

DRAFT TAI O FRINGE OUTLINE ZONING PLAN NO. S/I-TOF/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 “Conservation Area” or “Coastal Protection Area” :
- (a) maintenance, repair or demolition of a building;
 - (b) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, footpath, bus/public light bus stop or lay-by, cycle track, taxi rank, 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 “Conservation Area” or “Coastal Protection Area”,
- (a) the following uses or developments are always permitted:
 - (i) maintenance or repair of plant nursery, amenity planting, sitting out area, rain shelter, refreshment kiosk, road, watercourse, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, shrine and grave;
 - (ii) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and
 - (iii) provision of amenity planting by Government; and

- (b) the following uses or developments require permission from the Town Planning Board:

provision of plant nursery, amenity planting (other than by Government), sitting out area, rain shelter, refreshment kiosk, footpath, public utility pipeline, electricity mast, lamp pole, telephone booth and shrine.

- (10) In any area shown as 'Road', all uses or developments except those specified in paragraphs (8)(a) to (8)(d) and (8)(g) above and those specified below require permission from the Town Planning Board:

road and on-street vehicle park.

- (11) (a) Except in areas zoned "Conservation Area" or "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 (11)(a), and subject to temporary uses for open storage and port back-up purposes which are prohibited in areas zoned "Conservation Area" or "Coastal Protection Area", temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years, or refuse to grant permission.

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

- (12) 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.

- (13) In the "Undetermined" zone, all uses or developments except those specified in paragraphs (8) and (11)(a) above require permission from the Town Planning Board.

- (14) 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 TAI O FRINGE OUTLINE ZONING PLAN NO. S/I-TOF/B

Schedule of Uses

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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) # Place of Recreation, Sports or Culture Public Clinic Public Convenience Public Utility Installation # Religious Institution (not elsewhere specified) # Residential Institution # School # Shop and Services Social Welfare Facility # Utility Installation for Private Project

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

Eating Place
Library
School
Shop and Services

Planning Intention

The planning intention of this zone is to reflect existing recognized and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects. 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.

(Please see next page)

VILLAGE TYPE DEVELOPMENT (Cont'd)Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (except development or redevelopment to those annotated with #) shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23m) or the height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, whichever is the greater.
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (c) Any diversion of streams or filling of pond, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot	Columbarium
Broadcasting, Television and/or Film Studio	Correctional Institution
Educational Institution	Crematorium
Exhibition or Convention Hall	Eating Place
Field Study/Education/Visitor Centre	Funeral Facility
Government Refuse Collection Point	Helicopter Landing Pad
Government Use (not elsewhere specified)	Holiday Camp
Institutional Use (not elsewhere specified)	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)
Market	Place of Entertainment
Place of Recreation, Sports or Culture	Private Club
Public Clinic	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
Public Convenience	Residential Institution
Public Utility Installation	Sewage Treatment/Screening Plant
Public Vehicle Park (excluding container vehicle)	Shop and Services
Religious Institution	Utility Installation for Private Project
Rural Committee/Village Office	
School	
Service Reservoir	
Social Welfare Facility	
Training Centre	
Wholesale Trade	

This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.

(Please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (Cont'd)Remarks

- (a) On land designated "Government, Institution or Community", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height in terms of number of storeys as stipulated on the Plan, or the height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, whichever is the greater.
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (c) Any diversion of streams including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

OPEN SPACE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Barbecue Spot Field Study/Education/Visitor Centre Park and Garden Pavilion Pedestrian Area Picnic Area Playground/Playing Field Promenade Public Convenience Public Vehicle Park (for cycles only) Sitting Out Area	Eating Place Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Utility Installation Religious Institution Service Reservoir Shop and Services Tent Camping Ground Utility Installation for Private Project

Planning Intention

This zone is intended primarily for the provision of outdoor open-air space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

Remarks

Any diversion of streams including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

OTHER SPECIFIED USES

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Military Use" only

Military Use

Government Use

Public Utility Installation

Utility Installation for Private Project

Planning Intention

This zone is intended to designate land for military use.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For "Cemetery" Only</u>	
Columbarium	Public Utility Installation
Crematorium	Religious Institution
Funeral Facility	Utility Installation for Private Project
Government Refuse Collection Point	
Government Use (not elsewhere specified)	
Grave	
Public Convenience	

Planning Intention

This zone is intended to designate land for cemetery and related uses.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 2 storeys, 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.

