

TOWN PLANNING BOARD

**TPB Paper No. 10159
For Consideration by the
Town Planning Board on 19.8.2016**

**PROPOSED AMENDMENTS TO
THE DRAFT YI O OUTLINE ZONING PLAN NO. S/I-YO/1
ARISING FROM THE CONSIDERATION OF REPRESENTATIONS AND
COMMENTS ON THE DRAFT YI O OZP NO. S/I-YO/1**

**PROPOSED AMENDMENTS TO
THE DRAFT YI O OUTLINE ZONING PLAN NO. S/I-YO/1
ARISING FROM THE CONSIDERATION OF REPRESENTATIONS AND
COMMENTS ON THE DRAFT YI O OZP NO. S/I-YO/1**

1. Purpose

This paper is to seek Members' agreement that:

- (a) the proposed amendments to the draft Yi O Outline Zoning Plan No. S/I-YO/1 (the OZP) 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 proposed amendments.

2. Background

- 2.1 On 13.11.2015, the OZP was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). During the two-month exhibition period, 20 representations were received. On 5.2.2016, the Town Planning Board (the Board) published the representations for three weeks for comments and a total of 1,401 valid comments were received.
- 2.2 On 8.7.2016 upon hearing of the representations and comments on the OZP (TPB Paper No. 10130), the Board decided to partially uphold Representations No. R11 to R17 by rezoning the woodlands at the western part of Yi O San Tsuen with dense tree clusters from "Agriculture" ("AGR") to "Green Belt" ("GB"); and suitably reducing the "AGR" zone along the eastern riparian of the stream and rezoning it to "GB". Various considerations should be taken into account in delineating the zoning boundaries. The proposed amendments to the OZP should be submitted to the Board for agreement prior to gazetting under section 6C(2) of the Ordinance.

3. Western Woodlands (Plans Ha-1a to Ha-1f)

- 3.1 During the deliberation of the representations regarding the woodlands at the western part of Yi O San Tsuen, Members were of the views that there was no evidence showing the land had ever been used for agricultural activities. It was therefore agreed that the two woodlands with dense tree clusters should be rezoned from "AGR" to "GB" and the zoning boundaries be delineated with regard to site conditions, existing features, land ownership and other relevant considerations as appropriate.

- 3.2 As shown on **Plans Ha-1a and Ha-1b**, the two woodlands (W1 and W2) are separated by a footpath and are mainly on government land, except that a private agricultural lot (Lot No. 126) is located within W1. According to an aerial photo in 1963 (**Plan Ha-1c**), there were trees on W1 but not on W2. W2 is mostly under Government Land Licence (GLL) (**Plan Ha-1a**) mainly for domestic and agriculture uses. Structures/houses were erected there and they formed part of the Yi O village settlement in 1960s. At present, there are only ruins and trees in the two areas and no farming activity is found.
- 3.3 It is proposed that dense tree clusters in W1 and W2 are to be rezoned from “AGR” to “GB”, with the boundary to the southeast of W1 adjusted to include trees in the periphery area. The boundaries of the two proposed “GB” areas are delineated as shown on **Plans Ha-1e and Ha-1f**. Private lots are excluded except Lot No. 126 in W1 as it is encircled by government land forming an integral part of the tree cluster and is considered appropriate to be included in the proposed “GB” zone. For W2, the proposed “GB” zone also cover the GLLs as they are under government land and have no longer been used for domestic and agriculture for a long time. The footpath between the two tree clusters which falls mainly on private land with no vegetation cover is excluded from the “GB” zone. The boundaries of the proposed “GB” zones generally following existing footpaths and private lot boundaries.

4. **Eastern Riparian of the Stream (Plan Ha-2a to Ha-2c)**

- 4.1 The eastern riparian (**Plan Ha-2a**) zoned “AGR” is sandwiched by the stream running from the south to the north towards Yi O Bay and a footpath (Lantau Trail). Upon consideration of the representations related to the “AGR” zoning of this area, the Board agreed that the “AGR” zone along the eastern riparian should be suitably reduced and rezoned to “GB”, taking into account that the northern part near the sea outfall on low-lying land affected by salt water might not be suitable for agriculture use, while the southern part under active farming should be retained as “AGR”. The Board also agreed that the boundary of the proposed “GB” zone should be delineated taking into account the topography, site conditions, existing farmland and any other relevant considerations as appropriate.
- 4.2 The eastern riparian is in elongated shape running gently downwards from the south to the north from about 7mPD to about 2mPD (**Plan Ha-2a**). Further north is the estuary area zoned “Coastal Protection Area” (“CPA”) where mudflat and coastal vegetations are found. There is a pond at the north-western corner near the bridge (**Plan Ha-2a**). Vegetations commonly found in brackish water such as Cuban Bast (黃槿) are found along the pond and the stream. The eastern riparian can generally be divided into the northern and southern parts by a strip of government land (**Plan Ha-2a**). The northern part is fairly flat at around 2mPD to 3mPD and covered with grass and reed. The southern part is at 4mPD to 7.1mPD from its north to south with a large piece of grassland (**Plans Ha-2b and Ha-2c**), active farmland at the southern end, and some sporadic farming activities in between (**Plan Ha-2b**). The Director of Agriculture, Fisheries and Conservation (DAFC) advises that the eastern riparian currently occupied by flat grassland possesses potential for agriculture rehabilitation and has no strong view on zoning the subject area either as “GB” or “AGR”.

- 4.3 Taking into account the above factors, it is proposed that the northern part of the riparian at lower level (about 2 to 3mPD) with pond, grass and reed be rezoned from “AGR” to “GB” (**Plan Ha-2d**). The southern part of the riparian at higher level (about 4 to 7mPD) with farmland under cultivation and a large piece of grassland is proposed to be retained as “AGR” zone to reflect the existing agricultural use and facilitate the farming rehabilitation of Yi O.

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

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

- (a) **Amendment Item A** (about 0.26 ha)
Rezoning of two sites at the western part of Yi O San Tsuen from “AGR” to “GB”.
- (b) **Amendment Item B** (about 1.01 ha)
Rezoning of a site at the northern part of the eastern riparian of the stream at Yi O from “AGR” to “GB”.

