

TOWN PLANNING BOARD

CONFIDENTIAL

TPB Paper No. 9042

For Consideration by
the Town Planning Board on 28.2.2012

**CONSIDERATION OF THE DRAFT PO TOI ISLANDS
DEVELOPMENT PERMISSION AREA PLAN NO. DPA/I-PTI/B**

CONFIDENTIAL

Town Planning Board Paper No. 9042
for Consideration by
the Town Planning Board
on 28.2.2012

**CONSIDERATION OF THE DRAFT PO TOI ISLANDS
DEVELOPMENT PERMISSION AREA PLAN NO. DPA/I-PTI/B**

1. Introduction

The purpose of this paper is to seek Members' agreement that:

- (a) the draft Po Toi Islands Development Permission Area (DPA) Plan No. DPA/I-PTI/B (to be renumbered as DPA/I-PTI/1) (**Appendix I**) and its Notes (**Appendix II**) are suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) the Explanatory Statement (ES) (**Appendix III**) is suitable to serve as an expression of the planning intention and objectives of the Town Planning Board (the Board) for the draft Po Toi Islands DPA Plan and that the ES should be issued under the name of the Board.

2. Background

- 2.1 On 20.2.2012, under the power delegated by the Chief Executive, the Secretary for Development directed the Board, under section 3(1)(b) of the Ordinance, to prepare a draft DPA Plan to cover Po Toi Islands which is not covered by any statutory plan.

Location and Physical Characteristics (Plans 1 to 3)

- 2.2 Po Toi Islands comprise a group of islands located at the southern-most of Hong Kong, which include mainly Po Toi, Mat Chau, Beaufort Island, Sung Kong and Waglan Island. These five islands (the Area) cover a total area of about 550 ha. The Area is generally of hilly terrain and is covered by rocky outcrops and vegetated areas of shrubs and grasses (**Plans 1 and 2**).
- 2.3 Po Toi is the southern-most island in Hong Kong and is the largest among the five islands. It has a hilly terrain and is covered by rocky outcrops and vegetated areas of shrubs and grasses. It is largely natural in character with scattered rural settlements at Tai Wan and Wan Tsai (**Plan 3 and Photos 1 to 3 at Plan 4a**).
- 2.4 Waglan Island is the eastern-most outlying island in Hong Kong. The southern part of the island is covered by rocky outcrops with limited vegetated areas of shrubs and grasses whilst the northern part of the island has a rocky surface (**Plan 2 and Photo 6 at Plan 4a**).

- 2.5 Mat Chau, Beaufort Island and Sung Kong are isolated islands within the Area. They have a hilly terrain and are covered by rocky outcrops and scattered vegetated areas of shrubs and grasses (**Plan 2 and Photos 4 and 5 at Plan 4a**).

Need for Statutory Plan

- 2.6 The Area has a natural and rural setting with scientific importance and conservation value which are unique in Hong Kong. Recently, activities involving vegetation clearance and laying of concrete slabs have been detected in the southwestern part of Po Toi (i.e. near Wan Tsai) (**Plans 5b and 5c**), causing an adverse impact on the natural environment. The affected sites cover an area of about 1.93 ha, most of which are private lots.
- 2.7 To prevent any haphazard and uncontrolled development that may adversely affect the rural and natural character of the Area, it is necessary to prepare a DPA Plan to cover the Area to provide interim planning guidance and control for future development pending preparation of an OZP and to enable enforcement actions to be taken against any unauthorized developments and undesirable change of use to safeguard the Area's natural and rural character with scientific importance and conservation value (para. 4.9 below refers).

3. Object of the Plan

- 3.1 The object of the Plan is to delineate the extent of the Area and to set out the types of developments and uses which are permitted at all times and such types of developments and uses that may be permitted with or without conditions on application to the Board within the boundaries of the Area. The Plan is to illustrate the broad principles of development within the Area.
- 3.2 The Plan is to provide interim planning guidance and to facilitate development control within the Area during the period required for detailed analysis of the land use pattern, study of infrastructural provisions and development constraints for the formulation of an outline zoning plan (OZP). The draft DPA Plan will be replaced by an OZP within three years.

4. The Planning Scheme Area (Plans 1 and 2)

Existing Situation

- 4.1 Po Toi Islands have an area of about 550 ha, including Po Toi (about 369 ha), Mat Chau (about 3 ha), Waglan Island (about 10 ha), Beaufort Island (about 120 ha) and Sung Kong (about 48 ha) (**Plan 4a**).
- 4.2 Po Toi is the southern-most outlying island in Hong Kong. There is one recognised village, known as Tai Wan Village, at Po Toi (**Photo 3 of Plan 4a and Plan 5a**). Marine access to the village is available via the public pier at Tai Wan (**Photo 4 at Plan 4b**). There is a footpath network maintained by Islands District Office connecting the public pier in Tai Wan and other places

of interest on the island. Most of the streams on Po Toi, though small in size and seasonal, are largely natural and unpolluted. They should be preserved from the nature conservation point of view. One lighthouse is found on Po Toi for navigation purpose (**Plans 4b and 4c**). Activities involving vegetation clearance and laying of concrete slabs have recently been detected in the southwestern part of Po Toi (i.e. near Wan Tsai) (**Plans 5b and 5c**), causing damage to the natural environment in Po Toi.

- 4.3 Mat Chau, Beaufort Island and Sung Kong are virtually uninhabited small isolated islands covered by rocky outcrops and vegetated areas of shrubs and grasses (**Photos 4 and 5 at Plan 4a**).
- 4.4 Waglan Island is the eastern-most outlying island in Hong Kong. It is largely natural in character with building structures found in the southern part of the island. In addition, the Hong Kong Observatory has set up an automatic weather station at the top of the island. There are some ruined structures found near the lighthouse and the meteorological monitoring station (**Plan 4d**).

Transport and Utility Services

- 4.5 There is no road network in the Area but footpath systems on Po Toi and Waglan islands provide access from piers / jetties to the villages, mountain uplands as well as other places of interest (**Plan 3**).
- 4.6 There is no vehicular access to the Area. There is no public transport service in the Area except the licensed ferry services from Aberdeen/Stamley to Po Toi. To the west and south of the Area are natural deep water channels, which are major fairways for incoming and outgoing ocean-going vessels. Several marine facilities operated and maintained by Marine Department are found in the islands, including a lighthouse and a radar station on the hilltop of Waglan Island (**Plan 4d**), and one lighthouse at Nam Kok Tsui of Po Toi and one lighthouse at the northwestern shore of Beaufort Island (**Plan 3**).
- 4.7 There are no sewerage, drainage and water supply systems in the Area. Electricity and portable water are provided to the locals at Tai Wan Village of Po Toi via portable electricity generators and water tanks, dam and water pipe provided and maintained by Islands District Office.