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OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Sewage Treatment Works" Only

Sewage Treatment Works

Government Use (not elsewhere specified)
Public Utility InstallationPlanning Intention

This zone is intended to designate land for sewage treatment works.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 2 storeys 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.

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 Nature Reserve Nature Trail On-Farm Domestic Structure Picnic Area Public Convenience Tent Camping Ground Wild Animals Protection Area	Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) 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) Public Utility Installation Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Religious Institution Rural Committee/Village Office School 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 topography and natural vegetation as well as to provide passive recreational outlets. There is a general presumption against development within this zone.

Remarks

Any diversion of streams, filling of land/pond or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

CONSERVATION AREA

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use (other than Plant Nursery) Nature Reserve Nature Trail On-Farm Domestic Structure Wetland habitat Wild Animals Protection Area	Field Study/Education/Visitor Centre Government Use (not elsewhere specified) House (Redevelopment only) Public Convenience Public Utility Installation Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Tent Camping Ground

Planning Intention

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

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

Remarks

- (a) No redevelopment, including alteration and/or modification, of an existing house shall result in a total redevelopment in excess of the plot ratio, site coverage and height of the house which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan.
- (b) Any diversion of streams, filling of land/pond or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes, shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

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) Public Convenience Public Utility Installation Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation

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.
- (b) Any diversion of streams, filling of land/pond or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes, shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

DRAFT TAI O FRINGE OUTLINE ZONING PLAN NO. S/I-TOF/B

EXPLANATORY STATEMENT

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EXPLANATORY STATEMENT

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DRAFT TAI O FRINGE OUTLINE ZONING PLAN NO. S/I-TOF/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 Tai O Fringe Outline Zoning Plan (OZP) No. S/I-TOF/B. 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)(b) of the Town Planning Ordinance (the Ordinance), to prepare a draft plan designating the Tai O Fringe area as a development permission area (DPA).
- 2.2 On 4 June 2010, the draft Tai O Fringe DPA Plan No. DPA/I-TOF/1 was exhibited for public inspection under section 5 of the Ordinance. During the exhibition period, 9 representations were received. When the representations were published, 2 comments were received. After giving consideration to the representations and comments on 3 December 2010, the Board decided not to uphold the representations.
- 2.3 On 5 July 2011, the Chief Executive in Council, under section 9(1)(a) of the Ordinance, approved the draft Tai O Fringe DPA Plan, which was subsequently renumbered as DPA/I-TOF/2. On 23 September 2011, the approved Tai O Fringe DPA Plan No. DPA/I-TOF/2 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.4 On 13 January 2013, 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 Tai O Fringe area.
- 2.5 On XX XX 2013, the draft Tai O Fringe OZP No. S/I-TOF/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 Tai O Fringe area so that development and redevelopment within the Tai O Fringe 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 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 and the road alignments and boundaries between the land-use zones may be subject to minor alterations as detailed planning proceeds.

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.
- 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 area of about 186.62 hectares. It is bounded by the Lantau North Country Park in the east and south, natural coastline in the north and west. It includes a major part of Tai O Island which is separated by Tai O River from Lantau Island. The Tai O village proper, Shek Tsai Po and Yim Tin residential area in the middle are outside the Area. The boundary of the Area is shown by a heavy broken line on the Plan.
- 5.2 The Area is rural and natural in character comprising mainly mangroves, streams, wetland, woodlands, fallow agricultural land, historic buildings and rural village houses. The natural habitats in the south and along the banks of Tai O River support various species of birds, freshwater fish, invertebrates, mangroves and plants. Some of them are rare species, which are worthy of conservation.
- 5.3 Leung Uk Tsuen is the only recognized village in Tai O. Besides, there are other village settlements at San Tsuen, Nam Chung, Fan Kwai Tong and Wang Hang. Village houses are at most 3 storeys in height. Some of them are either in dilapidated condition or left vacant interspersed in the village clusters. Tai O has a strong religious tradition and there are temples and a monastery scattered within the Area. There are basically no significant economic activities in the Area.