- 5.2 The ES for the “AGR” and “GB” zones of the draft OZP have been revised to incorporate the proposed amendments as mentioned in paragraph 5.1 above. Relevant extracts of the revised ES (with proposed additions highlighted in ***bold and italics*** and deletion ~~crossed-out~~) are at **Annex II** for Members’ consideration.

6. **Consultation**

Relevant government 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.

7. **Decision Sought**

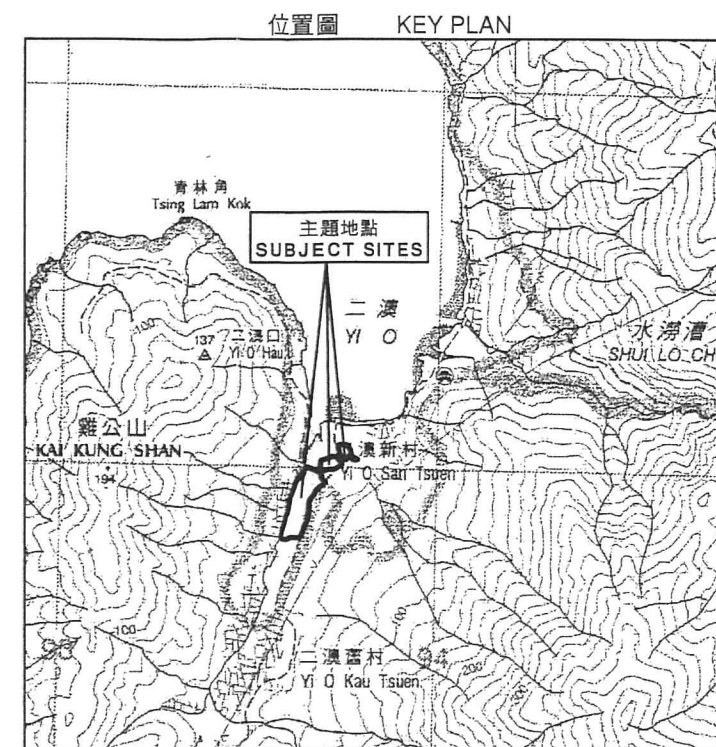
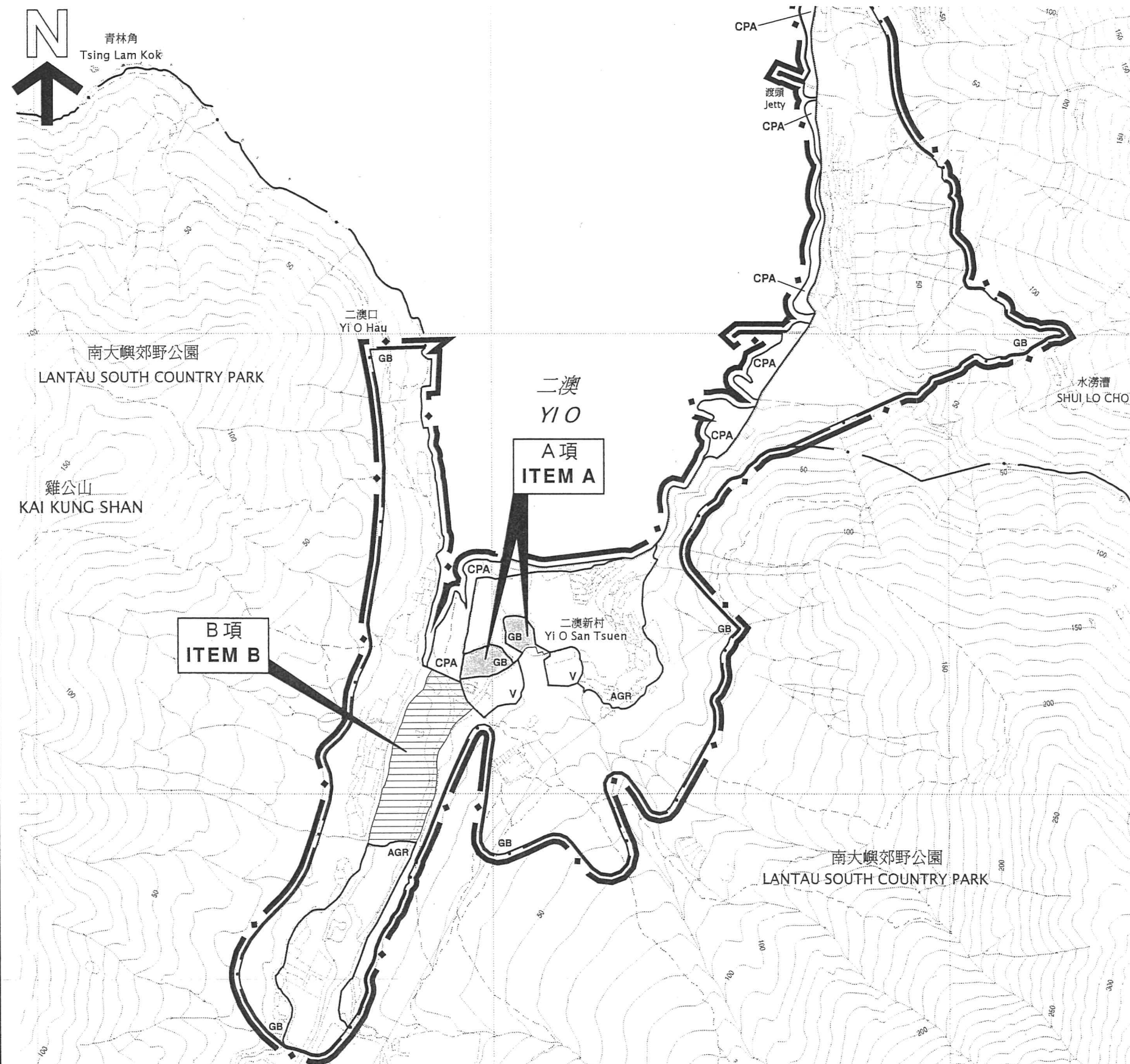
Members are invited to agree that the proposed amendments to the draft Yi O OZP No. S/I-YO/1 as shown at **Annex I** are suitable for publication for public inspection in accordance with section 6C(2) of the Ordinance and the revised ES at **Annex II** is suitable for publication together with the proposed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

