

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

EXPLANATORY STATEMENT

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NO. S/I-TOTC/E

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

EXPLANATORY STATEMENT

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

1. INTRODUCTION

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

2. AUTHORITY FOR THE PLAN AND PROCEDURE

- 2.1 On 1 December 2009, under the power delegated by the Chief Executive, the Secretary for Development directed the Board, under section 3(1)(a) of the Town Planning Ordinance (the Ordinance), to prepare a statutory plan for the Tai O Town Centre area.
- 2.2 On X XX 2014, the draft Tai O Town Centre OZP No. S/I-TOTC/1 (the Plan) was exhibited for public inspection under section 5 of the Ordinance.

3. OBJECT OF THE PLAN

- 3.1 The object of the Plan is to indicate the broad land use zonings and major road network so that development and redevelopment within the Planning Scheme Area can be put under statutory planning control. It also provides the planning framework for preparing more detailed non-statutory plans which form the basis for public works planning and allocation of sites for various uses.
- 3.2 The Plan is to illustrate the broad principles of development and to provide guidance for more detailed planning. It is a small-scale plan, the road alignments and boundaries between the land use zones may be subject to minor adjustments as detailed planning and development proceed.
- 3.3 Since the Plan is to show broad land use zonings, there would be situations in which small strips of land not intended for building development purposes and carry no development right under the lease, such as the areas restricted as non-building area or for garden, slope maintenance and access road purposes, are included in the residential zones. The general principle is that such areas should not be taken into account in plot ratio and site coverage calculations. Development within residential zones should be restricted to building lots carrying development right in order to maintain the character and amenity of the area and not to overload the infrastructural provision in this area.

4. NOTES OF THE PLAN

- 4.1 Attached to the Plan is a set of Notes which shows the types of uses or developments which are always permitted within the Planning Scheme Area and in particular zones and which may be permitted by the Board, with or without conditions, on application. The provision for application for planning permission under section 16 of the Ordinance allows greater flexibility in land-use planning and control of development to meet the changing needs. To provide flexibility for development with design adapted to the characteristics of particular sites, minor relaxation of the specific development restriction(s) stated in the Notes for particular zones may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.
- 4.2 For the guidance of the general public, a set of definitions that explains some of the terms used in the Notes may be obtained from the Technical Services Division of the Planning Department and can be downloaded from the Board's website at <http://www.info.gov.hk/tpb>.

5. THE PLANNING SCHEME AREA

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

6. POPULATION

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

7. GENERAL PLANNING INTENTION

- 7.1 The general planning intention of the Area is to preserve the rural character and the fishing village of Tai O and to enhance its appeal as a main tourist destination in the territory. The existing low-rise low-density character of the village together with domestic structures on stilts should be retained to maintain the rural setting of Tai O and to avoid overtaxing the limited access and infrastructure provision. Future growth, primarily in the form of infill developments/redevelopments, is mainly confined to the existing village proper and other residential clusters where supporting community facilities and infrastructure are provided. Other than the existing recreational facilities, opportunities for integrating existing and potential recreational facilities with visitor attractions to form a tourism node have also been provided.
- 7.2 The general urban design concept is to maintain the unique fishing village character of Tai O and to enhance its visual quality and visitor experience. Except for major Government, institution or community (GIC) facilities and medium-density public housing, new developments should blend in well with the existing buildings and concentrate in Tai O village proper, and should not exceed the general building height of 3 storeys. To preserve and enhance the existing rural village character of Tai O, no development or redevelopment should exceed the building height restrictions stipulated on the Plan or set out in the Notes of the Plan. Domestic structures on stilts along the banks of Tai O Creek are to be conserved. To achieve this end, the domestic structure on stilts should be kept to its original form. In recognition of the role of Tai O as one of the key tourist attractions in the territory, it is also intended to provide for complementary tourist attractions and improve the supporting facilities to enhance the Area's appeal to both local and international visitors. An entrance plaza and a cultural event space together with other new transport facilities including a public transport terminus cum car parks and a coach parking area will be provided in the Area. Vehicular access to Tai O proper terminates at the entrance plaza and pedestrian movements in the Area would be improved by connecting key tourist attraction nodes by nature trails and footbridges. To enhance pedestrian safety and create a comfort environment for pedestrian, streets (except Tai O Road and its connecting roads) within Tai O proper are restricted to village vehicle access only.
- 7.3 In the designation of various zones in the Area, consideration has been given to the existing settlement, physical landform, topography, natural environment, land status, availability of infrastructure and local development requirements. The strategic planning context, sub-regional planning strategies and other relevant studies have been taken into consideration.