Landscape Value

- 4.8 According to the "Landscape Value Mapping of Hong Kong" (2005) by Planning Department, the overall landscape value of these islands is high. Only Po Toi island has some village development and a concrete trail along the rocky coast up to the southern headland of Ngong Chong which is mainly for the local villagers and holiday visitors use. Other islands are undeveloped of hilly terrain and covered by rocky outcrops. Vegetation comprises predominantly shrubs and grassland with several streams flowing down hillsides into the sea (**Plan 3**). Islands feature steeply rocky coast and low cliffs from 100mPD to 270mPD with high landscape value geological formations. Especially on the Po Toi island, there are some well known

geological formation in granite rock along the coastline e.g. Palm Cliff, Tortoise Rock and Coffin Rock. Rock Carvings on Po Toi are declared monuments of particular historic or cultural significance (**Plan 3 and Photos at Plans 4b and 4c**). The overall landscape characters of these islands are remote, rugged and visually dramatic.

Scientific Significance (Plan 3)

- 4.9 Within the Area, Po Toi has a special scientific value worthy of conservation. Migratory birds, Romer's Tree Frog (*Liuixalus romeri*, 盧氏小樹蛙) and butterflies are the three scientific interests contributed to the ecological and conservation importance of Po Toi. Owing to its geographical position, Po Toi is considered as a crucial re-fuelling stop for migratory birds. More than 300 species, such as Hodgson's Redstart (*Phoenicurus hodgsoni*, 黑喉紅尾鵲), Dark-throated Thrush (*Turdus ruficollis*, 赤頸鵲), Brown Hawk Owl (*Ninox scutulata*, 鷹鴞), Blue-winged Pitta (*Pitta moluccensis*, 馬來八色鸚) and Oriental Honey Buzzard (*Pernis ptilorhyncus*, 鳳頭蜂鷹). Po Toi is one of the only four sites in Hong Kong with natural populations of Romer's Tree Frog. They are distributed in a number of sites on Po Toi. Po Toi also has a diverse assemblage of over 60 species of butterflies. Besides, Waglan Island is known to be a breeding site for terns.

Geotechnical Safety

- 4.9 The Area comprises hillsides with history of instability, and is subject to potential landslide hazards. For any future development in the Area including the delineated "Village Type Development" zone, natural terrain hazard study may be required to assess the potential hazards and constraints arising from natural terrain, and to provide suitable hazard mitigation measures, if found necessary, as part of the development.

Cultural Heritage

- 4.10 Two Declared Monuments, known as the Rock Carvings on Po Toi (**Photo 6 at Plan 4b**) and Waglan Lighthouse (**Photo 1 at Plan 4d**), as well as a Site of Archaeological Interest, namely Tai Wan Site of Archaeological Interest (**Plan 3**) are found in the Area. Prior consultation with the Antiquities and Monuments Office (AMO) of the Leisure and Cultural Services Department (LCSD) should be made if any developments, re-developments or rezoning proposals may affect these buildings/structures and the above site of archaeological interest, historic buildings / structures and their immediate environs.

Land Ownership

- 4.11 Most of the land in the Area (about 99.4%) is Government land, and the remaining about 3.3 ha (0.6%) is private land located in Po Toi, comprising mainly fallow agricultural land and lots with building entitlement (**Plan 3**).

5. Planning Intention

- 5.1 The general planning intention for the Area is to protect the rural and natural landscape of the Area with scientific importance and high conservation value from encroachment by unauthorized development and from undesirable change of use, and to reflect the existing recognized village and rural settlements. Due consideration should be given to the conservation of the ecologically and environmentally sensitive areas, such as Po Toi, when development in or near the Area is proposed.

6. Land Use Zonings

6.1 "Village Type Development" ("V"): Total Area 0.56 ha (**Plan 5a**)

- (a) The planning intention of this zone is to reflect the existing recognized village. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Board.
- (b) There is only one recognized village in the Area, namely Tai Wan Village on Po Toi. Currently, there is a restaurant within the "V" zone. The boundary of "V" zone is drawn up provisionally around existing clusters having regard to the existing village clusters and building structures, 'village environs', local topography and site characteristics. Areas of difficult terrain, dense vegetation, burial grounds, ecologically sensitive areas and streamcourses have been avoided where possible. Therefore, only existing village clusters in Tai Wan Village are zoned "V" in the Plan Area. The boundary of the "V" zone will be further reviewed and defined during the preparation of OZP stage to take account of the results of relevant assessments / studies on various aspects including Small House demand and developments, conservation value, the environment, infrastructure, landscape character, etc.
- (c) Except for those specified in the Notes (**Appendix II**), no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23m) or the height of the building which was in existence on the date of the first publication in the Gazette of the notice of this draft DPA plan, whichever is the greater.
- (d) To provide flexibility for innovative design adapted to the characteristics of particular site, minor relaxation of the building height restriction may be considered by the Board through the planning

permission system. Each proposal will be considered on its individual planning merits.

- (e) 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 works and related activities except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works.

6.2 "Unspecified Use": Total Area 549.11 ha

- (a) The Area consists mainly of rocky outcrops with vegetated areas of trees, grasses and shrubs on the hilltop of the islands; fallow and cultivated agricultural land, temple, and village houses in the lowland of Po Toi. The Area also has two declared monuments, one of each on Po Toi and Waglan Island respectively. Development pressure by undesirable change of land use and unauthorized engineering works has been observed. To prevent such activities and land use changes from further deteriorating the unique rural and natural character and the conservation value of the Area as well as from degrading the natural environment, planning guidance and development control are considered necessary. Owing to the urgency of preparing the DPA plan, except the area zoned "V", the other area has been designated as "Unspecified Use" pending detailed analysis and studies to establish the appropriate land uses in the course of the preparation of OZP. Any use and development other than the 'Agricultural Use' and some uses which are permitted under the covering Notes of the Plan will require planning permission from the Board.
- (b) 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 co-ordinated or implemented by Government.

7. Notes of the Plan

- 7.1 Attached to the draft DPA Plan is a set of Notes which shows the type of uses or developments which are always permitted within the Area and other uses for which planning permission from the Board should be sought. The provision for application for planning permission under section 16 of the Ordinance allows flexibility in land-use planning and control of development to meet the changing needs.
- 7.2 The draft notes (**Appendix II**) are formulated on the basis of the latest of Master Schedule of Notes to Statutory Plans endorsed by the Board whilst having regard to the peculiar characteristics of the Area.

8. Plan Number

Upon gazetting, the draft Po Toi Islands DPA Plan will be renumbered as DPA/I-PTI/1.

9. Consultation

- 9.1 The draft DPA Plan together with the Notes and ES have been circulated to the relevant Government departments for comments. Comments received have been incorporated into the draft DPA Plan, its Notes or ES, which has been endorsed by the New Territories District Planning Conference by circulation on 27.2.2012 as suitable for submission to the Board for consideration.
- 9.2 The Islands District Council (IsDC) and the Lamma Island (South) Rural Committee (RC) have not been consulted on the draft DPA Plan due to the confidential nature of the plan. The IDC and RC will be consulted on the draft DPA Plan after its publication under section 5 of the Ordinance.