8. **Attachments**

- | | |
|-----------------|--|
| Annex I | Proposed amendments to the draft Yi O Outline Zoning Plan (OZP) No. S/I-YO/1 (Amendment Plan No. R/S/I-YO/1-A1) |
| Annex II | Proposed revision to the Explanatory Statement of the draft Yi O OZP No. S/I-YO/1 in relation to Amendment Plan No. R/S/I-YO/1-A1 (paragraphs 9.2 and 9.3) |

Plan Ha-1a	Site Plan - Woodlands at the Western Part of Yi O San Tsuen
Plan Ha-1b	Aerial Photo Taken in 2016
Plan Ha-1c	Aerial Photo Taken in 1963
Plan Ha-1d	Site Photo - Western Woodlands
Plan Ha-1e	Site Plan - Proposed “GB” Zone Covering Western Woodlands
Plan Ha-1f	Aerial Photo - Proposed “GB” Zone Covering Western Woodlands
Plan Ha-2a	Site Plan - Eastern Riparian of the Stream
Plan Ha-2b	Aerial Photo - Eastern Riparian
Plan Ha-2c	Site Photos - Eastern Riparian
Plan Ha-2d	Proposed “GB” Zone at Eastern Riparian

PLANNING DEPARTMENT
AUGUST 2016



SCALE 1 : 20 000 比例尺

草圖編號 S/I-YO/1 的建議修訂
PROPOSED AMENDMENTS TO DRAFT PLAN No. S/I-YO/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 項 ITEM A

將二澳新村西面的兩幅土地，由「農業」地帶改劃為「綠化地帶」
REZONING OF TWO SITES AT THE WESTERN PART OF YI O SAN TSUEN
FROM "AGRICULTURE" TO "GREEN BELT"

B 項 ITEM B

將二澳溪邊東岸北部的一幅土地，由「農業」地帶改劃為「綠化地帶」
REZONING OF A SITE AT THE NORTHERN PART OF THE EASTERN RIPARIAN
OF THE STREAM AT YI O FROM "AGRICULTURE" 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-YO/1 作出的建議修訂

PROPOSED AMENDMENTS TO DRAFT PLAN No. S/I-YO/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

二澳分區計劃大綱草圖編號 S/I-YO/1 的建議修訂

PROPOSED AMENDMENTS TO DRAFT YI O
OUTLINE ZONING PLAN No. S/I-YO/1

SCALE 1 : 5 000 比例尺

米 METRES 100 0 100 200 300 400 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-YO/1 - A1

**PROPOSED REVISION TO THE EXPLANATORY STATEMENT
OF THE DRAFT YI O OZP NO. S/I-YO/1 IN RELATION TO
AMENDMENT PLAN NO. R/S/I-YO/1-A1**

9 LAND USE ZONINGS

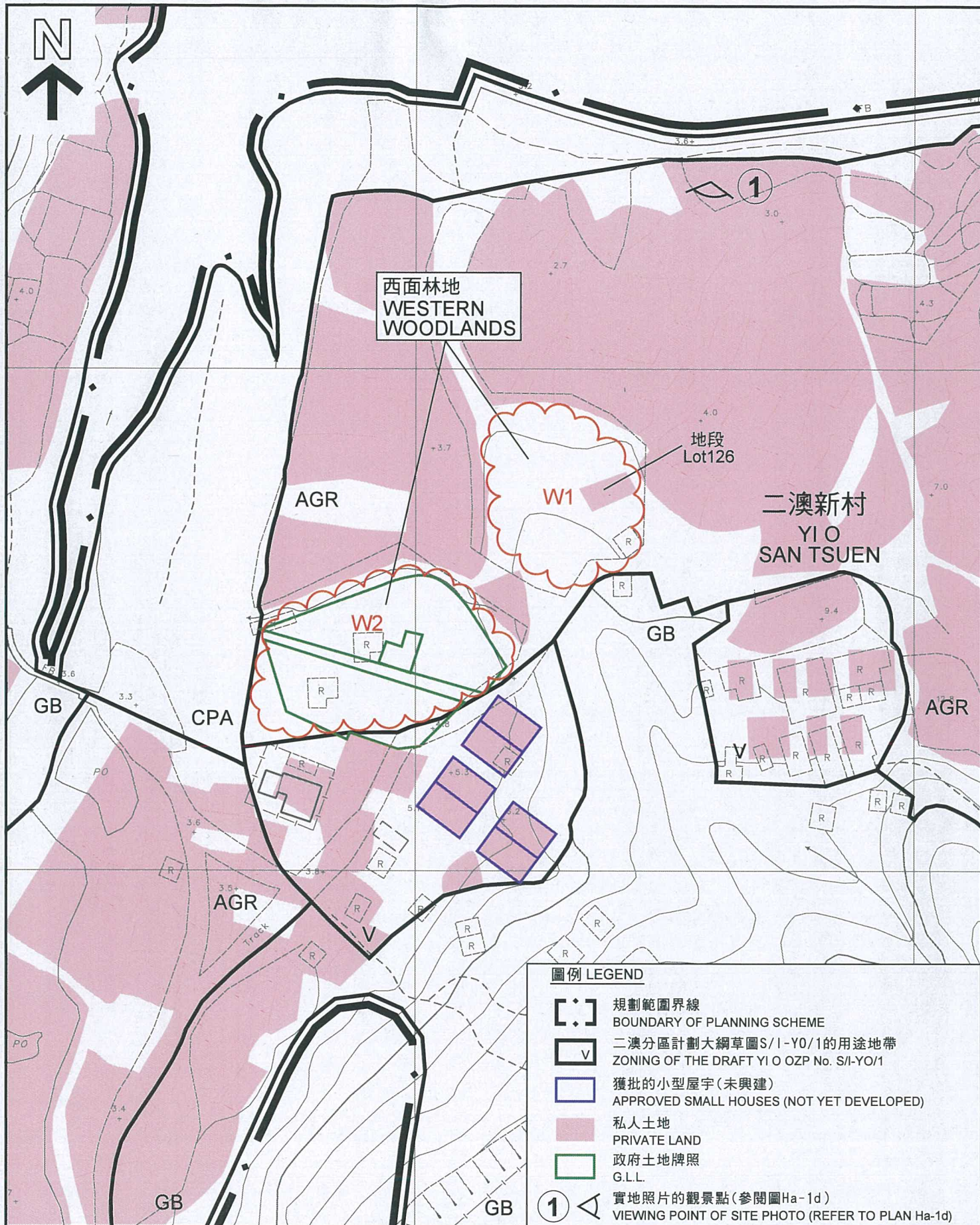
9.2. “Agriculture” (“AGR”): Total Area ~~4.80~~ **3.53** ha

