

TOWN PLANNING BOARD

TPB PAPER NO. 10057

**FOR CONSIDERATION BY
THE TOWN PLANNING BOARD ON 11.12.2015**

**PROPOSED AMENDMENTS TO
THE DRAFT PO TOI ISLANDS OUTLINE ZONING PLAN (OZP) NO. S/I-PTI/1
ARISING FROM THE CONSIDERATION OF REPRESENTATIONS AND COMMENTS
ON THE DRAFT PO TOI ISLANDS OZP NO. S/I-PTI/1**

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1. Purpose

This paper is to seek Members' agreement that:

- (a) the proposed amendments to the draft Po Toi Islands Outline Zoning Plan (OZP) No. S/I-PTI/1 set out at **Annex I** are suitable for publication for public inspection under section 6C(2) of the Town Planning Ordinance (the Ordinance); and
- (b) the revised Explanatory Statement (ES) of the OZP (**Annex II**) is suitable for publication together with the draft OZP.

2. Background

- 2.1 On 27 February 2015, the draft Po Toi Islands OZP No. S/I-PTI/1 was exhibited for public inspection under section 5 of the Ordinance. During the two-month exhibition period, 813 representations were received. On 19 May 2015, the Town Planning Board (the Board) published the representations for three weeks for comments. Upon expiry of the publication period on 9 June 2015, a total of 1,462 comments were received.
- 2.2 On 5 November 2015 upon hearing of the representations and comments on the OZP (TPB Paper No. 10017), the Board decided to partially uphold the representations (**R3(part), R4(part), R11 to R16, R18 to R38, R41, R42, R44 to R647, R649 to R707, R709 to R721, R727 and R757 to R789**) by reducing the area of the "Residential (Group D)" ("R(D)") zone taking into account in-situ physical features, conservation value of trees and vegetations, compatibility with the surrounding land uses as well as the planning intention for the area as appropriate. The proposed amendments to the draft OZP should be submitted to the Board for agreement prior to gazetting under section 6C(2) of the Ordinance.

3. Conditions of the "R(D)" Zone (Plans Ha-1 to Ha-3)

- 3.1 The planning intention of the "R(D)" zone is to cover the existing temporary structures/houses to facilitate improvement and upgrading of them to permanent buildings. It is located to the southwest of Po Toi Village outside its 'Village Environs' ('VE') and at the foothill, with its gradient increasing from the west to the east, and is currently served by footpaths linking the area upslope and Po Toi Public Pier, which is located to the immediate southwest of the zone. There are existing one- to two-storey temporary structures, most of which are occupied while

some are ruins. All the private lots within the “R(D)” zone are with building entitlements (**Plan Ha-1**).

- 3.2 As advised by the Director of Agriculture, Fisheries and Conservation (DAFC), in the current “R(D)” zone, there are about 10 mature trees, including five *Ficus microcarpa* (榕樹), one *Acacia confusa* (台灣相思), one *Dimocarpus longan* (龍眼), one *Mangifera indica* (杧果) and two *Melia azedarach* (楝) (**Plan Ha-1**). These trees are of common species situated among the village structures in a rural setting. However, they can serve as foraging/roosting grounds to various birds.
- 3.3 Taking into account the above conditions of the site, the following amendments to the draft OZP are proposed (**Plan Ha-4**):
- (a) the southwestern portion of the area which is dominated by mature trees with some temporary structures along the coast is proposed to be rezoned to “Coastal Protection Area” (“CPA”) with the planning intention to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform and areas of high landscape, scenic or ecological value, with a minimum of built development. There is a general presumption against development within this zone. Only developments that 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. Similar to the “Conservation Area” zone, ‘House (Redevelopment only)’ within the “CPA” zone would require planning permission from the Board which allows the Board to consider the application for redevelopment based on individual merits; including, inter alia, impact on tree preservation, development rights of the applicant;
 - (b) the eastern portion of the area which is covered by several temporary structures and vegetation with no significant conservation value is proposed to be rezoned to “Green Belt” (“GB”) with the planning intention to 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. Under this zoning, development/redevelopment of ‘House’ requires planning permission from the Board. Any application for ‘House’ development/redevelopment would be considered by the Board in accordance with the “Town Planning Board Guidelines for Application for Development within Green Belt zone under section 16 of the Town Planning Ordinance” (TPB-PG No. 10); and
 - (c) the remaining portion of the area which is mainly covered by private land with building entitlements is proposed to retain as “R(D)” to facilitate the redevelopment existing building structures for upgrading and improvement. Only one mature tree is found within this area and the preservation of which would be dealt with under the prevailing mechanism. Within this zone, new residential development would also require planning permission from the Board.
- 3.4 The adjustment of zoning boundaries is delineated taking into account the existing features including the presence of mature trees serving as foraging/roosting grounds

