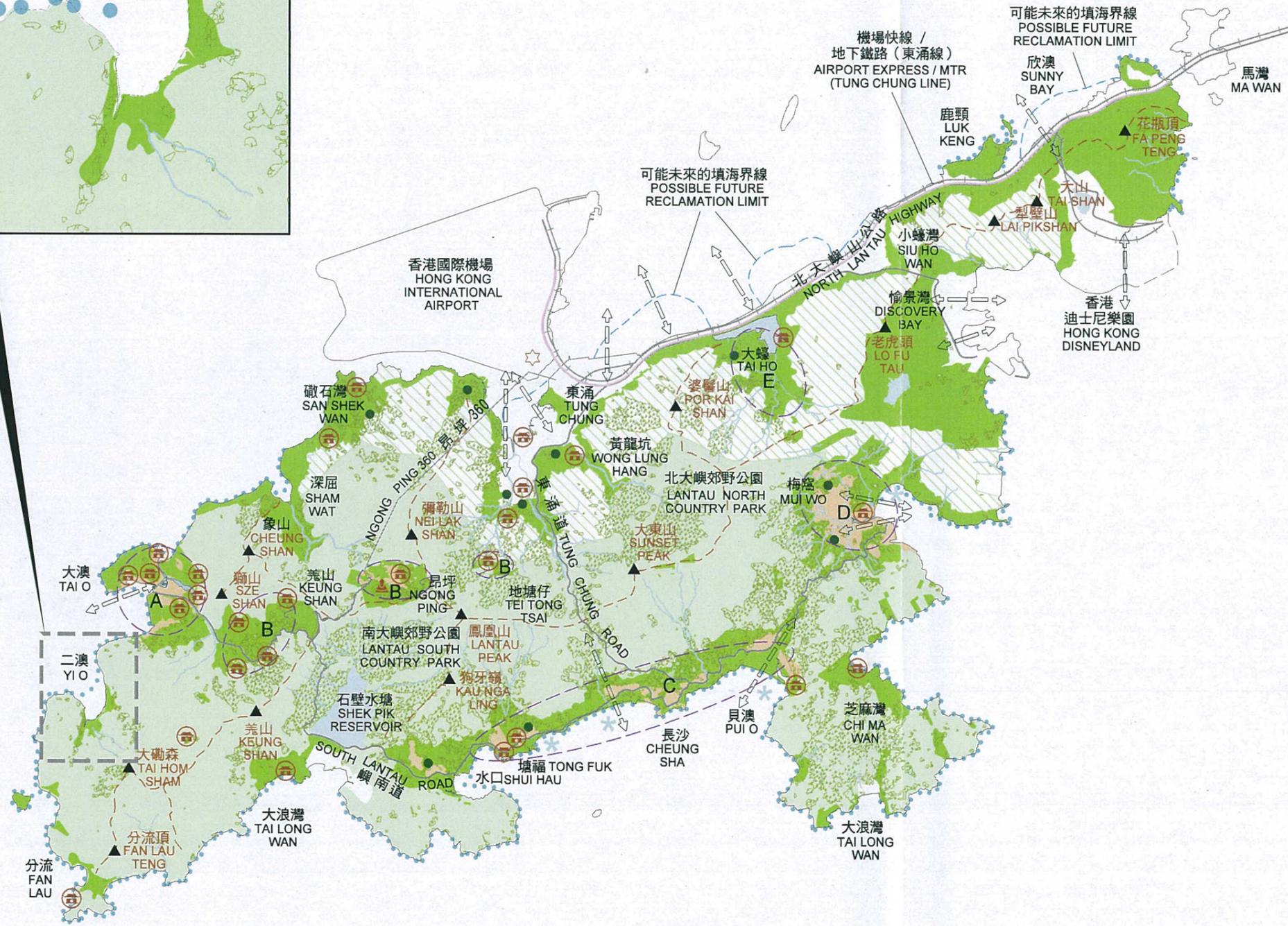
參考編號
 REFERENCE No.
 M/LI/15/47

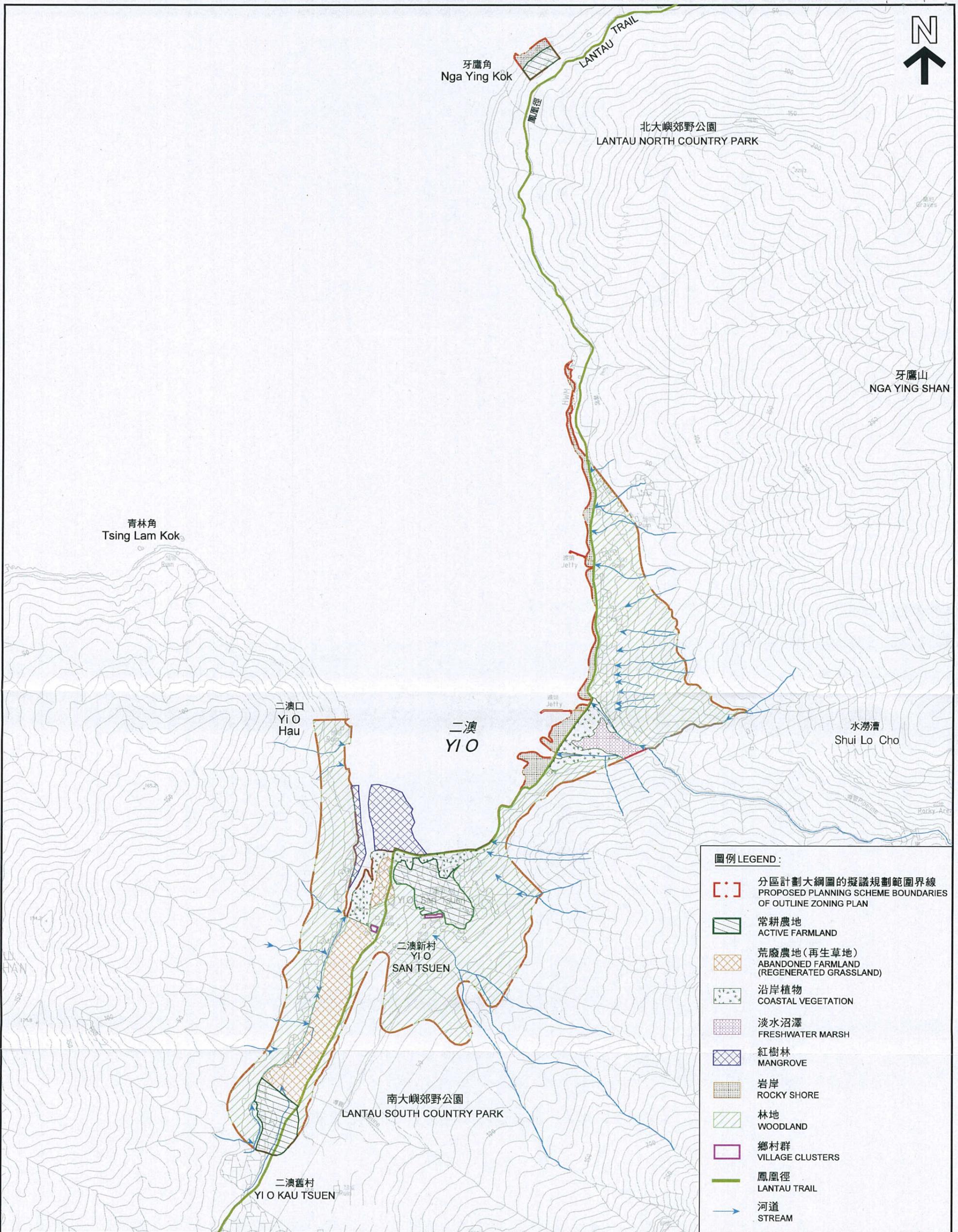
圖 PLAN
 3



圖例
LEGEND

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





圖例 LEGEND:

	分區計劃大綱圖的擬議規劃範圍界線 PROPOSED PLANNING SCHEME BOUNDARIES OF OUTLINE ZONING PLAN
	常耕農地 ACTIVE FARMLAND
	荒廢農地(再生草地) ABANDONED FARMLAND (REGENERATED GRASSLAND)
	沿岸植物 COASTAL VEGETATION
	淡水沼澤 FRESHWATER MARSH
	紅樹林 MANGROVE
	岩岸 ROCKY SHORE
	林地 WOODLAND
	鄉村群 VILLAGE CLUSTERS
	鳳凰徑 LANTAU TRAIL
	河道 STREAM

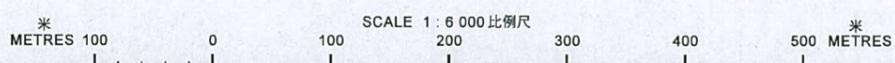
現時實際狀況 EXISTING PHYSICAL FEATURES

二澳分區計劃大綱圖
YI O OUTLINE ZONING PLAN

規劃署
PLANNING
DEPARTMENT



本摘要圖於2015年5月19日擬備
EXTRACT PLAN PREPARED ON 19.5.2015



參考編號
REFERENCE No.
M/LI/15/47

圖 PLAN
5



牙鷹角
Nga Ying Kok

鳳凰徑
LANTAU TRAIL

北大嶼郊野公園
LANTAU NORTH
COUNTRY PARK

牙鷹山
NGA YING SHAN

青林角
Tsing Lam Kok

二澳口
Yi O Hau

二澳
YI O

沙洲
SHULLO CHO

南大嶼郊野公園
LANTAU SOUTH
COUNTRY PARK

二澳新村
YI O SAN TSUEN

二澳舊村
YI O KAU TSUEN

圖例 LEGEND :

-  分區計劃大綱圖的擬議規劃範圍界線
PROPOSED PLANNING SCHEME BOUNDARIES
OF OUTLINE ZONING PLAN
-  郊野公園
COUNTRY PARK
-  屋地
BUILDING LOTS
-  地政總署已批准的小型屋宇
SMALL HOUSES APPROVED
BY LANDS DEPARTMENT
-  政府土地牌照
GOVERNMENT LAND LICENCE
-  鄉村範圍
VILLAGE ENVIRONS
-  私人土地約 6.89公頃 (29.52%)
PRIVATE LAND ABOUT 6.89 ha (29.52%)

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

二澳分區計劃大綱圖
YI O OUTLINE ZONING PLAN

規劃署
PLANNING
DEPARTMENT

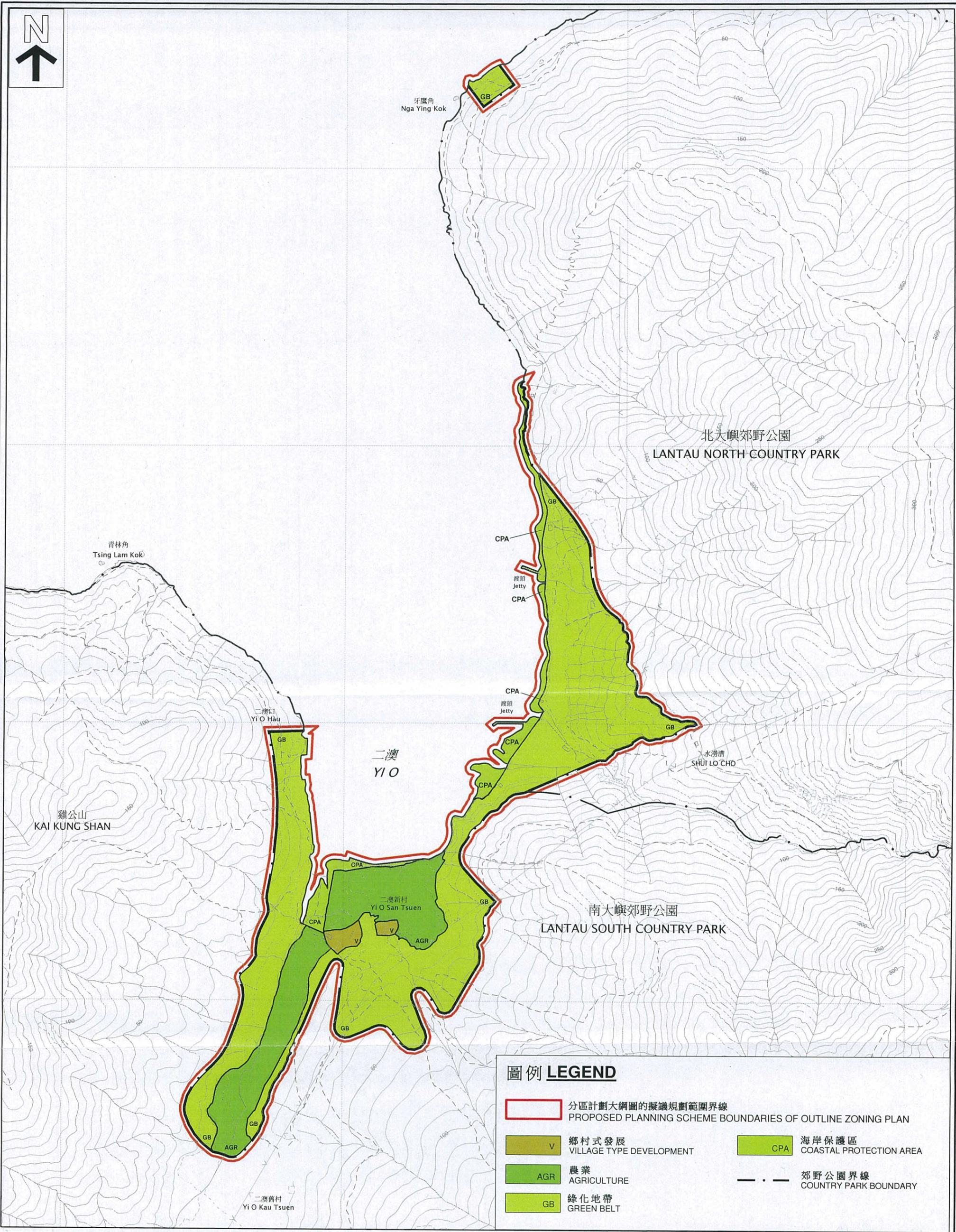


本摘要圖於2015年5月19日擬備
EXTRACT PLAN PREPARED ON 19.5.2015

SCALE 1 : 6 000 比例尺
METRES 100 0 100 200 300 400 500 METRES

參考編號
REFERENCE No.
M/LI/15/47

圖 PLAN
6



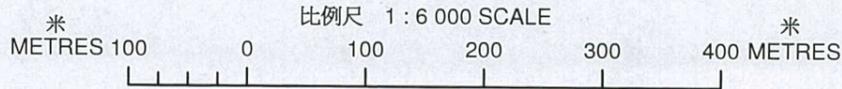
圖例 LEGEND

- 分區計劃大綱圖的擬議規劃範圍界線
PROPOSED PLANNING SCHEME BOUNDARIES OF OUTLINE ZONING PLAN
- V 鄉村式發展
VILLAGE TYPE DEVELOPMENT
- AGR 農業
AGRICULTURE
- GB 綠化地帶
GREEN BELT
- CPA 海岸保護區
COASTAL PROTECTION AREA
- 郊野公園界線
COUNTRY PARK BOUNDARY

擬議土地用途地帶 PROPOSED LAND USE ZONINGS

**二澳分區計劃大綱圖
YI O OUTLINE ZONING PLAN**

比例尺 1 : 6 000 SCALE



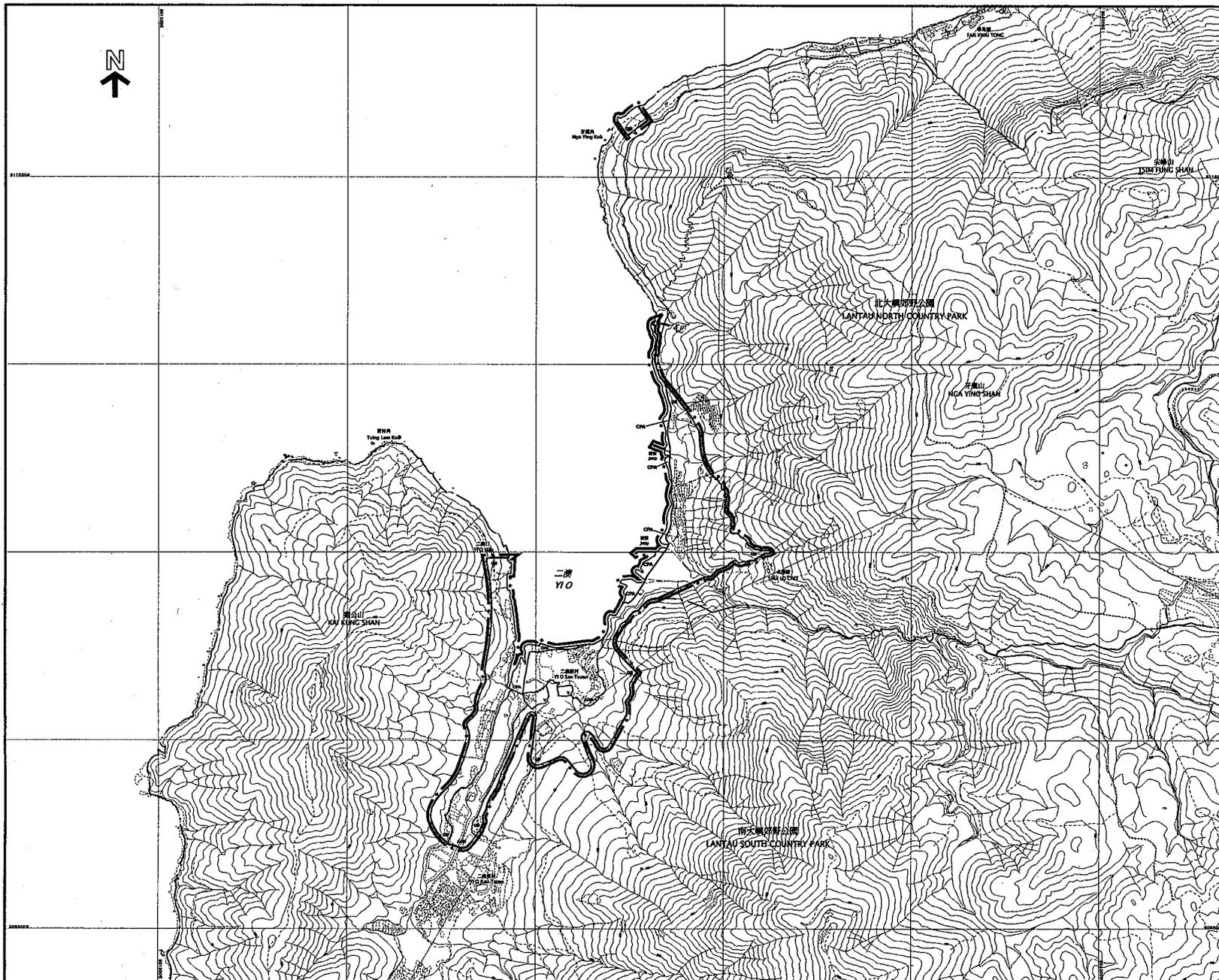
本摘要圖於2015年7月17日擬備
EXTRACT PLAN PREPARED ON 17.7.2015

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/LI/15/47

圖 PLAN
7



圖例
NOTATION

ZONES		地帶
VILLAGE TYPE DEVELOPMENT		鄉村式發展
AGRICULTURE		農業
GREEN BELT		綠化地帶
COASTAL PROTECTION AREA		海岸保護區
MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
BOUNDARY OF COUNTRY PARK		郊野公園界線

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分比	
VILLAGE TYPE DEVELOPMENT	0.54	1.46	鄉村式發展
AGRICULTURE	4.84	20.74	農業
GREEN BELT	15.78	71.80	綠化地帶
COASTAL PROTECTION AREA	1.38	5.91	海岸保護區
TOTAL PLANNING SCHEME AREA	23.34	100.00	規劃範圍面積

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二澳分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
YI O - OUTLINE ZONING PLAN

SCALE 1:5000 比例尺
0 100 200 300 400 500 METRES

此圖根據城市規劃條例第5條顯示的
DRAFT PLAN EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON

SECRETARY
TOWN PLANNING BOARD 城市規劃委員會秘書

此圖由香港城市規劃委員會指示擬備
PREPARED BY THE PLANNING DEPARTMENT UNDER THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號
PLAN No. S/I-YO/B

DRAFT YI O OUTLINE ZONING PLAN NO. S/I-YO/B

(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) Road junctions, alignment of roads, 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 "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, 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 "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", 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 area zoned "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 YI O OUTLINE ZONING PLAN NO. S/I-YO/B

Schedule of Uses

	<u>Page</u>
VILLAGE TYPE DEVELOPMENT	1
AGRICULTURE	3
GREEN BELT	5
COASTAL PROTECTION AREA	7

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	Burial Ground Eating Place Government Refuse Collection Point Government Use (not elsewhere specified)# Hotel (Holiday House Only) House (not elsewhere specified) Institutional Use (not elsewhere specified)# Market Place of Recreation, Sports or Culture Public Clinic Public Convenience Public Utility Installation # Religious Institution (not elsewhere specified)# Residential Institution # School # Shop and Services Social Welfare Facility # Utility Installation for Private Project

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

- Eating Place
- Library
- School
- Shop and Services

(Please see next page)

VILLAGE TYPE DEVELOPMENT (Cont'd)

Planning Intention

The planning intention of this zone is to designate both existing recognized village 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.

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.

AGRICULTURE

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 only) On-Farm Domestic Structure Public Convenience Religious Institution (Ancestral Hall only) Rural Committee/Village Office	Animal Boarding Establishment Barbecue Spot Burial Ground Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) House (New Territories Exempted House only, other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) Picnic Area Place of Recreation, Sports or Culture (Horse Riding School, Hobby Farm, Fishing Ground only) Public Utility Installation Religious Institution (not elsewhere specified) School Utility Installation for Private Project

Planning Intention

This zone is intended primarily to retain and safeguard good quality agricultural land/farm for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

(Please see next page)

AGRICULTURE (Cont'd)

Remarks

Any diversion of stream or filling 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. This restriction does not apply to filling of land specifically required under prior written instructions of Government department(s) or for the purposes specified below:

- (i) laying of soil not exceeding 1.2m in thickness for cultivation; or
- (ii) construction of any agricultural structure with prior written approval issued by the Lands Department.