- 5.4 The periphery of the Area consists of hilly terrain of Tsim Fung Shan in the south, Sze Shan to the east and Fu Shan to the north, which is covered with a diversity of woodland, shrubland, grassland, and scenic coastlines. The ridgelines of these mountains provide a scenic backdrop for the developments at the foothills and valley floor. The surrounding areas have virtually remained in a natural state and provide habitats for a range of flora and fauna species, some of which are unique to Lantau and the Territory.

6. POPULATION

According to the 2011 Census, the total population within the Area was about 230 persons. It is expected that the total planned population of the Area would be about 380 persons.

7. OPPORTUNITIES AND CONSTRAINTS

7.1 Opportunities

7.1.1 Conservation Potential

- (a) Completely surrounded by the Lantau North Country Park and the sea, the Area is naturally an integral part of the nature system of its surrounding areas. It comprises a diversity of woodland, shrubland, grassland, streams, ponds and riparian areas which are of very high ecological and conservation value. Especially worth mentioning are the ecologically sensitive areas which include the streamcourses, mangrove replanting area, reedbeds and woodlands.
- (b) The Yeung Hau Temple at Po Chue Tam, which is a Grade 1 historic building, and Tin Hau Temple at San Tsuen are temples of significance to the villagers not only because of their historical value but they also act as attraction nodes for visitors from local and overseas.
- (c) Salt production in Tai O was one of the earliest industrial activities recorded in Hong Kong. The salt pans in the Area are amongst the few remaining salt fields in Hong Kong. As such, they have significant value to the study of Hong Kong's early industry. Based on the recommendations of the "Study on Restoration of Disused Salt Pans in Tai O", an opportunity may exist to re-establish a small scale salt production facility via a "salt panning demonstration area". With proper instructions and guidance, visitors coming to the "salt panning demonstration area" could be given a basic knowledge of the manufacturing process and the history of the salt industry in Hong Kong.

7.1.2 Tourism and Recreation Potential

- (a) The Area contains a variety of both territorial and coastal habitats which are of high scenic, ecological, and recreational values. These habitats include boulder shores, mudflats, salt pans, streamcourses and mangroves. Together with the Lantau North Country Park, the Area has high potential to develop its eco-tourism.
- (b) The offshore waters of Tai O are home to a considerable number of Chinese White Dolphin, which is the mascot of the Hong Kong SAR. Chinese White Dolphins are commonly sighted in the Area, mainly in waters to the north of Fu Shan. Dolphin watching tours could be organized as the sea off Tai O is one of the few good places for viewing the Chinese White Dolphin from both land and boat.

7.2 Constraints

7.2.1 Limited Road Access

Development of south Lantau, including the Area, is severely constrained by the limited capacity of the road network. Despite the improved accessibility in recent years e.g. the opening of the new Tung Chung Road, the numbers of vehicles in south Lantau is restricted under the Closed Road Permit System in order not to overload the capacity of road network in south Lantau.

7.2.2 Geotechnical Constraint

The area is mainly surrounded by natural slopes which are subject to potential landslide hazards. There is recorded history of landslides, especially the Area was hard hit by rainstorm in June 2008. Substantive landslide preventive measures and slope maintenance works have been undertaken in the Area. For new development in the Area, a natural terrain hazard study may need to be carried out and Geotechnical Engineering Office of the CEDD should be consulted.

7.2.3 Burial Grounds

In addition to Tai O Cemetery, large portion of the area at Fu Shan, foothill of Cheung Shan and Tsim Fung Shan are traditional permitted burial grounds. They have been in existence for many years, which are considered as an existing use and intended for burial places of deceased indigenous villagers in the Area.

7.2.4 Limited Sewerage Capacity

Insufficient municipal sewage treatment facilities limit the scope of large-scale developments in the Area. Sewage is discharged by on-site systems. Any increase in population or number of visitors to the Area

may require upgrading of the sewage treatment plant or the provision of additional facilities.

7.2.5 Limited Water Supply

An increase in population and visitor to the Area will have implications in terms of potable water resources. With a view that the existing service reservoir will be upgraded and expanded, the future demand would have no significant adverse impacts on the planned facilities. However, the capacity of the existing delivery main to the Area would need to be increased together with the expansion of the service reservoir.