- 9.2.1 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.
- 9.2.2 Active agricultural activities are found around Yi O San Tsuen ~~and to the further southwest~~. In addition, some *active and* abandoned agricultural land, *and* grassland ~~and wetland plant~~ are found ~~along the trail from to the mouth of the valley and its estuary in the southwestern part of the Area~~. The abandoned agricultural land has good potential for rehabilitation for cultivation and other agricultural purposes and is worthy of preservation from agricultural point of view.
- 9.2.3 As diversion of streams or filling of land may cause adverse drainage and environmental impacts on the adjacent areas, permission from the Board is required for such activities, except for those specified. However, filling of land specifically required under prior written instructions of Government department(s), or for the purposes of genuine agricultural practice including laying of soil not exceeding 1.2m in thickness for cultivation, and construction of agricultural structure with prior written approval from the LandsD is exempted from the control.

9.3 “Green Belt” (“GB”): Total Area ~~16.78~~ **18.05** ha

- 9.3.1 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.
- 9.3.2 This zone covers the natural vegetated areas which consist of streamcourses *with its riparian* and woodlands. Most of the woodlands and areas adjoining Lantau North and Lantau South Country Parks are within this zone.
- 9.4.3 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. As diversion of streams, filling of land 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 for those specified.



圖例 LEGEND

- [] 規劃範圍界線
BOUNDARY OF PLANNING SCHEME
- V 二澳分區計劃大綱草圖S/I-YO/1的用途地帶
ZONING OF THE DRAFT YI O OZP No. S/I-YO/1
- [] 獲批的小型屋宇(未興建)
APPROVED SMALL HOUSES (NOT YET DEVELOPED)
- [] 私人土地
PRIVATE LAND
- [] 政府土地牌照
G.L.L.
- 1 實地照片的觀景點(參閱圖Ha-1d)
VIEWING POINT OF SITE PHOTO (REFER TO PLAN Ha-1d)

**平面圖 - 西面林地
SITE PLAN - WESTERN WOODLANDS**

二澳分區計劃大綱草圖編號S/I-YO/1的建議修訂
由考慮二澳分區計劃大綱草圖編號S/I-YO/1的申述及意見引起
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SCALE 1:1 000 比例尺

米 METRES 20 0 20 40 米 METRES

**規劃署
PLANNING
DEPARTMENT**



參考編號
REFERENCE No.
R/S/I-YO/1

**圖 PLAN
Ha-1a**

本摘要圖於2016年8月12日擬備，
所根據的資料為測量圖編號13-NW-7B和D
EXTRACT PLAN PREPARED ON 12.8.2016
BASED ON SURVEY SHEET No. 13-NW-7B & D



圖例 LEGEND

- 規劃範圍界線
BOUNDARY OF PLANNING SCHEME
- V 二澳分區計劃大綱草圖S/I-YO/1的用途地帶
ZONING OF THE DRAFT YI O OZP No. S/I-YO/1
- 獲批的小型屋宇(未興建)
APPROVED SMALL HOUSES (NOT YET DEVELOPED)

本摘要圖於2016年8月12日擬備，
所根據的資料為規劃署資訊系統及
土地供應組於2016年3月18日
擬備的無人駕駛航拍照片

EXTRACT PLAN PREPARED ON 12.8.2016
BASED ON UNMANNED AERIAL VEHICLES
(UAV) PHOTO TAKEN ON 18.3.2016
BY INFORMATION SYSTEMS AND LAND
SUPPLY SECTION, PLANNING DEPARTMENT

航攝照片攝於2016年 - 西面林地 AERIAL PHOTO TAKEN IN 2016 - WESTERN WOODLANDS

二澳分區計劃大綱草圖編號S/I-YO/1的建議修訂
由考慮二澳分區計劃大綱草圖編號S/I-YO/1的申述及意見引起
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規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/I-YO/1

圖 PLAN
Ha-1b



本摘要圖於2016年8月12日擬備，
所根據的資料為地政總署
於1963年1月24日拍得的
航攝照片編號63_4525

EXTRACT PLAN PREPARED ON 12.8.2016
BASED ON AERIAL PHOTO No. 63_4525
TAKEN ON 24.1.1963
BY LANDS DEPARTMENT

航攝照片攝於1963年
AERIAL PHOTO TAKEN IN 1963

二澳分區計劃大綱草圖編號S/I-YO/1的建議修訂
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SCALE 1:2 000 比例尺

米 40 0 40 80 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/I-YO/1

圖 PLAN
Ha - 1c

觀景點 VIEWING POINT 1



實地照片 - 西面林地
SITE PHOTO - WESTERN WOODLANDS

二澳分區計劃大綱草圖編號S/I-YO/1的建議修訂
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規劃署
PLANNING
DEPARTMENT