to various birds, vegetation cover, footpaths and private lot boundaries. Such adjustments would address Members' concerns on providing extra means for tree preservation through planning application system for development/redevelopment proposals within the area while maintaining flexibility for development of private land with building entitlements. Nine out of the 10 mature trees within the area will be covered by conservation zonings (i.e. "CPA" and "GB"). DAFC considers the rezoning proposals appropriate.

4. **Proposed Amendments to the draft OZP**

4.1 **Proposed Amendments to Matters shown on the OZP (Annex I)**

- (a) **Amendment Item A1** (about 0.06 ha)
Rezoning of the southwestern portion of the "R(D)" zone to "CPA".
- (b) **Amendment Item A2** (about 0.25 ha)
Rezoning of the eastern portion of the "R(D)" zone to "GB".

4.2 The ES for the "R(D)", "GB" and "CPA" zones of the draft OZP have been revised to incorporate the proposed amendments as mentioned in paragraph 4.1 above. Relevant extracts of the revised ES (with proposed additions highlighted in ***bold and italics*** and deletion ~~double crossed-out~~) are at **Annex II** for Members' consideration.

5. **Consultation**

Relevant government bureaux/departments have been consulted on the proposed amendments to the draft OZP (**Annex I**) and its ES (**Annex II**) and their comments have been incorporated where appropriate.

