

Islands District Council
Paper IDC 48/2017

Draft Tai Ho Outline Zoning Plan No. S/I-TH/1

1. Purpose

The purpose of this paper is to brief Member on the draft Tai Ho Outline Zoning Plan (OZP) No. S/I-TH/1 (**Appendix I**) together with its Notes (**Appendix II**) and Explanatory Statement (ES) (**Appendix III**).

2. Background

2.1 Pursuant to section 20(5) of the Town Planning Ordinance (the Ordinance), the Tai Ho Development Permission Area (DPA) Plan is effective only for a period of 3 years until 28 March 2017. As such, an OZP has to be prepared to replace the DPA Plan in order to maintain statutory planning control over the Tai Ho areas (the Area) upon expiry of the DPA Plan.

2.2 On 24 October 2016, the Town Planning Board (the Board) agreed that the draft Tai Ho OZP No. S/I-TH/B was suitable for submission to the Islands District Council (IsDC) and Mui Wo Rural Committee (MWRC) for consultation. IsDC and MWRC with local villagers were consulted on the draft OZP at their meetings on 19.12.2016 and 15.11.2016, 7.12.2016 & 21.12.2016 respectively. Views of the IsDC and the MWRC together with other public comment (including green/concern group) on the draft OZP as well as the proposed amendments on the draft OZP taking into account the departmental comments were then submitted to the Board for further consideration on 10 March 2017. After considering all the views and comments received, the Board agreed to publish the draft OZP under section 5 of the Ordinance. On 24 March 2017, the draft OZP was gazetted and was exhibited for two months for public inspection.

3. The Planning Scheme Area

3.1 The Area covers a total area of about 230 hectares (ha) including about 32 ha of water body (Tai Ho Wan). It is located to the east of Tung Chung New Town Extension (TCNTE) Area and is separated by the mountain ridges of Por Kai Shan within Lantau North (Extension) Country Park. The Area mainly consists of Tai Ho valley, which comprises Tai Ho Wan, village settlements,

agricultural land, the natural vegetated areas including woodland, shrubland, streams etc. and several pieces of isolated vegetated upland areas on the eastern and southern sides, i.e. Tin Liu, Hung Fa Ngan, A Po Long and Wong Kung Tin.

4. General Planning Intention

The general planning intention for the Area is to conserve the Area's outstanding natural landscape with unique scientific and ecological values in safeguarding the natural habitat and natural system of the wider area and to preserve historical artifacts, local culture and traditions of the villages. Due consideration should be given to the conservation of the ecologically and environmentally sensitive areas, such as Tai Ho Stream SSSI, when development in or near the Area is proposed. Small House development in recognised villages will be consolidated at suitable locations to preserve the rural character of the Area.

5. Land Use Zonings

- 5.1 About 6.54 ha of the land is zoned "Village Type Development" to cover both existing recognised villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers.
- 5.2 About 0.31 ha of the land is zoned "Government, Institution or Community", which 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. This zone covers existing GIC facilities including the two public toilets located at Pak Mong and Ngau Kwu Long, Luk Hop Yuen Temple on the eastern side of Tai Ho Wan and the abandoned school site in Pak Mong.
- 5.3 To define the limits of development areas by natural features and to preserve the existing natural landscape as well as to provide passive recreational outlets, about 166.70 ha of land is zoned "Green Belt". This zone mainly covers agricultural land, hillslopes, natural vegetation and small streams in Tai Ho valley, Hung Fa Ngan, A Po Long and Wong Kung Tin.
- 5.4 About 4.20 ha of land is zoned "Coastal Protection Area", which 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. It may also cover areas which serve as natural protection areas sheltering nearby developments against the effects of coastal erosion. This zone covers the coastal areas along Tai Ho Wan which primarily consist of coastal vegetation, tidal mudflats, rocky boulder coasts and part of the mangrove on the western side of Tai Ho Stream's estuary

- 5.5 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 SSSI or Country Park from the adverse effects of development, about 15.41 ha of land is zoned "Conservation Area". This zone covers buffers on both sides of Tai Ho Stream SSSI and a patch of mature woodland at the south of Pak Mong village.
- 5.6 About 4.64 ha of land is zoned "SSSI", which is intended to conserve and protect the features of special scientific interest such as rare or particular species of fauna and flora and their habitats which are designated as SSSI. This zone covers the designated Tai Ho Stream SSSI, which has an area of about 5 hectares covering a natural stream with several tributaries running from upland to the lowland estuary.

6. Exhibition of the Draft Tai Ho OZP

Pursuant to section 5 of the Ordinance, the draft Tai Ho OZP No. S/I-TH/1 together with the Notes and the ES is exhibited for public inspection for a period of two months from 24 March 2017 to 24 May 2017. 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: Town Planning Board Secretariat
15/F, North Point Government Offices
333 Java Road, North Point, Hong Kong
Email: tpbpd@pland.gov.hk

7. Attachments

Appendix I	Draft Tai Ho OZP No. S/I-TH/1
Appendix II	Notes of the Draft Tai Ho OZP No. S/I-TH/1
Appendix III	Explanatory Statement of the Draft Tai Ho OZP No. S/I-TH/1

**SAI KUNG AND ISLANDS DISTRICT PLANNING OFFICE
PLANNING DEPARTMENT
APRIL 2017**