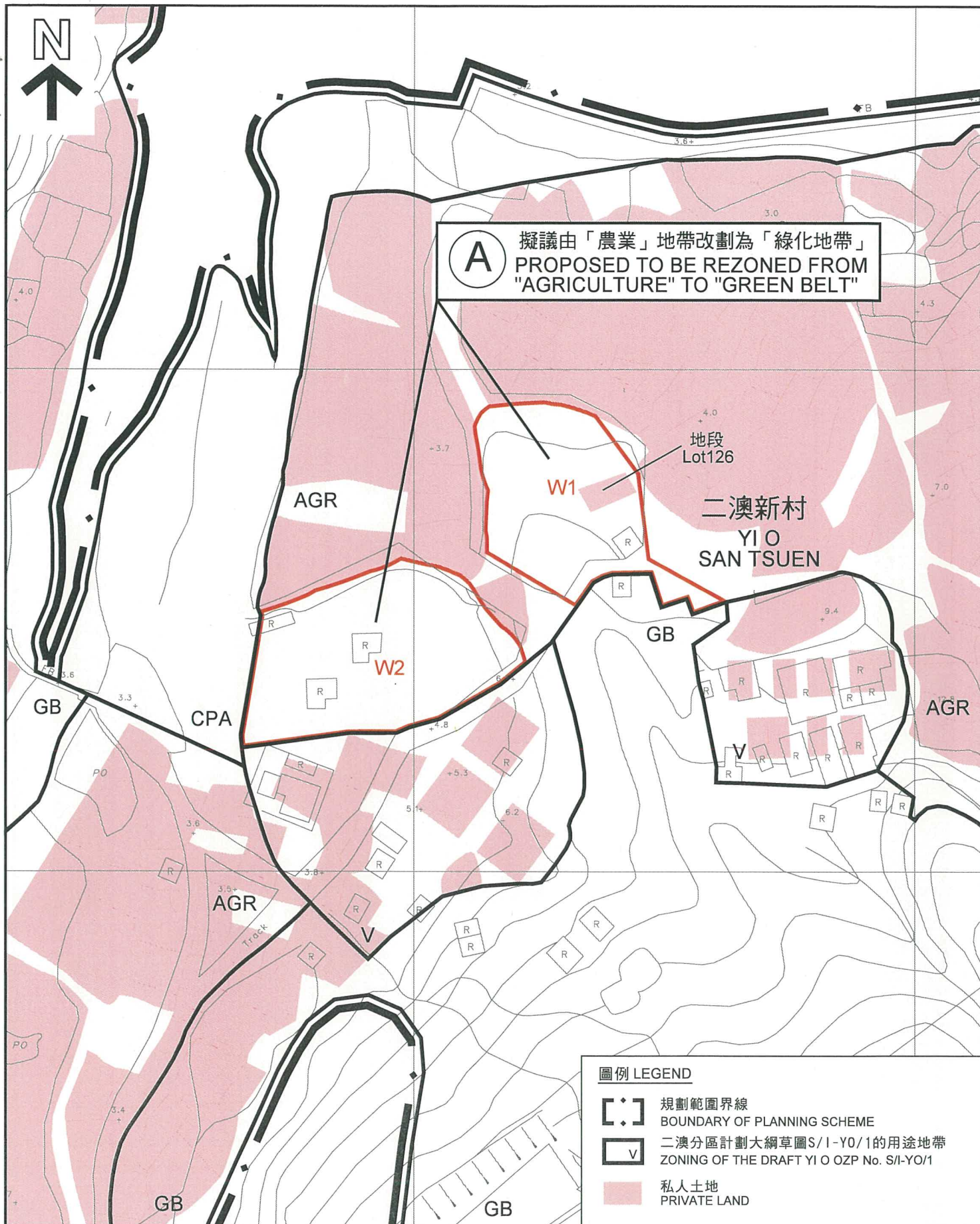


本圖於2016年8月12日擬備，所根據的
資料為攝於2016年3月18日的實地照片

PLAN PREPARED ON 12.8.2016
BASED ON SITE PHOTO TAKEN
ON 18.3.2016

參考編號
REFERENCE No.
R/S/I-YO/1

圖 PLAN
Ha-1d



本摘要圖於2016年8月12日擬備，
所根據的資料為測量圖編號13-NW-7B和D
EXTRACT PLAN PREPARED ON 12.8.2016
BASED ON SURVEY SHEET No. 13-NW-7B & D

覆蓋西面林地的擬議「綠化地帶」
PROPOSED "GREEN BELT" ZONE
COVERING WESTERN WOODLANDS

二澳分區計劃大綱草圖編號S/I-YO/1的建議修訂
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SCALE 1:1000 比例尺

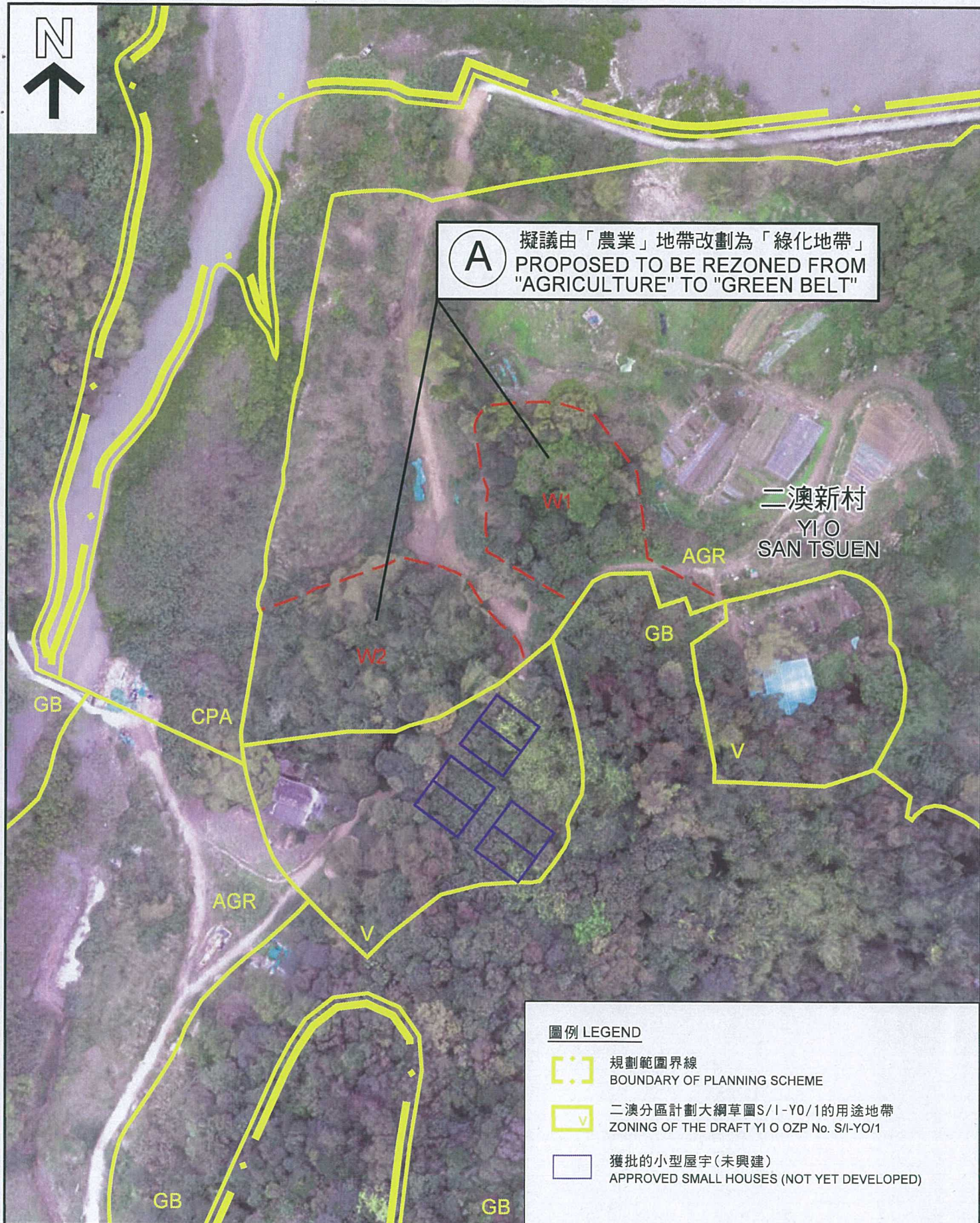
米 20 0 20 40 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/I-YO/1

