

Islands District Council
Paper No. IDC133/2012

DRAFT YI O
DEVELOPMENT PERMISSION AREA PLAN NO. DPA/I-YO/1

(1) PURPOSE

This paper aims to brief the Council the planning intention, the Notes and the Explanatory Statement of the draft Yi O Development Permission Area (DPA) Plan No. DPA/I-YO/1 (the Plan) (**Appendix I**).

(2) BACKGROUND

2.1 On 8 November 2012, under the power delegated by the Chief Executive, the Secretary for Development directed the Town Planning Board (the Board) to prepare a draft DPA plan for the Yi O area under section 3(1)(b) of the Town Planning Ordinance (the Ordinance).

2.2 On 23 November 2012, the Plan was exhibited for public inspection under section 5 of the Ordinance.

3. OBJECT OF THE PLAN

3.1 The object of the Plan is to delineate the extent of the Yi O DPA (the Area) and to set out the types of developments and uses which are permitted at all times and such types of developments and uses that may be permitted with or without conditions on application to the Board within the boundaries of the Area.

3.2 The Plan is to provide planning guidance and to facilitate development control within the Area during the period required for detailed analysis of the land use pattern, study of infrastructural provisions and examination of development options for the formulation of an outline zoning plan (OZP).

4. THE DEVELOPMENT PERMISSION AREA

4.1 Plan Area

Included in the Area are Yi O and a site at Nga Ying Kok, covering an area of about 23.34 ha. The Yi O area (about 23.05 ha), surrounded by the Lantau North and Lantau South Country Parks, is one of the sea bays along the south-western coast of the Lantau Island. The site at Nga Ying Kok (about 0.29 ha), located to the north of Yi O, is enclosed by the Lantau North Country Park on the east, south and west. Part of the site is an orchard and part was a pigsty which is now abandoned and ruined. The boundary of the Area is shown by a heavy broken line on the Plan.

4.2 General Planning Intention

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

5. NOTES OF THE PLAN

- 5.1 Attached to the Plan is a set of Notes (**Appendix II**) which shows the types of uses or developments which are always permitted within the Area and which may be permitted by the Board, with or without conditions, on application. The provision for application for planning permission under section 16 of the Ordinance allows greater flexibility in land-use planning and control of development to meet the changing needs.
- 5.2 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>.

6 LAND USE ZONINGS AND INTENDED USES

The planning intention of the land use zonings of the Area as detailed in the Notes (**Appendix III**) of the Plan is summarized as follows:

- 6.1 "Village Type Development" ("V"): Total Area 0.19 ha
- (a) The planning intention of this zone is to reflect an existing recognized village. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructure and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Board.
 - (b) The recognized village of Yi O (also known as Yi O San Tsuen) is largely abandoned. The boundaries of "V" zone are drawn up provisionally around existing clusters having regard to existing village clusters and building structures, 'village environs', approved Small House applications, outstanding Small House application, building lots, local topography, natural characteristics and existing site conditions.

6.2 "Unspecified Use": Total Area 23.15 ha

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

7 EXHIBITION OF THE DEVELOPMENT PERMISSION AREA PLAN

The Draft Yi O Development Permission Area Plan No. DPA/I-YO/1 was exhibited for public inspection under section 5 of the Ordinance for a period of two months from 23 November 2012 to 23 January 2013. Any representation in respect of the Plan should be made in writing to the Board directly during the exhibition period at the following address and email address:

Address: The Secretariat, Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point, Hong Kong

Email: tpbpd@pland.gov.hk

8. ATTACHMENTS

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| Appendix I | The Draft Yi O Development Permission Area Plan No. DPA/I-YO/1 |
| Appendix II | Notes of the Draft Yi O Development Permission Area Plan No. DPA/I-YO/1 |
| Appendix III | Explanatory Statement of the Draft Yi O Development Permission Area Plan No. DPA/I-YO/1 |

**SAI KUNG AND ISLANDS DISTRICT PLANNING OFFICE
PLANNING DEPARTMENT
17 DECEMBER 2012**