8. GENERAL PLANNING INTENTION

- 8.1 The general planning intention of the Area is to conserve the areas of high ecological significance, to protect the rural and natural character as well as to maintain the unique landscape character and cultural heritage of the Area. To cater for the existing villages, land is also reserved for Small House development by indigenous villagers.
- 8.2 In the designation of various zones in the Area, consideration has been given to protect the natural habitats of high ecological significance in the Area such as the large stretch of undisturbed woodlands, streams, disused saltpans, wetlands, mangrove stand and Tai O reedbed, etc. Fallow agricultural land and ponds are retained to protect the rural character of the Area.

9. LAND-USE ZONINGS

9.1 "Village Type Development" ("V"): Total Area 6.57 ha

- 9.1.1 The planning intention of this zone is to reflect existing recognized and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects. 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 Board.
- 9.1.2 Leung Uk Tsuen is the only recognized village in the Area. Besides, there are other village settlements at San Tsuen, Nam Chung, Fan Kwai Tong and Wang Hang. The "V" zone is drawn up having regard to the 'village environs', the local topography, the existing land-use, the site constraints, the outstanding Small House applications, as well as the Small House demand forecast. Areas of difficult terrain, potential

natural terrain hazards, dense vegetation, conservation value, and burial grounds are excluded.

- 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 first publication in the Gazette of the notice of the draft DPA plan, whichever is the greater.
- 9.1.4 To provide flexibility for particular development, 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 As diversion of streams or filling of pond may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such works and related activities except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works.

9.2 “Government, Institution or Community” (“G/IC”): Total Area 3.80 ha

- 9.2.1 The planning intention of this zone is primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.
- 9.2.2 The major public utility services under this zone include an existing water treatment works and a service reservoir at the hillslope to the southeast of San Tsuen and a sewage pumping station at Po Chue Tam. Land has been reserved for the expansion of the existing water treatment works and its related facilities including additional service reservoir(s) to serve the local needs.
- 9.2.3 There are 3 temples together with a monastery within this zone. They are Yeung Hau Temple (Grade I historic building) at Po Chue Tam, Tin Hau Temple at San Tsuen facing Tai O Bay, Wah Kwong Temple and Lung Ngam Monastery at Wang Hang.
- 9.2.4 Other sites under this zone include an automatic weather station on a hilltop of Fu Shan, a drug addiction treatment centre adjacent to the sewage pumping station at Po Chue Tam and 3 public toilets which are located at Nam Chung, Leung Uk Tsuen and Kat Hing Back Street near Po Chue Tam respectively.

- 9.2.5 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 a maximum building height as stipulated on the Plan or the height of the building which was in existence on the date of first publication in the Gazette of the notice of the draft DPA plan, whichever is the greater.
- 9.2.6 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.
- 9.2.7 As diversion of streams may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such works and related activities except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works.

9.3 “Open Space” (“O”): Total Area 0.75 ha

- 9.3.1 This zone is intended primarily for the provision of outdoor open-air space for active and/or passive recreational uses serving the needs of local residents as well as the general public.
- 9.3.2 There are 2 sitting-out areas in the vicinity of Po Chue Tam, one adjoining Yeung Hau Temple and the other one with barbecue facilities at Kat Hing Back Street. Two other children playgrounds are also under this zone, one located at Leung Uk Tsuen whilst the other near Hang Mei along Tai O Road. Land in front of Tin Hau Temple is also zoned “O” to safeguard the “fung shui” corridor and to enhance the settings of the temple.
- 9.3.3 A public promenade is provided along the seawall at the western waterfront. It connects with the public transport terminal and extends southward to Nam Chung.
- 9.3.4 As diversion of streams may cause adverse drainage impacts on adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such works and related activities except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works.

9.4 “Other Specified Uses” (“OU”): Total Area 3.25 ha

This zone covers the following specific annotated uses.

9.4.1 Military Use

This zone is intended to designate land for military use. At present, there are an existing military site, a watch tower and a helicopter landing pad located on the hill of Fu Shan.