10. Decision Sought

Members are invited to:

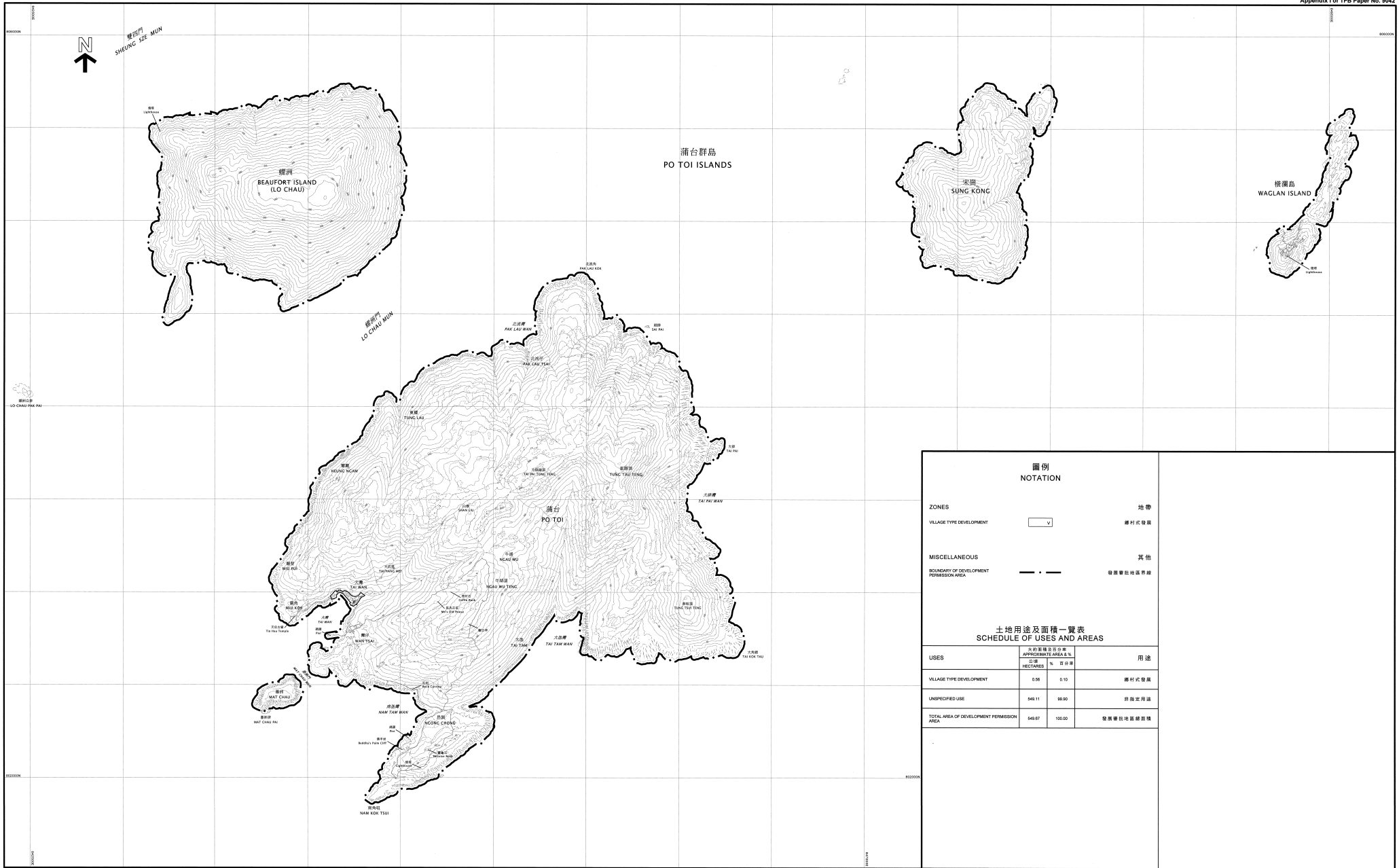
- (a) agree that the draft Po Toi Islands DPA Plan No. DPA/I-PTI/B (to be renumbered as DPA/I-PTI/1) (**Appendix I**) and its Notes (**Appendix II**) are suitable for exhibition for public inspection under section 5 of the Ordinance;
- (b) agree that the ES (**Appendix III**) is suitable to serve as an expression of the planning intention and objectives of the Board for the draft Po Toi Islands DPA Plan and that the ES should be issued under the name of the Board; and
- (c) agree that a briefing on the draft DPA Plan will be conducted for the IsDC and RC after its publication under section 5 of the Ordinance.

11. Attachments

Appendix I	Draft Po Toi Islands Development Permission Area Plan No. DPA/I-PTI/B
Appendix II	Notes of the Draft Po Toi Islands Development Permission Area Plan No. DPA/I-PTI/B
Appendix III	Explanatory Statement of the Draft Po Toi Islands Development Permission Area Plan No. DPA/I-PTI/B
Plan 1	Location Plan of Po Toi Islands Development Permission Area
Plan 2	Aerial Photos
Plan 3	Existing Environment and Land Uses of Po Toi Islands Development Permission Area
Plans 4a to 4d	Site Photos

- Plan 5a** Proposed “Village Type Development” zone in the Po Toi Islands Development Permission Area
- Plan 5b** Comparison of Aerial Photos showing the suspected vegetation clearance and laying of concrete slabs at southwest Po Toi
- Plan 5c** Site Photos showing the suspected vegetation clearance and laying of concrete slabs at southwest Po Toi

PLANNING DEPARTMENT
March 2012



圖例
NOTATION

ZONES

VILLAGE TYPE DEVELOPMENT



地帶

鄉村式發展

MISCELLANEOUS

BOUNDARY OF DEVELOPMENT
PERMISSION AREA



其他

發展審批地區界線

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	* 以發展審批地區 APPROXIMATE AREA & % 公顷 HECTARES		用途
	公顷	% 百分比	
VILLAGE TYPE DEVELOPMENT	0.56	0.10	鄉村式發展
UNSPECIFIED USE	548.11	99.90	非指定用途
TOTAL AREA OF DEVELOPMENT PERMISSION AREA	548.67	100.00	發展審批地區總面積

按照城市規劃條例第5條展示的
發展審批地區草圖
DRAFT DEVELOPMENT PERMISSION AREA PLAN EXHIBITED
UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON

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

蒲台群島發展審批地區圖
PO TOI ISLANDS DEVELOPMENT PERMISSION AREA PLAN

SCALE 1:7,500 比例尺
0 250 500 750 1,000 METRES 公尺

規劃署通曉城市規劃委員會指示圖
PREPARED BY THE PLANNING DEPARTMENT UNDER
THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號
PLAN No. DPA/I-PTI/B