6. **Decision Sought**

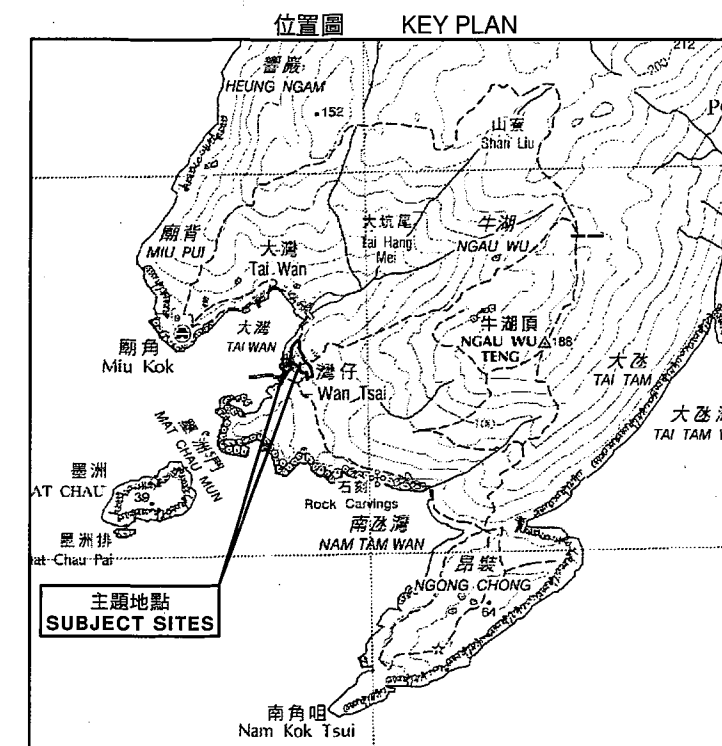
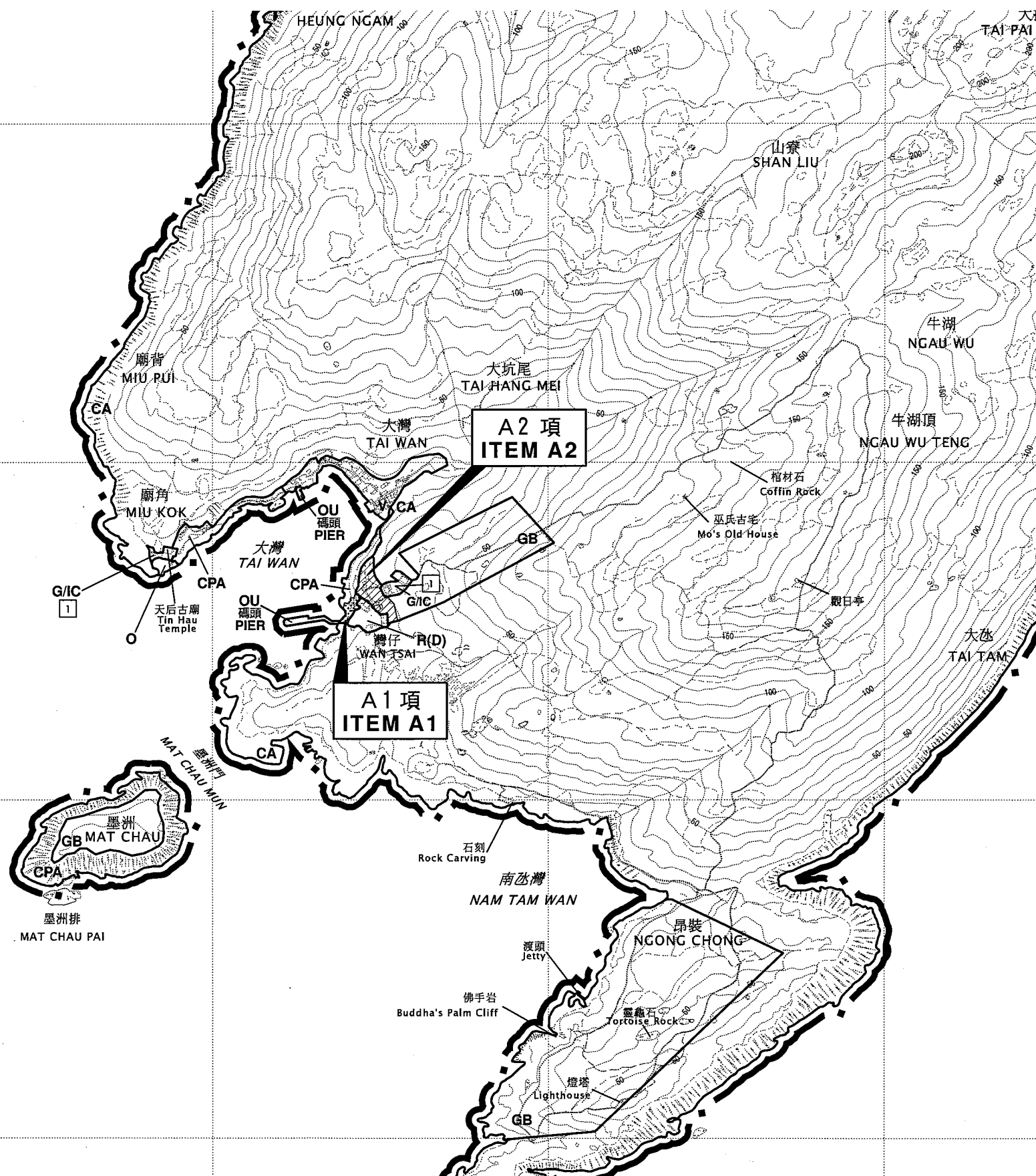
Members are invited to agree that the proposed amendments to the draft Po Toi Islands OZP No. S/I-PTI/1 as shown at **Annex I** are suitable for publication for public inspection in accordance with section 6C(2) of the Ordinance and the revised ES at **Annex II** is suitable for publication together with the draft OZP.