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 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) Pier 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

This zone is primarily intended for defining the limits of development areas by natural features and to preserve the existing natural landscape as well as to provide passive recreational outlets. There is a general presumption against development within this zone.

(Please see next page)

GREEN BELT (Cont'd)

Remarks

Any diversion of stream, filling of land 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 zone 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.

(Please see next page)

COASTAL PROTECTION AREA (Cont'd)

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

DRAFT YI O OUTLINE ZONING PLAN NO. S/I-YO/B

EXPLANATORY STATEMENT

DRAFT YI O OUTLINE ZONING PLAN NO. S/I-YO/B

EXPLANATORY STATEMENT

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5. THE PLANNING SCHEME AREA	2
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7. OPPORTUNITIES AND CONSTRAINTS	3
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DRAFT YI O OUTLINE ZONING PLAN NO. S/I-YO/B

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

EXPLANATORY STATEMENT

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

1. INTRODUCTION

This Explanatory Statement is intended to assist an understanding of the draft Yi O Outline Zoning Plan (OZP) No. S/I-YO/B. It reflects the planning intention and objectives of the Town Planning Board (the Board) for various land-use zonings for the plan.

2. AUTHORITY FOR THE PLAN AND PROCEDURE

- 2.1 On 8 November 2012, under the power delegated by the Chief Executive (CE), 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 Yi O and Nga Ying Kok as a development permission area (DPA).
- 2.2 On 23 November 2012, the draft Yi O DPA Plan No. DPA/I-YO/1 was exhibited for public inspection under section 5 of the Ordinance. During the plan exhibition period, a total of 144 representations were received. When the representations were published, one comment was received. After giving consideration to the representations and comment on 10 May 2013, the Board noted the supportive views of the representations and decided not to uphold the adverse representations.
- 2.3 On 8 October 2013, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Yi O DPA Plan, which was subsequently renumbered as DPA/I-YO/2. On 18 October 2013, the approved Yi O DPA Plan No. DPA/I-YO/2 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.4 On 7 May 2015, under the power delegated by the CE, the Secretary for Development directed the Board, under section 3(1)(a) of the Ordinance, to prepare an OZP to cover the Yi O area.
- 2.5 On XX XX 2015, the draft Yi O OZP No. S/I-YO/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 of Yi O so that development and redevelopment within the area of Yi O can be put under statutory planning control. It also provides the planning framework for preparing more detailed non-statutory plans which form the basis for public works planning and site reservation for various uses.
- 3.2 The Plan is to illustrate the broad principles of development and planning control only. It is a small-scale plan, the road alignments and boundaries between the land use zones may be subject to minor alterations 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 Planning Scheme Area (the Area) and in particular zones and which may be permitted by the Board, with or without conditions, on application. The provision for application for planning permission under section 16 of the Ordinance allows greater flexibility in land use planning and control of development to meet the changing needs.
- 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 Yi O and a site at Nga Ying Kók with a total area of about 23.34 ha. The Yi O area (about 23.05 ha), surrounded by the Lantau North and Lantau South Country Parks on three sides, with the remaining side fronting to Yi O Bay, is one of the sea bays along the north-western coast of Lantau Island. The site at Nga Ying Kok (about 0.29 ha), located to the north of Yi O, is enclosed by the Lantau North Country Park on the east, south and west and fronting the sea to the north. A structure is found near the coast of Nga Ying Kok. Area at the rear of Nga Ying Kok has been partly cleared and partly grown with fruit trees.
- 5.2 The Area contains abandoned village houses, woodlands, shrublands, grasslands, wetlands, mangroves, streams, active farmland and fallow agricultural land. The coastal area contains rocky shore, mangrove and various types of coastal plants. It is rural in character and is a popular hiking area with scenic views, accessible either by the Lantau Trail, or by boat via local jetties during high tide, from Tai O or Fan Lau.
- 5.3 The Area consists of a variety of habitats including woodlands, grasslands, shrub lands, wetlands and streams. Denser vegetation can be found in the valley. In addition, a mature mangrove stand can be found at the mudflat at the bay area to the north of Yi O Village outside the Area. Romer's Tree Frog (*Liuixalus romeri*)

盧氏小樹蛙), an endangered species that is widespread in Lantau Island, has been recorded near a stream east of Yi O. Romer's Tree Frog has also been sporadically recorded in the wooded areas near the agricultural fields in the south of the Area. The woodlands in the Area provide habitats for this species. Rice Fish (*Oryzias curvinotes* 弓背青鱗) of conservation concern has also been found in the stream west of Yi O. Although the Area is not exceptional in terms of biodiversity or ecological importance, the wooded areas on the hillslopes form a continuous stretch of well-established vegetation with those located at the adjacent Lantau North and South Country Parks, which provide foraging and nursery grounds for animals. Floral species in the Area are mostly common and widespread. A protected species *Aquilaria sinensis* (土沉香) can be found in the Area and protected wild orchids are recorded near a stream east of Yi O.

- 5.4 The Yi O Village (also known as Yi O San Tsuen), a recognized village in the Area, is largely abandoned. It is located in the middle of the Area and is traversed by the north-south running Lantau Trail. Ruined and abandoned village houses are scattered and some of them are not easily accessible. An abandoned village school, namely Yi O Village School, is located to the southwest of a vegetated hillslope at Yi O Village.

6. POPULATION

Based on the population data of the 2011 Census, there is no population in the Area. It is estimated that the planned population of the Area would be about 96.

7. OPPORTUNITIES AND CONSTRAINTS

7.1 Opportunities

7.1.1 Conservation Potential

Surrounded by the Lantau North and Lantau South Country Parks on three sides, the Area is rural in character comprising abandoned village houses, woodlands, grasslands, wetlands, mangroves, streams, active farmland and fallow agricultural land. In addition, the woodland areas at the hillslopes form a continuous stretch of well-established vegetation with those located at the adjacent Lantau North and South Country Parks, which provide foraging and nursery grounds for animals. The woodlands and streams in the Area are worthy of protection as they provide habitats which support the fauna and flora species of conservation importance. The scale of development in the Area should be compatible with the natural environment and rural setting.

7.1.2 Agriculture Potential

Active agricultural activities are being undertaken near Yi O Village and to the north of Yi O Kau Tsuen. In addition, agricultural land with occasional cultivation mainly locates along the trail leading to Yi O Kau Tsuen. The Area has good potential for agricultural use.

7.2 Constraints

7.2.1 Ecological Significance

The Area is well vegetated and ecologically linked with the adjacent Lantau North and Lantau South Country Parks. There are records of fauna and flora species of conservation importance such as Romer's Tree Frog (盧氏小樹蛙), Rice Fish (弓背青鱗), *Aquilaria sinensis* (土沉香) and wild orchids. Any proposed developments that may have adverse impact on the important species and habitats should be carefully considered.

7.2.2 Landscape Character

According to the "Landscape Value Mapping of Hong Kong" (LVM), the area of Yi O comprises mainly broad valley, rural coastal, estuarine and bay landscapes of high landscape and scenic value. The overall landscape character of the Area is remote and tranquil, with open vistas facing towards the sea. Various types of landscape such as woodlands on steep rolling slopes with streams, low-lying fallow agricultural land, mudflats, rocky shores and mangroves in the estuarine area at the mouths of the eastern and southern valley are observed.

7.2.3 Cultural Heritage

Sites of archaeological interest including Yi O Site of Archaeological Interest and Yi O – Fan Lau Boulder Trackway are worthy of preservation. Prior consultation with the Antiquities and Monuments Office (AMO) of the Leisure and Cultural Services Department (LCSD) should be made, if any development, redevelopment or rezoning proposal might affect the above sites of archaeological interest and their immediate environs.

7.2.4 Utility Services

There are no drainage systems and potable water supply in the Area nor committed/planned drainage and water supply projects for the Area. Any increase in population, number of visitors to the Area or further development 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 systems be proposed, it shall comply with relevant standards and regulations, such as Environmental Protection Department's Professional Persons Environmental Consultative Committee Practice Notes (ProPECC) 5/93.

7.2.5 Geotechnical Constraint

The Area, especially those parts located near the OZP boundary adjoining the Lantau North and Lantau South Country Parks, is located below steep natural terrain and may be affected by potential natural terrain landslide

hazards. For development within the Area, natural terrain hazard studies may be required to ascertain the scale of the hazards and to provide suitable hazard mitigation measures, if found necessary, as part of the development.

7.2.6 Accessibility

One of the development constraints in the Area is the limited accessibility. The Area is not served by any vehicular access and is only accessible by walking trails, including the Lantau Trail which is connected with Tai O to the north and Fan Lau to the south and other local trails to Man Cheung Po which connect to Keung Shan Country Trail leading from Keung Shan at Tai O Road. With local jetties, Yi O is accessible by boat from nearby Tai O and Fan Lau during high tide.

8. GENERAL PLANNING INTENTION

- 8.1 The general planning intention of the Area is to protect its high conservation and landscape value and the rural settings which complement the overall natural character and the landscape beauty of the surrounding Lantau North and Lantau South Country Parks and to make provision for future Small House development for the indigenous villagers of the Area.
- 8.2 In designation of various land use zones in the Area, consideration has been given to protect the natural habitats in the Area such as the wooded areas which form a continuous stretch of well-established vegetation with those located in the adjoining Lantau north and Lantau South Country Parks and natural streams. Active and fallow agricultural land is retained in view of the good potential for agricultural use.

9. LAND-USE ZONINGS

- 9.1 "Village Type Development" ("V") : Total Area 0.34 ha
 - 9.1.1 The planning intention of this zone is to designate both existing recognized village 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 infrastructure and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Board.
 - 9.1.2 Yi O Village (also known as Yi O San Tsuen) is the only recognized village within the Area and is largely abandoned. The boundaries of "V" zone are drawn up around existing clusters having regard to existing

building structures, 'village environs', approved Small House applications, outstanding Small House application, building lots, local topography, site characteristics and estimated Small House demand. Areas of dense vegetation, active agricultural land, ecologically sensitive areas and streamcourses have been avoided where possible.

- 9.1.3 Except for those specified, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23 m) or the height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft DPA Plan, whichever is the greater.
- 9.1.4 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.
- 9.1.5 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 (DAFC) and relevant authorities and incorporate relevant comments/advice as conditions of approval wherever possible. Accordingly, the Lands Department (LandsD), when processing Small House grant and application in close proximity to existing stream courses should consult concerned departments including the Environmental Protection Department (EPD), the Agriculture, Fisheries and Conservation Department (AFCD) and the Planning Department to ensure that all relevant departments would have adequate opportunity to review and comment on the application.
- 9.1.6 There is no existing sewer or planned public sewer for the Area. For NTEH/Small House redevelopment, the design and construction of sewage disposal facilities need to comply with relevant standards and regulations, such as the EPD's ProPECC PN 5/93, for protection of the water quality of the Area.

9.2.□ "Agriculture" ("AGR"): Total Area 4.84 ha

- 9.2.1 This zone is intended primarily to retain and safeguard good quality agricultural land/farm for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.
- 9.2.2 Active agricultural activities are found around Yi O Village and to the north of Yi O Kau Tsuen. In addition, some abandoned agricultural land, grassland and wetland plant are found along the trail from Yi O Kau Tsuen to the mouth of the valley and its estuary. The abandoned

agricultural land has good potential for rehabilitation for cultivation and other agricultural purposes and is worthy of preservation for agricultural point of view.

- 9.2.3 As diversion of streams or filling of land may cause adverse drainage and environmental impacts on the adjacent areas, permission from the Board is required for such activities. However, filling of land specifically required under prior written instructions of Government department(s), or for the purposes of genuine agricultural practice including laying of soil not exceeding 1.2m in thickness for cultivation, and construction of agricultural structure with prior written approval from the LandsD is exempted from the control.

9.3 “Green Belt” (“GB”): Total Area 16.78 ha

- 9.3.1 The planning intention of this zone is primarily for defining the limits of development areas by natural features and to preserve the existing natural landscape as well as to provide passive recreational outlets. There is a general presumption against development within this zone.
- 9.3.2 This zone covers the natural vegetated areas which consist of streamcourses and woodlands. Most of the woodlands and areas adjoining the Lantau North and Lantau South Country Parks are within this zone.
- 9.4.3 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. As diversion of streams, filling of land 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.

9.4 “Coastal Protection Area” (“CPA”): Total Area 1.38ha

- 9.4.1 The planning intention of this zone is 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.
- 9.4.2 This zone covers the coastal areas along the eastern side of Yi O Bay and the estuary of Yi O stream to the Yi O Bay, which primarily consist of mudflat, rocky shore, mangrove and coastal plants.

9.4.3 New residential development is not permitted under this zone. Redevelopment of existing houses may be permitted on application to the Board. The redevelopment of existing houses shall not result in a total redevelopment in excess of the plot ratio, site coverage and height of the house which was in existence on the date of the first publication of the draft DPA Plan.

9.4.4 Works relating to diversion of streams, filling of land 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 Yi O and Nga Ying Kok are not served by any vehicular access and only accessible by walking trails, including the Lantau Trail which is connected with Tai O to the north and Fan Lau to the south. There are local trails to Man Cheung Po which connects to Keung Shan Country Trail leading from Keung Shan at Tai O Road. With local jetties, Yi O is accessible by boat from nearby Tai O and Fan Lau during high tide. The Lantau Trail which partially lies within the Area is a popular hiking trail.

10.2 Any proposal to widen the footpath or access road to an Emergency Vehicular Access within country park areas would require consent of the Country and Marine Parks Authority. Consultation with the Country and Marine Parks Board or its committee would be required.

11. UTILITY SERVICES

There is limited fixed line telephone network coverage in the Area. There is no potable water supply within the Area. There are also no existing or planned drainage and sewerage systems in the Area.

12. CULTURAL HERITAGE

12.1 Sites of archaeological interest including Yi O Site of Archaeological Interest and Yi O – Fan Lau Boulder Trackway are located within the Area and worthy of preservation. Prior consultation with the AMO of the LCSO is required if any development, redevelopment or rezoning proposal might affect the above sites of archaeological interest and their immediate environs.

12.2 If disturbance of these sites of archaeological interest is unavoidable, the project proponent shall engage a professional archaeologist to conduct a detailed Archaeological Impact Assessment (AIA) to evaluate the archaeological impact imposed by the proposed works. If necessary, the archaeologist shall apply for a licence from the Antiquities Authority under the Antiquities and Monuments

Ordinance (Cap. 53) for an archaeological investigation and propose appropriate mitigation measures to the satisfaction of AMO.

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 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.
- 13.3 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 draft DPA Plan and which are not in compliance with the terms of the Plan may have adverse impact on the environment, drainage and traffic of the Area. Although no action is required to make such use conform to this Plan, any material change of such use or any other development (except minor alteration and/or modification to the development of the land or building in respect of such use which is always permitted) must be always permitted in terms of the Plan or, if permission is required, in accordance with a permission granted by the Board. The Board will consider these applications on their individual merits. Those alteration and/or modification works which may lead to an environmental improvement or upgrading to the Area may be considered favourably by the Board.
- 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 including guidelines published by the Board. Guidelines published by the Board are available from the Board's website, the Secretariat of the Board and the Technical Services Division of the Planning Department. Application forms and Guidance Notes for planning

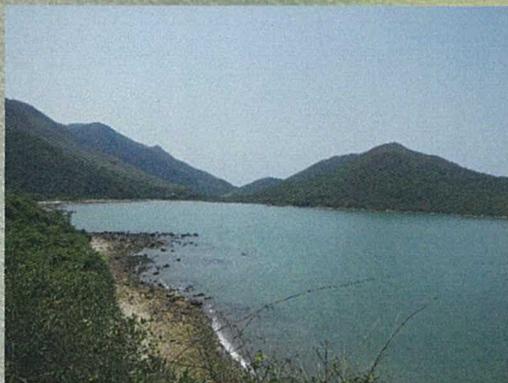
applications can be downloaded from the Board's website and are available from the Secretariat of the Board, the Technical Services Division and relevant District Planning Office of the Planning Department. Applications should be supported by such materials as the Board thinks appropriate to enable it 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 23 November 2012 on land included in a plan of the Yi O DPA may be subject to enforcement proceedings under the Ordinance. Any diversion of streams, filling of land or excavation of land within land in the 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
AUGUST 2015**

PLANNING REPORT ON

YI O



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Table 1: Small House Demand for Yi O

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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 Yi O and a site at Nga Ying Kok (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 is located at the western part of Lantau Island to the southwest of Tai O, and surrounded by the Lantau North and Lantau South Country Parks on three sides, with the remaining side fronting to Yi O Bay (**Figure 1**). It is one of the sea bays along the north-western coast of Lantau Island. The site at Nga Ying Kok, located to the north of Yi O, is enclosed by the Lantau North

Country Park on the east, south and west and fronting the sea to the north. A structure is found near the coast of Nga Ying Kok. Area at the rear of Nga Ying Kok has been partly cleared and partly grown with fruit trees. The Area contains abandoned village houses, woodlands, shrublands, grasslands, wetlands, mangroves, streams, active farmland and fallow agricultural land. The coastal area contains rocky shore, mangrove and various types of coastal plants. It is rural in character and a popular hiking area with scenic views, accessible either by the Lantau Trail, or by boat via local jetties during high tide, from Tai O or Fan Lau.

1.2.2 Active agricultural activities are found near Yi O Village (also known as Yi O San Tsuen) and to the north of Yi O Kau Tsuen, while some abandoned farmland can be found to the west of Yi O Village, the mouth of Yi O Valley and its estuary. Yi O Village is the only recognized village in the Area.

1.2.3 The Area is a Country Park enclave. It is rural and natural in character comprising mainly

woodlands, grasslands, wetlands, mangroves, streams, farmland and fallow agricultural land. To prevent any haphazard and uncontrolled development that may adversely affect the rural and natural character of the Area, it is necessary to prepare a Development Permission Area (DPA) Plan to cover the Area to provide interim planning guidance control for future development pending preparation of an OZP and to enable enforcement actions to be taken against any unauthorized developments and undesirable change of use to safeguard the Area's natural and rural character with high conservation value.

- 1.2.4 The draft Yi O DPA Plan No. DPA/I-YO/1 was exhibited for public inspection on 23.11.2012. During the plan exhibition period, 144 representations were received. When the representations were published, 1 comment was received. After giving consideration to the representations and comment on 10.5.2013, the Board noted the supportive views of the representations and decided not to uphold the adverse representations.

- 1.2.5 On 8.10.2013, the Chief Executive in Council (CE in C) approved the draft Yi O DPA Plan, which was subsequently renumbered as DPA/I-YO/2 (Figure 2). On 18.10.2013, the approved Yi O DPA Plan No. DPA/I-YO/2 was exhibited for public inspection under section 9(5) of the Town Planning Ordinance (the Ordinance).

- 1.2.6 Pursuant to section 20(5) of the Ordinance, the DPA Plan is effective for three years until 23.11.2015. On 7.5.2015, 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 an area of about 23.34 ha of land. It is located to the southwest of Tai O on Lantau

Island and surrounded by the Lantau North and Lantau South Country Parks. It comprises Yi O and a site at Nga Ying Kok. Fronting onto the bay of Yi O, Yi O (about 23.05 ha) comprises a stretch of coastal slopes covered by natural vegetation at the toe of mountain ranges and hills extending from the country parks. It is a country park enclave. The site at Nga Ying Kok (about 0.29 hectares), located to the north of Yi O, is enclosed by the Lantau North Country Park on the east, south and west and fronting the sea to the north. A structure is found near the coast of Nga Ying Kok. Area at the rear of Nga Ying Kok has been partly cleared and partly grown with fruit trees. The location of the Area is shown in **Figure 1**.

2.1.2 The Area is not served by any vehicular access and is only accessible by walking trails, including Section 7 of Lantau Trail which is connected with Tai O to the north and Fan Lau to the south. There are local trails to Man Cheung Po which connect to Keung Shan Country Trail leading from Keung Shan at Tai O Road. With local

jetties, Yi O is accessible by boat from nearby Tai O and Fan Lau during high tide. The Lantau Trail which partially lies within the Area is a popular hiking trail.

2.2 Natural Features

Physical Setting and Topography

2.2.1 An aerial view of the Area is shown in **Figure 3**. Fronting onto a sea bay to the north, the Area comprises a stretch of coastal slopes covered by natural vegetation at the toe of mountain ranges and hills extending from the country parks. Valley and steep hill slopes are easily identified in the Area. Most of the flatland is agricultural land, part of which is under active cultivation for rice and beetroots, and partly abandoned. Hilly steep slopes are located on three sides. Limited by the physical constraints, human activities are mainly found within the flatland of the valley.

2.2.2 There are a few abandoned dilapidated houses, an abandoned school and ruins near Yi O Village.

Natural Habitats (Figure 4a)

2.2.3 The Area forms part of the wider natural environment of the Lantau North and South Country Parks. It consists of a variety of habitats including farmland, streams, woodlands, grasslands, wetlands and mangroves, as well as abandoned houses/ruins. Details of the natural habitats are listed below.

Farmland

- (a) Part of the site at Nga Ying Kok is a farmland where some fruit trees such as *Citrus maxima* (柚), *Musa sp.* (蕉) and *Dimocarpus longan* (龍眼) are found (Photos 1-3 in Figure 4b).
- (b) The flatland at Yi O is mainly occupied by agricultural land, which has been abandoned for years. Since 2012, the Yi O Agricultural Cooperation Ltd. (二澳農作社) has initiated agricultural rehabilitation activities in the Area, mainly concentrating on the farmland fronting

Yi O Village (Photo 4 in Figure 4c) and to the north of Yi O Kau Tsuen (Photo 6 in Figure 4c). These agricultural activities are supported by some man-made ponds and the stream adjacent to the footpath between Yi O village and Yi O Kau Tsuen.

- (c) Abandoned agricultural land covered with grass and wetland plants (such as *Phragmites australis* (蘆葦)) is found to the west of the footpath from Yi O Kau Tsuen to the estuary of the river valley (Photo 5 in Figure 4c).