9.4.2 Cemetery

This zone is intended to designate land for cemetery and related uses. The Tai O Cemetery, which is a gazetted cemetery located on the hillslopes to the north-east of Sun Ki Street, is zoned “OU” annotated “Cemetery”. Development within this zone is subject to a maximum building height of 2 storeys or the height of the building which was in existence on the date of first publication in the Gazette of the notice of the draft DPA plan, whichever is the greater. To provide flexibility for particular development, 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.

9.4.3 Sewage Treatment Works

This zone is intended to designate land for sewage treatment works. It covers an existing sewage treatment plant and its adjoining areas proposed for expansion at the natural coastline in the north of Tai O Island. To minimize visual intrusion, the maximum height for building in this zone is restricted to 2 storeys or the height of the building which was in existence on the date of the first publication of the draft DPA plan, whichever is the greater. To provide flexibility for particular development, 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.

9.5 “Undetermined” (“U”): Total Area 1.16 ha

9.5.1 Part of an area to the east of Sun Ki Street is intended for the “Salt Panning Demonstration Area” to promote heritage education and visitor attractions of Tai O. However, the Study on Restoration of Disused Salt Pans in Tai O commissioned by the Civil Engineering and Development Department has not been completed and the design details of the “Salt Panning Demonstration Area” have not been finalized yet. Pending the finalization of the study, the area is zoned “Undetermined”.

9.5.2 Under the “Undetermined” zone, except those permitted under the covering Notes, all uses or developments require permission from the Board. Project proponent is required to submit appropriate assessments to demonstrate that the proposed developments would have no adverse landscape, environmental and ecological impacts on the area and its surroundings for the Board’s consideration.

9.6 “Green Belt” (“GB”): Total Area 124.47 ha

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

9.6.2 It mainly includes areas covered with fallow agricultural land, hillslopes, natural vegetations and small streams. Areas adjoining Leung Uk Tsuen are put under this zone. It forms a buffer area between the Tai O reedbed and village type development in Leung Uk Tsuen. Traditional burial grounds on the hillslopes of Fu Shan, Wang Hang and Nam Chung are within this zone. They have been in existence for many years, which are considered as an existing use and intended for burial places of deceased indigenous villagers in the Area. To respect the local ritual and tradition, burial activities within this zone are generally tolerated. Burial activities should be confined within the designated grounds and any encroachments onto the natural areas should be avoided.

9.6.3 As diversion of streams, filling of land/pond or excavation of land may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such works and related activities except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works.

9.7 "Conservation Area" ("CA"): Total Area 36.58 ha

9.7.1 This zone is intended to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment such as Country Park from the adverse effects of development. There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted. The scenic and ecologically sensitive areas should be protected against any diversion of streams, land/pond filling and land excavation.

9.7.2 This zone includes patches of woodland in Po Chue Tam behind Yeung Hau Temple. The adjacent agricultural land, mangrove, marsh and ponds fall within this zone.

9.7.3 It also covers an extensive area to the east of Sun Ki Street which comprises abandoned salt pans, marsh and fishponds. A number of rare avifauna including Schrenck's Bittern (*Ixobrychus eurhythmus*) and Pheasant-tailed Jacana (*Hydrophasianus chirurgus*) have been recorded in the area. These areas are also important feeding and roosting grounds for birds.

9.7.4 The area east of Lung Tin Estate comprises mangrove stand and wetlands.

- 9.7.5 A sizable area at Leung Uk Tsuen includes a large, inundated bed of reed grass (*Phragmites australis*) and some woodland at the foothill of Tsim Fung Shan, commonly known as Tai O reedbed. It is one of the largest *Phragmites* beds in Hong Kong. A damselfly of conservation importance, the Four-spot Midget (*Mortonagrion hirosei*), has also been recorded in the reedbed.
- 9.7.6 The area along Tai O River next to Hang Mei comprises natural river bank with riparian vegetation, typical mangrove species and woodland.
- 9.7.7 The Tai O Mangrove Replanting Area (MRA) to the west of the Tai O reedbed is also zoned "CA". The MRA was created from disused salt-pans so as to compensate for the loss of mangroves due to the development of the Hong Kong International Airport and related developments in North Lantau. The replanted mangrove has high ecological value. It is diverse in macro-invertebrates such as Fiddler crab and gastropod species, and is establishing as a feeding and roosting ground for birds, particularly the wetland dependent species (e.g. ardeids, waders and kingfishers).
- 9.7.8 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.
- 9.7.9 Works relating to diversion of streams, filling of land/pond or excavation of land may cause adverse drainage impacts on adjacent areas and adverse impacts on the natural environment. In view of the conservation value of the area within this zone, permission from the Board is required for such works and related activities.
- 9.8 "Coastal Protection Area" ("CPA"): Total Area 6.71 ha
- 9.8.1 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.

