

Islands District Council Paper No. IDC 77/2014

Draft Tai O Town Centre Outline Zoning Plan No. S/I-TOTC/1

1. Purpose

The purpose of this paper is to seek Member' views on the draft Tai O Town Centre Outline Zoning Plan (OZP) No. S/I-TOTC/1 together with its Notes and Explanatory Statement (ES) (**Annexes I to III**).

2. Background

- 2.1 On 1 December 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.
- 2.3 The draft OZP was preliminarily considered and agreed by the Board on 24 January 2014. The draft OZP was submitted to the Tai O Rural Committee (Tai O RC) and the Islands District Council (IsDC) for consultation on 20 February 2014 and 24 February 2014 respectively. Views of the IsDC and the Tai O RC together with other public comments on the draft OZP were then submitted to the TPB for further consideration on 4 July 2014. After considering all the views and comments received, the Board decided to publish the draft OZP under section 5 of the Ordinance. The two-month statutory procedure on the exhibition of the draft OZP for public inspection is commenced.

3. The Planning Scheme Area

- 3.1 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.

4. General Planning Intention

- 4.1 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. 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.
- 4.2 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 According to the draft OZP, about 0.18 ha (0.39%) of land is zoned “Commercial” for commercial developments, which may include shop, services, place of entertainment and eating place, serving the neighbourhood and the visitors; about 3.98 ha (8.63%) of land is zoned “Residential (Group A)” for medium-density residential developments, with three sub-zones covering Lung Tin Estate, Lung Hin Court and Tin Lee Court respectively; about 6.02 ha (13.05%) of land is zoned “Residential (Group D)” for preservation of the general character of the domestic structures on stilts; about 8.77 ha (19.01%) of land is zoned “Village Type Development” 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; about 5.35 ha (11.6%) of land is zoned “Government, Institution or Community” for the provision of GIC facilities serving the needs of the local residents and/or a wider district, region or the territory, with two sub-areas covering the fire stations with fire services rescue training tower; about 2.76 ha (5.98%) of land is zoned “Open Space” 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; about 1.37 ha (2.97%) of land is zoned “Recreation” for recreational developments for the use of the

general public; about 1.11 ha (2.41%) of land is zoned “Other Specified Uses” to reflect specific uses; about 5.6 ha (12.14%) of land is zoned “Green Belt” 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; and about 4 ha (8.67%) of land is zoned “Conservation Area” for conserving the ecological value of wetland and ponds which form an integral part of the wetland ecosystem.