7. **Attachments**

Annex I	Proposed amendments to the draft Po Toi Islands Outline Zoning Plan (OZP) No. S/I-PTI/1
Annex II	Proposed revision to the Explanatory Statement of the draft Po Toi Islands OZP No. S/I-PTI/1 in relation to Amendment Plan No. R/S/I-PTI/1-A1 (paragraphs 9.1, 9.6 and 9.7)
Plan Ha-1	Location of the "Residential (Group D)" ("R(D)") zone
Plan Ha-2	Aerial Photo
Plans Ha-3	Site Photos

Plans Ha-4 Rezoning proposals for the “R(D)” zone

**PLANNING DEPARTMENT
DECEMBER 2015**



SCALE 1 : 20 000 比例尺

草圖編號 S/I-P T I / 1 的建議修訂
PROPOSED AMENDMENTS TO DRAFT PLAN No. S/I-PTI/1

根據城市規劃條例第6C(2)條公布的建議修訂
PROPOSED AMENDMENTS PUBLISHED UNDER SECTION 6C(2)
OF THE TOWN PLANNING ORDINANCE

A 1 項 ITEM A1



將「住宅(丁類)」地帶西面的部分土地劃作「海岸保護區」地帶

REZONING THE WESTERN PORTION OF THE "RESIDENTIAL (GROUP D)" ZONE TO "COASTAL PROTECTION AREA"

A 2 項 ITEM A2



將「住宅(丁類)」地帶東面的部分土地劃作「綠化地帶」

REZONING THE EASTERN PORTION OF THE "RESIDENTIAL (GROUP D)" ZONE TO "GREEN BELT"

(參看附表)
(SEE ATTACHED SCHEDULE)

年 月 日根據城市規劃條例第6C(2)條公布
對草圖編號 S/I-P T I / 1 作出的建議修訂
PROPOSED AMENDMENTS TO DRAFT PLAN No. S/I-PTI/1
PUBLISHED UNDER SECTION 6C(2) OF THE TOWN
PLANNING ORDINANCE ON

SECRETARY, TOWN PLANNING BOARD 城市規劃委員會秘書

蒲台群島分區計劃大綱草圖編號 S/I-P T I / 1 的建議修訂
PROPOSED AMENDMENTS TO DRAFT PO TOI ISLANDS
OUTLINE ZONING PLAN No. S/I-PTI/1

SCALE 1 : 7 500 比例尺
米 METRES 200 0 200 400 600 800 METRES 米

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. R/S/I-PTI/1 - A1

**PROPOSED REVISION TO THE EXPLANATORY STATEMENT
OF THE DRAFT PO TOI ISLANDS OZP NO. S/I-PTI/1 IN RELATION TO
AMENDMENT PLAN NO. R/S/I-PTI/1-A1**

9 LAND USE ZONINGS

9.1 Residential (Group D) ("R(D)": Total Area ~~0.48~~0.17**ha**

9.1.1 The planning intention of this zone is primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Board.

9.1.2 This zone mainly covers the ~~areas~~**private land** to the southwest of Po Toi Village outside its 'Village Environs' ('VE'). This area is mainly occupied by one- to two-storey temporary structures built years ago. Most of the structures are occupied while some are ruins.

9.1.3 To allow for upgrading and improvement, redevelopment of existing temporary structures or existing building shall not 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. Rebuilding of New Territories Exempted House (NTEH) and replacement of an existing domestic building which was in existence on the date of the first publication in the Gazette of the notice of the draft DPA Plan by a NTEH are always permitted in this zone. Apart from allowing residential upgrading, low-rise and low-density residential developments may be permitted on application to the Board. To be in line with the general development intensity of the surrounding areas, residential development including redevelopment for 'Flat' and 'House' shall not result in a total development in excess of a maximum plot ratio of 0.4 and a maximum building height of 3 storeys (9m).

9.1.4 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the plot ratio and building height restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

9.1.5 As diversion of streams or filling of pond may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activities.

9.6 "Green Belt" ("GB"): Total Area ~~150.2~~150.45**ha**

9.6.1 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.

9.6.2 Areas with natural vegetation, woodland, hilly terrain, hillside shrubland

and grassland have been designated as “GB” to protect existing green areas and preserve the hilly terrain in the Area.