DRAFT PO TOI ISLANDS DEVELOPMENT PERMISSION AREA PLAN
NO. DPA/I-PTI/B

(Being a Draft Plan for the Purposes of the Town Planning Ordinance)

NOTES

(N.B. These form part of the Plan)

- (1) These Notes show the uses or developments on land falling within the boundaries of the Plan which are always permitted and which may be permitted by the Town Planning Board, with or without conditions, on application. Where permission from the Town Planning Board for a use or development is required, the application for such permission should be made in a prescribed form. The application shall be addressed to the Secretary of the Town Planning Board, from whom the prescribed application form may be obtained.
- (2) Any use or development which is always permitted or may be permitted in accordance with these Notes must also conform to any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, as may be applicable.
- (3) No action is required to make the use of any land or building which was in existence immediately before the first publication in the Gazette of the notice of the draft development permission area plan conform to this Plan, provided such use has continued since it came into existence. Any material change of such use or any other development (except minor alteration and/or modification to the development of the land or building in respect of such use which is always permitted) must be always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board.
- (4) Except to the extent that paragraph (3) applies, any use or development falling within the boundaries of the Plan, unless always permitted in terms of the Plan, shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft development permission area plan without permission from the Town Planning Board.
- (5) Except as otherwise specified by the Town Planning Board, when a use or material change of use is effected or a development or redevelopment is undertaken, as always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board, all permissions granted by the Town Planning Board in respect of the site of the use or material change of use or development or redevelopment shall lapse.
- (6) Boundaries of the Plan and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.

- (7) The following uses or developments are always permitted on land falling within the boundaries of the Plan except where the uses or developments are specified in Column 2 of the Notes of the zone:
- (a) maintenance, repair or demolition of a building;
 - (b) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, footpath, cycle track, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;
 - (c) maintenance or repair of road, watercourse, nullah, sewer and drain;
 - (d) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government;
 - (e) rebuilding of New Territories Exempted House;
 - (f) replacement of an existing domestic building, i.e. a domestic building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, by a New Territories Exempted House;
 - (g) provision, maintenance or repair of a grave of an indigenous New Territories villager or a locally based fisherman and his family members for which permission has been obtained from Government;
 - (h) in areas not zoned or set apart under section 4(1) of the Town Planning Ordinance in the development permission area, the uses stipulated in the schedule forming Annex A of these Notes; and
 - (i) in areas zoned or set apart under section 4(1) of the Town Planning Ordinance in the development permission area, the uses stipulated in Column 1 of the relevant zoning schedule forming part of Annex B of these Notes.
- (8) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.

- (9) In these Notes, unless the context otherwise requires or unless as expressly provided below, terms used in the Notes shall have the meanings as assigned under section 1A of the Town Planning Ordinance.

“Existing building” means a building, including a structure, which is physically existing and is in compliance with any relevant legislation and the conditions of the government lease concerned.

“New Territories Exempted House” means a domestic building other than a guesthouse or a hotel; or a building primarily used for habitation, other than a guesthouse or a hotel, the ground floor of which may be used as ‘Shop and Services’ or ‘Eating Place’, the building works in respect of which are exempted by a certificate of exemption under Part III of the Buildings Ordinance (Application to the New Territories) Ordinance (Cap. 121).

DRAFT PO TOI ISLANDS
DEVELOPMENT PERMISSION AREA PLAN
NO. DPA/I-PTI/B

Schedules of Uses

		<u>Page</u>
Annex A	Uses always permitted in an “Unspecified Use” area	1
Annex B	VILLAGE TYPE DEVELOPMENT	2

Annex A

Uses always permitted in an “Unspecified Use” area

(Being an area not zoned or set apart
under section 4(1) of the Town Planning Ordinance)

Agricultural Use

Remarks

- (a) Any use or development, other than the always permitted use as specified above or the uses or developments always permitted under the covering Notes, requires planning permission from the Town Planning Board under section 16 of the Town Planning Ordinance.
- (b) Any diversion of streams, filling of land/pond or excavation of land, including that to effect a change of use to the always permitted use as specified above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by the Government), shall not be undertaken or continued on or after the first date of the publication in the Gazette of the notice of this draft development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

VILLAGE TYPE DEVELOPMENT

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Government Use (Police Reporting Centre, Post Office only) House (New Territories Exempted House only) On-Farm Domestic Structure Religious Institution (Ancestral Hall only) Rural Committee/Village Office	Eating Place Government Refuse Collection Point Government Use (not elsewhere specified) # Hotel (Holiday House only) House (not elsewhere specified) Institutional Use (not elsewhere specified) # Place of Recreation, Sports or Culture Public Clinic Public Convenience Public Utility Installation # Religious Institution (not elsewhere specified) # Residential Institution # School # Shop and Services Social Welfare Facility # Utility Installation for Private Project
In addition, the following uses are always permitted on the ground floor of a New Territories Exempted House:	

Eating Place
Library
School
Shop and Services

(Please see next page)

VILLAGE TYPE DEVELOPMENT (Cont'd)

Planning Intention

The planning intention of this zone is to reflect the existing recognized village. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (except development or redevelopment to those annotated with #) shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23m) or the height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, whichever is the greater.
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (c) Any diversion of streams or filling of pond, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of this draft development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

CONFIDENTIAL

DRAFT PO TOI ISLANDS DEVELOPMENT PERMISSION AREA PLAN
NO. DPA/I-PTI/B

EXPLANATORY STATEMENT

DRAFT PO TOI ISLANDS DEVELOPMENT PERMISSION AREA PLAN
NO. DPA/I-PTI/B

EXPLANATORY STATEMENT

CONTENTS

Page

1.	INTRODUCTION	1
2.	AUTHORITY FOR THE PLAN AND PROCEDURE	1
3.	OBJECT OF THE PLAN	1
4.	NOTES OF THE PLAN	2
5.	THE EXISTING SITUATION	2
6.	NEED FOR PLANNING GUIDANCE AND CONTROL	3
7.	THE DEVELOPMENT PERMISSION AREA	
7.1	Plan Area	3
7.2	General Planning Intention	3
7.3	Population	4
7.4	Land Use Zonings and Intended Uses	4
	7.4.1 Village Type Development	4
	7.4.2 Unspecified Use	5
7.5	Transport and Utility Services	5
	7.5.1 Waterborne Transport	5
	7.5.2 Road Network and Footpath	5
	7.5.3 Utility Services	6
7.6	Cultural Heritage	6
8.	PLANNING CONTROL WITHIN THE DEVELOPMENT PERMISSION AREA	6

DRAFT PO TOI ISLANDS DEVELOPMENT PERMISSION AREA
PLAN NO. DPA/I-PTI/B

(Being a Draft Plan for the Purposes of the Town Planning Ordinance)

EXPLANATORY STATEMENT

Note : For the purposes of the Town Planning Ordinance, this statement shall not be deemed to constitute a part of the Plan.