Streams

The streams in the Area sustain various types of vegetation including hillside secondary woodland, grassland, fresh water marshes within fallow agricultural land, mangroves and coastal plants in the estuary. Wild orchids (野生蘭花), *Hibiscus tiliaceus* (黃槿), *Heritiera littoralis* (銀葉樹), *Cleistocalyx nervosum* (水翁), *Pandanus tectorius* (露兜樹) and *Celtis sinensis* (朴樹) are found. In addition, an endangered species

Romer's Tree Frog (*Liuixalus romeri*) (盧氏小樹蛙) that is widespread on Lantau has been recorded near a stream to the east of Yi O. Rice Fish (*Oryzias curvinotus*) (弓背青鱗) of conservation concern has also been found.

- (a) Stream at Shui Lo Cho (Photos 7-8 in Figure 4c): A stream crosses the valley of the eastern part of the Area from Nga Ying Shan and connects to a water reservoir¹ at Shui Lo Cho outside the Area. Heavy woodland vegetation with mature trees is found along the stream.
- (b) Stream at Yi O Kau Tsuen to Yi O Hau (Photos 9-11 in Figure 4c): The extensive river branches feed into the surrounding low-lying active and fallow agricultural land with freshwater, creating a vast natural marsh along the Lantau Trail from Yi O Kau Tsuen to Yi O Hau and supports a large area of mangroves at the coastal estuary.

¹ The water in the reservoir at Shui Lo Cho will be transferred to Tai O water treatment works for treatment.

Woodlands (Figure 4a)

- (a) Though the subject Area is not exceptional in terms of biodiversity or ecological importance, the woodland areas at the hillslopes form a continuous stretch of well-established vegetation with those located at the adjacent Lantau North and South Country Parks, which provide foraging and nursery grounds for animals. Floral species of the Area are mostly common and widespread. A protected species *Aquilaria sinensis* (土沉香) can be found at Yi O.
- (b) A large piece of fallow agricultural land in the east of the Area has been colonized and formed a secondary woodland (Photo 12 in Figure 4c) with dense vegetation such as *Uvaria grandiflora* (大花紫玉盤), *Garcinia oblongifolia* (黃牙果) and *Ardisia quinquegona* (羅傘樹), characteristic of secondary forest. Several shallow but extensive natural streams run through the secondary woodland under the dense canopy.

Trees of medium to large size (8-12m) such as *Viburnum odoratissimum* (珊瑚樹), *Cleistocalyx nervosum* (水翁) and *Pandanus tectorius* (露兜樹) are common along the stream bank.

- (c) Hillside woodland at the two sides of the valley are largely undisturbed at the upper part and some disturbance is found at the interface of the agricultural land, particularly near the footpath. Some common native tree species, *Celtis sinensis* (朴樹), *Dimocarpus longan* (龍眼), *Cleistocalyx nervosum* (水翁), *Aporosa dioica* (銀柴) are found along the trail of the valley.
- (d) some large mature trees in good health and form, such as *Sterculia lanceolata* (假蘋婆), *Litchi chinensis* (荔枝) and *Schefflera heptaphylla* (鴨腳木) are found nearby the abandoned village houses and ruins at the wooded hillslopes.

Coastal Areas

- (a) The coastal area located at the east of Yi O Bay (Photo 12 in Figure 4c) is largely undisturbed. Rocky streams from Man Cheung Po and the associated estuary are of high landscape sensitivity and high scenic value. Rocky outcrops are found at this area. Mudflat, rocky shore, mangrove and coastal plants are predominant in the west of the coastal footpath. Dense vegetation including medium-sized trees of *Hibiscus tiliaceus* (黃槿) are generally found at the estuary.
- (b) The coastal area of Yi O Village lies near the mouth of the valley (Photos 9-11 in Figure 4c). Various types of mangroves and coastal plants such as *Bruguiera gymnorhiza* (木欖), *Kandelia obovata* (水筆仔), *Caesalpinia bonduc* (刺果蘇木), *Acanthus ilicifolius* (老鼠筋), *Clerodendrum inerme* (苦郎樹), *Thespesia populnea* (恆春黃槿), *Hibiscus tiliaceus* (黃槿) extend from the estuary of Yi O stream to Yi O Bay. The mangroves are

largely outside the Area.

2.3 Historical Development

2.3.1 There is one recognized village, namely Yi O Village (also known as Yi O San Tsuen), in the Area. It is located in the middle of the Area and traversed by the north-south running Lantau Trail and largely abandoned. Ruined and abandoned village houses are scattered and some of them are not easily accessible (Photos 16-17 in Figure 5b). Some village houses next to the farmland at Yi O Village are now occupied by the Yi O Agricultural Cooperation Ltd. for their agricultural rehabilitation activities (Photo 15 in Figure 5b). An abandoned village school, namely Yi O Village School, is located at the upper slope to the southwest of Yi O Village (Photo 18 in Figure 5b).

2.3.2 There is no graded historic building in the Area. However, sites of archaeological interest including Yi O Site of Archaeological Interest (Figure 5a) and Yi O – Fan Lau Boulder

Trackway (Photo 14 in Figure 5b) are located within the Area.

2.4 Population and Employment

According to the 2011 Census, there is no population in the Area. Some farming activities can be found near Yi O Village and Yi O Kau Tsuen operated by the Yi O Agricultural Cooperation Ltd. (Photos 4 and 6 in Figure 4c).

2.5 Existing Land Uses

2.5.1 The major existing land uses shown in Figure 5a include the following:

Village Type Development

2.5.2 Yi O Village (also known as Yi O San Tsuen) is the recognized village (Photos 16-17 in Figure 5b) in the Area, it is now largely abandoned, except that some village houses next to the farmland are used by the Yi O Agricultural Cooperation Ltd (Photo 15 in Figure 5b). The

'village environ' ('VE') of Yi O Village, covering an area of about 4.03ha, is shown in **Figure 6**. The village is located in the middle of the Area and traversed by the north-south running Lantau Trail. Ruined and abandoned village houses are scattered and some of them are not easily accessible. An abandoned village school, namely Yi O Village School, is located at the upper slope to the southwest of Yi O Village. According to the information provided by the District Lands Officer/Islands, Lands Department (DLO/Is, LandsD), there are 6 approved Small House applications and no outstanding Small House applications within the Area. According to the information provided by the Indigenous Inhabitant Representatives (IIR) as at January 2015, the Small House demand in the next 10 years is 130.

Agricultural Land

- 2.5.3 There are about 3.76 ha agricultural land in the Area (**Photos 4-6 in Figure 4c**). Some agricultural land (about 1.96 ha) is abandoned and

covered by vegetation. However, there are active agricultural activities (about 1.8 ha) being undertaken by the Yi O Agricultural Cooperation Ltd. (二澳農作社) at Yi O Village and to the north of Yi O Kau Tsuen. In addition, part of the site at Nga Ying Kok is a farmland where some agricultural activities are found (**Photos 1-3 in Figure 4b**).

Government, Institution or Community (GIC) Facilities

- 2.5.4 A temple (海神古廟) (**Photo 19 in Figure 5b**) is located near the jetty adjacent to the track leading to Yi O. An abandoned village school, namely Yi O Village School (**Photo 18 in Figure 5b**), is located to the southwest of a vegetated hillslope at Yi O Village.

2.6 Land Ownership (Figure 6)

Majority of land in the Area (about 70.5%, 16.45 ha) is government land. The remaining 29.5% (6.89 ha) is private land comprising mainly agricultural lots and

some building/non-industrial lots including New Territories Exempted Houses (NTEHs) at Yi O Village. There are some sites with licenses issued by LandsD for different uses including accommodation, kitchen, cultivation, store, pigsty and duck shed. The structures are largely abandoned or ruined. The site at Nga Ying Kok is government land.

2.7 Transportation and Access

The Area is not served by any vehicular access and is only accessible by walking trails, including the Lantau Trail which is connected with Tai O to the north and Fan Lau to the south. There are local trails to Man Cheung Po which connect to Keung Shan Country Trail leading from Keung Shan at Tai O Road. With local jetties, Yi O is accessible by boat from Tai O and Fan Lau during high tide. The Lantau Trail which partially lies within the Area is a popular hiking trail. A section of the Trail near Yi O Kau Tsuen (outside the Area) is currently overgrown with vegetation and lacks maintenance due to some private land issue.

2.8 Infrastructure and Utility Services

There are no sewerage and drainage systems, and potable water supply in the Area.

3. PLANNING ANALYSIS

3.1 Planning Context

3.1.1 The Area, located at the northwest of the Lantau Island, is a country park enclave and is part of the wider natural system of the Lantau countryside. The Area is rural and natural in character comprising woodlands, grasslands, wetlands, mangroves, streams, active farmland and fallow agricultural land with limited accessibility as there is no vehicular access. Due to the ecological and landscape value of the Area, the planning framework for the Area should fundamentally be the preservation of the natural environment and rural setting.

3.1.2 According to the Revised Concept Plan for Lantau promulgated in 2007 (Figure 7), the Yi O area falls within the Landscape Protection Area in the north-western Lantau with natural landscape setting. New developments should not compromise the existing landscape setting or local environment, and landscaping should be carried out to mitigate the effect of any new development.

3.2 Environment and Conservation Consideration

3.2.1 The Area is encircled by Lantau North and Lantau South Country Parks. With the scenic setting, the Area is rural in character mainly consisting of abandoned village houses, woodlands, grasslands, wetlands, mangroves, streams, active farmland and fallow agricultural land. Protected flora and fauna species of conservation concern have been recorded in the Area and its vicinity.

3.2.2 Most of the fauna recorded in the Area are mostly common and widespread species. Romer's Tree Frog (盧氏小樹蛙), an endangered species that is

widespread on Lantau, has been recorded near a stream east of Yi O. Romer's Tree Frog has also been sporadically recorded in the wooded areas near the agricultural fields on the south of Yi O. The woodlands and streams in the Area provide habitats for this species. Rice Fish (弓背青鱗) of conservation concern has also been found in the stream west of Yi O.

3.2.3 The woodland areas at the foothill form a continuous stretch of well-established vegetation with those located at the adjacent Lantau North and South Country Parks, which provide foraging and nursery grounds for animals. Floral species in the Area are mostly common and widespread. A protected species *Aquilaria sinensis* (土沉香) can be found at Yi O and protected wild orchids are recorded near a stream east of Yi O.

3.3 Development Constraints (Figure 8)

Ecological Significance

3.3.1 The Area is well vegetated and

ecologically-linked with the adjacent Lantau North and Lantau South Country Parks. There are records of fauna and flora species of conservation importance such as Romer's Tree Frog (盧氏小樹蛙), Rice Fish (弓背青鱗), *Aquilaria sinensis* (土沉香) and wild orchids as described in paragraph 2.2.3 above. Any proposed developments that may have adverse impact on the important species and habitats should be carefully considered.

Landscape Character

- 3.3.2 According to the "Landscape Value Mapping of Hong Kong" (LVM), the area of Yi O comprises mainly broad valley, rural coastal, estuarine and bay landscapes of high landscape and scenic value. The overall landscape character of the Area is remote and tranquil, with open vistas facing towards the sea. Various types of landscape such as woodlands on steep rolling slopes with streams, low-lying fallow agricultural land, mudflats, rocky shores and mangroves in the estuarine area at the mouths of the eastern and southern valley are observed.

Cultural Heritage

- 3.3.3 Sites of archaeological interest including Yi O Site of Archaeological Interest and Yi O – Fan Lau Boulder Trackway are worthy of preservation. Prior consultation with the Antiquities and Monuments Office (AMO) of the Leisure and Cultural Services Department should be made, if any development, redevelopment or rezoning proposal might affect the above sites of archaeological interest and their immediate environs.

Utility Services

- 3.3.4 There are no drainage systems and potable water supply in the Area nor committed/planned drainage and water supply projects for the Area. Any increase in population, number of visitors to the Area or further development would require additional facilities. For any development or redevelopment, the project proponent should address how sewerage and/or other wastewater, if any, produced could be collected, treated and

discharged. Should septic tank and soakaway systems be proposed, it shall comply with relevant standards and regulations, such as Environmental Protection Department's Professional Persons Environmental Consultative Committee Practice Notes (ProPECC) 5/93.

Geotechnical

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

Accessibility

- 3.3.6 One of the development constraints in the Area is the limited accessibility. The Area is not served

by any vehicular access and is only accessible by walking trails, including the Lantau Trail which is connected with Tai O to the north and Fan Lau to the south and other local trails to Man Cheung Po which connect to Keung Shan Country Trail leading from Keung Shan at Tai O Road. With local jetties, Yi O is accessible by boat from nearby Tai O and Fan Lau during high tide.

3.4 Development Opportunities

Conservation Potential

- 3.4.1 Surrounded by the Lantau North and Lantau South Country Parks on three sides, the Area is rural in character comprising abandoned village houses, woodlands, grasslands, wetlands, mangroves, streams, active farmland and fallow agricultural land. In addition, the woodland areas at the hillslopes form a continuous stretch of well-established vegetation with those located at the adjacent Lantau North and South Country Parks, which provide foraging and nursery grounds for animals. The woodland and streams

in the Area are worthy of protection as they provide habitats which support the fauna and flora species of conservation importance. The scale of development in the Area should be compatible with the natural environment and rural setting.

Agriculture Potential

- 3.4.2 Active agricultural activities are being undertaken by the Yi O Agricultural Cooperation Ltd. near Yi O Village and to the north of Yi O Kau Tsuen. In addition, agricultural land with occasional cultivation mainly locates along the track leading to Yi O Kau Tsuen. During consideration of the representation to the DPA Plan, the farm had expressed their plan to increase their farming scale in future, depending on the available resources. The Area has good potential for agricultural use.

3.5 Development Pressure

- 3.5.1 The replacement OZP will reflect, amongst others, the existing recognized village and areas

considered suitable for village expansion. In the exhibition period of the DPA Plan, the Tai O Rural Committee (TORC) expressed their concerns on the provision of sufficient land for Small House development and requested that 'VE' of Yi O should be respected in the Plan. Besides, TORC also stated that the villagers' intention and plan to rehabilitate agricultural activities in Yi O should be reflected in the planning intention of the Plan; and compensation should be provided if private lots were used for conservation purposes.

- 3.5.2 On the other hand, environmental concern groups proposed that the Area should be covered by conservation zonings so as to protect the environment while supporting genuine agricultural activities. The zonings should not only reflect the conditions and characters of the Area but also facilitate the restoration of the natural habitats.

- 3.5.3 The recognized village within the Area is Yi O Village which is currently uninhabited and most

of the village houses have become ruins. However, noting the requests and concerns of the TORC and the environmental concern groups, the Small House demands of the Yi O Village have been further assessed. As advised by DLO/Is, LandsD, there are 6 approved Small House applications and no outstanding Small House applications within the Area. According to the information provided by the IIR as at January 2015, the 10-year forecast of Small House demand for Yi O Village is 130.

3.5.4 Tree felling, vegetation clearance and excavation activities were detected in the central part of Yi O in 2012 when the agricultural rehabilitation activities started in the Area. Some site formation works had been done between the existing footpath and agricultural land at Yi O Kau Tsuen. Moreover, by comparing the aerial photos of 2011, 2012, 2013 and 2014, on-going disturbance on the government land in Nga Ying Kok has been undertaken since 2012 (**Photos 1-3 in Figure 4b**).

3.6 Views Received in the Course of Preparation of the Plan

3.6.1 In the course of preparation of the Plan, the following views have been received:

- (a) Representatives from the Kadoories Farm and Botanic Garden Corporation (KFBG), World Wide Fund For Nature Hong Kong Hong Kong Bird Watching Society and other green groups held a meeting with Planning Department (PlanD) on 16.6.2015 to express their views on the conservation of environment including the natural stream course to the west of Yi O Village and the lower course of Shui Lo Cho, the area adjoining Country Park and the mangrove at Yi O Bay. They suggested a 20m to 30m buffer to protect the mangrove at Yi O Bay. Conservation zoning (such as "Conservation Area" ("CA")) is also suggested along the stream courses and the area adjoining country parks.

(b) A meeting between TORC and PlanD was held on 2.7.2015 to solicit the former's views on the preparation of the draft OZP. Whilst TORC considered the IIR of Yi O Village should be consulted, TORC expressed their concerns on the private development right and the right of indigenous villagers.

(c) A meeting between IIR of Yi O Village and PlanD was held on 15.7.2015. At the meeting, the IIR of Yi O requested the Board to respect local views on the preparation of the draft OZP. He suggested that the planning scheme area should be extended to Nam Chung Tsuen and include the country park areas to allow comprehensive planning for Yi O and the surrounding area. He also requested that infrastructural facilities including pier, road, water supply and sewerage facilities should be provided by the Government and indicated on the OZP. As there is plan to revitalize the area, the boundary of the "V" zone should follow the 'VE' of Yi O Village to meet future Small

House demand.

3.6.2 For the proposed "CA" zone along the stream courses and the area adjoining country parks as suggested by the Green Groups, it is considered that the proposed "GB" zone on the draft OZP would be more appropriate in view of the current habitat conditions and record of flora and fauna species in the areas concerned. As regards the suggestion of buffer area from the mangrove area at Yi O Bay outside the planning scheme boundary, it is considered that the planning intention of "Coastal Protection Area" ("CPA") zone is to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment with a general presumption against development. Coastal plants can be found in the "CPA" zone on the draft OZP. The boundary of the proposed "CPA" zone coincides with the coastline and with reference to the topographic features and site conditions, including rocky shore, footpath and natural vegetated slopes along the inland side.

3.6.3 As regards TORC concerns on private development right and the right of indigenous villagers, since the planning controls imposed by the OZP would not involve any formal expropriation of property, nor would they leave the land concerned without any meaningful alternative use. As such, they would not constitute “deprivation of property”. Notwithstanding the above, planning application provides another measure to allow change of land use subject to the Board’s approval.

3.6.4 As for the IIR’s suggestion on the extension of planning scheme area to Nam Chung Tsuen, it should be noted that the area to the north of the Planning Scheme Area is covered by the Lantau North Country Park and the area at Nam Chung Tsuen is already covered by the Tai O Fringe OZP. Regarding the provision of infrastructural facilities, relevant departments including EPD, DSD, WSD, TD and DO(Is) have been consulted. WSD advises that there is no potable water supply within the Area. EPD and DSD advise that there is no existing and planned drainage and sewerage

system in the Area. Since the appropriateness to provide infrastructure and utility facilities in the Area requires detailed consideration and assessments by relevant government departments, the request will be relayed to concerned departments for consideration. As for the boundary of “V” zone, the relevant considerations in drawing up the “V” zone are provided in paragraph 4.4.2 below.

4. PLANNING PROPOSALS

4.1 The Outline Zoning Plan

The draft Yi O OZP prepared under section 3(1) of the Ordinance is to provide a statutory basis for planning control over the Area. It will supersede the approved Yi O DPA Plan No. DPA/I-YO/2, which was exhibited for public inspection under section 9(5) of the Ordinance on 18.10.2013. 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 intention and objectives of the Board for various land use zonings.

4.2 Planning Objectives

The development of the Area should gear towards the following objectives:

- (a) to provide a comprehensive planning framework to guide the development on an integrated and co-ordinated basis;
- (b) to conserve high natural landscape value and ecological value in safeguarding the natural habitats and natural system of the wider area; and
- (c) to preserve the natural and rural character of the Area.

4.3 Planning Principles

The main planning principles below are adopted for

preparation of the planning and development proposals of the Area:

- (a) the Area comprises a variety of habitats, including woodlands, shrublands, grasslands, wetlands, mangroves, streams, active farmland and fallow agricultural land. The woodlands and streams in particular provide habitats for endangered animal species. In addition, the Area is part of the wider natural system with continuous stretches of woodland and aquatic habitats of the Lantau countryside. Owing to its high sensitivity and surrounding Country Parks, the rural setting, natural landscape and environment of the Area should be preserved and protected; and
- (b) Small House developments will be concentrated at suitable locations in order to preserve the rural character of the Area. Any development and redevelopment should demonstrate such a low-rise characteristic compatible with the existing landscape context and not to overtax the limited infrastructure or generate adverse impact on the natural environment of the Area.

4.4 Land Use Proposals

4.4.1 In designation of various land use zones in the Area, consideration has been given to the natural environment, physical landform, existing land use pattern and demand for Small Houses. It also takes into account the comments from relevant departments and the infrastructure provisions in the Area. The following land use zones are proposed to be designated on the OZP (Figure 9).

4.4.2 "Village Type Development" (0.34 ha or 1.46 %)

(a) The planning intention of this zone is to designate both existing recognized village 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 and community uses may be permitted on application to the Board.

(b) Yi O Village is the only recognized village within the Area and is largely abandoned. The boundaries of "V" zone are drawn up around existing clusters having regard to existing village clusters and building structures, 'VE', approved Small House applications, outstanding Small House application, building lots, local topography, natural characteristics and existing site conditions. Areas of dense vegetation, active agricultural land, ecologically sensitive areas and streamcourses have been avoided where possible.

(c) The latest information on the 10-year forecast for Small House demand has been

obtained from DLO/Is. DLO/Is has advised that according to the IIR of Yi O Village, the 10-year forecast for Small House demand for Yi O Village area is 130 (as compared to the previous figure of 40²). There are 6 approved Small House applications and no outstanding Small House applications within the Area. Since no justification has been provided by the IIR for the substantial increase in the latest 10-year forecast, the updated approved Small House applications in 2015 (i.e. 6) and previous 10-year forecast (i.e. 40) are adopted as the total Small House demand figures. Based on PlanD's preliminary estimate, the total land required for meeting the Small House demand of 46 is about 1.15 ha.

- (d) With reference to the Small House demand and 'VE' for the recognized village as enumerated above, PlanD has analyzed the

conditions of the area within 'VE' taking account of the existing village cluster, environmental conditions and natural terrain and topography of the area. It should be noted that Yi O Village is mainly concentrated on the lower hillslopes in the southern part of the Area. Land within the 'VE' comprises not only existing village clusters and ruin structures of Yi O Village, but also some woodlands and hilly slopes in the south with some active agricultural land in the north and west. Throughout the plan-making process, concerned departments have been closely liaised to ensure their input and comments be duly taken into account in the delineation of the "V" zone for the existing village cluster and potential areas for village expansion.