圖 PLAN
Ha-1e



本摘要圖於2016年8月12日擬備，
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EXTRACT PLAN PREPARED ON 12.8.2016
BASED ON UNMANNED AERIAL VEHICLES
(UAV) PHOTO TAKEN ON 18.3.2016
BY INFORMATION SYSTEMS AND LAND
SUPPLY SECTION, PLANNING DEPARTMENT

航攝照片 - 覆蓋西面林地的擬議「綠化地帶」
AERIAL PHOTO - PROPOSED "GREEN BELT" ZONE
COVERING WESTERN WOODLANDS

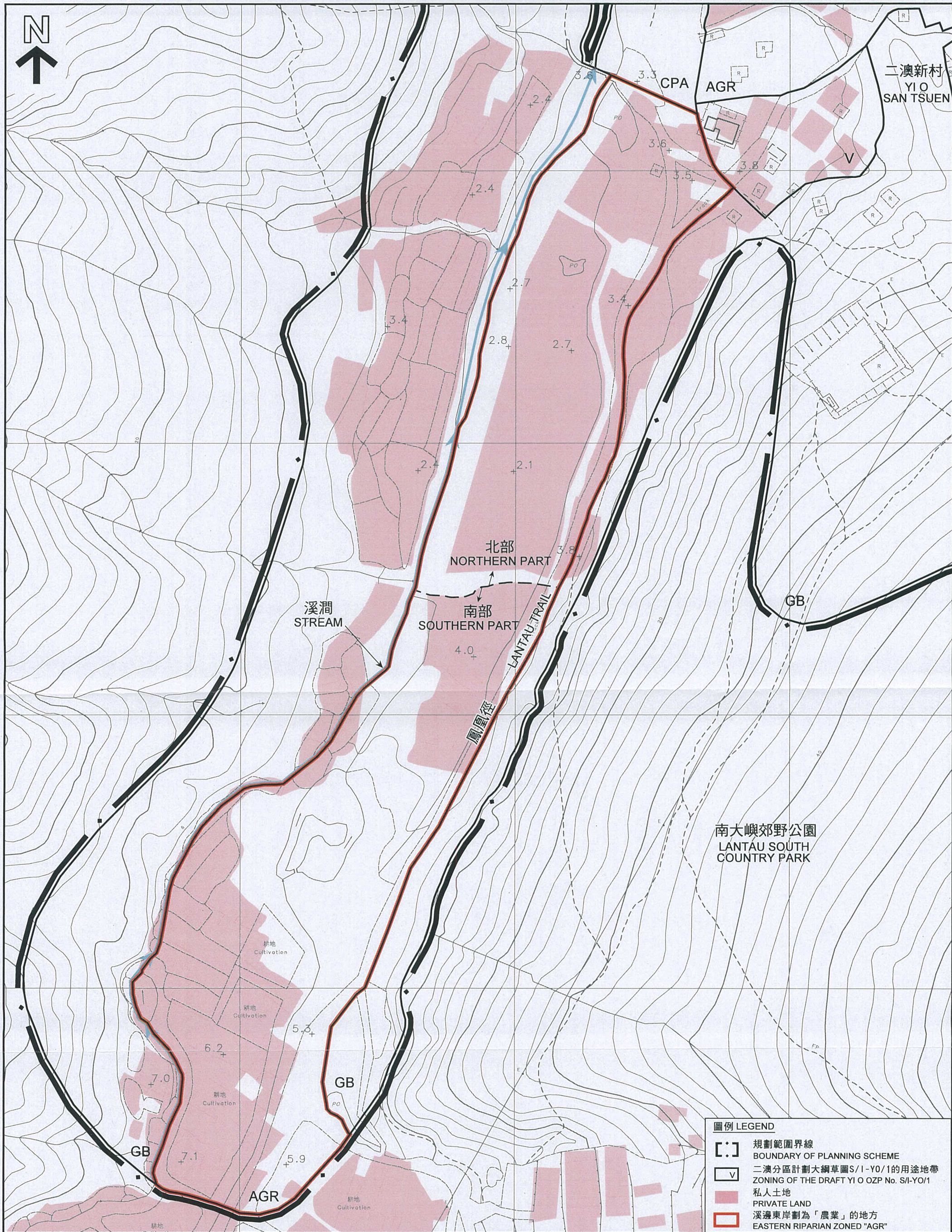
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PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/I-YO/1

圖 PLAN
Ha-1f



平面圖 - 溪邊東岸 SITE PLAN - EASTERN RIPARIAN

二澳分區計劃大綱草圖編號S/I-YO/1的建議修訂
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SCALE 1:1 250 比例尺

