

**Islands District Council Paper**  
**No. IDC 28/2015**

**Draft Po Toi Islands Outline Zoning Plan No. S/I-PTI/1**

**1. Purpose**

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

**2. Background**

2.1 Pursuant to section 20(5) of the Town Planning Ordinance (the Ordinance), the Po Toi Islands Development Permission Area (DPA) Plan is effective only for a period of 3 years until 2 March 2015. An OZP has to be prepared to replace the DPA Plan to maintain statutory planning control over the Po Toi Islands areas upon expiry of the DPA Plan.

2.2 The draft OZP was preliminarily considered and agreed by the Town Planning Board (the Board) on 5 December 2014. The draft OZP was submitted to the Lamma Island (South) Committee (LISRC) and the Islands District Council (IsDC) for consultation on 12 December 2014 and 15 December 2014 respectively. As suggested by Ms. YUE Lai-fun, Member of IsDC, another meeting with LISRC was held on 23.1.2015. In response to the local residents' request, a meeting with the local residents of Po Toi was also held on 30.1.2015 to listen to their concerns on the draft OZP. Views of the LISRC and IsDC together with other public comments on the draft OZP were then submitted to the Board for further consideration on 13 February 2015. After considering all the views and comments received, the Board agreed to publish the draft OZP under section 5 of the Ordinance. On 27 February 2015, the draft OZP was gazetted and was exhibited for two months for public inspection.

**3. The Planning Scheme Area**

The Area covers a total area of about 550ha. It comprises a group of islands located at the southern-most of Hong Kong, which include mainly Po Toi (about 369ha), Mat Chau (about 3ha), Beaufort Island (about 120ha), Sung Kong (about 48ha) and

Waglan Island (about 10ha). According to the 2011 Census, the existing population of the Area, all of which are at Po Toi is about 50. Within the Area, Po Toi, is considered having high conservation value as it is a crucial re-fuelling stop for migratory birds, an important habitat of the Romer's Tree Frog (*Liuixalus romeri*, 盧氏小樹蛙) and has assemblies of over 60 species of butterflies. The Area also has high landscape value. The boundary of the Area is shown by a heavy broken line on the Plan.

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

The general planning intention for the Area is to conserve the areas of high ecological significance, and to protect the unique landscape, rural and natural characters of the Area. Due consideration to the conservation of the ecologically and environmentally sensitive areas, such as Po Toi, when development in or near the Area is proposed. It is also intended to provide appropriate planning control for, inter alia, development of education and recreational facilities with overnight accommodation, low-rise, low density residential development, as well as improvement and upgrading of existing temporary structures through redevelopment of existing temporary structures into permanent buildings.

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

According to the draft OZP, about 0.48ha (0.09%) of land is zoned "Residential (Group D)" ("R(D)") for improvement and upgrading of existing temporary structures through redevelopment of existing temporary structures into permanent buildings; about 0.74ha (0.13%) of land is zoned "Village Type Development" ("V") for designating both existing recognized villages and areas of land considered suitable for village expansion; about 0.24ha (0.04%) of land is zoned "Government, Institution or Community ("G/IC") for the provision of government, institution or community (GIC) facilities serving the needs of the local residents and/or a wider district, region or the territory; about 0.06ha (0.01%) of land is zoned "Open Space" ("O") 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 0.07ha (0.01%) of land is zoned "Other Specified Use" ("OU") annotated 'Pier' covering two existing piers at Tai Wan of Po Toi village and the other at Wanglan Island; about 150.2ha (27.33%) of land with natural vegetation, woodland, hilly terrain, hillside shrubland and grassland, is zoned "Green Belt" ("GB") to protect existing green areas and preserve the hilly terrain; about 30.43ha (5.54%) of land, mainly covering the coastal areas along the islands, which primarily consist of coastal vegetation, rocky and

boulder costs, is zoned “Coastal Protection Area” (“CPA”) to conserve the Area’s natural coastlines and sensitive coastal natural environment; and about 367.45ha (66.85%) of land is zoned “Conservation Area” (“CA”) to protect and retain the existing natural landscape, ecological and topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment from the adverse effects of development.

**6. Advice Sought**

Pursuant to section 5 of the Ordinance, the draft Po Toi Islands OZP No. S/I-PTI/1 together with the Notes and the ES (**Annexes I to III**) is exhibited for public inspection for a period of two months from 27 February 2015 to 27 April 2015. 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 are as follows:

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

**7. Attachments**

<b>Annex I</b>	Draft Po Toi Islands OZP No. S/I-PTI/1
<b>Annex II</b>	Notes of the Draft Po Toi Islands OZP No. S/I-PTI/1
<b>Annex III</b>	Explanatory Statement of the Draft Po Toi Islands OZP No. S/I-PTI/1

**SAI KUNG AND ISLANDS DISTRICT PLANNING OFFICE**  
**PLANNING DEPARTMENT**  
**MARCH 2015**