- 9.6.3 The “GB” zone mainly covers the vegetated hill slopes *with some temporary structures* at Tai Wan and Wan Tsai of Po Toi; as well as ~~these~~ *the vegetated hill slopes* at Mat Chau, Beaufort Island and Sung Kong. There are two traditional burial grounds in the southern part of Po Toi within this zone. As they have been in existence before the first publication of the draft DPA Plan, they are considered as an existing use intended for the burial of deceased indigenous villagers in the Area. To respect the local ritual and tradition, burial activities within this zone are generally tolerated.
- 9.6.4 There is a general presumption against development within this zone. Development in this zone will be strictly controlled. Development proposals will be considered by the Board on individual merits taking into account the relevant Town Planning Board Guidelines.
- 9.6.5 As diversion of streams, filling of land/pond or excavation of land may cause adverse drainage impacts on the adjacent 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, repair or rebuilding works.

9.7 “Coastal Protection Area” (“CPA”): Total Area ~~30.43~~30.49ha

- 9.7.1 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 and areas 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.
- 9.7.2 This zone covers the coastal areas along the islands, which primarily consist of coastal vegetation, rocky and boulder coasts.
- 9.7.3 New residential development is not permitted under this zone. Redevelopment of existing houses may be permitted on application to the Board. The redevelopment of an existing house 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 draft DPA Plan.
- 9.7.4 In view of the conservation value of the area within this zone, permission from the Board is required for diversion of streams, filling of land/pond or excavation of land that may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment.



圖例 LEGEND

- 主題地點
SUBJECT SITE
- 分區計劃大綱草圖編號S/I-PTI/1的用途地帶界線
ZONING BOUNDARIES OF OZP No. S/I-PTI/1
- 私人土地(農地)
PRIVATE LAND (AGRICULTURAL LAND)
- 私人土地(屋地)
PRIVATE LAND (BUILDING LAND)
- 臨時政府撥地
TEMPORARY GOVERNMENT LAND ALLOCATION
- 政府土地租用牌照
GOVERNMENT LAND LICENCE
- T1 樹木的位置
TREE LOCATION
- 實地照片的觀景點 (參閱圖 Ha-3)
VIEWING POINT OF SITE PHOTO (REFER PLAN Ha-3)



「住宅(丁類)」地帶的位置 LOCATION OF THE "R(D)" ZONE

就蒲台群島分區計劃大綱草圖編號S/I-PTI/1作出的擬議修訂
由考慮蒲台群島分區計劃大綱草圖編號S/I-PTI/1的申述及意見引起

PROPOSED AMENDMENTS TO THE DRAFT PO TOI ISLANDS OUTLINE ZONING PLAN No. S/I-PTI/1
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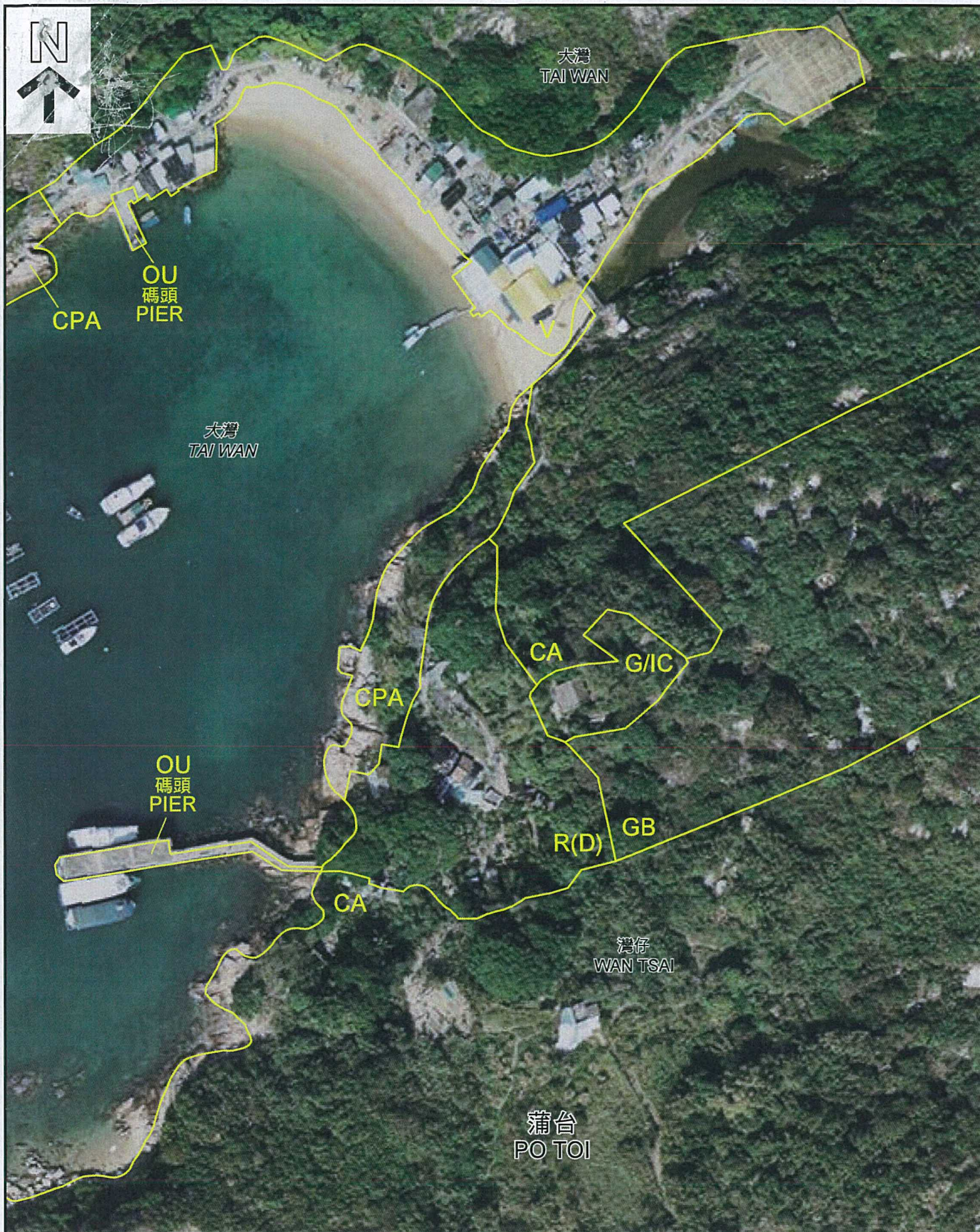
SCALE 1:500 比例尺
米 METRES 10 0 10 20 30 40 METRES 米