1. INTRODUCTION

This Explanatory Statement is intended to assist an understanding of the draft Po Toi Islands Development Permission Area Plan No. DPA/I-PTI/A. It reflects the planning intention and objectives of the Town Planning Board (the Board) for the Plan.

2. AUTHORITY FOR THE PLAN AND PROCEDURE

2.1 On 20.2.2012, under the power delegated by the Chief Executive, the Secretary for Development directed the Board, under section 3(1)(b) of the Town Planning Ordinance (the Ordinance), to prepare a draft plan designating the Po Toi Islands as a development permission area (DPA).

2.2 On xx.xx.2012, the draft Po Toi Islands DPA Plan No. DPA/I-PTI/1 (the Plan) was exhibited for public inspection under section 5 of the Ordinance.

3. OBJECT OF THE PLAN

3.1 The object of the Plan is to delineate the extent of the Po To Islands DPA (the Area) and to set out the types of developments and uses which are permitted at all times and such types of developments and uses that may be permitted with or without conditions on application to the Board within the boundaries of the Area.

3.2 The Plan is to illustrate the broad principles of development within the Planning Scheme Area. It is a small-scale plan and the planning scheme boundary, the boundary of the land use zone may be subject to minor adjustments as detailed planning and development proceed.

3.3 The Plan is to provide interim planning guidance and to facilitate development control within the Area during the period required for detailed analysis of the land use pattern, study of infrastructural provisions and development constraints for the formulation of an outline zoning plan (OZP).

4. NOTES OF THE PLAN

- 4.1 Attached to the Plan is a set of Notes which shows the types of uses or developments which are always permitted within the Area and which may be permitted by the Board, with or without conditions, on application. The provision for application for planning permission under section 16 of the Ordinance allows greater flexibility in land-use planning and control of development to meet the changing needs.
- 4.2 For the guidance of the general public, a set of definitions that explains some of the terms used in the Notes may be obtained from the Technical Services Division of the Planning Department and can be downloaded from the Board's website at <http://www.info.gov.hk/tpb>.

5. THE EXISTING SITUATION

- 5.1 Po Toi Islands comprise a group of islands located at the southern-most of Hong Kong, which include mainly Po Toi, Mat Chau, Beaufort Island, Sung Kong and Waglan Island. These five islands (the Area) cover a total area of about 550 ha. The Area is generally of hilly terrain and is covered by rocky outcrops and vegetated areas of shrubs and grasses.
- 5.2 Po Toi is the southern-most outlying island in Hong Kong. It has a hilly terrain and is covered by rocky outcrops and vegetated areas of shrubs and grasses. It is largely natural in character with scattered rural settlements at Tai Wan and Wan Tsai. A recognised village is found at Tai Wan of Po Toi. Marine access to the village is available via the public pier at Tai Wan. There is a footpath network maintained by Islands District Office connecting the public pier in Tai Wan and other places of interest on the island. Most of the streams on Po Toi Island, though small in size and seasonal, are largely natural and unpolluted. They should be preserved from the nature conservation point of view. One lighthouse and two pier-head lights are found on Po Toi for navigation purpose. Activities involving vegetation clearance and laying of concrete slabs have recently been detected in the southwestern part of Po Toi (i.e. near Wan Tsai), causing an adverse impact on the natural environment.
- 5.3 Mat Chau is a virtually uninhabited small isolated island separated from Po Toi by Mat Chau Mun. It is covered by rocky outcrops and vegetated areas of shrubs and grasses.
- 5.4 Beaufort Island and Sung Kong are two isolated islands with a hilly terrain and are covered by rocky outcrops and scattered vegetated areas of shrubs and grasses. Both islands are virtually uninhabited.

- 5.5 Waglan Island is the eastern-most outlying island in Hong Kong. The southern part of the island is covered by rocky outcrops with limited vegetated areas of shrubs and grasses whilst the northern part of the island has a rocky surface. In addition, the Hong Kong Observatory has set up a meteorological monitoring station at the top of the island. There are some ruined structures found near the lighthouse and the automatic weather station.
- 5.6 There is no vehicular access to the Area. Marine access to Po Toi and Waglan Island is available by boat. Public piers and jetties are found along the coastal area of Po Toi and Waglan Island. To the west and south of the Area are natural deep water channels, which are major fairways for incoming and outgoing ocean-going vessels. Several marine facilities operated and maintained by Marine Department are found on the islands, including a lighthouse and a radar station on the hilltop of Waglan Island, a radar reflector on the hilltop of Po Toi, and one lighthouse at Nam Kok Tsui of Po Toi and one lighthouse at the northwest shore of Beaufort Island respectively.
- 5.7 According to the "Landscape Value Mapping of Hong Kong" (2005) prepared by Planning Department, the overall landscape value among these islands is high. Only Po Toi island has some village development and a concrete trail along the rocky coast up to the southern headland of Ngong Chong which is mainly for the local villagers and holiday visitors use. Other islands are undeveloped of hilly terrain and covered by rocky outcrops. Vegetation comprises predominantly shrubs and grassland with several streams flowing down hillsides into the sea. Islands feature steeply rocky coast and low cliffs from 100mPD to 270mPD with high landscape value geological formations. Especially on the Po Toi island, there are some well known geological formation in granite rock along the coastline e.g. Buddha's Palm Cliff, Tortoise Rock and Coffin Rock. Rock Carvings on Po Toi are declared monuments of particular historic or cultural significance. The overall landscape character of these islands are remote, rugged and visually dramatic.
- 5.8 Developments within these islands may involve site formation and vegetation and rocks clearance is expected. Adverse and irreversible landscape impact to existing landscape resources and landscape character is anticipated. To prevent haphazard developments and conserve the rural and natural character of these islands, except those developments permitted under the covering Notes of the Plan, Landscape and Visual Impact Assessment is considered necessary for those developments subject to applications under the Ordinance.
- 5.9 Within the Area, Po Toi has a special scientific value worthy of conservation. Migratory birds, Romer's Tree Frog (*Liuixalus romeri*, 盧氏小樹蛙) and butterflies are the three scientific interests contributed to the ecological and conservation importance of Po Toi. Owing to its geographical position, Po Toi is considered as a crucial re-fuelling stop for migratory birds. More than 300 species, such as Hodgson's Redstart (*Phoenicurus hodgsoni*, 黑喉紅尾鵯), Dark-throated Thrush (*Turdus ruficollis*, 赤頸鵯), Brown Hawk Owl (*Ninox scutulata*, 鷹鵯), Blue-winged Pitta (*Pitta moluccensis*, 馬來八色鵯) and

Oriental Honey Buzzard (*Pernis ptilorhyncus*, 鳳頭蜂鷹). Po Toi is one of the only four sites in Hong Kong with natural populations of Romer's Tree Frog. They are distributed in a number of sites on Po Toi. Po Toi also has a diverse assemblage of over 60 species of butterflies. Besides, Waglan Island is known to be a breeding site for terns.