6. Advice Sought

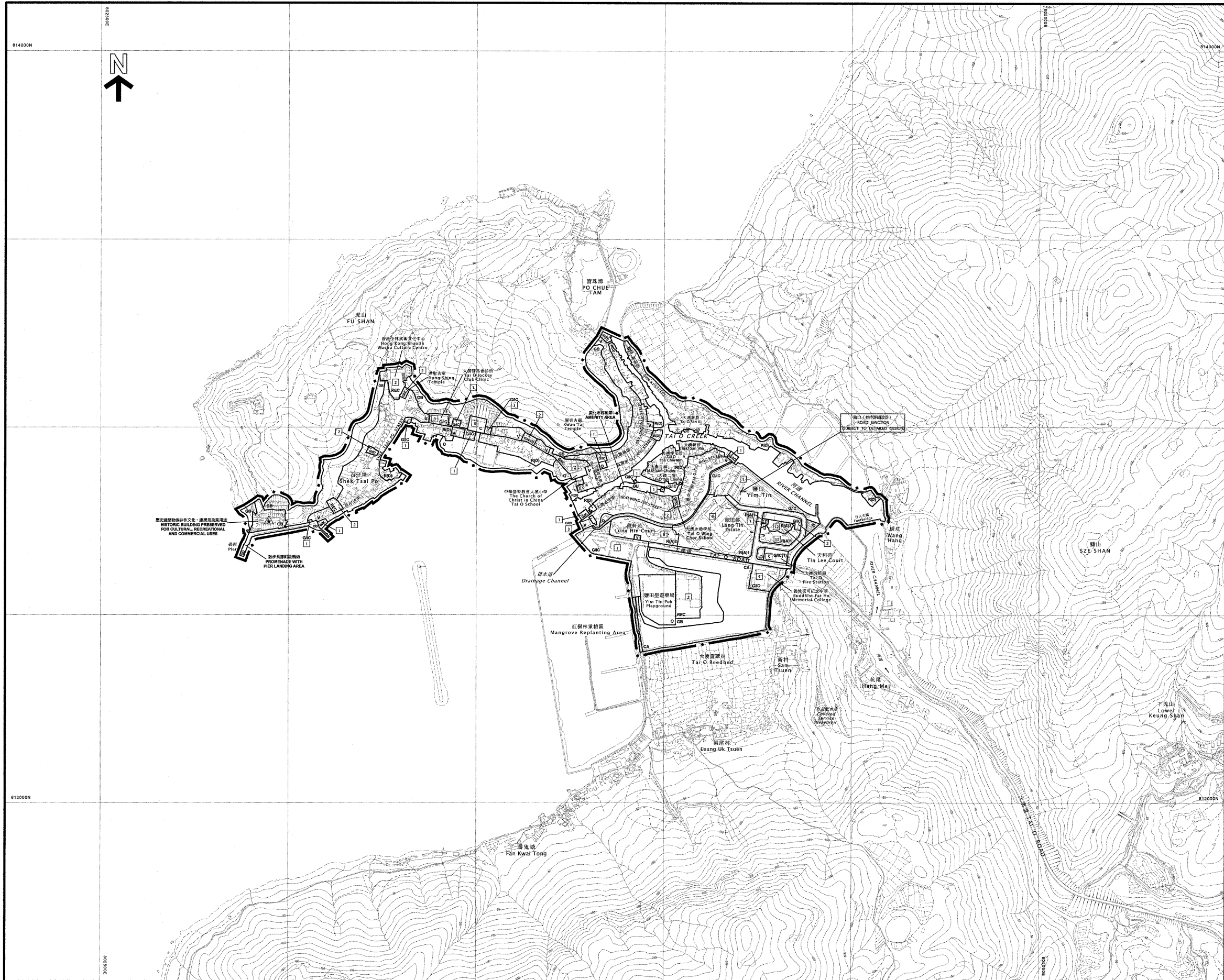
- 6.1 Pursuant to section 5 of the Ordinance, the draft Tai O Town Centre OZP No. S/I-TOTC/1 together with the Notes and the ES (**Annexes I to III**) is exhibited for public inspection for a period of two months from 25 July 2014 to 25 September 2014. During this exhibition period, any person may make written representation to the Board in respect of the draft OZP. The address and email address of the Board is as follows:

Address: 15/F, North Point Government Offices
333 Java Road, North Point, Hong Kong
Email: tpbpd@pland.gov.hk

7. Attachments

Annex I	Draft Tai O Town Centre OZP No. S/I-TOTC/1
Annex II	Notes of the Draft Tai O Town Centre OZP No. S/I-TOTC/1
Annex III	Explanatory Statement of the Draft Tai O Town Centre OZP No. S/I-TOTC/1

SAI KUNG AND ISLANDS DISTRICT PLANNING OFFICE
PLANNING DEPARTMENT
AUGUST 2014



圖例
NOTATION

ZONES		地帶
COMMERCIAL	C	商業
RESIDENTIAL (GROUP A)	RA(A)	住宅 (甲類)
RESIDENTIAL (GROUP D)	RD(D)	住宅 (丁類)
VILLAGE TYPE DEVELOPMENT	V	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	G/IC	政府、機構或社區
OPEN SPACE	O	休憩用地
RECREATION	REC	康樂
OTHER SPECIFIED USES	OU	其他指定用途
GREEN BELT	GB	綠化地帶
CONSERVATION AREA	CA	自然保育區

COMMUNICATIONS		交通
MAJOR ROAD AND JUNCTION		主要道路及路口

MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
MAXIMUM BUILDING HEIGHT RESTRICTION AS STIPULATED ON THE NOTES		《註釋》內訂明最高建築物高度限制
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	2	最高建築物高度 (樓層數目)