- (e) According to the 2011 Census, there is no population in the Area. Moreover, there is neither planning proposal/application received since the gazettal of the draft DPA Plan. Given the natural environment with

² According to DLO/Is in March 2012, the 10-year forecast for Small House demand (2010-2019) for Yi O Village was 40.

high conservation and landscape value coupled with its inaccessibility due to lack of vehicular access, an incremental approach for designation of "V" zone for Small House development has been adopted to consolidate Small House development at suitable locations so as to avoid undesirable disturbances to the natural environment and overtaxing the limited infrastructure in the Area. The woodland at the east and south and the areas with active agricultural activities to the north of the village are hence suggested to be protected. About 0.34 ha of land mainly comprising the existing village settlements and its surrounding areas are reserved for Small House development. Within the proposed "V" zone, about 0.32 ha of land is available (or equivalent to about 13 Small House sites) (Table 1). Although there is insufficient land to meet the 10-year Small House demand (deficit of about 0.83 ha of land or equivalent to about 33 Small House sites), this figure has not been verified. Besides, planning application provides

another measure for the villagers to apply for Small House development subject to the Board's approval.

- (f) 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.
- (g) There is no existing sewer or planned public sewer for the Area. In accordance with the Environmental, Transport and Works Bureau's Technical Circular (Works) No. 5/2005, under the current administrative

practice, 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. Also, for the protection of the water quality of the pristine stream, the design and construction of on-site septic tanks and soakaway system for any development proposals/submissions need to comply with relevant standards and regulations, such as EPD's ProPECC 5/93. Accordingly, LandsD when processing Small House grant and application 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 application.

4.4.3 "Agriculture" ("AGR") (4.84 ha or 20.74 %)

- (a) This zone is intended primarily to retain and safeguard good quality agricultural land/farm for agricultural purposes. It is also intended to retain fallow and occasional/active arable land with good potential for rehabilitation for cultivation and other agricultural purposes.
- (b) Active agricultural activities are found around Yi O Village and to the north of Yi O Kau Tsuen. In addition, some abandoned agricultural land, grassland and wetland plants are found along the trail from Yi O Kau Tsuen to the mouth of Yi O Valley and its estuary. The abandoned agricultural land has good potential for rehabilitation for cultivation and other agricultural purposes. They are worthy of preservation.
- (c) As diversion of streams or filling of land may cause adverse drainage and environmental impacts on the adjacent areas, permission from the Board is required for such activities.

However, filling of land specifically required under prior written instructions of Government department(s), or for the purposes of genuine agricultural practice including laying of soil not exceeding 1.2m in thickness for cultivation, and construction of agricultural structure with prior written approval from the LandsD is exempted from the control.

4.4.4 "Green Belt" ("GB") (16.78 ha or 71.89 %)

- (a) The planning intention of this zone is primarily for defining the limits of development areas by natural features and to preserve the existing natural landscape as well as to provide passive recreational outlets. There is a general presumption against development within this zone.
- (b) The "GB" zone covers the natural vegetated areas which consist of streamcourse and woodlands. Most of the woodlands and areas adjoining the Lantau North and Lantau South

Country Parks are within this zone.

- (c) 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. As diversion of streams, filling of land 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.

4.4.5 "Coastal Protection Area" ("CPA") (1.38 ha or 5.91 %)

- (a) The planning intention of this zone is 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 eastern side of Yi O Bay and the estuary of Yi O stream to the Yi O Bay, which primarily consist of mudflat, rocky shore, mangrove and coastal plants.

(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 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) Works relating to diversion of streams, filling of land 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 Utilities Services

There are currently no sewerage and drainage systems, and potable water supply in the Area. As per relevant departments, no committed/proposed sewerage and drainage projects are planned for 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.

5.2.2 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.

5.2.3 Footpaths, utility services installation and public works projects will be implemented through the Public Works Programme, the Rural Public Works Programme, and Local Public Works

Improvement 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 OZP, provided that their proposals meet Government requirements.

5.2.4 Any development, or in conformity with this Plan or with the permission of the Board, undertaken or continued on or after 23.11.2012 on land included in a plan of the Draft Yi O DPA, may be subject to enforcement proceedings under the Ordinance.

**PLANNING DEPARTMENT
AUGUST 2015**

Table 1 : Small House Demand for Yi O

Village	Small House Demand Figure in 2012		Small House Demand Figure in 2015		'VE' Area (ha)	"V" zone on draft OZP (ha)	Required land to meet new demand (ha)	Available land to meet new demand figure (ha)	Percentage of the new demand met by available land
	Outstanding Demand & Approved Small House Applications	10-year forecast	Outstanding Demand & Approved Small House Applications	10-year forecast					
Yi O	6	40*	6*	130	4.03	0.34	1.15	0.32 (about 13 Small houses)	28%

* Since no justification has been provided by the IIR for the substantial increase in the latest 10-year forecast, the updated outstanding demand & approved small house applications in 2015, i.e. 6 and previous 10-year forecast, i.e. 40 are adopted as the total Small House demand figures.



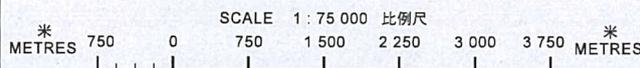

 分區計劃大綱圖的擬議規劃範圍界線
 PROPOSED PLANNING SCHEME
 BOUNDARIES OF
 OUTLINE ZONING PLAN

位置圖 LOCATION PLAN
二澳分區計劃大綱圖
YI O OUTLINE ZONING PLAN

規劃署
 PLANNING
 DEPARTMENT



本摘要圖於2015年8月7日擬備
 EXTRACT PLAN PREPARED ON 7.8.2015



參考編號
 REFERENCE No.
M/LI/15/47

圖表
 FIGURE
1



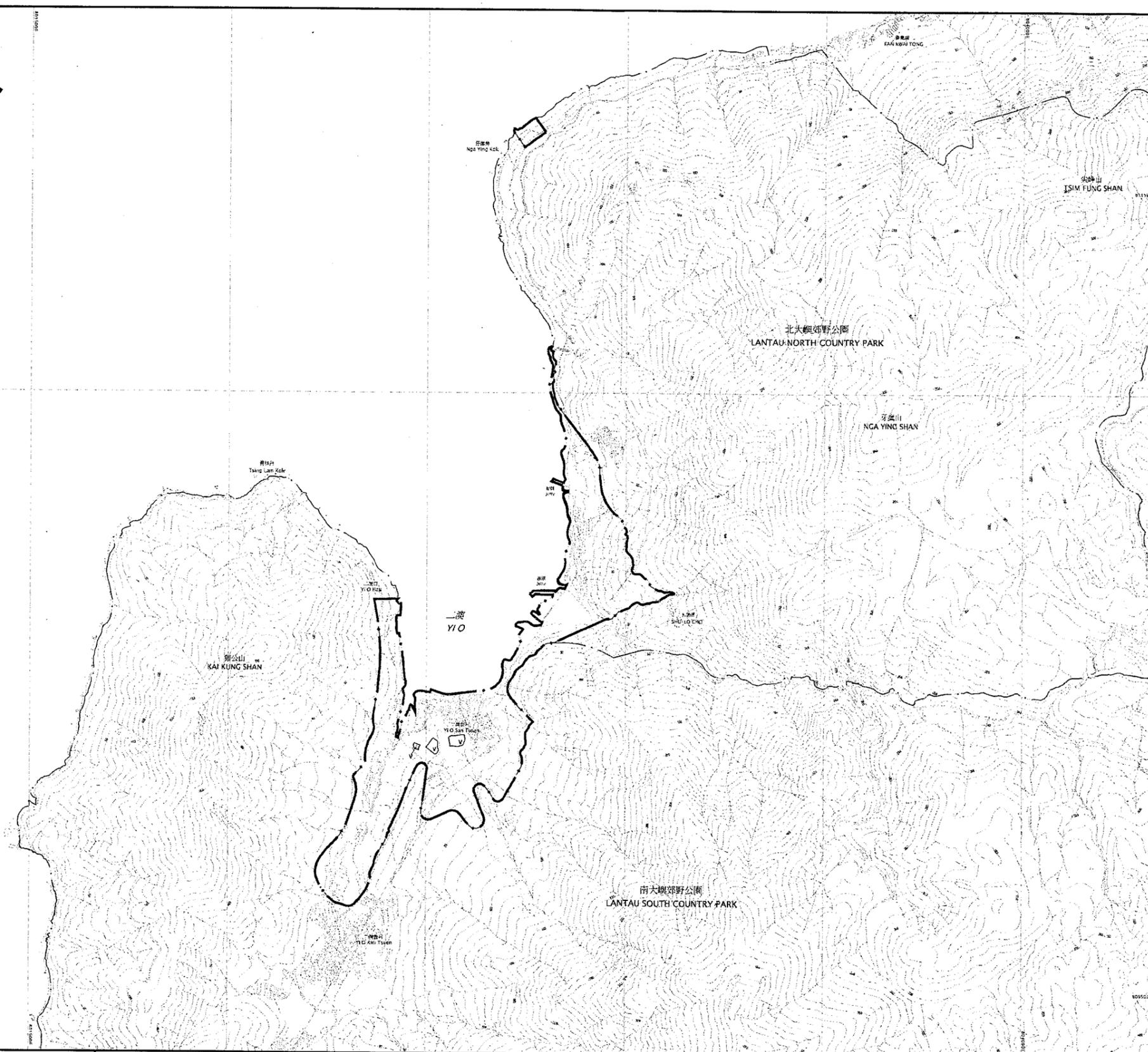
圖例
NOTATION

ZONES		地帶
VILLAGE TYPE DEVELOPMENT		鄉村式發展
MISCELLANEOUS		其他
BOUNDARY OF DEVELOPMENT PERMISSION AREA		發展審批地區界線
BOUNDARY OF COUNTRY PARK/SPECIAL AREA		郊野公園/特別地區界線

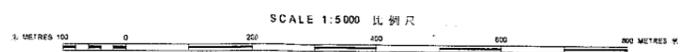
土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

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

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



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



行政委員會同行政會議於2013年10月8日 根據城市
規劃條例第9(1)(a)條核准的圖則
APPROVED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER
SECTION 9(1)(a) OF THE TOWN PLANNING ORDINANCE ON
8 OCTOBER 2013

Signor Ms Kinnie WONG 黃潔怡女士 簽署
CLERK TO THE EXECUTIVE COUNCIL 行政會議秘書

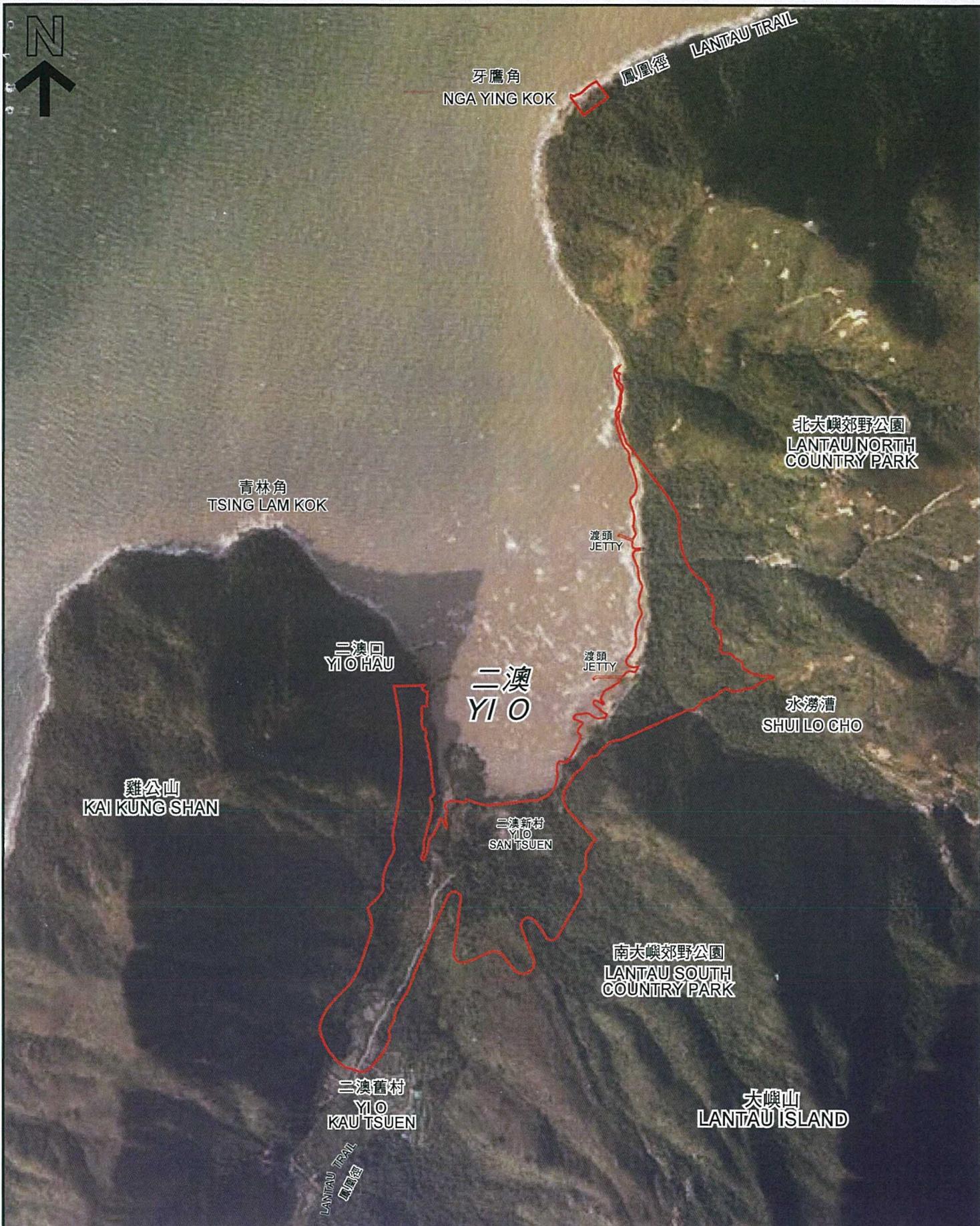
規劃署遵照城市規劃委員會指示編繪
PREPARED BY THE PLANNING DEPARTMENT UNDER
THE DIRECTION OF THE TOWN PLANNING BOARD



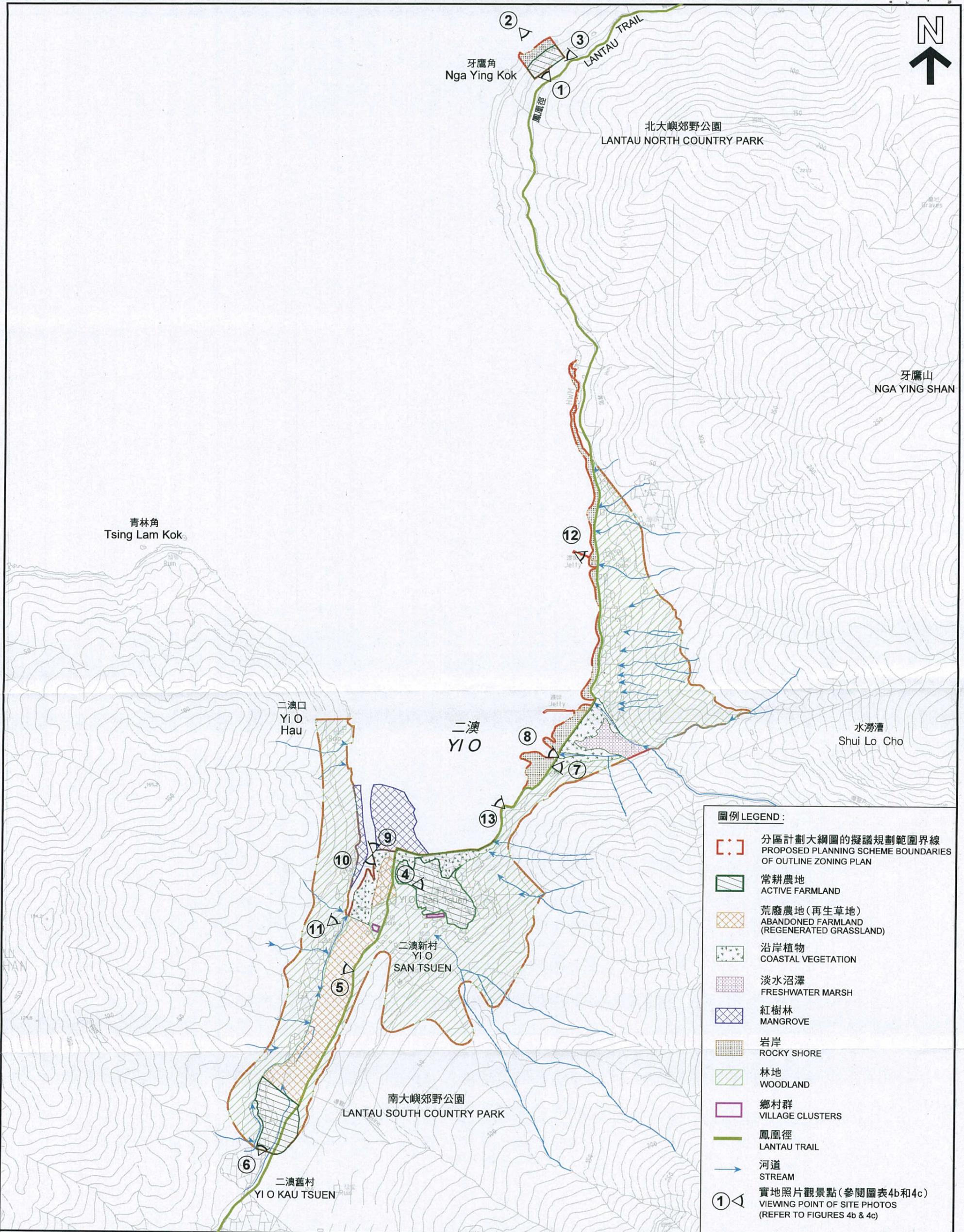
圖則編號
PLAN No. DPA/I-YO/2

參考編號
REFERENCE No. M/LI/15/47

圖表 FIGURE
2



<p>  分區計劃大綱圖的擬議規劃範圍界線 PROPOSED PLANNING SCHEME BOUNDARIES OF OUTLINE ZONING PLAN </p> <p> 本摘要圖於2015年5月20日擬備， 所根據的資料為地政總署於2014年12月16日 拍得的航攝照片編號CW110986r EXTRACT PLAN PREPARED ON 20.5.2015 BASED ON AERIAL PHOTO No. CW110986r TAKEN ON 16.12.2014 BY LANDS DEPARTMENT </p>	<p>航攝照片 AERIAL PHOTO</p> <p>二澳分區計劃大綱圖</p> <p>YI O OUTLINE ZONING PLAN</p>	<p> 規劃署 PLANNING DEPARTMENT  </p> <table border="1" data-bbox="1109 2072 1520 2179"> <tr> <td data-bbox="1109 2072 1364 2179"> 參考編號 REFERENCE No. M/LI/15/47 </td> <td data-bbox="1364 2072 1520 2179"> 圖表 FIGURE 3 </td> </tr> </table>	參考編號 REFERENCE No. M/LI/15/47	圖表 FIGURE 3
參考編號 REFERENCE No. M/LI/15/47	圖表 FIGURE 3			



現時實際狀況 EXISTING PHYSICAL FEATURES

二澳分區計劃大綱圖
YI O OUTLINE ZONING PLAN

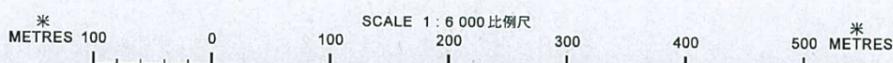
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/LI/15/47

圖表
FIGURE
4a

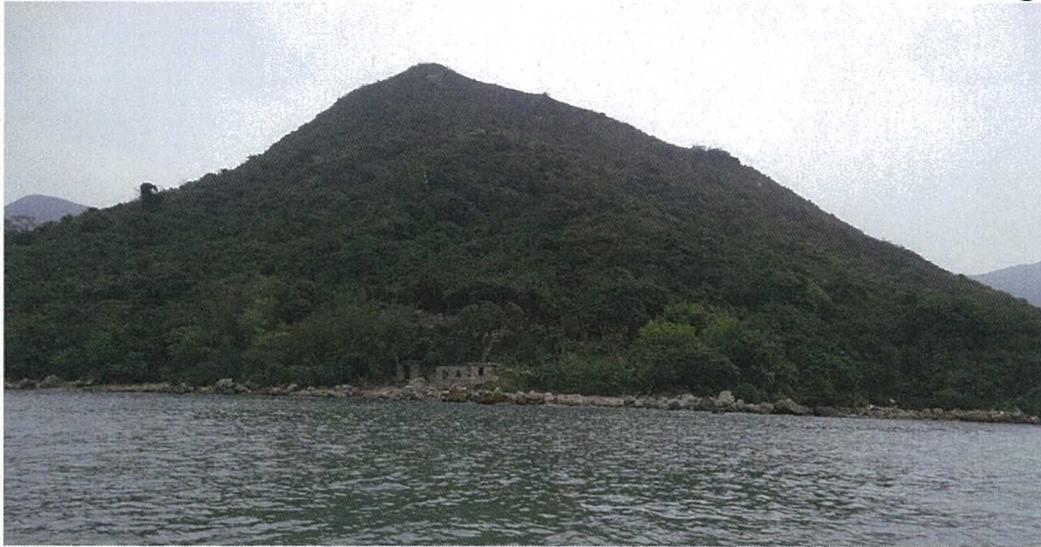
本摘要圖於2015年5月19日擬備
EXTRACT PLAN PREPARED ON 19.5.2015



①



②



③



牙鷹角
NGA YING KOK

① 觀景點
VIEWING POINT

實地照片 SITE PHOTO

二澳分區計劃大綱圖
YI O OUTLINE ZONING PLAN

規劃署
PLANNING
DEPARTMENT



本摘要圖於2015年5月19日擬備，
所根據的資料為攝於2015年3月的實地照片
PLAN PREPARED ON 19.5.2015
BASED ON SITE PHOTOS TAKEN ON 3.2015