6. NEED FOR PLANNING GUIDANCE AND CONTROL

- 6.1 The Area has a rural and natural setting with scientific importance and conservation value which are unique in Hong Kong. Recently, activities involving vegetation clearance and laying of concrete slabs have been detected in the southwestern part of Po Toi (i.e. near Wan Tsai), causing an adverse impact on the natural environment.
- 6.2 To prevent any haphazard and uncontrolled development that may adversely affect the rural and natural character of the Area, it is necessary to prepare a DPA Plan to cover the Area to provide interim planning guidance control for future development pending preparation of an OZP and to enable enforcement actions to be taken against any unauthorized developments and undesirable change of use to safeguard the Area's natural and rural character with scientific importance and conservation value.

7. THE DEVELOPMENT PERMISSION AREA

7.1 Plan Area

The total area covered by the Plan is about 550 ha, including Po Toi (about 369 ha), Mat Chau (about 3 ha), Waglan Island (about 10 ha), Beaufort Island (about 120 ha) and Sung Kong (about 48 ha). The boundary of the Area is shown by a heavy broken line on the Plan.

7.2 General Planning Intention

The general planning intention for the Area is to protect the rural and natural landscape of the Area with scientific importance and high conservation value from encroachment by unauthorized development and from undesirable change of use, and to reflect the existing recognized village and rural settlements. Due consideration should be given to the conservation of the ecologically and environmentally sensitive areas, such as Po Toi, when development in or near the Area is proposed.

7.3 Population

Among the Po Toi Islands, only Po Toi is currently populated. According to the estimation of the Planning Department, the population in the Area is about 100.

7.4 Land Use Zoning and Intended Uses

7.4.1 "Village Type Development" ("V"): Total Area 0.44 ha

- (a) The planning intention of this zone is to reflect the existing recognized village. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Board.
- (b) There is only one recognized village in the Area, namely Tai Wan Village on Po Toi. Currently, there is a restaurant within the "V" zone. The boundary of "V" zone is drawn up provisionally around existing clusters having regard to the existing village clusters and building structures, 'village environs', local topography and site characteristics. Areas of difficult terrain, dense vegetation, burial grounds, ecologically sensitive areas and streamcourses have been avoided where possible. Therefore, only existing village clusters in Tai Wan Village are zoned "V" in the Plan Area. The boundary of the "V" zone will be further reviewed and defined during the preparation of OZP stage to take account of the results of relevant assessments / studies on various aspects including Small House demand and developments, conservation value, the environment, infrastructure, landscape character, etc.
- (c) Except for those specified in the Notes, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23m) or the height of the building which was in existence on the date of the first publication in the Gazette of the notice of this draft DPA plan, whichever is the greater.
- (d) To provide flexibility for innovative design adapted to the characteristics of particular site, minor relaxation of the building height restriction may be considered by the Board through the

planning permission system. Each proposal will be considered on its individual planning merits.

- (e) 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 works and related activities except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works.

7.4.2 "Unspecified Use": Total Area 549.23 ha

- (a) The Area consists mainly of rocky outcrops with vegetated areas of trees, grasses and shrubs on the hillside of the islands, fallow and cultivated agricultural land, temples, heritage buildings and village houses in the lowland of Po Toi. Development pressure by undesirable change of land use and unauthorized engineering works has been observed on Po Toi, causing an adverse impact on the natural environment. To prevent such activities and land use changes from further deteriorating the unique rural and natural character and the conservation value of the Area as well as from degrading the natural environment, planning guidance and development control are considered necessary. Owing to the urgency of preparing the DPA plan, except the area zoned "V", the other area has been designated as "Unspecified Use" pending detailed analysis and studies to establish the appropriate land uses in the course of the preparation of OZP. Any use and development other than the 'Agricultural Use' and some uses which are permitted under the covering Notes of the Plan will require planning permission from the Board.
- (b) 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 co-ordinated or implemented by Government.

7.5 Transport and Utility Services

7.5.1 Waterborne Transport

There is no public transport service in the Area except the licensed ferry services from Aberdeen/Stanley to Po Toi.

7.5.2 Road Network and Footpath

There is no road network in the area but footpath systems are provided on Po Toi and Waglan islands provide access from piers / jetties to the villages, mountain uplands as well as other places of interest. Improvement works to the footpaths on the Area are carried out under the Rural Public Works Programme.

7.5.3 Utility Services

There are no sewerage, drainage and water supply systems in the Area. Electricity and portable water are provided to the locals at Tai Wan Village of Po Toi via portable electricity generators and water tanks, dam and water pipe provided and maintained by Islands District Office.