8. LAND USE ZONINGS

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

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

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

- 8.2.1 The planning intention of this zone is primarily for medium-density residential developments. Commercial uses serving the residential neighbourhood are always permitted on the ground floor of a building or in the purpose-designed non-residential portion of an existing building. This zone is divided into the following 2 sub-areas:
- (a) “Residential (Group A)1” (“R(A)1”) – this sub-area includes Lung Tin Estate, which is an existing rural public housing estate with associated open space, public library, kindergarten, food stalls, an elderly home and other social welfare facilities. Development/redevelopment at this site is restricted to a maximum plot ratio of 1.1 and maximum building heights in terms of number of storeys as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater. The building height restriction is to ensure that new development is compatible with the local village character and the general building height of the Area.
 - (b) “Residential (Group A)2” (“R(A)2”) - this sub-area covers the existing Home Ownership Scheme development, Lung Hin Court. Development/redevelopment at this site should be restricted to a maximum domestic gross floor area of 11,100m², a maximum non-domestic gross floor area of 120m² and a maximum building height in terms of number of storeys as stipulated on the Plan.
- 8.2.2 To provide design flexibility for particular development, minor relaxation of the plot ratio, gross floor area and building height restrictions may be considered by the Board through the planning

permission system. Each application will be considered on its individual planning merits.

8.3 Residential (Group D) ("R(D)") : Total Area 5.98 ha

- 8.3.1 The planning intention of this zone is primarily for preservation of the general character of the domestic structures on stilts. It is also intended for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of these structures into permanent buildings, and for low-rise, low-density residential developments subject to planning permission from the Board.
- 8.3.2 The unique built form of the domestic structure on stilts along Tai O Creek together with waterway features embodies the identity of Tai O as a fishing village. Over 400 temporary domestic structures built on stilts under Government Land Licences (GLL) are administered by the Lands Department and/or the uses have been recorded by the Squatter Control Survey. The dimensions and height of these domestic structures on stilts vary and are specified on respective GLL. To preserve the old traditional village character and to blend in with the adjoining buildings in the Area, domestic structures on stilts upon redevelopment should be maintained to their original form. Redevelopment of an existing domestic structure on stilts is always permitted. The redeveloped domestic structures on stilts should be restricted to a maximum building height of 4.6m (excluding stilts) or the height of the existing building, whichever is the greater. The building height restriction is to ensure that the redevelopment is in line with the general building height of the existing domestic structures on stilts in the Area. Any redevelopment of domestic structure on stilts should have the consent of the Lands Department. Redevelopment of the existing domestic structure on stilts to other uses will be subject to planning permission. No new domestic structure on stilts is permitted under this zone.
- 8.3.3 To allow for improvement and upgrading, redevelopment of existing temporary structures including domestic structures on stilts into permanent buildings may be permitted on application to the Board. Replacement housing for temporary structures shall not result in a total redevelopment in excess of a maximum building area of 37.2m² and a maximum building height of 2 storeys (6m), or building area and height of the existing building, whichever is the greater.
- 8.3.4 Apart from the intention of residential upgrading, low-rise and low-density residential development may be permitted on application to the Board. Residential development other than New Territories Exempted House shall not result in a total development in excess of a maximum plot ratio of 0.4 and a maximum building height of 2 storeys (6m), or the plot ratio and height of the existing building, whichever is the greater. Generally, the applicant has to demonstrate to the Board,

amongst others, that the proposed development would have no or minimal adverse effects on the environment.

- 8.3.5 Minor relaxation of the plot ratio and building height restriction may be considered by the Board through the planning permission system. Each application will be considered on its individual planning merits.
- 8.3.6 Land zoned for such uses are mainly occupied by temporary structures clustered along the banks of Tai O Creek and located along Shek Tsai Po Street.

8.4 Village Type Development ("V") : Total Area 8.79 ha

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

8.5 Government, Institution or Community ("G/IC") : Total Area 5.31 ha

- 8.5.1 The planning intention of this zone is primarily for the provision of GIC facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.
- 8.5.2 The major existing GIC facilities under this zone include Tai O Jockey Club Clinic, Tai O community hall, an existing market, a telephone exchange and two toilets at Shek Tsai Po.

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

Board through the planning permission system. Each application will be considered on its individual planning merits.