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
R/S/I-PTI/1

圖 PLAN
Ha - 1



分區計劃大綱草圖編號S/I-PTI/1
的用途地帶界線
ZONING BOUNDARIES OF OZP
No. S/I-PTI/1

本摘要圖於2015年12月3日擬備，
所根據的資料為地政總署於2015年1月1日
拍得的航攝照片編號CS55264
EXTRACT PLAN PREPARED ON 3.12.2015
BASED ON AERIAL PHOTO No. CS55264
TAKEN ON 1.1.2015
BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

就蒲台群島分區計劃大綱草圖編號S/I-PTI/1作出的擬議修訂
由考慮蒲台群島分區計劃大綱草圖編號S/I-PTI/1的申述及意見引起
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DEPARTMENT



參考編號
REFERENCE No.
R/S/I-PTI/1

圖 PLAN
Ha - 2

VIEWING POINT 1



VIEWING POINT 2



樹木的位置
TREE LOCATION

實地照片 SITE PHOTO

就蒲台群島分區計劃大綱草圖編號S/I-PTI/1作出的擬議修訂
由考慮蒲台群島分區計劃大綱草圖編號S/I-PTI/1的申述及意見引起

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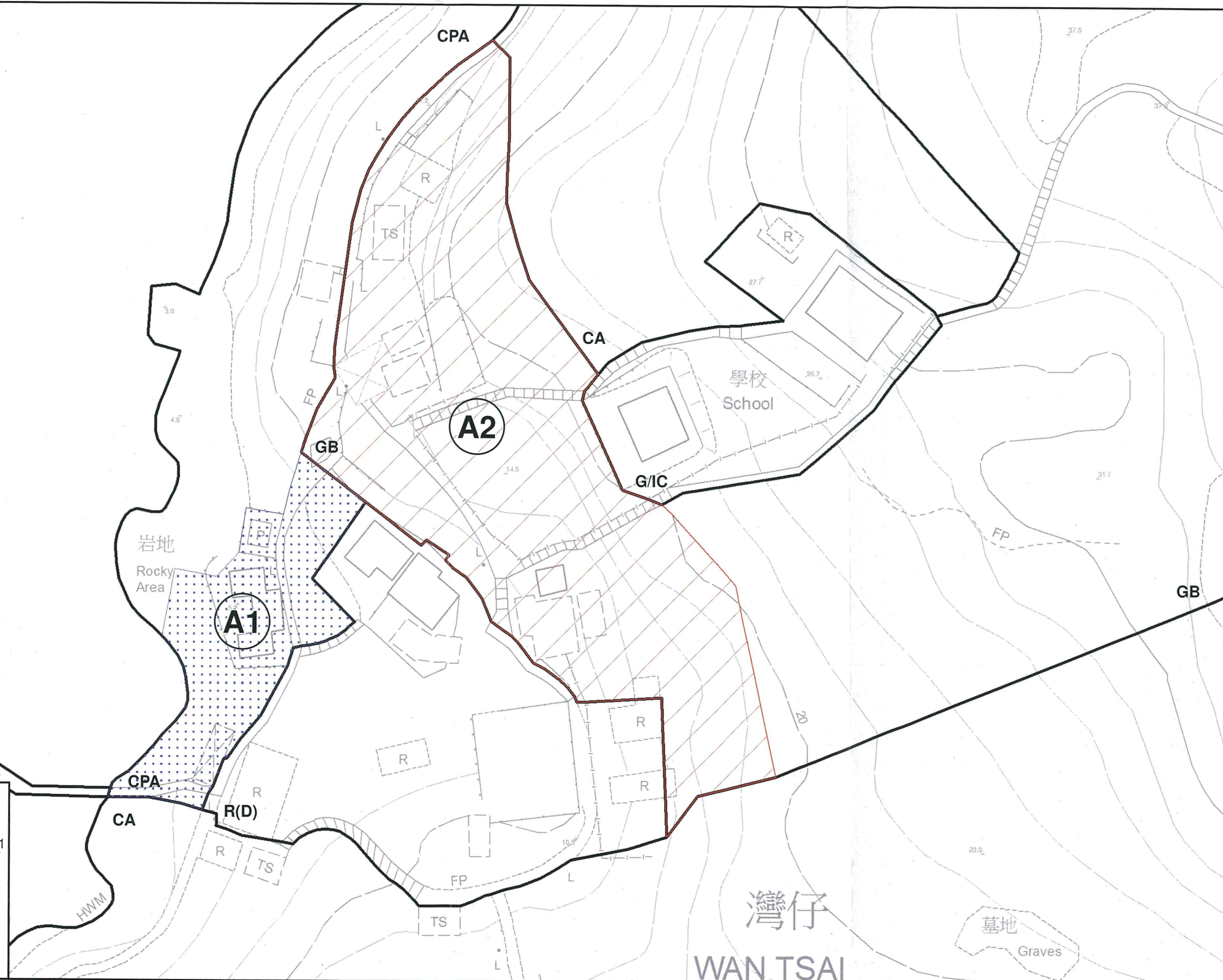
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PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/I-PTI/1

圖 PLAN
Ha - 3

本圖於2015年12月3日擬備，所根據的資料
為攝於2015年11月12日的實地照片
PLAN PREPARED ON 3.12.2015 BASED
ON SITE PHOTOS TAKEN ON 12.11.2015



OU
碼頭
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圖例 LEGEND

分區計劃大綱草圖編號S/I-PTI/1的用途地帶界線
ZONING BOUNDARIES OF OZP No. S/I-PTI/1

項目
ITEM A1 由「住宅(丁類)」地帶改劃為「海岸保護區」地帶
AREA TO BE REZONED FROM
"RESIDENTIAL (GROUP D)" TO
"COASTAL PROTECTION AREA"

項目
ITEM A2 由「住宅(丁類)」地帶改劃為「綠化地帶」
AREA TO BE REZONED FROM
"RESIDENTIAL (GROUP D)" TO
"GREEN BELT"

「住宅(丁類)」地帶的位置 LOCATION OF THE "R(D)" ZONE

就蒲台群島分區計劃大綱草圖編號S/I-PTI/1作出的擬議修訂
由考慮蒲台群島分區計劃大綱草圖編號S/I-PTI/1的申述及意見引起

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SCALE 1:500 比例尺

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圖 PLAN
Ha - 4