- 9.8.2 A long strip of coastline to the north of Tai O Island, including the unique rocky feature of Old Man Rock, and another coastal strip to the east of Po Chue Tam are put under this zoning.
- 9.8.3 Works relating to diversion of streams, filling of land/pond or excavation of land may cause adverse drainage impacts on adjacent areas and adverse impacts on the natural environment. In view of the conservation value of the area within this zone, permission from the Board is required for such activities.
- 9.8.4 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.

10. COMMUNICATIONS

10.1 Road Network and Footpath

A very small part of the Area is accessible from Tai O Road leading from Keung Shan Road, South Lantau Road and Tung Chung Road. Most parts of the Area are overgrown with vegetation and are inaccessible, whilst some parts may be accessible only by village accesses and walking trails. 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. A few off-street car parks are provided along Tai O Road. There is no plan to further extend the existing road network in the Area.

10.2 Public Transport

A very small part of the Area could be accessible by buses and taxis with ancillary ferry services. Three regular bus services from Tai O to Ngong Ping, Tung Chung, and Mui Wo are provided. Based on passenger demand and requests, three special routes are also provided between Tai O and these three places. There are ferry services plying between Tuen Mun and Tai O via Tung Chung and Sha Lo Wan.

11. UTILITY SERVICES

11.1 Sewage Treatment

The existing sewerage and drainage systems in the Area are not adequate. New development should therefore demonstrate that the proposal would not cause adverse drainage impact on the Area as well as include proper on-site sewage treatment facilities. Expansion, improvement and upgrading of the existing sewerage networks at Tai O 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.

11.2 Others

There are overhead lines/underground cables, telephone network, water supply within some parts and in the vicinity of the Area.

12. CULTURAL HERITAGE

Tai O Site of Archaeological Interest and Tai O Fu Shan Site of Archaeological Interest are located within the Area. Within the boundary of the Plan, there are two historic buildings i.e. Yeung Hau Temple (Grade 1) and Fong Bin Yuen (Grade 3). All the sites of archaeological interest and graded historic buildings/structures 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, graded historic buildings/structures and their immediate environs. If disturbance of the sites of archaeological interest and sites 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 the AIA under the Antiquities and Monuments Ordinance (Cap. 53). A proposal of the AIA shall be submitted to the AMO for agreement prior to applying for a licence.

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, the programme for the provision of infrastructure within the Area including improvement of sewerage facilities and expansion of service reservoir is under planning.
- 13.3 Minor improvement works, e.g. laying of utility services and signage, will be implemented through the Public Works Programme and the Rural Public Works as and when resources are available.

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 which may include the departmental outline development plans/layout plans, and the guidelines published by the Board. The outline development plans/layout plans are available for public inspection at the Planning Department. Guidelines published by the Board are available from the Board's website, the Secretariat of the Board and the Technical Services Division of the Planning Department. Application forms and Guidance Notes for planning applications can be downloaded from the Board's website and are available from the Secretariat of the Board, the Technical Services Division and relevant District Planning Office of the Planning Department. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.
- 14.4 Any development, other than those referred to in paragraph 14.1 above or in conformity with this Plan or with the permission of the Board, undertaken or continued on or after 4 June 2010 on land included in a plan of the Tai O Fringe DPA may be subject to enforcement proceedings under the Ordinance. Any diversion of streams, filling of land/pond or excavation of land in the relevant zones on or after the exhibition of the specific plan referred to in the Notes of the relevant zones without the permission from the Board may also be subject to enforcement proceedings.