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分率 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分率	
COMMERCIAL	0.18	0.39	商業
RESIDENTIAL (GROUP A)	3.98	8.63	住宅 (甲類)
RESIDENTIAL (GROUP D)	6.02	13.05	住宅 (丁類)
VILLAGE TYPE DEVELOPMENT	8.77	19.01	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	5.35	11.60	政府、機構或社區
OPEN SPACE	2.76	5.98	休憩用地
RECREATION	1.37	2.97	康樂
OTHER SPECIFIED USES	1.11	2.41	其他指定用途
GREEN BELT	5.60	12.14	綠化地帶
CONSERVATION AREA	4.00	8.87	自然保育區
DRAINAGE CHANNEL	0.20	0.43	排水道
RIVER CHANNEL	5.45	11.81	河道
MAJOR ROAD ETC.	1.35	2.91	主要道路等
TOTAL PLANNING SCHEME AREA	46.14	100.00	規劃範圍總面積

夾附的《註釋》屬這份圖則的一部分
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN

香港城市規劃委員會依據城市規劃條例擬備的大澳市中心分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
TAI O TOWN CENTRE - OUTLINE ZONING PLAN

SCALE 1:5000 比例尺
METRES 100 0 200 400 600 800 METRES

2014年7月25日 按照城市規劃條例第5條展示的
草圖
DRAFT PLAN EXHIBITED UNDER SECTION 5 OF THE TOWN
PLANNING ORDINANCE ON 25 JULY 2014

Raymond LEE 李啟榮
SECRETARY 城市規劃委員會秘書
TOWN PLANNING BOARD

規劃署遵照城市規劃委員會指示擬備
PREPARED BY THE PLANNING DEPARTMENT UNDER
THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號
PLAN No. S/I-TOTC/1

DRAFT TAI O TOWN CENTRE OUTLINE ZONING PLAN NO. S/I-TOTC/1

(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)
 - (a) No action is required to make the existing use of any land or building conform to this Plan until there is a material change of use or the building is redeveloped.
 - (b) Any material change of use or any other development (except minor alteration and/or modification to the development of the land or building in respect of the existing use which is always permitted) or redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Town Planning Board.
 - (c) For the purposes of subparagraph (a) above, “existing use of any land or building” means –
 - (i) before the publication in the Gazette of the notice of the first statutory plan covering the land or building (hereafter referred as ‘the first plan’),
 - a use in existence before the publication of the first plan which has continued since it came into existence; or
 - a use or a change of use approved under the Buildings Ordinance which relates to an existing building; and
 - (ii) after the publication of the first plan,
 - a use permitted under a plan which was effected during the effective period of that plan and has continued since it was effected; or
 - a use or a change of use approved under the Buildings Ordinance which relates to an existing building and permitted under a plan prevailing at the time when the use or change of use was approved.

- (4) 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.
- (5) Road junctions, alignments of roads, and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.
- (6) Temporary uses (expected to be 5 years or less) of any land or building are always permitted as long as they comply with any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, and there is no need for these to conform to the zoned use or these Notes. For temporary uses expected to be over 5 years, the uses must conform to the zoned use or these Notes.
- (7) 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 (8) in relation to areas zoned “Conservation Area”:
- (a) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, road, bus stop or lay-by, cycle track, taxi rank, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;
 - (b) 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
 - (c) maintenance or repair of watercourse and grave.
- (8) In areas zoned “Conservation 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; and
 - (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
 - (b) the following uses or developments require permission from the Town Planning Board:

provision of plant nursery, amenity planting, sitting out area, rain shelter, refreshment kiosk, footpath, public utility pipeline, electricity mast, lamp pole,

telephone booth and shrine.

- (9) In any area shown as 'Road', all uses or developments except on-street vehicle park and those specified in paragraph (7) above require permission from the Town Planning Board.
- (10) 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.