7.6 Cultural Heritage

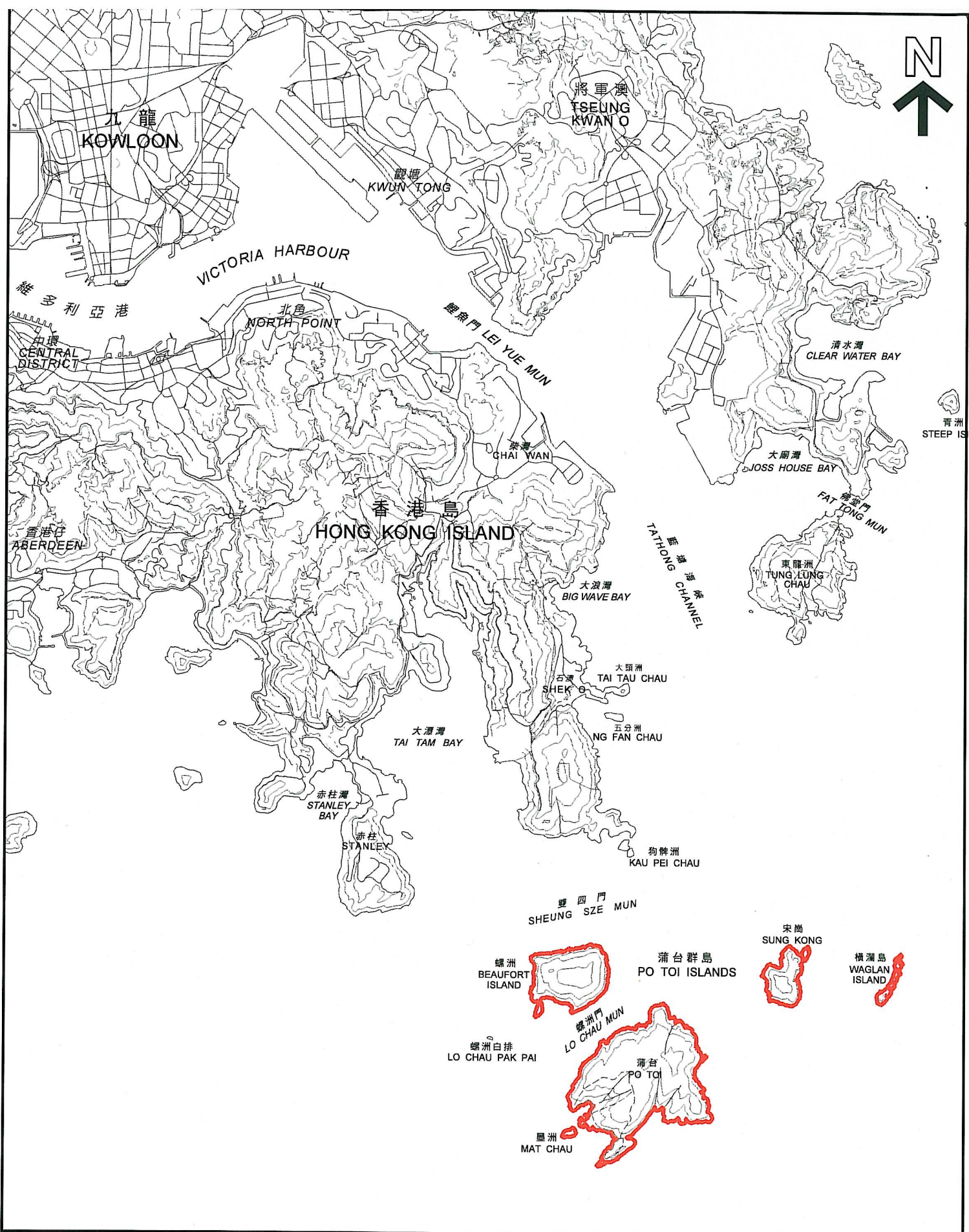
- 7.6.1 There are two Declared Monuments in the Area. One is the Waglan Lighthouse, which is one of the five surviving pre-war navigation lighthouses in Hong Kong, and was declared a monument on 29.12.2000. The other is the Rock Carvings on Po Toi, which the patterns of which resemble to pottery and bronze vessels on Bronze Age about 3,500 years ago. The Carvings were declared a monument on 27.4.1979. Every effort should be made to preserve the Declared Monuments.
- 7.6.2 A site of archaeological interest, known as Tai Wan Site of Archaeological Interest, is also found in Tai Wan at the southwestern Po Toi. Objects of both prehistoric and historic periods have been discovered in Tai Wan Site of Archaeological Interest.
- 7.6.3 Prior consultation with the Antiquities and Monuments Office (AMO) of the Leisure and Cultural Services Department (LCSD) should be made if any developments, re-developments or rezoning proposals may affect these buildings/structures and the above site of archaeological interest, historic buildings / structures and their immediate environs. If disturbance of the Rock Carvings, site of archaeological interest and areas of archaeological potential is unavoidable, a detailed Archaeological Impact Assessment (AIA) conducted by a qualified archaeologist is required. The archaeologist shall apply for a licence to conduct the AIA under the Antiquities and Monuments Ordinance (Cap. 53). A proposal of the AIA shall be submitted to the AMO for agreement prior to applying for a licence.

8. PLANNING CONTROL WITHIN THE DEVELOPMENT PERMISSION AREA

- 8.1 The types of permitted developments and uses on land within the Area are listed in the Notes to the Plan. Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted developments and uses within the same zone are always permitted and no separate permission is required.
- 8.2 Uses of land or building which were in existence immediately before the first publication in the Gazette of the notice of the draft DPA Plan and which are not in compliance with the terms of the Plan may have adverse impact on the environment, drainage and traffic of the Area. Although no action is required to make such use conform to this Plan, any material change of such use or any other development (except minor alteration and/or modification to the development of the land or building in respect of such use which is always permitted) must be always permitted in terms of the Plan or, if permission is required, in accordance with a permission granted by the Board. The Board will consider these applications on their individual merits. Those alteration and/or modification works which may lead to an environmental improvement or upgrading to the Area may be considered favourably by the Board.
- 8.3 Planning applications to the Board will be assessed on individual merits. In general, the Board, in considering the planning applications, will take into account all relevant planning considerations which may include the departmental outline development plans/layout plans, and the guidelines published by the Board. The outline development plans/layout plans are available for public inspection at the Planning Department. Guidelines published by the Board are available from the Board's website, the Secretariat of the Board and the Technical Services Division of the Planning Department. Application forms and Guidance Notes for planning applications can be downloaded from the Board's website and are available from the Secretariat of the Board, the Technical Services Division and relevant District Planning Office of the Planning Department. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.
- 8.4 Any development, other than those referred to in paragraph 8.1 above or in conformity with this draft DPA Plan or with the permission of the Board, undertaken or continued on or after the date of the first publication in the Gazette of the notice on land included in the DPA Plan may be subject to enforcement proceedings under the Ordinance. Any diversion of streams, filling of land/pond or excavation of land within land designated "Unspecified Use" and diversion of streams or filling of pond within "V" zone on or after the first publication in the Gazette of the notice of the draft DPA Plan without permission from the Board may also be subject to enforcement proceedings.
- 8.5 It is intended that the DPA plan published by the Board will be replaced, within three years, by an OZP. Under the provisions of section 20(5) of the Ordinance, a draft DPA plan is effective for a period of three years after the notification in

the Gazette. Extension of one additional year may be given by the Chief Executive in Council. The provision of enforcement will continue to be applicable to the Area after the DPA plan is replaced by an OZP.

TOWN PLANNING BOARD
XXXX 2012



擬議發展審批地區界線
PROPOSED DEVELOPMENT
PERMISSION AREA BOUNDARY

位置圖 LOCATION PLAN

蒲台群島發展審批地區 PO TOI ISLANDS DEVELOPMENT PERMISSION AREA

SCALE 1 : 85 000 比例尺
米 750 0 750 1 500 2 250 3 000 3 750 米
METRES METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/LI/12/25

圖 PLAN
1

本摘要圖於2012年2月24日擬備
EXTRACT PLAN PREPARED ON 24.2.2012



<div><div></div><div>擬議發展審批地區界線 PROPOSED DEVELOPMENT PERMISSION AREA BOUNDARY</div></div> <div>本摘要圖於2012年2月24日擬備， 所根據的資料為地政總署於2010年12月17日 拍得的航攝照片編號CW88776 EXTRACT PLAN PREPARED ON 24.2.2012 BASED ON AERIAL PHOTO No. CW88776 TAKEN ON 17.12.2010 BY LANDS DEPARTMENT</div>	<div>航攝照片 AREIAL PHOTO</div> <div>蒲台群島發展審批地區</div> <div>PO TOI ISLANDS DEVELOPMENT PERMISSION AREA</div>	<div>規劃署 PLANNING DEPARTMENT</div> <div><div>參考編號 REFERENCE No. M/LI/12/25</div><div>圖 PLAN 2</div></div>
---	--	---

