

**Islands District Council Paper No. IDC 75/2015**

**Draft Yi O Outline Zoning Plan No. S/I-YO/B**  
(7.9.2015)

**1. Purpose**

The purpose of this paper is to seek Member' views on the draft Yi O Outline Zoning Plan (OZP) No. S/I-YO/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 current Yi O Development Permission Area (DPA) Plan is effective only for a period of three years until 23.11.2015. As such, an OZP has to be prepared to replace the DPA Plan in order to maintain statutory planning control over the Yi O area upon expiry of the DPA Plan.

2.2 On 14.8.2015, the Town Planning Board (the Board) agreed that the draft Yi O OZP No. S/I-YO/B was suitable for submission to the Islands District Council (IsDC) and the Tai O Rural Committee (Tai O RC) for consultation. Views of the IsDC and the Tai O RC on the draft OZP will be submitted to the TPB for further consideration prior to the gazettal of the draft OZP under section 5 of the Ordinance.

**3. The Planning Scheme Area**

The Planning Scheme Area (the Area) covers Yi O and a site at Nga Ying Kok with a total area of about 23.34 ha. The Yi O area (about 23.05 ha), surrounded by the Lantau North and Lantau South Country Parks on three sides, with the remaining side fronting to Yi O Bay, is one of the sea bays along the north-western coast of Lantau Island. The site at Nga Ying Kok (about 0.29 ha), located to the north of Yi O, is enclosed by the Lantau North Country Park on the east, south and west and fronting the sea to the north.

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

- 4.1 The general planning intention of the Area is to protect its high conservation and landscape value and the rural settings which complement the overall natural character and the landscape beauty of the surrounding Lantau North and Lantau South Country Parks and to make provision for future Small House development for the indigenous villagers of the Area.
- 4.2 In designation of various land use zones in the Area, consideration has been given to protect the natural habitats in the Area such as the wooded areas which form a continuous stretch of well-established vegetation with those located in the adjoining Lantau North and Lantau South Country Parks and natural streams. Active and fallow agricultural land is retained in view of the good potential for agricultural use.

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

- 5.1 In the process of preparing the draft OZP, the Tai O RC and departments concerned, including Agriculture, Fisheries and Conservation Department (AFCD), Environmental Protection Department (EPD) and Lands Department (LandsD), have been consulted. The land use zonings on the draft OZP are listed in the following paragraphs.
- 5.2 “Village Type Development” (“V”) : Total Area 0.34 ha

The planning intention of this zone is to designate both existing recognized villages and areas of land considered suitable for village expansion. Yi O Village (also known as Yi O San Tsuen) is the only recognized village within the Area and is largely abandoned. The boundaries of “V” zone are drawn up around existing clusters having regard to existing building structures, ‘village environs’, approved Small House applications, outstanding Small House application, building lots, local topography, site characteristics and estimated Small House demand. Areas of dense vegetation, active agricultural land, ecologically sensitive areas and streamcourses have been avoided where possible. The “V” zone for Yi O Village would be able to accommodate a total of 13 houses to cater for the Small House demand.

5.3 “Agriculture” (“AGR”) : Total Area 4.84 ha

This zone is intended primarily to retain and safeguard good quality agricultural land/farm for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. Active agricultural activities are found around Yi O Village and to the north of Yi O Kau Tsuen. In addition, some abandoned agricultural land, grassland and wetland plants are found along the trail from Yi O Kau Tsuen to the mouth of the valley and its estuary. The abandoned agricultural land has good potential for rehabilitation for cultivation and other agricultural purposes.

5.4 “Green Belt” (“GB”) : Total Area 16.78 ha

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

5.4.2 The “GB” zone covers the natural vegetated areas which consist of streamcourses and woodlands. Most of the woodlands and areas adjoining the Lantau North and Lantau South Country Parks are within this zone.

5.5 “Coastal Protection Area” (“CPA”) : Total Area 1.38ha

5.5.1 The planning intention of this zone is 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.

- 5.5.2 This zone covers the coastal areas along the eastern side of Yi O Bay and the estuary of Yi O stream to the Yi O Bay, which primarily consist of mudflat, rocky shore, mangrove and coastal plants.

**6. Advice Sought**

Members are requested to express their views on the draft Yi O OZP No. S/I-YO/B and Members' views will be conveyed to the Board for consideration.

**7. Attachments**

<b>Appendix I</b>	Draft Yi O OZP No. S/I-YO/B
<b>Appendix II</b>	Notes of the Draft Yi O OZP No. S/I-YO/B
<b>Appendix III</b>	Explanatory Statement of the Draft Yi O OZP No. S/I-YO/B

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