- (11) In these Notes,

"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 TOWN CENTRE OUTLINE ZONING PLAN
NO. S/I-TOTC/1

Schedule of Uses

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COMMERCIAL

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Commercial Bathhouse/ Massage Establishment	Broadcasting, Television and/or Film Studio
Eating Place	Flat
Educational Institution	Government Refuse Collection Point
Exhibition or Convention Hall	House
Government Use (not elsewhere specified)	Residential Institution
Hotel	
Institutional Use (not elsewhere specified)	
Library	
Office	
Place of Entertainment	
Place of Recreation, Sports or Culture	
Private Club	
Public Clinic	
Public Convenience	
Public Utility Installation	
Recyclable Collection Centre	
Religious Institution	
School	
Shop and Services	
Social Welfare Facility	
Training Centre	
Utility Installation for Private Project	

Planning Intention

This zone is intended primarily for commercial developments, which may include shop, services, place of entertainment and eating place, serving the neighbourhood and the visitors.

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 in terms of number of storeys as stipulated on the Plan, or the height of the existing building, 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.

RESIDENTIAL (GROUP A)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat Government Use (not elsewhere specified) House Library Market Place of Recreation, Sports or Culture Public Clinic Public Vehicle Park (for cycles only) Residential Institution Social Welfare Facility Utility Installation for Private Project	Eating Place Educational Institution Exhibition or Convention Hall Government Refuse Collection Point Hotel Institutional Use (not elsewhere specified) Office Place of Entertainment Private Club Public Convenience Public Utility Installation Religious Institution School Shop and Services Training Centre

In addition, the following uses are always permitted (a) on the ground floor of a building; or (b) in the purpose-designed non-residential portion of an existing building:

Eating Place
Educational Institution
Institutional Use (not elsewhere specified)
Office
Place of Entertainment
Private Club
Public Convenience
Recyclable Collection Centre
School
Shop and Services
Training Centre

Planning Intention

This zone is intended 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.

(please see next page)

RESIDENTIAL (GROUP A) (Cont'd)Remarks

- (a) On land designated “Residential (Group A)1”, 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 plot ratio of 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.
- (b) On land designated “Residential (Group A)2”, 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 domestic gross floor area (GFA) of 11,100m², a maximum non-domestic GFA of 120m² and a maximum building height in terms of number of storeys as stipulated on the Plan, or the GFA and height of the existing building, whichever is the greater.
- (c) On land designated “Residential (Group A)3”, 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 domestic GFA of 5,300m², a maximum non-domestic GFA of 95m² and a maximum building height in terms of number of storeys as stipulated on the Plan, or the GFA and height of the existing building, whichever is the greater.
- (d) In determining the maximum plot ratio/GFA for the purposes of paragraphs (a) to (c) above, any floor space that is constructed or intended for use solely as plant room and caretaker’s office, or caretaker’s quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (e) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/GFA/building height restrictions stated in paragraphs (a) to (c) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP D)

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	Eating Place
Domestic Structure on Stilts (Redevelopment only)	Flat
Government Use (Police Reporting Centre, Post Office only)	Government Refuse Collection Point
House* (Redevelopment; Addition, Alteration and/or Modification to existing house only)	Government Use (not elsewhere specified)#
On-Farm Domestic Structure	House (not elsewhere specified)
Public Vehicle Park (for cycles only)	Institutional Use (not elsewhere specified)#
Rural Committee/Village Office	Library
	Market
	Place of Recreation, Sports or Culture
	Public Clinic
	Public Convenience
	Public Utility Installation #
	Recyclable Collection Centre
	Religious Institution #
	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

*excluding Domestic Structure on Stilts

Planning Intention

This zone is intended primarily for preservation of the 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 existing temporary structures into permanent buildings, and for low-rise, low-density residential developments subject to planning permission from the Town Planning Board.

