

**Islands District Council**  
**Paper No. IDC 7/2014**

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

**1. Purpose**

The purpose of this paper is to seek Members' views on the draft Tai O Town Centre Outline Zoning Plan (OZP) No. S/I-TOTC/E together with its Notes and Explanatory Statement (**Appendices I to III**).

**2. Background**

2.1 On 1.12.2009, 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 Town Planning Ordinance (the Ordinance), to prepare a statutory plan for the Tai O area.

2.2 The OZP for Tai O Town Centre is prepared with a view to providing a statutory planning framework to guide the long term development of the Town Centre area and preserve the rural character and the fishing village of Tai O. On 24.1.2014, the Board agreed that the draft Tai O Town Centre OZP No. S/I-TOTC/E was suitable for submission to the Islands District Council (IsDC) and the Tai O Rural Committee (TORC) for consultation. Views of the IsDC and the TORC on the draft OZP will be submitted to the Board for further consideration before the gazettal of the draft OZP under section 5 of the Ordinance.

**3. The Planning Scheme Area**

The Planning Scheme Area (the Area) covers a total area of about 46.14 ha in the north-western corner of Lantau. It is located about 9 km to the southwest of Tung Chung and about 14 km west of Mui Wo. The Area lies on a low-lying alluvial plain bounded by Fu Shan in the northwest, mangrove stands in the northeast and Tai O

reedbed in the south. The boundary of the Area is shown by a heavy broken line on the draft OZP.

#### **4. General Planning Intention**

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

#### **5. Land Use Zonings**

5.1 The recommendations of the “Study on Revitalization of Tai O” and the “Improvement Works for Tai O Facelift - Feasibility Study” and the current physical characteristics have been taken into account in the preparation of the draft OZP. The land use zonings on the draft OZP are listed in the following paragraphs.

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

5.2 The planning intention of the “C” zone is primarily for commercial developments, which may include shop, services, place of entertainment and eating place, serving the immediate neighbourhood. A site to the east of Tai O Jockey Club Clinic at Shek Tsai Po is under this zone to reflect the permitted use under lease. An unfinished structure has been standing on the site for years. Development/redevelopment at this site should be restricted to a maximum building height of 3 storeys to ensure that it is compatible with the local village character and the general building height of the Area.

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

5.3 The “R(A)” zone is intended for medium-density residential developments where commercial uses serving the residential neighbourhood are always permitted on the ground floor of a building or in the purpose-designed

non-residential portion of the existing building. This zone is divided into 2 sub-areas, “R(A)1” and “R(A)2”. The “R(A)1” site comprises an existing rural public housing estate, the Lung Tin Estate. To allow flexibility upon redevelopment in future as requested by the Housing Department, the “R(A)1” zone is subject to a maximum plot ratio of 1.1 and maximum building heights of 6 and 12 storeys. The “R(A)2” site comprises a residential development under Home Ownership Scheme known as Lung Hin Court. To reflect the existing development and the development parameters permitted under lease, the “R(A)2” zone is restricted to a maximum domestic gross floor area of 11,100 m<sup>2</sup>, a maximum non-domestic gross floor area of 120 m<sup>2</sup> and a maximum building height of 6 storeys.

“Residential (Group D)” (“R(D)”) : Total Area 5.98 ha

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

temporary structures shall not result in a total redevelopment of a maximum building area of 37.2m<sup>2</sup> and a maximum building height of 2 storeys (6m), or building area and height of the existing building, whichever is the greater. Residential development other than New Territories Exempted House is restricted to a maximum plot ratio of 0.4 and a maximum building height of 2 storeys (6m), or the plot ratio and height of the existing building, whichever is the greater.

“Village Type Development” (“V”) : Total Area 8.79 ha

- 5.7 The “V” zone is intended for the provision of land for the retention and expansion of existing villages as well as reservation of land for the reprovisioning of village houses affected by Government projects. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Existing village developments are clustered along Tai O Wing On Street, Tai O Tai Ping Street, Tai O Market Street, Kat Hing Street and Kat Hing Back Street and areas along Shek Tsai Po Street. Development/redevelopment within this zone should be restricted to a maximum building height of 3 storeys (8.23m) or the height of the existing building, whichever is the greater.

“Government, Institution or Community” (“G/IC”) : Total Area 5.31 ha

- 5.8 The “G/IC” zone is primarily for the provision of government, institution or community (GIC) facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments. The major existing GIC facilities under this zone include Tai O Jockey Club Clinic, Tai O community hall, an existing market, a telephone exchange, two toilets at Shek Tsai Po and three schools located at Tai O Market Street, Tai O Road and Wing On Street. The “G/IC” site to the north of Lung Tin Estate at Yim Tin is reserved for the development of an event space for community and cultural events, a coach park and a fire boat house. A refuse collection point is proposed to the south of the proposed coach park. The “G/IC” site at the end of Tai O Road is reserved for the development of an entrance plaza and a public transport terminus cum car park.

Development/redevelopment within this zone should be restricted to maximum building heights ranging from 1 to 5 storeys as stipulated on the OZP.

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

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

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

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

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

- 5.11 The Tai O Heritage Hotel is zoned OU” annotated “Historic Building Preserved for Cultural, Recreational and Commercial Uses”, which is intended to preserve, restore and adaptively re-use the historic Old Tai O Police Station at Shek Tsai Po Street into a heritage tourism attraction that would provide cultural,

recreational and commercial facilities for the enjoyment of local residents and tourists. The hotel has been in operation since March 2012. Any new development, or major addition, alteration and/or modification to, or any demolition of the facades and special architectural features of the existing building requires planning permission from the Board. No new development, or addition, alteration and/or modification to the existing building shall result in a total development in excess of the maximum building heights of 2 storeys and/or 29.5m above Principal Datum.

- 5.12 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.
- 5.13 A section of Shek Tsai Po Street along the waterfront leading to the pier at the western end of the OZP is zoned “OU” annotated “Promenade with Pier Landing Area”. It is mainly for leisure walking and serves as an easy access to the Area by water.

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

- 5.14 The “GB” 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. The northern fringe of the Area covering the foothill of Fu Shan and a strip of land adjacent to the pond to the south of Tai O Road are under this zone.

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

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

**6. Conclusion**

Members are invited to express their views on the draft Tai O Town Centre OZP No. S/I-TOTC/E and Members' views will be conveyed to the Board for consideration.

**7. Attachments**

Appendix I	Draft Tai O Town Centre Outline Zoning Plan No. S/I-TOTC/E
Appendix II	Notes of the Draft Tai O Town Centre Outline Zoning Plan No. S/I-TOTC/E
Appendix III	Explanatory Statement of the Draft Tai O Town Centre Outline Zoning Plan No. S/I-TOTC/E

**SAI KUNG AND ISLANDS DISTRICT PLANNING OFFICE**  
**PLANNING DEPARTMENT**  
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