米 25 0 25 50 75 100 米
METRES

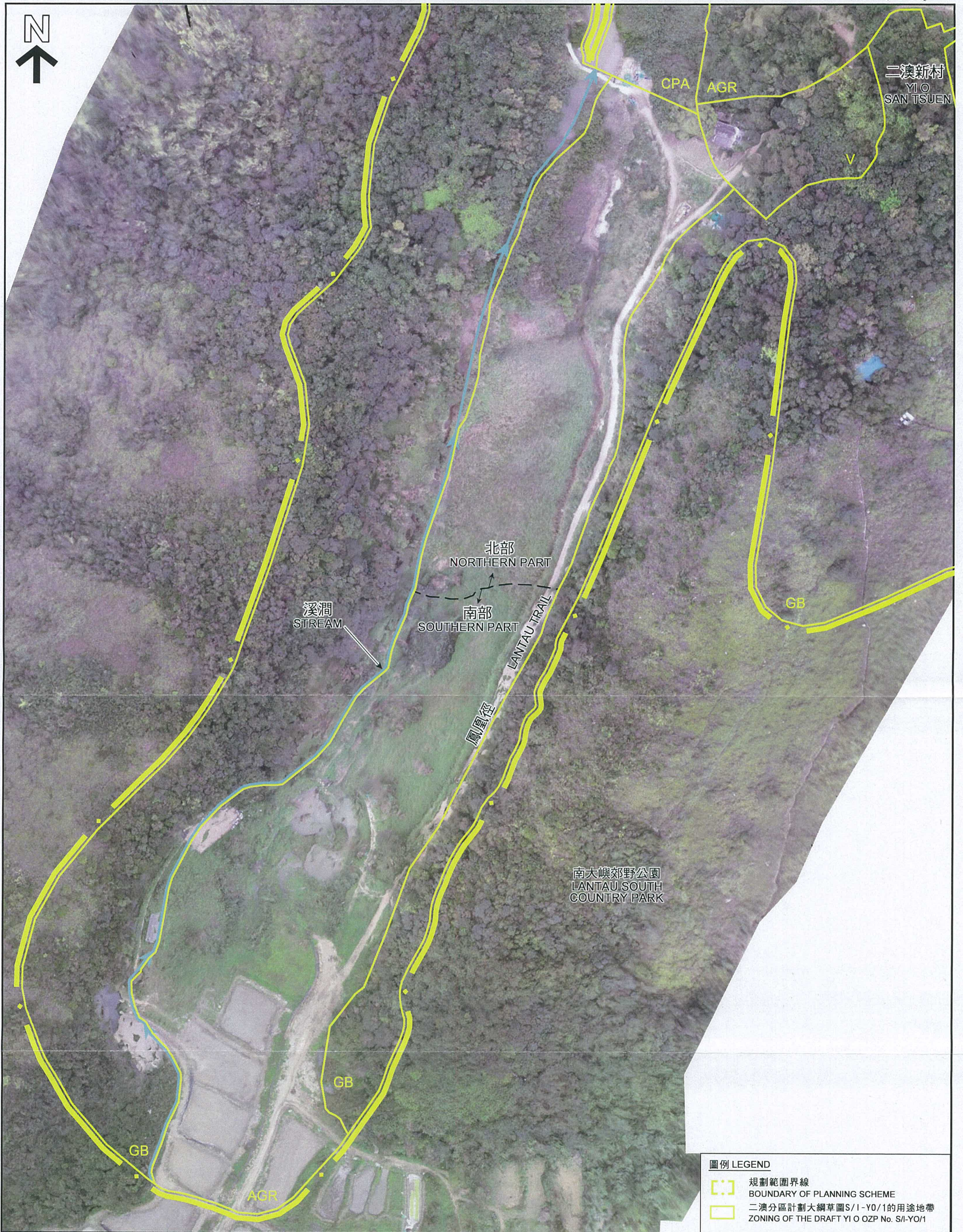
本摘要圖於2016年8月12日擬備，
所根據的資料為測量圖編號7-NW-13A, B, C和D
EXTRACT PLAN PREPARED ON 12.8.2016
BASED ON SURVEY SHEET No. 7-NW-13A, B, C & D

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/I-YO/1

圖 PLAN
Ha-2a



圖例 LEGEND

- 規劃範圍界線
BOUNDARY OF PLANNING SCHEME
- 二澳分區計劃大綱草圖S/I-YO/1的用途地帶
ZONING OF THE DRAFT YI O OZP No. S/I-YO/1

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(UAV) PHOTO TAKEN ON 18.3.2016
BY INFORMATION SYSTEMS AND LAND
SUPPLY SECTION, PLANNING DEPARTMENT

航攝照片 - 溪邊東岸
AERIAL PHOTO - EASTERN RIPARIAN

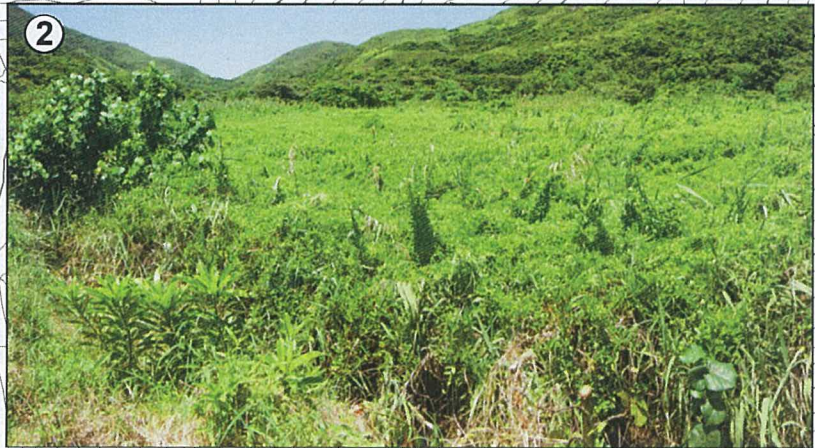
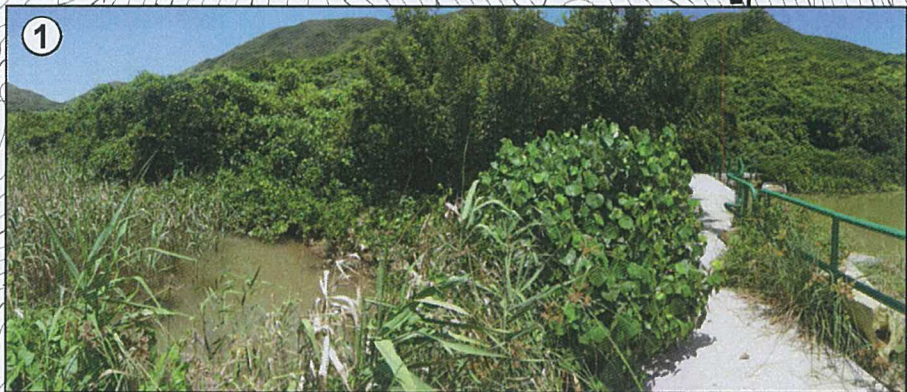
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由考慮二澳分區計劃大綱草圖編號S/I-YO/1的申述及意見引起
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DEPARTMENT