(please see next page)

RESIDENTIAL (GROUP D) (cont'd)Remarks (cont'd)

- (a) No redevelopment of an existing domestic structure on stilts shall result in a total redevelopment in excess of a maximum building height of 4.6m (excluding stilts) or the height of the existing building, whichever is the greater.
- (b) No addition, alteration and/or modification to or in-situ redevelopment of an existing temporary structure or an existing building (except to 'New Territories Exempted House' or to those annotated with #), other than those to which paragraph (a) above shall apply, shall result in a total development and/or redevelopment in excess of a maximum building area of 37.2m² and a maximum building height of 2 storeys (6m), or the building area and height of the existing building, whichever is the greater.
- (c) No development including redevelopment for 'Flat' and 'House' (except 'New Territories Exempted House') uses, other than those to which paragraphs (a) and (b) above shall apply, shall result in a development and/or redevelopment 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.
- (d) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/building height restrictions stated in paragraphs (a) and (c) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

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	Eating Place
Government Use (Police Reporting Centre, Post Office only)	Flat
House (New Territories Exempted House only)	Government Refuse Collection Point
On-Farm Domestic Structure	Government Use (not elsewhere specified)#
Public Vehicle Park (for cycles only)	Hotel (Holiday House only)
Religious Institution	House (not elsewhere specified)
(Ancestral Hall only)	Institutional Use (not elsewhere specified)#
Rural Committee/Village Office	Market
	Place of Recreation, Sports or Culture
	Private Club
	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

This zone is intended 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 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 existing building, 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.

GOVERNMENT, INSTITUTION OR COMMUNITY

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	Eating Place (not elsewhere specified)
Broadcasting, Television and/or Film Studio	Funeral Facility
Eating Place (Canteen, Cooked Food Centre only)	Helicopter Landing Pad
Educational Institution	Helicopter Fuelling Station
Exhibition or Convention Hall	Holiday Camp
Field Study/Education/Visitor Centre	Hotel
Government Refuse Collection Point	House
Government Use (not elsewhere specified)	Marine Fuelling Station
Hospital	Office
Institutional Use (not elsewhere specified)	Petrol Filling Station
Library	Place of Entertainment
Market	Private Club
Pier	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
Place of Recreation, Sports or Culture	Refuse Disposal Installation (Refuse Transfer Station only)
Public Clinic	Residential Institution
Public Convenience	Sewage Treatment/Screening Plant
Public Transport Terminus or Station	Shop and Services
Public Utility Installation	Utility Installation for Private Project
Public Vehicle Park (excluding container vehicle)	
Recyclable Collection Centre	
Religious Institution	
Research, Design and Development Centre	
Rural Committee/Village Office	
School	
Social Welfare Facility	
Training Centre	
Wholesale Trade	

Planning Intention

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) Except as otherwise provided in paragraphs (b) and (c) below, 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 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.
- (b) On land designated “Government, Institution or Community (1)”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building, except a fire services rescue training tower of a height of not exceeding 33m, 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 existing building, whichever is the greater.
- (c) On land designated “Government, Institution or Community (2)”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building, except a fire services rescue training tower of a height of not exceeding 16m, 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 existing building, whichever is the greater.
- (d) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraphs (a) to (c) above may be considered by the Town Planning Board on application 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
Aviary 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 Pier Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (not elsewhere specified and excluding container vehicle) Religious Institution 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 public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

RECREATION

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	Animal Boarding Establishment
Barbecue Spot	Broadcasting, Television and/or Film Studio
Field Study/Education/Visitor Centre	Eating Place
Government Use (Police Reporting Centre only)	Flat
Holiday Camp	Golf Course
On-Farm Domestic Structure	Government Refuse Collection Point
Picnic Area	Government Use (not elsewhere specified)
Place of Recreation, Sports or Culture	Helicopter Landing Pad
Public Convenience	Hotel
Public Vehicle Park (for cycles only)	House
Tent Camping Ground	Place of Entertainment
	Private Club
	Public Utility Installation
	Public Vehicle Park (not elsewhere specified and excluding container vehicle)
	Religious Institution
	Residential Institution
	Shop and Services
	Theme Park
	Utility Installation for Private Project
	Zoo

Planning Intention

This zone is intended 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.

