

Islands District Council
Paper No. IDC 16/2013

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

1. Purpose

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

2. Background

2.1 Pursuant to section 20(5) of the Town Planning Ordinance (the Ordinance), the Tai O Fringe Development Permission Area (DPA) Plan is effective only for a period of 3 years until 4.6.2013. As such, an OZP has to be prepared to replace the DPA Plan in order to maintain statutory planning control over the Tai O Fringe area upon expiry of the DPA Plan.

2.2 On 13.1.2013, under the power delegated by the Chief Executive, the Secretary for Development directed the Town Planning Board (the Board), under section 3(1)(a) of the Ordinance, to prepare an OZP to cover the Tai O Fringe area. On 1.2.2013, the Board agreed that the draft Tai O Fringe OZP No. S/I-TOF/B was suitable for submission to the Islands District Council (IsDC) and the Tai O Rural Committee (TORC) for consultation. Prior to the gazettal of the draft OZP under section (5) of the Ordinance, views of the IsDC and the TORC on the draft OZP will be submitted to the TPB for further consideration,

3. The Planning Scheme Area

The Planning Scheme Area (the Area) covers a total 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. 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 draft OZP.

4. General Planning Intention

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.

5. Land Use Zonings

5.1 In the process of preparing the draft OZP, departments concerned have been consulted and building height restriction has been incorporated into “Government, Institution or Community” zone. The land use zonings on the draft OZP are listed in the following paragraphs.

5.2 “Conservation Area” (“CA”) : Total Area 36.58 ha

The planning intention of the “CA” zone is 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. The “CA” zones in the Area include patches of woodland in Po Chue Tam, an extensive area comprising abandoned salt pans and fishponds to the east of Sun Ki Street, mangrove stands east of Lung Tin Estate, the natural river bank next to Hang Mei, the Tai O Reedbed to the north of Leung Uk Tsuen and the Tai O Mangrove Replanting Area to the west of the Tai O Reedbed.

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

The “GB” 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. Areas adjoining Lantau North Country Park and Tai O Reedbed and other areas covered with fallow agricultural land, hillslopes, burial grounds, natural vegetations and small streams are under this zone.

5.4 “Coastal Protection Area” (“CPA”) : Total Area 6.71 ha

The “CPA” 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. A long strip of natural 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 zone.

5.5 “Village Type Development” (“V”) : Total Area 6.57 ha

The “V” zone intends 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 covers the recognized Leung Uk Tsuen and other village settlements at San Tsuen, Nam Chung, Fan Kwai Tong and Wang Hang.

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

The “G/IC” 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. Existing GIC facilities in the Area include an existing water treatment works and a service reservoir at the hillslope to the southeast of San Tsuen, a sewage pumping station and a drug addiction treatment centre at Po Chue Tam, an automatic weather station at Fu Shan and Lung Ngam Monastery at Wang Hang. Existing temples and toilets are also put under this zone. 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.

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

The “O” zone is intended 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. This zone includes sitting-out

areas in the vicinity of Po Chue Tam, children playgrounds at Leung Uk Tsuen and Hang Mei, a public promenade along the seawall of the Mangrove Replanting Area and land in front of Tin Hau Temple and Yeung Hau Temple.

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

To reflect their corresponding uses, the “OU” zone includes the Tai O Cemetery, a sewage treatment works at the natural coastline in the north of Tai O Island and a military site, namely the Tai O Barracks, at Fu Shan.

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

Since the Study on Restoration of Disused Salt Pans in Tai O commissioned by CEDD has not yet been completed, the “U” zone is retained for part of an area to the east of Sun Ki Street intended for the “Salt Panning Demonstration Area” to promote heritage education and visitor attractions of Tai O.

6. **Conclusion**

Members are requested to express their views on the draft Tai O Fringe OZP No. S/I-TOF/B and Members’ views will be conveyed to the Board for consideration.

7. **Attachments**

Appendix I	Draft Tai O Fringe Outline Zoning Plan No. S/I-TOF/B
Appendix II	Notes of the Draft Tai O Fringe Outline Zoning Plan No. S/I-TOF/B
Appendix III	Explanatory Statement of the Draft Tai O Fringe Outline Zoning Plan No. S/I-TOF/B

SAI KUNG AND ISLANDS DISTRICT PLANNING OFFICE
PLANNING DEPARTMENT
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