參考編號
REFERENCE No.
R/S/I-YO/1

圖 PLAN
Ha-2b



圖例 LEGEND

- [] 規劃範圍界線
BOUNDARY OF PLANNING SCHEME
- [v] 二澳分區計劃大綱草圖S/I-YO/1的用途地帶
ZONING OF THE DRAFT YI O OZP No. S/I-YO/1
- ① 實地照片的觀景點
VIEWING POINT OF SITE PHOTO

實地照片 - 溪邊東岸 SITE PHOTO - EASTERN RIPARIAN

二澳分區計劃大綱草圖編號S/I-YO/1的建議修訂
由考慮二澳分區計劃大綱草圖編號S/I-YO/1的申述及意見引起
PROPOSED AMENDMENTS TO THE DRAFT YI O OUTLINE ZONING PLAN No. S/I-YO/1
ARISING FROM THE CONSIDERATION OF REPRESENTATIONS AND
COMMENTS ON THE DRAFT YI O OUTLINE ZONING PLAN No. S/I-YO/1

本圖於2016年8月12日擬備，所根據的
資料為攝於2016年7月25日的實地照片
PLAN PREPARED ON 12.8.2016
BASED ON SITE PHOTOS
TAKEN ON 25.7.2016

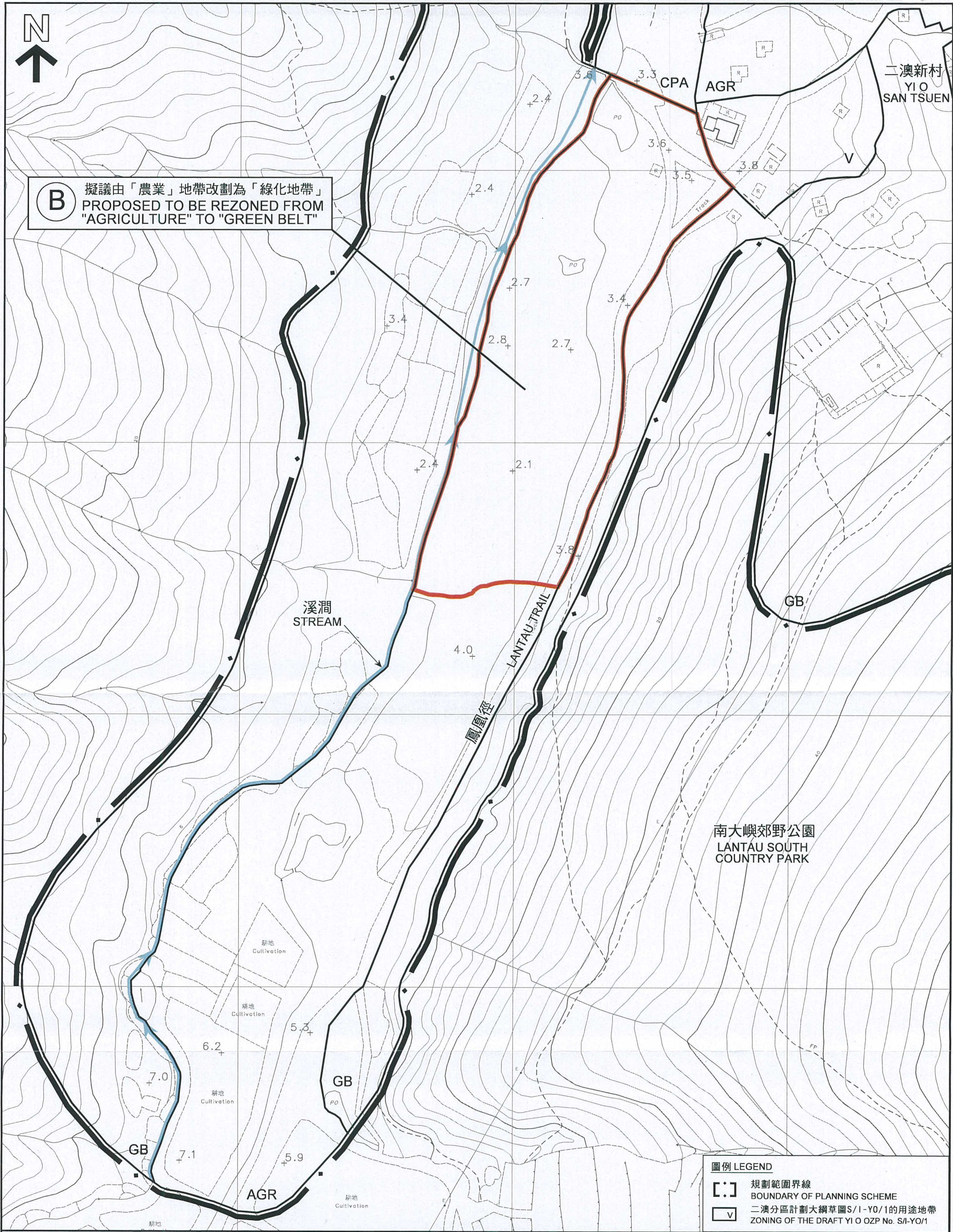
SCALE 1:2 000 比例尺
米 METRES 40 0 40 80 120 160 米 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/I-YO/1

圖 PLAN
Ha-2c



本摘要圖於2016年8月12日擬備，
所根據的資料為測量圖編號7-NW-13A, B, C和D
EXTRACT PLAN PREPARED ON 12.8.2016
BASED ON SURVEY SHEET No. 7-NW-13A,B,C & D

溪邊東岸的擬議「綠化地帶」
PROPOSED "GB" ZONE AT EASTERN RIPARIAN
二澳分區計劃大綱草圖編號S/I-YO/1的建議修訂
由考慮二澳分區計劃大綱草圖編號S/I-YO/1的申述及意見引起
PROPOSED AMENDMENTS TO THE DRAFT YI O OUTLINE ZONING PLAN No. S/I-YO/1
ARISING FROM THE CONSIDERATION OF REPRESENTATIONS AND
COMMENTS ON THE DRAFT YI O OUTLINE ZONING PLAN No. S/I-YO/1

SCALE 1:1 250 比例尺
25 0 25 50 75 100 米 METRES

規劃署
PLANNING
DEPARTMENT

參考編號
REFERENCE No.
R/S/I-YO/1

圖 PLAN
Ha-2d