(please see next page)

RECREATION (cont'd)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 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.
- (b) In determining the maximum plot ratio for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, caretaker's office and caretaker's quarters, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application 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
<u>For “Historic Building Preserved for Cultural, Recreational and Commercial Uses” Only</u>	
Eating Place	Educational Institution
Education Centre/Visitor Centre	Government Use (not elsewhere specified)
Exhibition or Convention Hall	Office
Government Use (Police Reporting Centre, Post Office only)	Private Club
Hotel	Public Utility Installation
Library	Religious Institution
Place of Entertainment	School
Place of Recreation, Sports or Culture	Social Welfare Facility
Public Convenience	Utility Installation for Private Project
Shop and Services (excluding Motor-vehicle Showroom)	

Planning Intention

This zone is intended to preserve, restore and adaptive 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.

Remarks

- (a) 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 permission from the Town Planning Board under section 16 of the Town Planning Ordinance.
- (b) 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 29.5m above Principal Datum, or the height of the existing building, whichever is the greater.
- (c) Based on the individual merits of a development proposal, minor relaxation of the building height restriction stated in paragraph (b) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(please see next page)

OTHER SPECIFIED USES (Cont'd)

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

For "Amenity Area" Only

Amenity Area

Government Use (not elsewhere specified)
 Public Utility Installation
 Utility Installation for Private Project

Planning Intention

This zone is intended primarily for the provision of amenity and landscaping.

For "Promenade with Pier Landing Area" Only

Promenade
 Pier

Government Use (not elsewhere specified)
 Public Utility Installation
 Utility Installation for Private Project

Planning Intention

This zone is intended to designate land for a promenade with pier.

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	Animal Boarding Establishment
Barbecue Spot	Broadcasting, Television and/or Film Studio
Government Use (Police Reporting Centre only)	Columbarium (within a Religious Institution or extension of existing Columbarium only)
Nature Reserve	Crematorium (within a Religious Institution or extension of existing Crematorium only)
Nature Trail	Field Study/Education/Visitor Centre
On-Farm Domestic Structure	Flat
Picnic Area	Government Refuse Collection Point
Public Convenience	Government Use (not elsewhere specified)
Tent Camping Ground	Holiday Camp
Wild Animals Protection Area	House
	Place of Recreation, Sports or Culture
	Public Utility Installation
	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
	Religious Institution
	Residential Institution
	School
	Service Reservoir
	Social Welfare Facility
	Utility Installation for Private Project

Planning Intention

This zone is intended 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.

Remarks

Any filling or excavation of land or diversion of stream, 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 or repair 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 Tai O Town Centre Outline Zoning 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 (Fish Pond Culture only)	Field Study /Education/Visitor Centre
Nature Reserve	Government Refuse Collection Point
On-Farm Domestic Structure	Government Use (not elsewhere specified)
Wetland Habitat	House (Redevelopment only)
Wild Animals Protection Area	Nature Trail
	Public Convenience
	Public Utility Installation

Planning Intention

This zone is intended 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.

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 Tai O Town Centre Outline Zoning Plan.
- (b) Any filling of land/pond, excavation of land or diversion of stream, 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 maintenance or repair 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 Tai O Town Centre Outline Zoning Plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

DRAFT TAI O TOWN CENTRE OUTLINE ZONING PLAN
NO. S/I-TOTC/1

EXPLANATORY STATEMENT

DRAFT TAI O TOWN CENTRE OUTLINE ZONING PLAN
NO. S/I-TOTC/1

EXPLANATORY STATEMENT

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DRAFT TAI O TOWN CENTRE OUTLINE ZONING PLAN
NO. S/I-TOTC/1

(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/1. 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 25 July 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 area of about 46.14 ha 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 along 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 neighbourhood and the visitors.
- 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 3 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 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 is 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.

- (c) “Residential (Group A)3” (“R(A)3”) – this sub-area covers the Home Ownership Scheme, Tin Lee Court. Development/redevelopment at this site is restricted to a maximum domestic gross floor area of 5,300m², a maximum non-domestic gross floor area of 95m² 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 6.02 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. About 500 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 is 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 structures 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 (other than domestic structures on stilts) 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 the 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 8.77 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 is 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 5.35 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 is 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, Yim Tin Pok 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 is 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 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 shutters 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 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 5.60 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 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 4.00 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 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.