參考編號
REFERENCE No.
M/LI/15/47

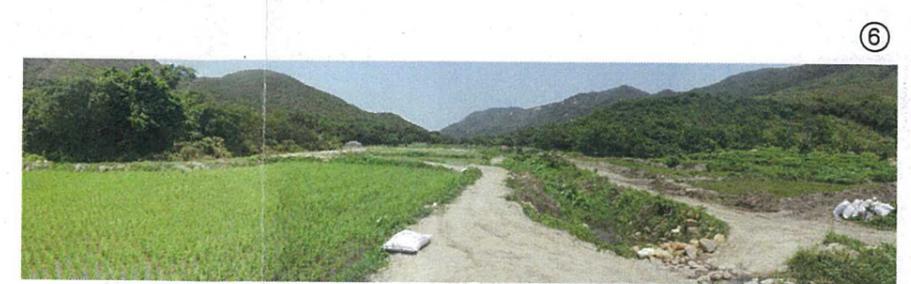
圖表
FIGURE
4b



農地 - 二澳新村
FARMLAND - YI O SAN TSUEN



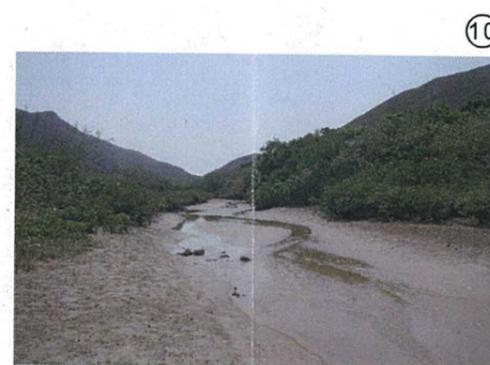
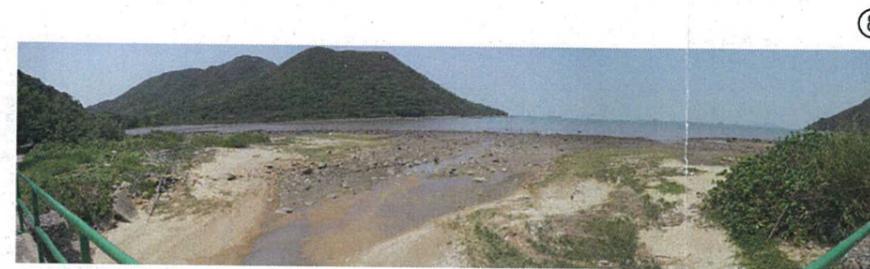
休耕農地 (再生草地)
ABANDONED FARMLAND (REGENERATED GRASSLAND)



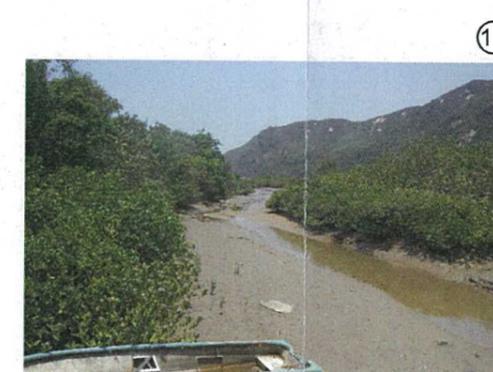
農地 - 二澳舊村
FARMLAND - YI O KAU TSUEN



河道 - 水撈漕
STREAM COURSE - SHUI LO CHU



河道 - 二澳口
STREAM COURSE - YI O HUI



海岸位置 - 二澳海灣東面
COASTAL AREA - EAST OF YI O BAY



④ 觀景點
VIEWING POINT

實地照片 SITE PHOTO

二澳分區計劃大綱圖
YI O OUTLINE ZONING PLAN

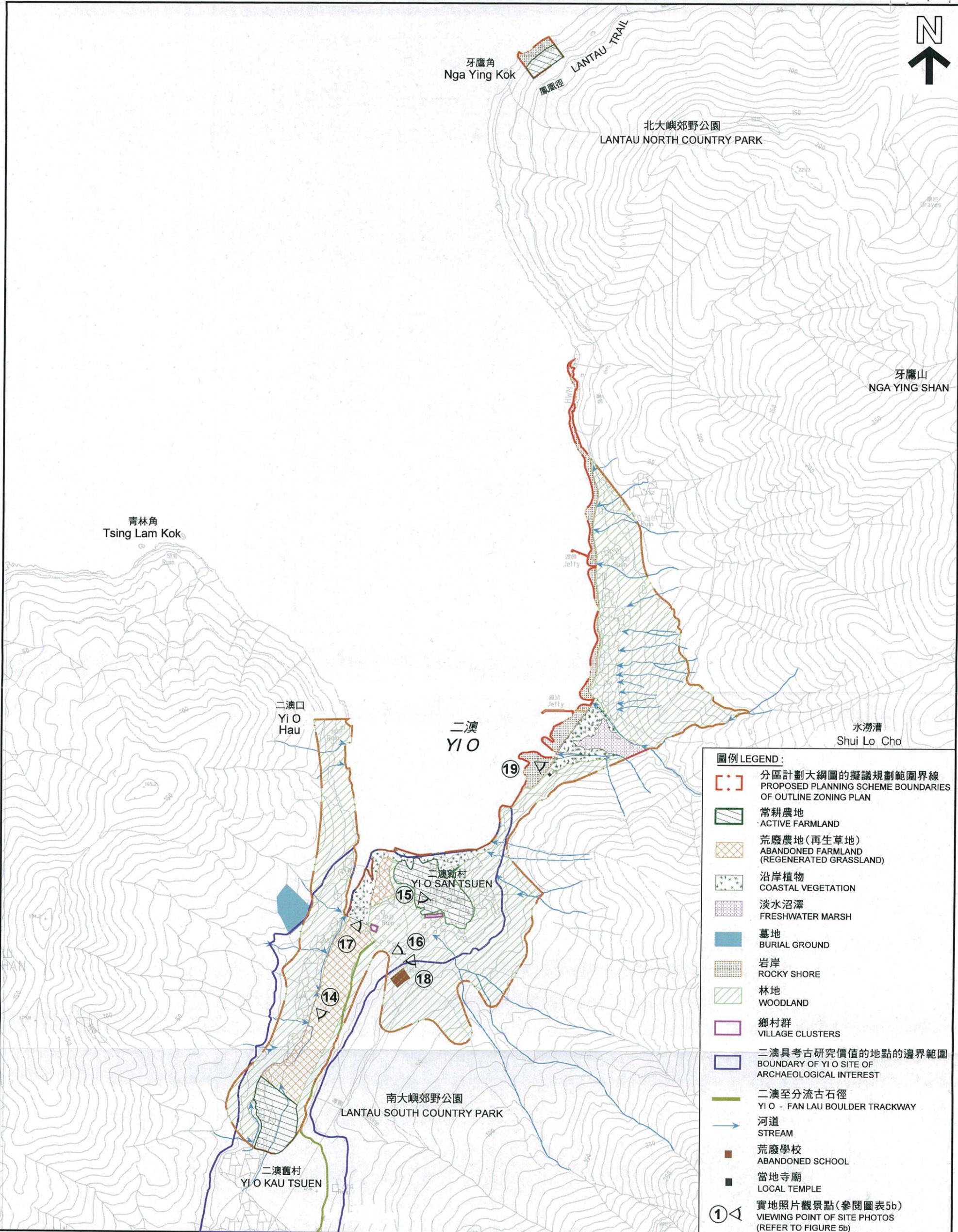
規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/LI/15/47

圖表 FIGURE
4c

本摘要圖於2015年5月19日擬備，
所根據的資料為攝於2015年的實地照片
PLAN PREPARED ON 19.5.2015
BASED ON SITE PHOTOS TAKEN ON 2015



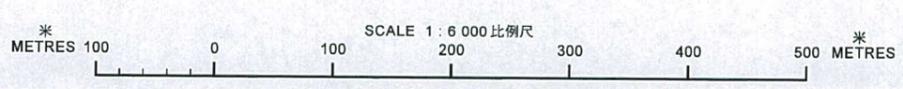
圖例 LEGEND:

	分區計劃大綱圖的擬議規劃範圍界線 PROPOSED PLANNING SCHEME BOUNDARIES OF OUTLINE ZONING PLAN
	常耕農地 ACTIVE FARMLAND
	荒廢農地(再生草地) ABANDONED FARMLAND (REGENERATED GRASSLAND)
	沿岸植物 COASTAL VEGETATION
	淡水沼澤 FRESHWATER MARSH
	墓地 BURIAL GROUND
	岩岸 ROCKY SHORE
	林地 WOODLAND
	鄉村群 VILLAGE CLUSTERS
	二澳具考古研究價值的地點的邊界範圍 BOUNDARY OF YIO SITE OF ARCHAEOLOGICAL INTEREST
	二澳至分流古石徑 YIO - FAN LAU BOULDER TRACKWAY
	河道 STREAM
	荒廢學校 ABANDONED SCHOOL
	當地寺廟 LOCAL TEMPLE
	實地照片觀景點(參閱圖表5b) VIEWING POINT OF SITE PHOTOS (REFER TO FIGURE 5b)

現時土地用途 EXISTING LAND USES

二澳分區計劃大綱圖
YIO OUTLINE ZONING PLAN

本摘要圖於2015年5月19日擬備
EXTRACT PLAN PREPARED ON 19.5.2015



規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/LI/15/47

圖表
FIGURE
5a



14

二澳至分流古石徑
YI O - FAN LAU BOULDER TRACKWAY



15

荒廢村屋
ABANDONED VILLAGE HOUSES



16

荒廢村屋
ABANDONED VILLAGE HOUSES



17

荒廢村屋
ABANDONED VILLAGE HOUSES



18

荒廢學校
ABANDONED SCHOOL



19

當地廟宇
LOCAL TEMPLE

14 觀景點
VIEWING POINT

實地照片 SITE PHOTO

二澳分區計劃大綱圖
YI O OUTLINE ZONING PLAN

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/LI/15/47

圖表 FIGURE
5b

本摘要圖於2015年5月19日擬備，
所根據的資料為攝於2015年的實地照片
PLAN PREPARED ON 19.5.2015
BASED ON SITE PHOTOS TAKEN IN 2015



牙鷹角
Nga Ying Kok

鳳凰徑
LANTAU TRAIL

北大嶼郊野公園
LANTAU NORTH
COUNTRY PARK

牙鷹山
NGA YING SHAN

青林角
Tsing Lam Kok

二澳口
YI O
Hau

二澳
YI O

水塘
SHUI LO CHO

二澳新村
YI O SAN TSUEN

南大嶼郊野公園
LANTAU SOUTH
COUNTRY PARK

二澳舊村
YI O KAU TSUEN

二澳新村
YI O San Tsuen

圖例 LEGEND :

[:] 分區計劃大綱圖的擬議規劃範圍界線
PROPOSED PLANNING SCHEME BOUNDARIES
OF OUTLINE ZONING PLAN

郊野公園
COUNTRY PARK

屋地
BUILDING LOTS

地政總署已批准的小型屋宇
SMALL HOUSES APPROVED
BY LANDS DEPARTMENT

政府土地牌照
GOVERNMENT LAND LICENCE

鄉村範圍
VILLAGE ENVIRONS

私人土地約 6.89公頃 (29.52%)
PRIVATE LAND ABOUT 6.89 ha (29.52%)

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

二澳分區計劃大綱圖
YI O OUTLINE ZONING PLAN

規劃署
PLANNING
DEPARTMENT

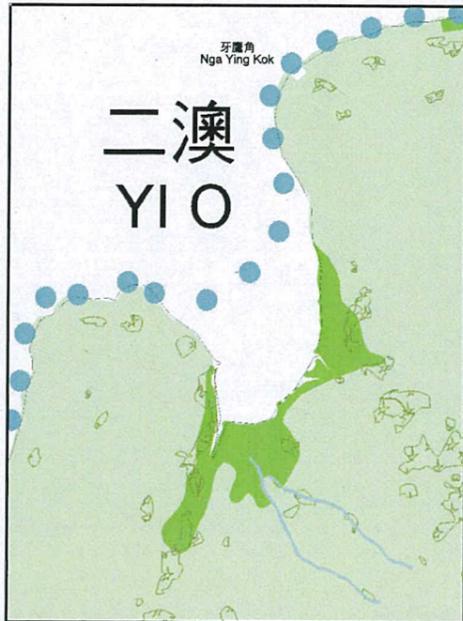


參考編號
REFERENCE No.
M/LI/15/47

圖表
FIGURE
6

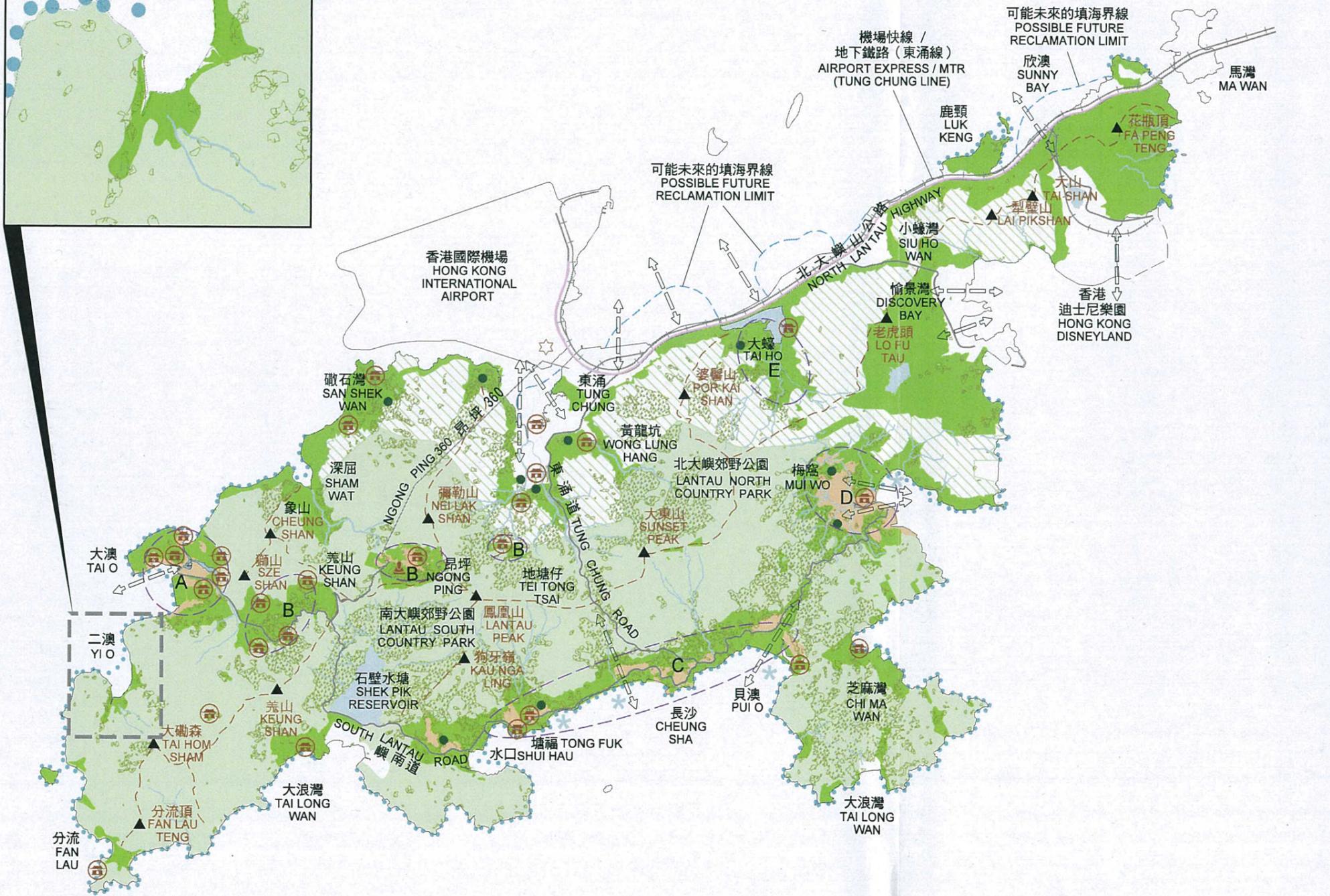
本摘要圖於2015年5月19日擬備
EXTRACT PLAN PREPARED ON 19.5.2015

米 METRES 100 0 100 200 300 400 500 米 METRES
SCALE 1 : 6 000 比例尺



圖例
LEGEND

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



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

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/LI/15/47

圖表 FIGURE
7



牙鷹角
Nga Ying Kok

鳳凰徑
LANTAU TRAIL

北大嶼郊野公園
LANTAU NORTH COUNTRY PARK

牙鷹山
NGA YING SHAN

青林角
Tsing Lam Kok

二澳口
Yi O Hau

二澳
YI O

水滂漕
Shui Lo Cho

二澳新村
YI O SAN TSUEN

南大嶼郊野公園
LANTAU SOUTH COUNTRY PARK

二澳舊村
YI O KAU TSUEN

圖例 LEGEND:

-  分區計劃大綱圖的擬議規劃範圍界線
PROPOSED PLANNING SCHEME BOUNDARIES OF OUTLINE ZONING PLAN
-  常耕農地
ACTIVE FARMLAND
-  荒廢農地(再生草地)
ABANDONED FARMLAND (REGENERATED GRASSLAND)
-  林地
WOODLAND
-  岩岸
ROCKY SHORE
-  紅樹林
MANGROVE
-  沿海植物
COASTAL VEGETATION
-  二澳具考古研究價值的地點的邊界範圍
BOUNDARY OF YI O SITE OF ARCHAEOLOGICAL INTEREST
-  二澳至分流古石徑
YI O - FAN LAU BOULDER TRACKWAY
-  淡水沼澤
FRESHWATER MARSH
-  河道
STREAM

發展限制 DEVELOPMENT CONSTRAINTS

二澳分區計劃大綱圖
YI O OUTLINE ZONING PLAN

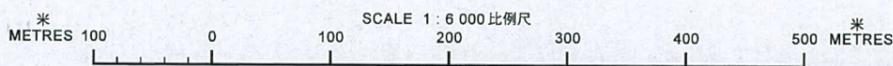
規劃署
PLANNING
DEPARTMENT

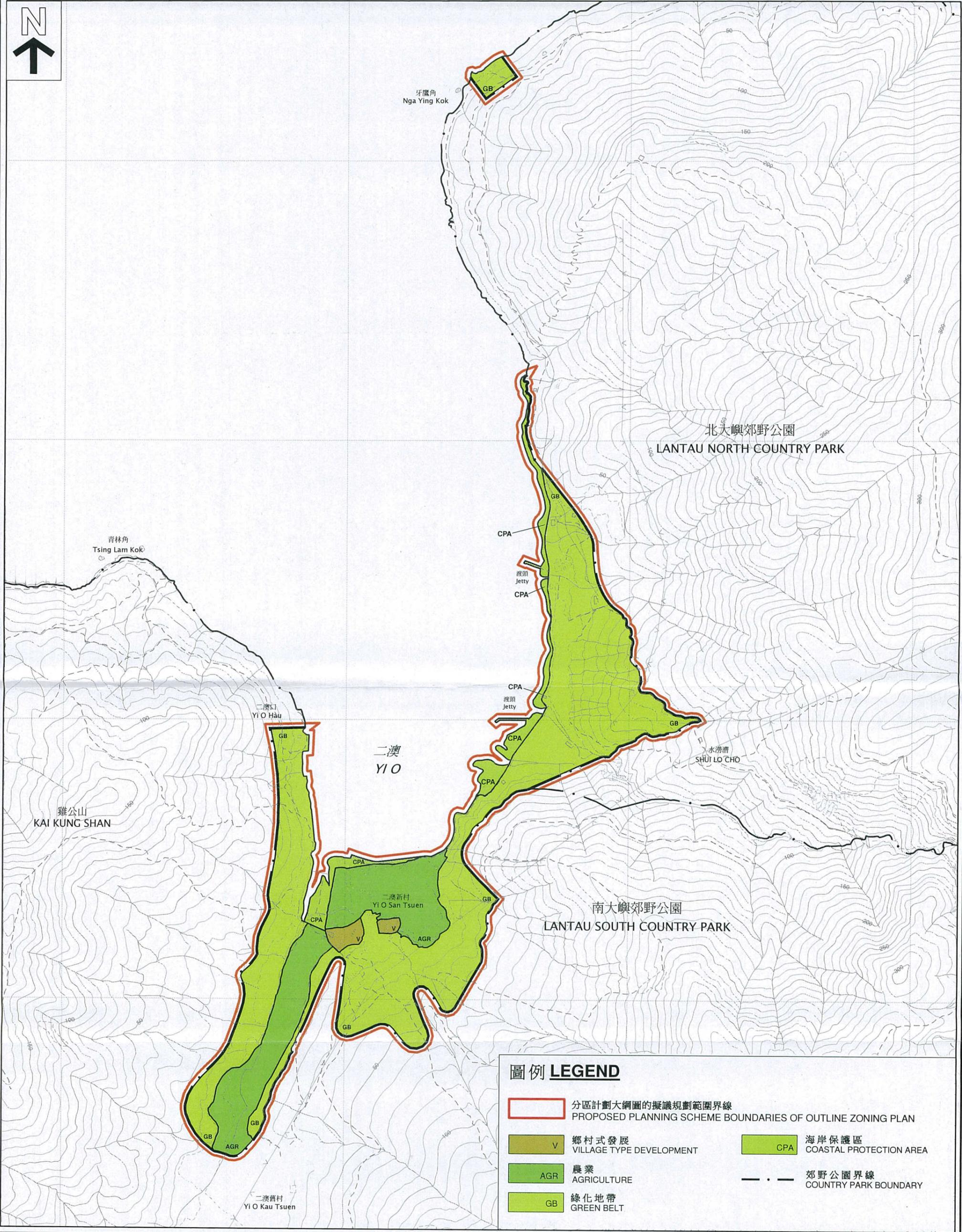


參考編號
REFERENCE No.
M/LI/15/47

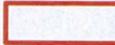
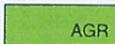
圖表
FIGURE
8

本摘要圖於2015年5月19日擬備
EXTRACT PLAN PREPARED ON 19.5.2015



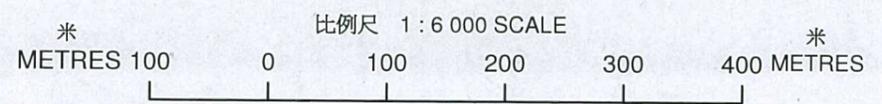


圖例 LEGEND

	分區計劃大綱圖的擬議規劃範圍界線 PROPOSED PLANNING SCHEME BOUNDARIES OF OUTLINE ZONING PLAN		海岸保護區 COASTAL PROTECTION AREA
	鄉村式發展 VILLAGE TYPE DEVELOPMENT		郊野公園界線 COUNTRY PARK BOUNDARY
	農業 AGRICULTURE		
	綠化地帶 GREEN BELT		

擬議土地用途地帶 PROPOSED LAND USE ZONINGS

二澳分區計劃大綱圖
YI O OUTLINE ZONING PLAN



規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/LI/15/47

圖表
FIGURE
9

本摘要圖於2015年7月17日擬備
EXTRACT PLAN PREPARED ON 17.7.2015

Summary of Deviations from the Master Schedule of Notes

Zonings	Column 1 Uses	Column 2 Uses
Village Type Development	-	Remove:- - Flat - Petrol Filling Station - Private Club - Public Transport Terminus or Station - Public Vehicle Park (excluding container vehicle)
Agriculture	-	-
Green Belt	Remove:- - Country Park	Remove:- - Cable Car Route and Terminal Building - Columbarium (within a Religious Institution or extension of existing Columbarium only) - Crematorium (within a Religious Institution or extension of existing Crematorium only) - Firing Range - Flat - Golf Course - Marina - Marine Fuelling Station - Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances - Petrol Filling Station - Public Transport Terminus or Station - Public Vehicle Park

Zonings	Column 1 Uses	Column 2 Uses
		(excluding container vehicle) - Zoo
Coastal Protection Area	Remove:- - Barbecue Spot - Country Park - Picnic Area	Remove:- - Holiday Camp

Agenda Item 5

[Open Meeting]

Draft Yi O Outline Zoning Plan No. S/I-YO/B – Preliminary Consideration of a New Plan
(TPB Paper No. 9978)

[The item was conducted in Cantonese.]

