

(Translation)

Minutes of Special Meeting of Islands District Council

Date : 21 September 2015 (Monday)

Time : 2:45 p.m.

Venue : Conference Room, Islands District Council, 14/F, Harbour Building,
38 Pier Road, Central, Hong Kong.

Present

Chairman

Mr CHOW Yuk-tong, BBS

Vice-Chairlady

Ms CHAU Chuen-heung, BBS, JP

Members

Mr YUNG Chi-ming, BBS

Mr CHAN Lin-wai

Mr CHEUNG Fu

Mr WONG Hon-kuen, Ken

Mr FAN Chi-ping

Mr LOU Cheuk-wing

Mr WONG Man-hon

Ms YU Lai-fan

Ms LEE Kwai-chun

Ms YUNG Wing-sheung, Amy

Mr WONG Fuk-kan, Rainbow

Mr LO Kwong-shing , Andy

Mr TANG Ka-piu, Bill, JP

Mr KWONG Koon-wan

Mr YU Chun-cheung, Peter

Ms TSANG Sau-ho, Josephine

Mr YU Hon-kwan, Randy, JP

Mr LAI Tsz-man

Mr CHOW Ho-ding, Holden

Attendance by Invitation

Mr CHUNG Man-kit, Ivan	District Planning Officer (Sai Kung & Islands), Planning Department
Ms LAM Sau-ha	Senior Town Planner/ Islands 3, Planning Department
Mr CHAN Ka-ho, Kelvin	Town Planner/ Islands 1, Planning Department

In Attendance

Ms TSANG Hiu-tung, Josephine	Assistant District Officer (Islands)1, Islands District Office
Ms HUI Yuen-mei, May	Senior Liaison Officer (1) , Islands District Office

Secretary

Ms CHAN Sum Sum, Candy	Senior Executive Officer (District Council), Islands District Office
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Assistant Secretaries

Mr SEE MOLINA Peter Jame	Executive Officer I(District Council), Islands District Office
Ms WONG Tan-lam, Connie	Executive Officer (District Council)1, Islands District Office
Mr TAM Chung-hin, Ryan	Executive Officer (District Council)2, Islands District Office
Mr SZE Man-kong, Vincent	Executive Assistant (District Council), Islands District Office

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### **Welcoming remarks**

The Chairman welcomed members and representatives of the government departments to the special meeting.

- I. Matters arising from meeting held on 7 September 2015-Draft Yi O Outline Zoning Plan No. S/I-YO/B  
(Paper IDC 75/2015)

2. The Chairman said members had given consent at the meeting on 7 September 2015 to hold a special meeting today to continue with the discussion of the item. He introduced the guests who attended the meeting to expound the Paper: Mr CHUNG Man-kit, Ivan, District Planning Officer (Sai Kung & Islands), Ms LAM

Sau-ha, Senior Town Planner/ Islands and Mr CHAN Ka-ho, Kelvin, Town Planner/ Islands of Planning Department (PlanD).

(Ms YUNG Wing-sheung, Amy and Mr YU Chun-cheung, Peter joined the meeting during discussion of the agenda item.)

3. Mr Ivan CHUNG said members had, at the last meeting on September 7, requested PlanD to consult Tai O Rural Committee (Tai O RC) before consulting the Islands District Council (IDC). PlanD met Tai O RC and Indigenous Inhabitant Representative of Yi O Village (Yi O Village Representative) on September 15 and 18 respectively and listened to their views on the Draft Yi O Outline Zoning Plan (OZP). Concerns were raised over infrastructure, road connection, water supply, sewerage treatment, village type development zone (V Zone), as well as the impacts of planning of green belts and coastal protection areas on private land. Written submission was filed to IDC by Yi O Village Representative. PlanD would consolidate the views collected and discuss with the relevant departments, and then report to the Town Planning Board (TPB).

4. Mr LOU Cheuk-wing said that various views were given on the OZP during the meetings between the representatives of PlanD and Tai O RC and Yi O Village Representative. He requested the views be incorporated into the OZP, including:

- (a) planning of a vehicular access between Tai O and Yi O;
- (b) planning of a pier for passenger and cargo use since there was no vehicular access to Yi O;
- (c) planning of water supply system to cater for the needs arising from agricultural rehabilitation and growth of population in future;
- (d) land reservation for sewerage facilities to cope with the future growth of population in Yi O;
- (e) more land should be reserved for small house development in view of insufficient land within the V zone;
- (f) rezoning of “Coastal Protection Area” to “Agriculture” to facilitate agricultural development;
- (g) retaining the village environs of Yi O Village as demarcated in 1979;  
and
- (h) against zoning of private agricultural lands to “Green Belt” to avoid affecting the agricultural/village rehabilitation programmes in Yi O.

5. Mr YU Hon-kwan, Randy declared interest as his relative by marriage owned land in Yi O. Although he would not express his views on the issue, he hoped that planning would be people-oriented and take into consideration the views of rural people and the right of villagers, in addition to those living in the city. He said that for land covered by OZP, application had to be made, even for those always permitted uses. The procedures involved were so complex and approval was not easily obtained. He also hoped that the original land use would be respected when planning was conducted.
6. The Vice-Chairlady CHAU Chuen-heung said that detailed opinions on the OZP had been given by Tai O RC and Yi O Village Representative and hoped that PlanD would consider them thoroughly and respond to the aspirations.
7. Ms LEE Kwai-chun hoped that PlanD would pay heed to the residents' views.
8. Mr CHEUNG Fu enquired why Yi O Kau Tsuen was not included in the OZP.
9. Mr Ivan CHUNG responded as follows:
- (a) under the prevailing policy, the country park enclaves were subject to Government regulation either by incorporation into the country parks or through statutory town plans. The enclaves in Yi O would be incorporated in the OZP. Since Yi O Kau Tsuen fell within the boundary of country park, it would not be covered by the OZP to avoid duplicate regulation; and
  - (b) PlanD would follow up the written submissions of Tai O RC and the Yi O Village Representative and study with the relevant departments for refinement of the OZP.
10. Mr CHEUNG Fu proposed to extend the V Zone to cater for villagers' need.
11. Mr LOU Cheuk-wing enquired how Tai O RC and the villagers knew whether their views were adopted or amendments were made to the OZP.

12. Mr Ivan CHUNG said that after consolidating the views of IDC and RC, PlanD would discuss with the relevant departments if amendments to the OZP would be required or not. The views collected and the OZP would then be submitted to TPB for further consideration. The papers of the open meetings of TPB were available for public inspection. The department would inform RC later how to access such documents.

13. Mr CHEUNG Fu requested PlanD to amend the OZP for presentation to RC and IDC first and then submit it to TPB for consideration.

14. Mr WONG Hon-kuen, Ken enquired whether the land currently within the V Zone was all under private ownership or if some was government land.

15. Mr Ivan CHUNG said that there was private as well as government land within the proposed V Zone, and the planning of V Zone would take into consideration various factors including the village environs, existing house clusters, local topography, etc. The OZP was at the consultation stage and the views collected would be conveyed to TPB truthfully. Subject to the agreement of TPB, the OZP would be published and exhibited in accordance with the Town Planning Ordinance. Members of the public could then submit representations and comments.

16. The Chairman requested the relevant departments to consider the views of members and the residents.

17. There being no other business, the meeting was adjourned at 3:07 p.m.

Islands District Council Secretariat  
December 2015