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

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

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

- 8.7.1 The planning intention of this zone is primarily for recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the recreational developments may be permitted subject to planning permission. In order to retain the local village character, development/redevelopment should be restricted to a maximum plot ratio of 0.2 and a maximum building height in terms of number of storeys as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.
- 8.7.2 The former Tai O Public School and the former District Office Staff Quarters at Shek Tsai Po, being used as Shaolin Wushu Culture Centre for recreational activities and holiday camp, are under this zone. To promote the Area as a tourism node, a site to the east of Yim Tin Pok Temporary Playground is also reserved as a possible campsite / holiday accommodation under this zone.
- 8.7.3 To provide design flexibility for particular development, minor relaxation of the plot ratio and building height restrictions may be considered by the Board through the planning permission system. Each application will be considered on its individual planning merits.

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

This zone covers land annotated for the following specific uses:

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

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

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

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

8.9 Green Belt (“GB”) : Total Area 5.49 ha

- 8.9.1 The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone. The northern fringe of the Area covering the foothill of Fu Shan and a strip of land adjacent to the pond to the south of Tai O Road are zoned for this purpose.
- 8.9.2 As filling and/or excavation of land or diversion of stream may cause adverse drainage impacts on the adjoining areas and adverse impacts on the natural environment, permission from the Board is required for such activities except public works coordinated or implemented by Government, and maintenance or repair works.

8.10 Conservation Area (“CA”) : Total Area 4.02 ha

- 8.10.1 The planning intention of this zone is to conserve the ecological value of wetland and ponds which form an integral part of the wetland ecosystem. New development is discouraged unless it is required to support the conservation of the ecological integrity of the wetland ecosystem or the development is an essential infrastructure project with overriding public interest.
- 8.10.2 A sizable pond between Tai O Road and Tai O reedbed in the south is under this zone. It has high scenic and ecological value. It is hydrologically linked to the nearby stream and wetlands, and forms an integral part of the ecological system of the Area. Mature mangrove and mangrove associated species can be found along the border of this pond, which also provide an important resting and feeding ground for birds, particularly the wetland dependent species (e.g. ardeids, waders and kingfishers).
- 8.10.3 New residential development is not permitted under this zone. Redevelopment of existing houses may be permitted on application to the Board. The redevelopment of existing houses shall not result in a total redevelopment in excess of the plot ratio, site coverage and height of the house which was in existence on the date of the first publication of the OZP.
- 8.10.4 Filling of land/pond, excavation of land or diversion of stream may cause adverse drainage impacts on adjacent areas and adverse impacts on the natural environment. In view of the conservation value of the

area within this zone, permission from the Board is required for such works and related activities except maintenance and repair works.

9. COMMUNICATIONS

Road Network

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

Public Transport/Transport Provision

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

Footpath and Footbridge

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

10. UTILITY SERVICES

Sewerage and Drainage Systems

- 10.1 Under the existing sewerage and drainage systems, there are six pumping stations serving the Area. However, there is no public sewerage for the area now occupied by the domestic structures on stilts. New development should demonstrate that the proposal would not cause adverse drainage impact on the Area as well as include proper on-site sewage treatment facilities if required. Expansion, improvement and upgrading of the existing sewerage networks and provision of new sewerage network for Tai O are being examined in detail under the “Upgrading of Cheung Chau and Tai O Sewage Collection, Treatment and Disposal Facilities – Design and Construction” Study undertaken by the

Drainage Services Department. With the coordination of the CEDD, a new riverwall at Tai O Yat Chung has been constructed to prevent tidal flooding.

Water Supplies

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

Others

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

11. CULTURAL HERITAGE

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

12. IMPLEMENTATION

- 12.1 Although existing uses non-conforming to the statutory zonings are tolerated, any material change of use and any other development/redevelopment must be

always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Board. The Board has published a set of guidelines for the interpretation of existing use in the urban and new town areas. Any person who intends to claim an “existing use right” should refer to the guidelines and will need to provide sufficient evidence to support his claim. The enforcement of the zonings mainly rests with the Buildings Department, the Lands Department and various licensing authorities.

- 12.2 The Plan provides a broad land use framework within which detailed plans for the Area will be prepared. These detailed plans are used as the basis for public works planning and site reservation within the government departments. Disposal of sites is undertaken by the Lands Department. Public works projects are co-ordinated by the CEDD in conjunction with the client departments and the works departments, such as the Highways Department and the Architectural Services Department. In the course of implementation of the Plan, the Islands District Council would also be consulted as appropriate.
- 12.3 Planning applications to the Board will be assessed on individual merits. In general, the Board’s consideration of the planning applications will take into account all relevant planning considerations which may include the guidelines published by the Board. Guidelines published by the Board are available from the Board’s website, the Secretariat of the Board and the Technical Services Division of the Planning Department. Application forms and Guidance Notes for planning applications can be downloaded from the Board’s website and are available from the Secretariat of the Board, the Technical Services Division and the relevant District Planning Office of the Planning Department. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.