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

67. Mr Ivan M.K. Chung, DPO/SKIs, drew Members' attention that there was a typographical error in the first column of Table 1 (page 7) of the Paper, which should read "Small House Demand Figure in 2012" instead of "Small House Demand Figure in 2013". With the aid of a PowerPoint presentation, Mr Chung made the following main points as detailed in the Paper:

Background

- (a) on 23.11.2012, the draft Yi O Development Permission Area (DPA) Plan No. DPA/I-YO/1 was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). The Yi O DPA Plan was effective for a period of three years until 23.11.2015;
- (b) on 7.5.2015, under the power delegated by the Chief Executive, the Secretary for Development directed the Town Planning Board (the Board), under section 3(1)(a) of the Ordinance, to prepare an Outline Zoning Plan (OZP) to cover the Yi O area (the Area) in order to maintain statutory planning control over the Area;

Planning Context

- (c) the Area (about 23.34 ha) covered Yi O (about 23.05 ha) and a site at Nga Ying Kok (about 0.29 ha), and both of them were surrounded by Country Parks along the north-western coast of Lantau;

- (d) the Area was not served by any vehicular access and was only accessible by walking trails, or by boat during high tide;
- (e) according to the 2011 Census, there was no population in the Area. The Yi O Village (also known as Yi O San Tsuen) was a recognized village in the Area but was largely abandoned. The Area also contained various types of landscape such as woodlands on steep rolling slopes with streams, grasslands, wetlands, active farmland and fallow agricultural land. The coastal area contained mudflats, rocky shores, mangroves and coastal plants;
- (f) only a structure was found near the coast of Nga Ying Kok. The area at the rear of Nga Ying Kok had been partly cleared and partly grown with fruit trees;
- (g) ruined and abandoned village houses were scattered in Yi O. A local temple as well as an abandoned village school were also found. Active agricultural activities were found near Yi O Village and to the north of Yi O Kau Tsuen, while some abandoned farmland could be found to the west of Yi O Village, the mouth of Yi O Valley and its estuary;
- (h) about 70.5% of the land in the Area was government land. The remaining 29.5% of the land was under private ownership and mainly located within village 'environs' ('VE') of Yi O Village which covered an area of about 4 ha;

Development Constraints

- (i) the overall character of the Area was remote and tranquil. The Area was well vegetated and ecologically-linked with the adjacent Lantau North and South Country Parks, which provided foraging and nursery grounds for animals;
- (j) various types of landscape such as woodlands on steep rolling slopes with streams, low-lying fallow agricultural land, mudflats, rocky shores and

mangroves in the estuarine area at the mouths of the eastern and southern valley were observed;

- (k) sites of cultural heritage including the Yi O Site of Archaeological Interest and Yi O – Fan Lau Boulder Trackway located in the Area were worthy of preservation;
- (l) there were no drainage systems and potable water supply in the Area nor any committed/planned drainage and water supply projects for the Area;
- (m) the Area adjoining the Lantau North and South Country Parks was located below steep natural terrain and might be affected by potential natural terrain landslide hazards;
- (n) the Area was limited in accessibility. It was not served by vehicular access and was only accessible by walking trails or by boat during high tide;

Issues Arising from Consideration of the DPA Plan

- (o) environmental groups suggested that the natural habitat of Romer's Tree Frog, wetland, mangroves and the buffer zones along the stream courses should be covered by conservation zonings such as "Conservation Area" ("CA"), "Coastal Protection Area" ("CPA") and "Site of Special Scientific Interest". The future zonings of the Area should facilitate the restoration of the natural habitats. On the other hand, some representers considered that the designation of land as conservation areas would affect private properties and infringe the right of land owners;
- (p) Tai O Rural Committee (TORC) and some representers considered that the boundaries of the "Village Type Development" ("V") zone should follow the 'VE' of Yi O Village which was a recognized village, and sufficient land should be reserved for Small House development;
- (q) Some representers considered that the plan should not affect the

reinstatement of the Yi O Village and the rehabilitation of agricultural activities;

[Mr H.F. Leung left the meeting at this point.]

Views Received in the Course of Preparation of the OZP

- (r) since the draft DPA Plan was exhibited for public inspection on 23.11.2012, no planning application had been received;
- (s) preliminary views of green groups, TORC and Indigenous Inhabitant Representative (IIR) of Yi O Village were sought on 16.6.2015, 2.7.2015 and 15.7.2015 respectively. Green groups had suggested to provide a 20m to 30m buffer to protect the mangrove at Yi O Bay, and to designate conservation zonings (such as "CA") along the stream courses and the area adjoining country parks. TORC expressed concerns on private development right and the right of indigenous villagers. The IIR of Yi O requested the Government to provide infrastructural facilities including pier, road, water supply and sewerage facilities and to indicate such on the OZP. As the villagers had plans to revitalize the area, the boundary of "V" zone should follow the 'VE' of Yi O Village to meet future Small House demand;

Land Use Planning Considerations

- (t) land for village development and agriculture, as well as environmental conservation were the major land use planning considerations in preparing the OZP. The general planning intention of the Area was to protect its high conservation and landscape value and the rural settings which complemented the overall natural character and the landscape beauty of the surrounding Country Parks and to make provision for future Small House development for the indigenous villagers of the Area;

Land Use Zoning Proposals

- (u) taking into account the planning considerations and planning intention for the Area, the proposed land use zones for the draft OZP were as follows:

“Village Type Development” (“V”) zone (0.34 ha)

- (i) located around existing clusters having regard to existing building structures, ‘VE’, approved Small House applications, outstanding Small House applications, building lots, local topography, site characteristics and estimated Small House demand. Areas of dense vegetation, active agricultural land, ecologically sensitive areas and stream courses had been avoided where possible;
- (ii) the only recognised village in the Area was Yi O Village and the ‘VE’ covered about 4 ha. The area of “V” zone was about 0.19 ha on the approved Yi O DPA Plan. According to the IIR of Yi O Village, the 10-year forecast for Small House demand was 130, as compared to the forecast of 40 provided in 2012. There were six approved Small House applications and no outstanding Small House application. As no justification was provided for the substantial increase in the 10-year forecast, the previous 10-year forecast of 40 provided in 2012 was adopted. Land required for meeting the Small House demand was 1.15 ha. Given the value of the natural environment and inaccessibility of the area, an incremental approach for designation of “V” zone for Small House development should be adopted to consolidate development at suitable locations. The proposed “V” zone of about 0.34 ha (developable land of about 0.32 ha) would provide about 13 Small House sites and satisfying 28% of the 10-year forecast of Small House demand provided in 2012;

“Agriculture” (“AGR”) zone (4.84 ha)

- (iii) active agricultural activities were found around Yi O Village and to the north of Yi O Kau Tsuen. Some abandoned agricultural land,

grassland and wetland plants were found along the trail from Yi O Kau Tsuen to the mouth of the valley and its estuary. The abandoned agricultural land had good potential for rehabilitation for cultivation and other agricultural purposes. Diversion of streams or filling of land would require permission from the Board;

“Green Belt” (“GB”) zone (16.78 ha)

(iv) covered the natural vegetated areas which consisted of stream courses and woodlands. Most of the woodlands and areas adjoining the Lantau North and Lantau South Country Parks were within the zone. Diversion of streams, filling of land or excavation of land would require permission from the Board; and

“Coastal Protection Area” (“CPA”) zone (1.38 ha)

(v) covered the coastal areas along the eastern side of Yi O Bay, which primarily consisted of mudflat, rocky shore, mangrove and coastal plants. Only developments that were needed to support the conservation of the existing natural landscape or scenic quality of the area or were essential infrastructure projects with overriding public interest might be permitted. New residential development was not permitted and redevelopment of existing houses, diversion of streams, filling of land or excavation of land might be permitted on application to the Board; and

Consultation

(v) Relevant government bureaux and departments had been consulted. No adverse comment on or objection to the land use proposals had been received. Subject to the agreement of the Board, the draft Yi O OZP No. S/I-YO/B would be submitted to the Islands District Council (IsDC) and the TORC for consultation, and their comments would be submitted to the Board for further consideration.

68. A Member said that the boundary of the "CPA" zone was very close to the "AGR" zone without any buffer. While the planning intention of the "CPA" zone was for protection and conservation, 'Agricultural Use' and 'On-farm Domestic Structure' being Column 1 uses which would always be permitted might be contradictory to the intention of the zone. In response, Mr Ivan M.K. Chung, DPO/SKIs, said that the schedule of uses of the proposed "CPA" zone had followed the Master Schedule of Notes to Statutory Plans endorsed by the Board. The schedule so formulated was also to respect the right of the existing agricultural lots within the "CPA" zone. Besides, filling of land or excavation of land within the zone would require planning permission from the Board. As the majority of the land within the "CPA" zone were government land, large-scale farming activities or other types of land use activities were not envisaged. The same Member expressed reservation on the proposed zoning allowing agricultural activities, having noted that vegetation covers were essential in protecting the natural features and preventing wind erosion of coastal features in the Area.

69. In response to the question of Ms Bernadette H.H. Linn, Director of Lands, Mr Chung said that even though both the DPA Plan and the current proposed draft OZP had used the 10-year forecast for Small House demand provided in 2012 as one of the many factors in the designation of the "V" zone, the "V" zone on the DPA Plan was drawn up at that time around the existing village clusters and with reference to approved Small Houses in the Area. However, as explained to the Board during the preparation of the DPA Plan and to the representers during the hearing of representations in respect of the DPA Plan, the boundaries of the "V" zone would be looked into during the preparation of OZP stage to take account of Small House demand, suitability of land for development, and the results of assessments/studies on various aspects.

70. After deliberation, the Board agreed that the draft Yi O OZP No. S/I-YO/B together with its Notes and Explanatory Statement was suitable for consultation with the IsDC and TORC. After consultation, comments from the IsDC and TORC would be submitted to the Board for consideration prior to publication of the draft OZP under section 5 of the Ordinance.

71. The Chairman thanked Mr Ivan M.K. Chung for attending the meeting and he left the meeting at this point.

定 稿

離島區議會會議記錄(摘錄)

日期：2015年9月7日(星期一)

時間：下午2時正

地點：香港中環統一碼頭道38號海港政府大樓14字樓
離島區議會會議室

出席者

主席

周玉堂先生, BBS

副主席

周轉香女士, BBS, JP

議員

翁志明先生, BBS

陳連偉先生

張 富先生

黃漢權先生

樊志平先生

劉焯榮先生

余麗芬女士

李桂珍女士

容詠嫦女士

黃福根(森桂)先生

老廣成先生

鄧家彪先生, JP

鄺官穩先生

余俊翔先生

曾秀好女士

余漢坤先生, JP

賴子文先生

周浩鼎先生

應邀出席者

譚燕萍女士	高級城市規劃師/離島 2	規劃署
陳嘉豪先生	城市規劃師/離島 1	規劃署
梁偉鵬先生	高級工程師/離島發展部	土木工程拓展署
吳志惠先生	高級工程師/項目 3	土木工程拓展署
李永華先生	署理總運輸主任/貨車事務	運輸署
郭麗娟女士	圖書館高級館長(離島區)	康樂及文化事務署
甄偉鵬先生	高級行政主任(策劃事務)	康樂及文化事務署
黃秀芬女士	項目經理(工程)	離島民政事務處
莊義雄醫生	北大嶼山醫院副行政總監	醫院管理局
賀貞意女士	助理秘書長(樹木管理)	發展局
韓翠珊女士	高級產業測量師	離島地政處
陳永相先生	高級工程師/客戶服務 (香港及離島區)	水務署
劉兆機先生	工程師/客戶服務 (申請供水)大嶼山	水務署
黃志彪先生	工程師/香港及離島區(分配 4)	水務署
鄭禮傑先生	董事	利安顧問有限公司
鄭昌和先生	高級建築師	利安顧問有限公司
陳遠威先生	副項目總監	Newfoundworld Project Management Ltd (發展商)
程金城先生	主任工程師	弘達交通顧問有限公司
鄧汝田先生	執行董事/環境監測	AECOM (顧問公司)

列席者

李炳威先生, JP	離島民政事務專員	離島民政事務處
曾曉彤女士	離島民政事務助理專員(1)	離島民政事務處
周哲先生	離島民政事務助理專員(2)	離島民政事務處
許婉媚女士	高級聯絡主任(1)	離島民政事務處
陳慶群女士	高級聯絡主任(2)	離島民政事務處
盧國中先生	總工程師/離島	土木工程拓展署
李建毅先生	離島地政專員	離島地政處
羅敏琴女士	行政助理(地政)	離島地政處
鍾文傑先生	西貢及離島規劃專員	規劃署
阮康誠先生	總運輸主任/新界西南	運輸署
黃偉宏先生	離島區環境衛生總監	食物環境衛生署
譚安琪女士	離島區署理康樂事務經理	康樂及文化事務署

陳俊燊先生	大嶼山警區指揮官	香港警務處
薛力敦先生	水警海港警區指揮官	香港警務處
羅東華先生	水警海港警區警民關係主任	香港警務處
范展婷女士	大嶼山警區警民關係主任	香港警務處
林定楓先生	中西南及離島區福利專員	社會福利署
黃漢傑先生	物業管理總經理 (黃大仙、青衣、荃灣及離島)	房屋署

秘書

陳心心女士	高級行政主任(區議會)	離島民政事務處
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助理秘書

施彼得先生	一級行政主任(區議會)	離島民政事務處
黃丹琳女士	行政主任(區議會)1	離島民政事務處
譚仲軒先生	行政主任(區議會)2	離島民政事務處
施文港先生	行政助理(區議會)	離島民政事務處

因事缺席者

黃文漢先生

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XVIII. 二澳分區計劃大綱草圖編號 S/I-YO/B  
(文件 IDC 75/2015 號)

166. 主席歡迎出席講解文件的嘉賓：規劃署西貢及離島規劃專員鍾文傑先生及城市規劃師/離島陳嘉豪先生。

167. 劉焯榮議員表示，他希望不要在是次會議討論二澳分區計劃大綱草圖(“大綱圖”)。大澳鄉事委員會早前與規劃署代表會面，由於二澳村代表當時並不在場，因此決定不進行討論。規劃署已安排在9月15日向鄉事委員會及二澳村代表介紹大綱圖，他希望在規劃署與二澳村村民商討後，區議會才再作討論。

168. 容詠嫦議員詢問，城規會有否就大綱圖的諮詢設定時限。

169. 鍾文傑先生表示，二澳發展審批地區圖的法定有效期為三

年，到 2015 年 11 月 23 日屆滿。因此，城規會須擬備一份分區計劃大綱圖，以取代該發展審批地區圖。規劃署須在期限前徵詢地區的意見(包括離島區議會及鄉事委員會)，然後向城規會匯報。

170. 容詠嫦議員表示，這項議程須在是次會議討論，因為她希望了解規劃內容，以便在諮詢期內向規劃署提出意見。她建議規劃署另訂日子諮詢大澳鄉事委員會。

171. 黃福根議員認為應尊重當區區議員及鄉事委員會的意見。如在是次會議通過大綱圖，而大澳鄉事委員會和二澳村代表卻提出修訂建議，規劃署將如何處理。

172. 主席表示，規劃署提交文件是希望向議員介紹大綱圖的內容，然後收集意見。如議員有任何意見，可以提出，但不宜中止討論。

173. 周轉香副主席表示，如果議員反對在會議上討論某項議題，應在會議前向秘書處提出。由於議員無須就大綱圖進行表決，她認為應讓規劃署介紹文件內容。

174. 賴子文議員詢問二澳分區計劃大綱草圖將於何時刊憲。

175. 鍾文傑先生表示，在本年 11 月 23 日前，新的分區計劃大綱圖將會取代現有發展審批地區圖。規劃署按一貫程序擬備圖則，城規會在 2015 年 8 月會議上，同意把大綱圖提交離島區議會及大澳鄉事委員會，以徵詢意見。就大澳鄉事委員會主席及議員的關注，規劃署會安排與有關人士會面，然後把收集到的意見，向城規會匯報。城規會在參考所有意見後，會決定是否須要修訂大綱圖，然後刊憲。根據法定程序，任何人士可在大綱圖公布後兩個月內提出申述。換言之，現時只屬初步階段，規劃署希望透過區議會收集地區人士的意見，然後向城規會匯報。

176. 主席同意讓規劃署作出簡介。接着，陳嘉豪先生利用電腦投影片介紹文件內容。

177. 主席詢問規劃署何時諮詢大澳鄉事委員會。

178. 陳嘉豪先生表示，署方早前向大澳鄉事委員會進行初步諮詢，但當時大綱圖上未有土地用途界線。現安排在 9 月 15 日詳細諮詢鄉事委員會。

179. 劉焯榮議員表示，規劃署代表在7月15日到訪大澳鄉事委員會，但二澳村村代表沒有出席，故決定當日不進行討論，並另訂會議日期。由於當區區議員須為居民爭取權益，規劃署已安排於9月15日與大澳鄉事委員會及二澳村村代表會面。因此，他不同意在是次會議上討論這項議題。

180. 主席表示，有關規劃對地區影響深遠，議員尊重地區人士的意見，希望規劃署加強與地區人士的溝通。

181. 李桂珍議員批評規劃署的程序有欠妥善，在諮詢區議會前，未有先徵詢當區村代表的意見。

182. 鍾文傑先生回應如下：

(a) 規劃署向城規會提交二澳分區計劃大綱草圖前，曾在本年7月到大澳鄉事委員會作出介紹。當時劉主席建議署方與村代表充分溝通。其後，署方已初步諮詢二澳村村長的意見，了解村民需要。在整理地區意見後，署方於8月份擬備大綱圖初稿，並提交城規會。

(b) 城規會知悉地區及其他人士的關注，並同意把大綱圖初稿提交區議會和鄉事委員會討論。他早前已去信約見大澳鄉事委員會，可惜未能在區議會會議前獲安排會面時間。

(c) 如議員、鄉事委員會及村代表對大綱圖有任何意見，署方必定會如實向城規會匯報。城規會會考慮是否需要修訂圖則，以處理地區所關注事項。

183. 周轉香副主席詢問，規劃署在制訂大綱圖前，是否已收集地區的意見。她表示議員對於二澳的情況不大熟悉。據她了解，村民有意發展企業形式的復耕計劃，但區內缺乏水源和電力供應。她關注大綱圖的規劃能否配合復耕，以及其他有關配套設施等事宜。她認為文件沒有作出交代，議員難以提供意見。

184. 賴子文議員表示，這份大綱圖的規劃涉及二澳分區，在議員未了解當區背景和居民訴求前，把是次會議視作進行諮詢，他認為並不合適。劉焯榮議員在議題開始前已要求中止討論，他認為應尊重當區區議員的意見，故反對把規劃署剛才所作簡介視作諮詢。他亦質疑

一個有 500 年歷史的村落，規劃署何以評估只有 13 間村屋的需求。

185. 主席希望規劃署收集當區居民的意見。他表示，議員不清楚當區居民的訴求，難以提供意見。

186. 鍾文傑先生重申，規劃署下星期會向大澳鄉事委員會及村代表介紹大綱圖。城規會於 8 月份表示初步同意後，署方已即時約見大澳鄉事委員會，可惜未能獲安排在今日會議前與他們會面。基於時間所限，城規會必須在 11 月 23 日前就新大綱圖進行刊憲，因此先諮詢離島區議會，然後才諮詢鄉事委員會。他強調，對於議員、鄉事委員會及村民的意見及關注，署方必定會如實向城規會匯報。署方在 7 月份初步諮詢二澳村村代表及地區意見後，才擬備大綱圖。若城規會公布大綱圖，公眾仍可按法定程序，提出申述及意見。

187. 余漢坤議員申報利益，他太太的親屬在二澳擁有土地。他在數年前區議會討論二澳發展審批地區圖時，曾以區議員身份發表多項意見。他表示與普通人一樣，作為姻親，審查太太外家的資產並不適宜亦不合理，直至去年他擔任大嶼山發展諮詢委員會成員，因需要申報姻親的資產，才發現他們於二澳擁有土地。事實上，在三年前“二澳發展審批地區草圖”進行諮詢時，他對姻親的資產狀況毫不知情，當時是純粹從區議員的角度在區議會表達意見，不可能存在任何私人利益，如有需要，他可撤銷之前發表的意見。他要求秘書處記錄在案。

188. 賴子文議員表示，若規劃署把是次討論視作初步諮詢，然後諮詢地區人士和鄉事委員會，在程序上有“偷步”之嫌。這是現屆區議會最後一次會議，如有需要，可留待下屆區議會繼續審議。

189. 容詠嫦議員表示，既然規劃署代表已經介紹文件，她發表個人意見。對於分流的歷史及其保育價值，她表示尊重，並希望秘書處記錄在案。

190. 鍾文傑先生表示，根據《城市規劃條例》，現時二澳發展審批地區圖的法定有效期為三年。除非獲得行政長官會同行政會議同意，把有效期延續一年；否則在三年內，如果沒有一份分區計劃大綱圖取代，便無法繼續為二澳地區實施法定規劃規管。為了確保規劃及規管的延續性，必須在 11 月 23 日前公布分區計劃大綱圖。署方已備悉議員的關注，並會把議員和鄉事委員會的意見，如實向城規會匯報。

191. 劉焯榮議員批評規劃署處理失當，既然必須在 11 月公布新的

分區計劃大綱圖，為何不提早諮詢鄉事委員會。他認為是次規劃沒有迫切性，並要求規劃署先聽取二澳村民的意見，才把分區計劃大綱圖刊憲。

192. 主席希望規劃署先了解村民的意見及需要，然後諮詢區議會。

193. 周浩鼎議員詢問，規劃署是否必須先諮詢區議會，才能刊憲。

194. 鍾文傑先生表示，《城市規劃條例》並沒有規定在刊憲前，必須諮詢區議會；但按城規會一貫做法，在制定大綱圖前，會先聽取地區人士及區議會的意見，然後刊憲。至於為何規劃署不提早進行諮詢，是因為在制定分區計劃大綱圖以取代發展審批地區圖時，需進行規劃研究及擬備報告，並進行詳細分析(包括與相關部門溝通及徵詢意見)。此外，規劃署在 8 月城規會舉行會議前，除鄉事委員會和村代表外，亦聽取了其他持份者的意見(包括環保團體)，希望透過全面諮詢，廣泛收集意見，以便制定大綱圖。

195. 周浩鼎議員表示，由於多位議員表示未能在是次會議提出意見，他建議規劃署先諮詢大澳鄉事委員會和二澳村民，然後整理意見提交區議會，以傳閱文件方式收集議員的意見。

196. 周轉香副主席支持周浩鼎議員的建議，並詢問規劃署能否在區議會暫停運作前綜合意見，以便議員以書面形式發表意見。

197. 鍾文傑先生表示，署方樂意在下星期先聽取鄉事委員會的意見，並在整理所收到的意見後，把意見撮要透過秘書處向議員匯報，並歡迎議員提出意見。署方會把收到的不同意見，全部納入文件，然後提交城規會。

198. 黃福根議員詢問，如果二澳村長提出反對意見，署方會如何處理。

199. 賴子文議員認為應尊重當區區議員的意見，中止討論是項議題。他建議在 9 月 21 日地區設施管理委員會會議前，舉行特別會議，繼續討論是項議題。

200. 鍾文傑先生表示，議員只須提出意見，無須就大綱圖進行表決。



定 稿

離島區議會特別會議記錄

日期：2015年9月21日(星期一)

時間：下午2時45分

地點：香港中環統一碼頭道38號海港政府大樓14字樓  
離島區議會會議室

出席者

主席

周玉堂先生, BBS

副主席

周轉香女士, BBS, JP

議員

翁志明先生, BBS

陳連偉先生

張 富先生

黃漢權先生

樊志平先生

劉焯榮先生

黃文漢先生

余麗芬女士

李桂珍女士

容詠嫦女士

黃福根(森桂)先生

老廣成先生

鄧家彪先生, JP

鄺官穩先生

余俊翔先生

曾秀好女士

余漢坤先生, JP

賴子文先生

周浩鼎先生

致：離島區議會

日期：2015年9月16日

二澳分區計劃大綱草圖編號 S/I-YO/B

規劃署在規劃上述大嶼山二澳村的規劃時，完全沒有顧及二澳村村民的實際需要，由於二澳村現時完全沒有基建設施，二澳村要求在規劃的同時，加入以下的規劃要求：

- 1) 要求在草圖劃出大澳至二澳的行車路。
- 2) 由於現時往返二澳的人流不斷增加，必須要在草圖規劃合規格的碼頭。
- 3) 二澳由多年前開始復村，現時常駐人員日漸增加，急需合衛生標準的食水，須要規劃供水系統。
- 4) 二澳已復村多年，人口不斷增加，必須規劃適當的排污系統，配合處理日後排污的須要。
- 5) 二澳在70年代已具有興建丁屋的村界，二澳村強烈要求舊有村界全數轉為「鄉村式發展」- V-zone，絕對不能損害二澳村民的原有權益。
- 6) 二澳村的私人農地，不能改劃為「綠化地帶」。
- 7) 「海岸保護區」未有顧及對二澳村日後的影響，要求取消。

以上各項要求對二澳村極為重要，敬請離島區議會周玉堂主席暨全體議員，支持二澳村上述的要求，本村深表謝意。

二澳村原居民代表 - 龔學成上



## 二澳分區計劃大綱草圖 - 部門意見摘要

日期：2015年10月8日(星期四)

時間：上午11時

地點：大嶼山二澳

是次實地視察為按二澳村代表龔學成先生的要求安排，主要就二澳西面碼頭設施表達意見，以供規劃署考慮。

出席政府部門代表：

西貢及離島規劃專員 鍾文傑先生

高級城市規劃師/離島3 林秀霞女士

離島地政處高級地政主任/大嶼山 陳永林先生

漁農自然護理署自然護理組自然護理主任(大嶼山) 伍家恩女士

漁農自然護理署高級農林督察(推廣) 蕭劍光先生

消防處東涌救護站署理救護主任 吳偉強先生

食物環境衛生署衛生督察(潔淨) 陳潤琨先生

香港警務處大嶼山南分區巡邏小隊第一隊 鄧柏榮警署警長

香港警務處大嶼山區警民關係組 李文標警長

香港警務處水警西分區 徐位暢警長

離島民政事務處聯絡主任主管 (大澳/東涌) 李清女士

部門意見摘要如下：

離島地政處 – 有關地方為政府土地，如接獲申請興建碼頭，會按程序處理。

漁農自然護理署 – 設置碼頭可有利村民，但需注意減低對環境的影響。

消防處東涌救護站 – 對設置碼頭，消防處是持開放態度。

食物環境衛生署 – 現時碼頭間歇受到潮汐影響，如多設一個碼頭，可有助提供日常服務。

香港警務處大嶼山南分區 – 在拯救角度而言，設施有助救援服務；而村長預期的大型發展，將增加對救援服務的需求，碼頭道路等設施可配合需要。

香港警務處水警 – 如設有碼頭等需要的設施可有助作出救援。

離島民政事務處 – 得悉村民對設施的訴求，如增設碼頭，可便利使用者。

西貢及離島規劃處 – 規劃署會整理有關意見，並與相關部門商討是否需要修訂大綱圖。署方會把收集到的所有意見提交城規會作進一步考慮。

致：離島地政處  
檔案：(243) in DLO/IS 91/CPY/59 Pt. 3

### 未來十年內的小型屋宇需求預算

本人／我們是大嶼山區大澳鄉二澳村的原居民代表，現根據本村的情況向貴處提供在未來十年內合資格的男性原居村民<sup>1</sup>申請興建小型屋宇的需求預算，以便政府有關部門對此有較具體的了解<sup>2</sup>。有關的資料如下：

#### 甲部. 現時(即截至2014年12月31日)年滿十八歲或以上的男性原居村民

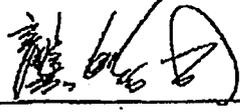
|                                          | 現居香港   | 僑居海外    |
|------------------------------------------|--------|---------|
| (A) 總人數：80                               | 60     | 20      |
| (B) 總人數當中已經行使其小型屋宇資格 <sup>3</sup> 的人數：7  | 7      | 0       |
| (C) 總人數當中未行使其小型屋宇資格的人數：73                | 53     | 20      |
| (D) 未行使其小型屋宇資格人數當中預算未來十年內會申請興建小型屋宇的人數：73 | 53 (i) | 20 (ii) |

#### 乙部. 未來十年內將會滿十八歲(即截至2014年12月31日時為八至十七歲)的男性原居村民

|                               | 現居香港     | 僑居海外    |
|-------------------------------|----------|---------|
| (E) 總人數：72                    | 57       | 15      |
| (F) 總人數當中預算十年內會申請興建小型屋宇的人數：72 | 57 (iii) | 15 (iv) |

註：2年內會有40-50個申請。

未來十年內小型屋宇需求預算[(i) + (ii) + (iii) + (iv)]：145

大嶼山大澳二澳村  
姓名 原居民代表龔學成先生 簽署   
姓名 \_\_\_\_\_ 簽署 \_\_\_\_\_  
日期 25-9-2015

<sup>1</sup> 男性原居村民指父系源自1898年時為香港新界認可鄉村居民的男子。

<sup>2</sup> 因應需要，有關政府部門可能會要求提供其他相關補充資料。

<sup>3</sup> 行使小型屋宇資格即為已獲批准興建小型屋宇，或獲轉讓未曾移除限制轉讓條款的小型屋宇。



**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

14<sup>th</sup> September 2015

Planning Department

District Planning Branch

New Territories District Planning Division

Sai Kung & Islands District Planning Office

By e-mail: dyptam@pland.gov.hk, kkhchan@pland.gov.hk

Dear Donna and Kelvin,

Comments on Draft Yi O Outline Zoning Plan (OZP) (No: S/I-YO/B)

Thank you for arranging the meeting dated 9<sup>th</sup> September 2015. The Conservancy Association (CA) has the following initial comments on the draft OZP.

**1. Genuine agricultural practice in the proposed AGR zone**

For the proposed AGR zone encircling Yi O San Tsuen, we are concerned about its effectiveness in protecting agricultural land for genuine agricultural practice. Since nearly the entire AGR zone falls within the VE, this would still create false hope for Small House application which is definitely non-agricultural use. From the past statistics, the approval rate for Small House applications in AGR zone was about 62.5%<sup>1</sup>, which is considered high. We suggested that it should be replaced by a more restrictive zoning to highlight its planning intention to prohibit development and ensure genuine agricultural practice in the area. In this case, "House (New Territories Exempted House only, other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes)" should be removed from Column II, while House (Redevelopment only) should be added in Column II.

The discussion of the Draft Lai Chi Wo OZP had once come across a more restrictive

<sup>1</sup> Source: LCQ17: Land reserved for building New Territories small houses (6 Feb 2013)  
[http://gia.info.gov.hk/general/201302/06/P201302060426\\_0426\\_106939.pdf](http://gia.info.gov.hk/general/201302/06/P201302060426_0426_106939.pdf)

agricultural zoning AGR(2). According to comments from AFCD, this new zoning can be applied to "*agricultural land close to ecologically sensitive habitats so as to ensure their protection*"<sup>2</sup>. The TPB Paper has already mentioned that Yi O is surrounded by the Lantau North and Lantau South Country Parks with diverse habitats. As such, the agricultural land in Yi O deserves a more restrictive zoning.

A restrictive zoning requiring amendment in the Notes of the statutory plan is not uncommon in some rural areas and CP enclaves. We opine that Planning Department can definitely make suitable changes to suit the needs of individual areas.

## **2. Habitats within the proposed AGR zone**

CA is concerned about that some areas of the proposed AGR zone might not be suitable for cultivation and other agricultural purposes, with reference to the habitat map attached in the TPB Paper No.9978. From the map, woodland and coastal vegetation, for example, can be spotted within the proposed AGR zone at Yi O San Tsuen (Figure 1). For the former, Section 7.3 of the TPB Paper No. 9978 has even mentioned that woodlands in the Area provide habitat for Romer's Tree Frog, and "*also form a continuous stretch of well-established vegetation with those located at the adjacent Lantau North and South Country Parks, which provide foraging and nursery grounds for animals*". These areas should be zoned as GB and CPA respectively to reflect their planning intention to preserve natural landscape.

The claim of green groups to conserve the natural stream course to the west of Yi O San Tsuen by a conservation zoning along the stream courses and the area adjoining country parks has not been taken into consideration. We reiterate that the riparian zone currently covered by AGR zone should therefore be replaced by a conservation zoning.

Yours faithfully

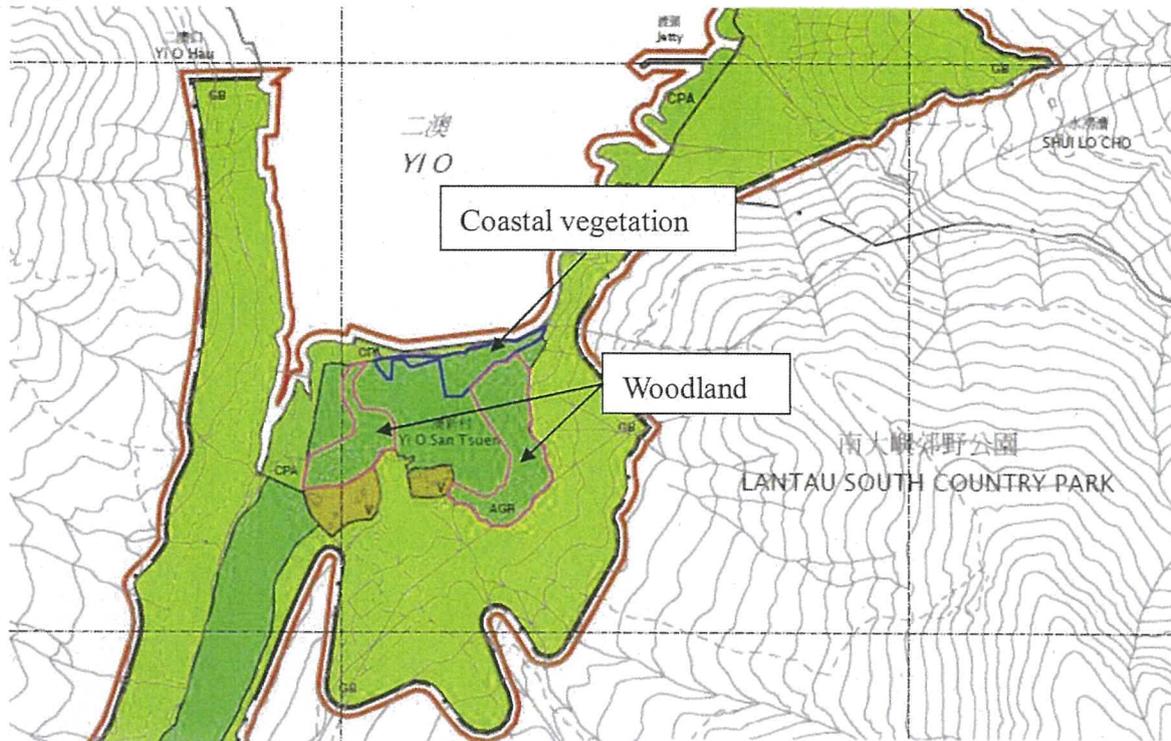
Ng Hei Man

Assistant Campaign Manager

---

<sup>2</sup> See Section 6.37 of TPB Paper No. 9912.

Figure 1 Woodland (marked in pink) and coastal vegetation (marked in blue) within the proposed AGR zone





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wwf@wwf.org.hk  
wwf.org.hk

Our Ref.: SHK/LDD 5(i)/15  
16 Sept 2015

**Ms. Donna Tam & Mr. Kelvin Chan**  
Planning Department - District Planning Branch  
New Territories District Planning Division  
Sai Kung & Island District Planning Office  
15<sup>th</sup> floor, Sha Tin Government Offices,  
1 Sheung Wo Che Road, Sha Tin  
(E-mail: [dyptam@pland.gov.hk](mailto:dyptam@pland.gov.hk); [kkhchan@pland.gov.hk](mailto:kkhchan@pland.gov.hk))

**By E-mail ONLY**

Dear Donna & Kelvin,

**Re: Draft Yi O Outline Zoning Plan No. S/I-YO/B**  
**Preliminary Consideration of a New Plan**

WWF submits herewith our initial comments on the captioned preliminary draft Yi O Outline Zoning Plan (OZP) No. S/I-YO/B.

**Concerns on future Small House development in "AGR" zone**

WWF is of grave concern that the "Agriculture" ("AGR") zone, especially the area within the "Village Environ", will become reserve for future Small House development. It should be noted that the approval rate of Small House application in "AGR" zone is considerably high, i.e. about 62.5% between 2003 and 2012<sup>1</sup>. Any Small House development in the "AGR" zone will not only cause loss of arable land for genuine farming activities but also impose adverse ecological and water quality impacts to nearby sensitive habitats such as natural streams and coastal mangrove. Therefore, we opine that the PlanD should consider adopting "AGR(2)" zone proposed in the draft Lai Chi Wo OZP (S/NE-LCW/1) by green groups or replacing "House (NTEH only)" by "House (Redevelopment only)" at the Column 2 of "AGR" zone so as to protect the ecological sensitive habitats from development threats while supporting genuine farming activities.

贊助人：香港特區行政長官  
梁振英先生, GBM, GBS, JP  
主席：何國盛先生  
行政總裁：韓志強先生

義務律師：香港立信博業會計師事務所有限公司  
義務公司秘書：嘉裕秘書服務有限公司  
義務律師：孖士打律師行  
義務司理：匯豐銀行  
註冊慈善機構

Patron: The Honourable CY Leung, GBM, GBS, JP  
Chief Executive of the HKSAR  
Chairman: Mr Edward M Ho  
CEO: Mr Adam Koo

Honorary Auditors: BDO Limited  
Honorary Company Secretary:  
McCabe Secretarial Services Limited  
Honorary Solicitors: Mayer Brown JSM  
Honorary Treasurer: HSBC  
Registered Charity  
(Incorporated With Limited Liability)

註冊名稱 Registered Name: 世界自然(香港)基金會 World Wide Fund For Nature Hong Kong  
(於香港註冊成立的擔保有限公司 Incorporated in Hong Kong with limited liability by guarantee)

### **Concerns on insufficient protection to coastal vegetation**

According to the draft Yi O OZP, the proposed "Coastal Protection Area" ("CPA") zone covers the coastal vegetation along the coastline of Yi O San Tsuen to protect the sensitive coastal habitat of Yi O Bay, such as mangroves and mudflat. As per the habitat map prepared by PlanD in the Town Planning Board Paper No. 9978, some coastal vegetation has, however, been zoned as "AGR" zone and will be threatened by future development, e.g. Small House development (Figure 1). As such, we consider that the coastal vegetation indicated in Figure 1 should be zoned as "CPA" instead of "AGR" to offer sufficient protection to the coastal habitats and landscape.

### **Concerns on Romer's Tree Frog habitats**

With reference to the TPB Paper No. 9978, the endemic and IUCN globally endangered Romer's Tree Frog has been recorded in a stream east of Yi O and in the woodland near agricultural fields to the south of Yi O. Indeed, Romer's Tree Frog was also recorded in the western part of Yi O according to Lau (1999)<sup>2</sup> but yet mentioned in the TPB paper. We urge the PlanD to verify with the AFCD whether this species exists in the aforesaid area. We noticed that some woodland areas which provide habitat for this species has also been zoned as less protective "AGR" zone (Figure 2). We view that habitats for this endemic and globally endangered species in the Plan area should be properly protected from development threat by conservation zoning such as "Green Belt(1)".

Thank you for your attention

Yours faithfully,



Andrew Chan

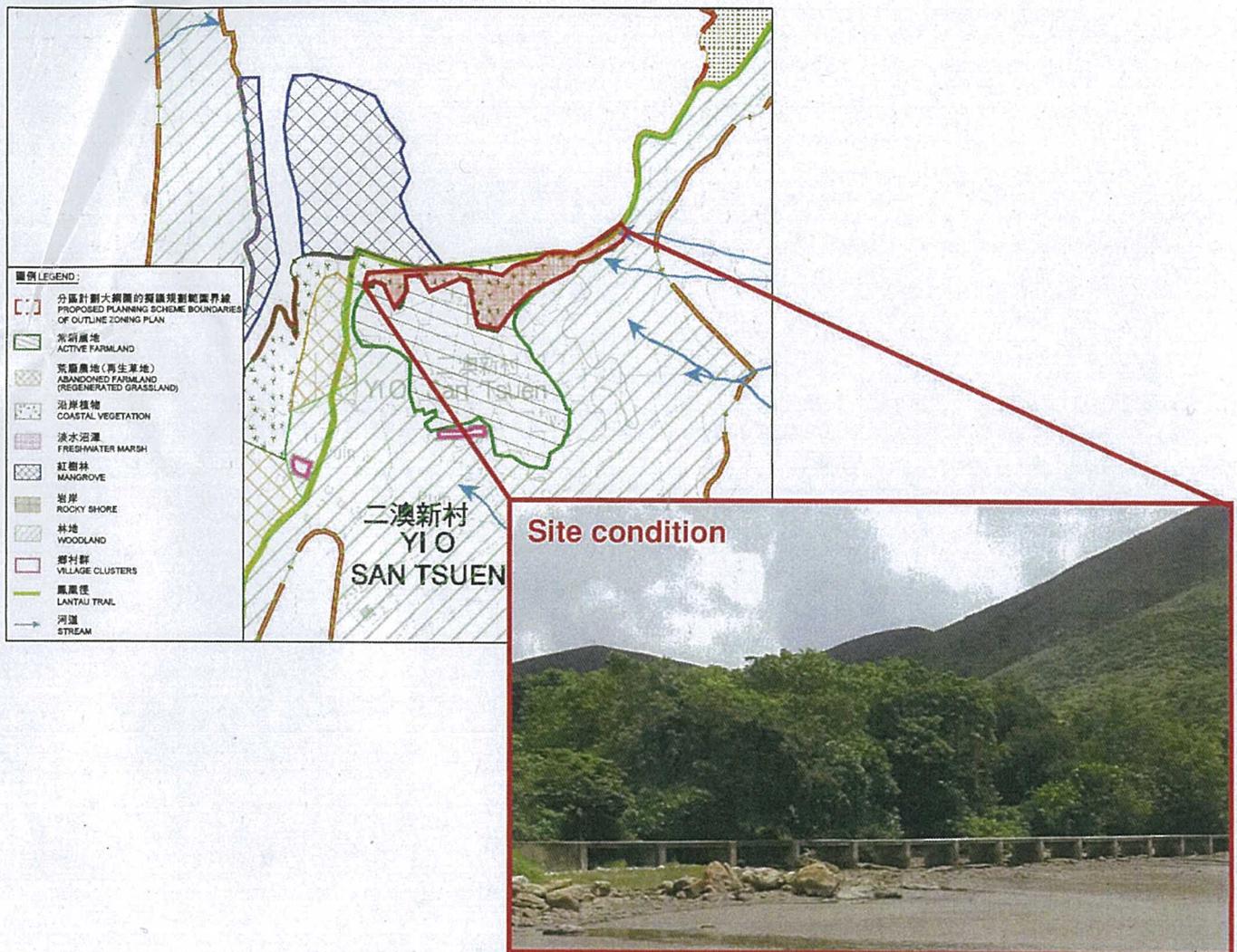
Conservation Officer, Local Biodiversity

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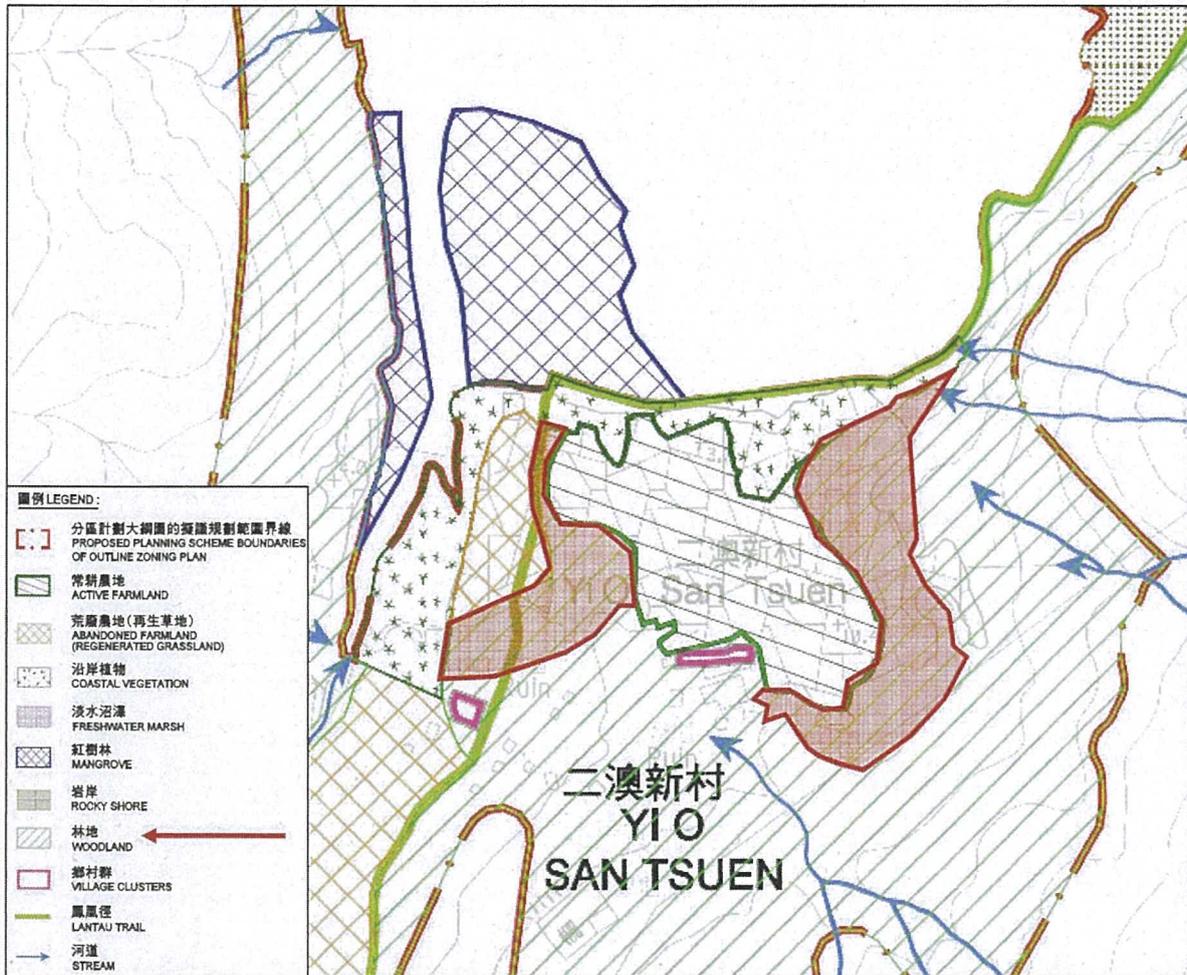
<sup>1</sup> [http://gia.info.gov.hk/general/201302/06/P201302060426\\_0426\\_106939.pdf](http://gia.info.gov.hk/general/201302/06/P201302060426_0426_106939.pdf)

<sup>2</sup> Lau, MW & Dudgeon, D (1999) Composition and distribution of Hong Kong amphibian fauna. *Memoirs of Hong Kong Natural History Society* 22:1-79

**Figure 1. Mature coastal vegetation inside “AGR” zone that should be zoned as “CPA” zone (encircled by red polygon) (Map extracted from TPB Paper No. 9978; Photo taken on 11 Jun 2015)**



**Figure 2. Woodland area inside “AGR” zone should be zoned by conservation zoning (Encircled by red polygons) (Map extracted from TPB Paper No. 9978)**



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Hong Kong, 30 September 2015

Ms. Donna Tam & Mr. Kelvin Chan  
 Planning Department - District Planning Branch  
 New Territories District Planning Division  
 Sai Kung & Island District Planning Office  
 15th floor, Sha Tin Government Offices,  
 1 Sheung Wo Che Road, Sha Tin  
 E-mail: [dyptam@pland.gov.hk](mailto:dyptam@pland.gov.hk); [kkhchan@pland.gov.hk](mailto:kkhchan@pland.gov.hk)

Dear Ms. Donna Tam & Mr. Kelvin Chan,

## Comments on the Draft Yi O Outline Zoning Plan No. S/I-YO/B

Designing Hong Kong would like to thank the Planning Department for consulting environmental NGOs on the Draft Yi O Outline Zoning Plan (S/I-YO/B). Our initial comments on the draft Plan are as below.

1. To ensure farming is sustainable at Yi O, we urge for the right to build houses to be removed from the zoning for the areas which are designated for agriculture or for conservation uses within which farming is permitted:
  - a. To protect the value of the land for farming, the haphazard development of houses under the small house policy should be avoided.
  - b. As can be seen throughout the New Territories, the expectation that approval may at a future stage be granted for development of houses, often results in the wilful destruction of the ecology to lower the conservation values of the land.
  - c. Moreover, there is a less incentive for the land owners to pursue sustainable farming models once there is an expectation of future development.
  - d. The area is not served with any existing or planned access road, and generating new traffic demand would risk the future destruction of surrounding country park areas.
2. We continue to be concerned over what could be seen as a "destroy first, develop later" attitude of the landowners with much of the ecology of the area removed in what appears "fake agriculture usage" of the land prior to the DPA in 2012. Having said that, if the land owners are truly interested in farming, they should welcome the decision to protect farming by removing the right to build houses from column two.
3. Any development on the proposed "Agriculture" and "Green Belt" is likely to cause adverse impact on a larger area with pollution and unauthorized development.
4. We suggest that the Planning Department should consider the "AGR(2)" zoning proposed by Green Groups in draft Lai Chi Wo, Siu Tan and Sam A Tsuen Outline Zoning Plan hearing (No. S/NE-LCW/1) which is to remove "House (NETH only)" from column 2, or to consider replacing "Agriculture" zone into GB (1) or CA.
5. The approved rate of small houses in "Green Belt" was over 55% from 2003-2012. The proposed 16.78ha of "Green Belt" will be under the development pressure. Following the precedent of Hoi Ha, these areas should be zoned as GB (1) or CA to protect the conservation value of the area and Lantau South Country Park.
6. We have strong reservations over the excessive area zoned for "Agriculture" given the approval rates of small houses on private land in agriculture zones within village environs zoning.
7. Some parts of the proposed "Agriculture" zone in Yi O San Tsuen are covered with woodland and cannot be considered active or abandoned farmland. (Figure 2) These areas should be zoned as GB (1) or CA.

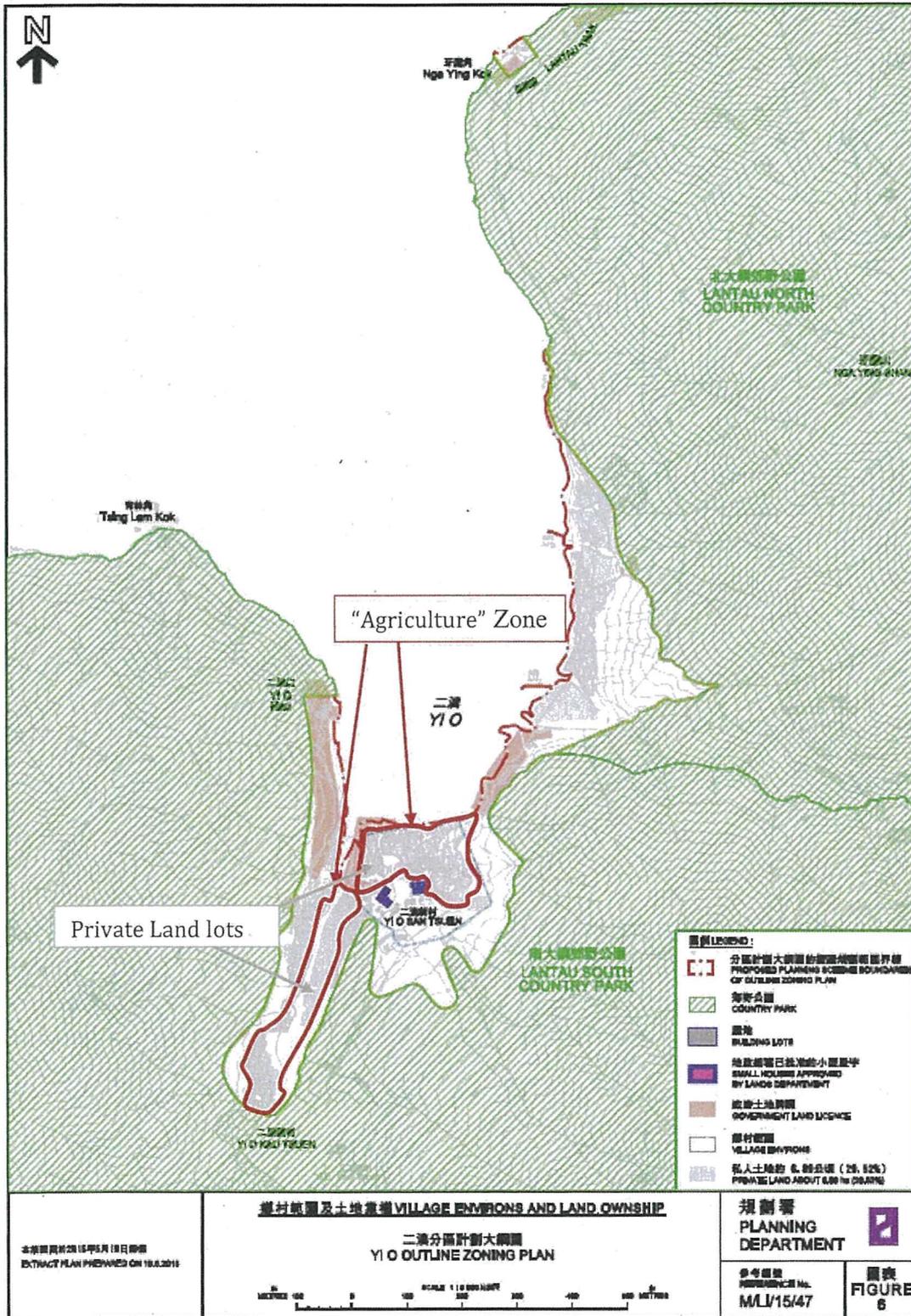
Here we submitted for your consideration.

**Designing Hong Kong Limited, September 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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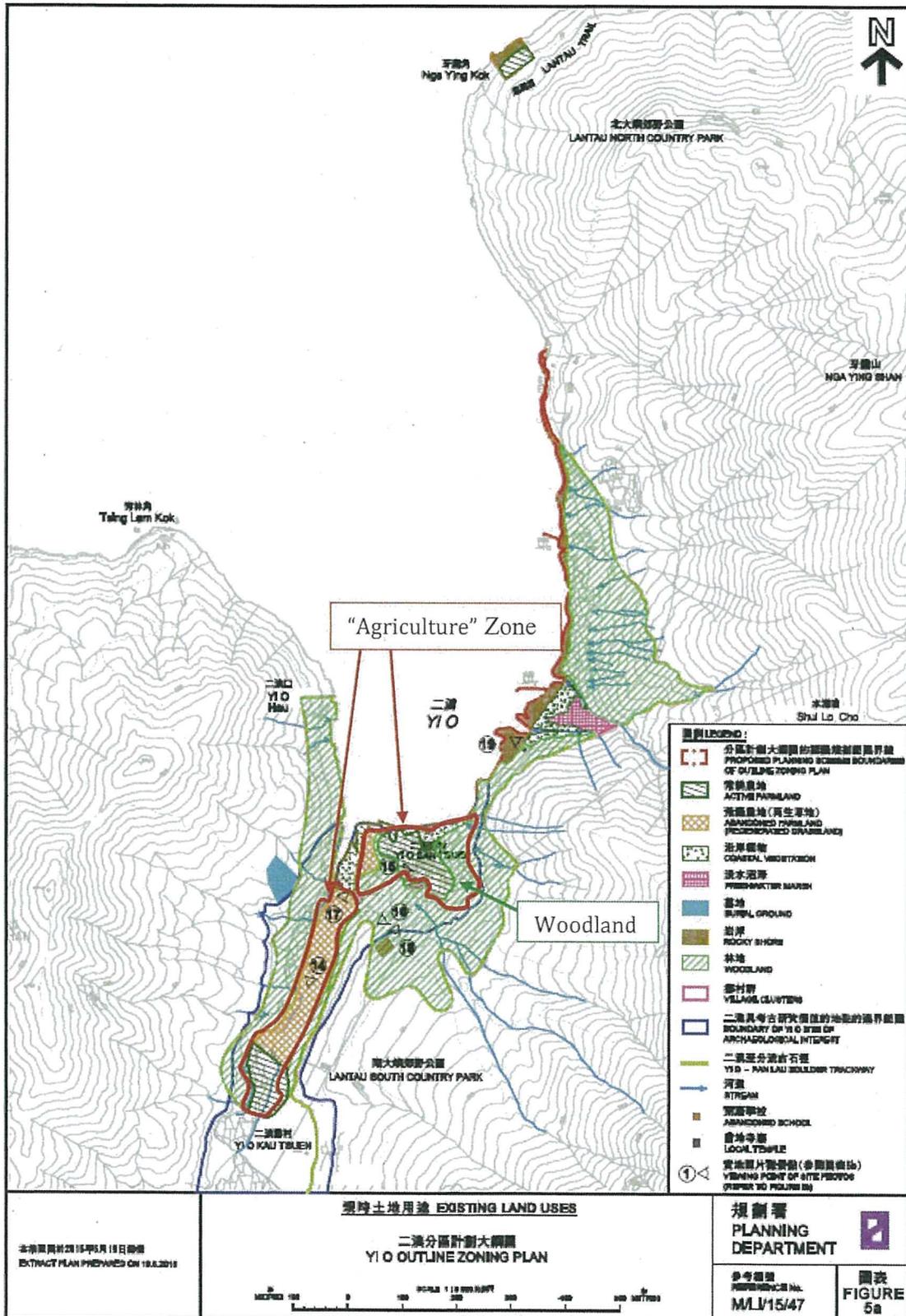
Figure 1 ([http://www.info.gov.hk/tpb/en/papers/TPB/1091-tpb\\_9978.pdf](http://www.info.gov.hk/tpb/en/papers/TPB/1091-tpb_9978.pdf)):



Private land lots cover most of the areas in proposed "Agriculture" zone.

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Figure 2 ([http://www.info.gov.hk/tpb/en/papers/TPB/1091-tpb\\_9978.pdf](http://www.info.gov.hk/tpb/en/papers/TPB/1091-tpb_9978.pdf)):



Some parts of the proposed "Agriculture" zone in Yi O San Tsuen are covered with woodland, which are not active farmland or abandoned farmland.

Urgent     Return receipt     Sign     Encrypt     Mark Subject Restricted     Expand groups


**To:** dyptam@pland.gov.hk, kkhchan@pland.gov.hk, ka\_yan\_ng@afcd.gov.hk, cary\_ph\_ho@afcd.gov.hk, kkling@pland.gov.hk, imkchung@pland.gov.hk, Cheng Luk-ki <lkcheng@greenpower.org.hk>, Henry Lui <henry@greenpower.org.hk>, Roy Ng <roy@cahk.org.hk>, Leung Wick <wick@cahk.org.hk>, "Michael Lau (Conservation)" <mlau@wwf.org.hk>, "Andrew Chan (Local Biodiversity)" <cmchan@wwf.org.hk>, Emily Ching <emily@designinghongkong.com>, Ng Miffy <miffy@designinghongkong.com>, Debby Chan <debby@designinghongkong.com>, WOO Ming Chuan <wchuan@hkbws.org.hk>, Gary Ades <kfgarya@kfbg.org>, Chiu Sein Tuck <seintuck@kfbg.org>,

**Cc:**

**Bcc:**

**Subject:** Two rare fishes found at the main stream of Yi O, Lantau

**From:** Tony Nip <tonynip@kfbg.org> - Monday 05/10/2015 10:44

---

History: This message has been forwarded.

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Dear All,

Re. the below.

Please note that a visit was taken to Yi O last Friday and two rare freshwater fishes, *Metzia lineata* (Lesser Bream, 線細鱸) and *Oryzias curvinotus* (Rice Fish, 弓背青鱗), were recorded in the main stream there. Photos of these two species taken on that day at Yi O are attached. These two species are considered to be freshwater fishes of high conservation concern in Hong Kong. For instance, both are considered to be of Global Conservation Concern by Fellowes et al. (2002), and both have been considered to be Vulnerable during the recent Hong Kong Red Listing exercise under the BSAP of Hong Kong. These two species are also considered to be of conservation concern by the government ([http://www.epd.gov.hk/epd/english/boards/advisory\\_council/files/ncsc\\_paper01\\_2011.pdf](http://www.epd.gov.hk/epd/english/boards/advisory_council/files/ncsc_paper01_2011.pdf)).

*M. lineata* was also found in the Shui Lo Cho stream within the Yi O enclave during this visit.

Natural populations of *M. lineata* are restricted to few locations in Hong Kong and thus the population in the Yi O enclave must be well protected (they are unlikely to be introduced like those found in reservoirs). Rice Fish can be found in several enclaves; its conservation importance should have been well recognised by the authorities and the Board, because most of its habitats in these enclaves have been well protected under the zoning plans (e.g., CA in So Lo Pun, CA in Kuk Po and CA in Sam A Tsuen).

In view of the above, in order to be consistent with the other OZPs and to better reflect the true value of the stream(s), we urge that the main stream of Yi O and its riparian zone (30 m from both sides) should be covered with a conservation zoning (i.e., GB/ GB(1)/ CA). AGR zone is simply NOT appropriate. The Shui Lo Cho Stream and its riparian zone (30 m from both sides) should also be well protected.

We urge that the above should be reflected in the draft OZP of Yi O. Thank you.

Best Regards,

Tony Nip  
 Senior Ecologist  
 Ecological Advisory Programme  
 Kadoorie Farm and Botanic Garden Corporation  
 Lam Kam Rd., Tai Po, N.T., Hong Kong.

Fellowes J.R., Lau M.W.N., Dudgeon D., Reels G.T., Ades, G.W.J., Carey, G.J., Chan B.P.L., Kendrick, R.C., Lee K.S., Leven M.R., Wilson K.D.P. and

Yu Y.T. 2002. Wild animals to watch: terrestrial and freshwater fauna of conservation concern in Hong Kong. Memoirs of the Hong Kong Natural History Society 25: 123-159.

----- Original Message -----

From: "Tony Nip" <tonynip@kfbg.org>  
To: "Tony Nip" <tonynip@kfbg.org>  
Cc: dyptam@pland.gov.hk, kkhchan@pland.gov.hk, "Chiu Sein Tuck" <seintuck@kfbg.org>, "Cheng Luk-ki" <lkcheng@greenpower.org.hk>, "Emily Ching" <emily@designinghongkong.com>, "Henry Lui" <henry@greenpower.org.hk>, "Leung Wick" <wick@cahk.org.hk>, "Andrew Chan (Local Biodiversity)" <cmchan@wwf.org.hk>, "Ng Miffy" <miffy@designinghongkong.com>, "WOO Ming Chuan" <wchuan@hkbws.org.hk>, "Debby Chan" <debby@designinghongkong.com>, "Roy Ng" <roy@cahk.org.hk>, "Tobi Lau (Local Biodiversity)" <tlau@wwf.org.hk>  
Sent: 2015年10月2日, 星期五 下午 3:51:33  
Subject: Re: Meeting between NGOs and PlanD on Yi O OZP No. S/I-YO/B

Dear Dora,

A visit was carried today at Yi O.

Please note that two rare freshwater fishes were recorded in the main stream running through Yi O: Lined Lesser Beam 線細鰻 and Rice Fish 弓背青將.

More info. and our recommendation will be given to you when I am back to the office on Mon.

Best Regards,

Tony

----- Original Message -----

From: Tony Nip <tonynip@kfbg.org>  
To: dyptam@pland.gov.hk, kkhchan@pland.gov.hk  
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Sent: Tue, 22 Sep 2015 09:07:43 +0800 (HKT)  
Subject: Re: Meeting between NGOs and PlanD on Yi O OZP No. S/I-YO/B

Dear All,

As spoken in the meeting, we object to the excessively large AGR zone. The currently proposed AGR zone does not cover active farmlands only. It also covers non-farmland areas and we object to this. We consider that these areas should be covered with GB(1)/CA, to reflect the Country Park Enclave Policy as mentioned in 2010 - better protection of these enclaves.

Best Regards,

Tony Nip  
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