SHEUNG SZE MUN 雙四門



蒲台群島
PO TOI ISLANDS

燈塔
LIGHTHOUSE

200

螺洲
BEAUFORT ISLAND
(LO CHAU)

北流仔
PAK LAU TSAI

LO CHAU MUN

 螺洲白排
LO CHAU PAK PAI

宋崗
SUNG
KONG

横瀾島
WAGLAN
ISLAND

橫瀾島橫瀾燈塔
WAGLAN LIGHTHOUSE
ON WAGLAN ISLAND

螺洲門

蒲台
PO TOI

圖例 LEGEND









-  擬議發展審批地區界線
PROPOSED DEVELOPMENT
PERMISSION AREA BOUNDARY
 -  私人土地
PRIVATE LAND
 -  鄉村範圍
VILLAGE ENVIRONS
 -  認可鄉村的許可墓地
PERMITTED BURIAL GROUND
FOR RECOGNISED VILLAGES
 -  具考古價值地點
SITE OF ARCHAEOLOGICAL INTEREST
 -  斜坡維修工程(斜坡編號15SE-D/C3)
SLOPE MAINTENANCE WORKS (SLOPE No. 15SE-D/C3)
 -  法定古蹟
DECLARED MONUMENT
 -  溪澗
STREAM

插圖 INSET

SCALE 1:7 500 比例尺

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/LI/12/25

PLAN

本摘要圖於2012年2月24日擬備
EXTRACT PLAN PREPARED ON 24.2.2012

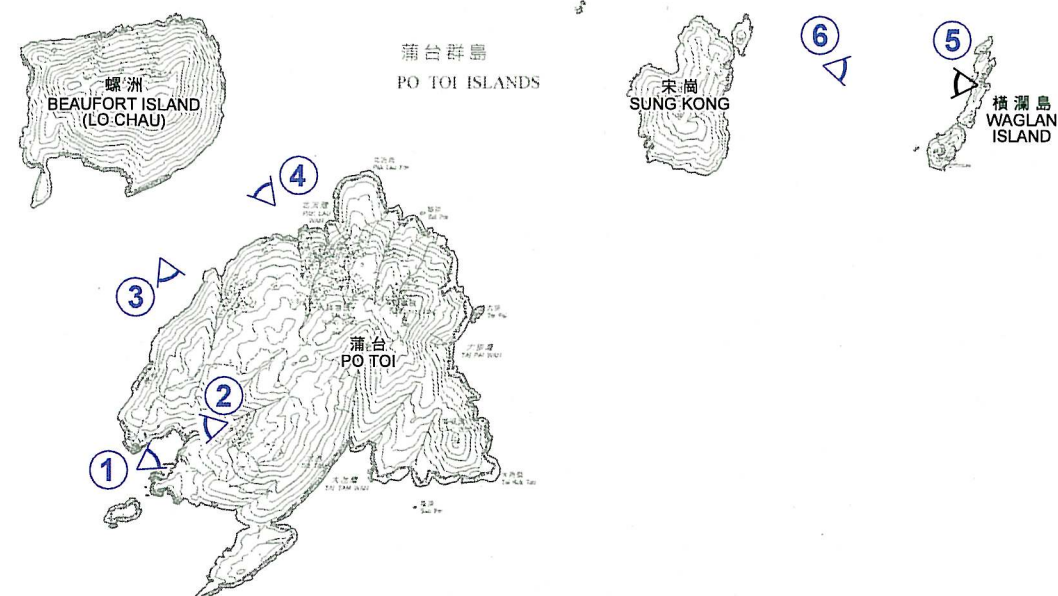
現時環境及土地用途
蒲台群島發展審批地區
EXISTING ENVIRONMENT AND LAND USE
PO TOI ISLANDS DEVELOPMENT PERMISSION AREA

SCALE 1 : 20 000 比例尺

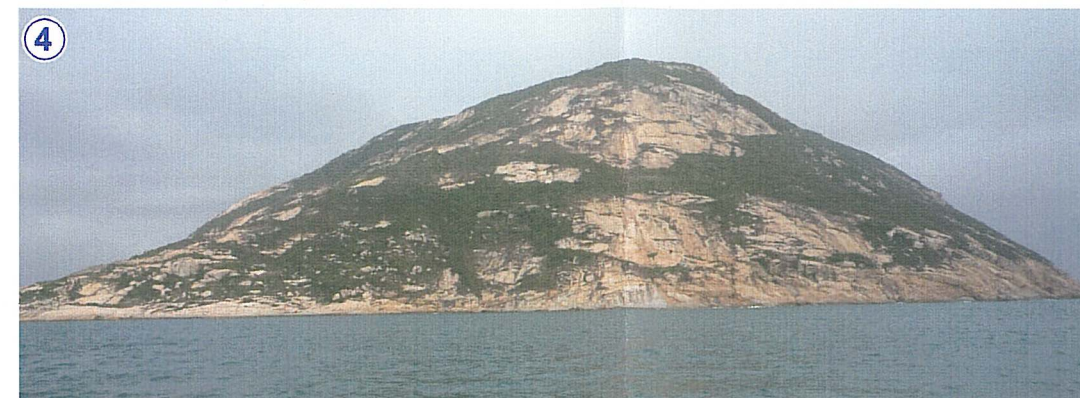
SCALE 1:20 000 比例尺

米 200 0 200 400 600 800 1 000 1 200 1 400 1 600 1 800 2 000 米
METRES

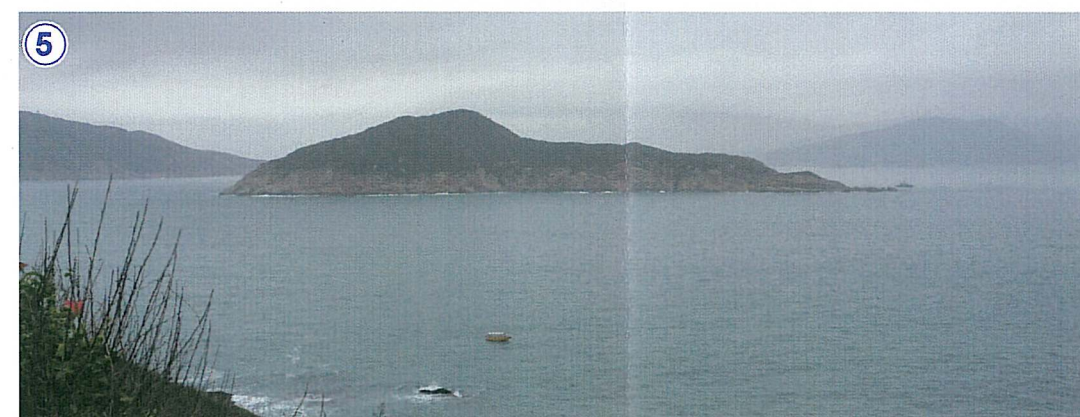
SCALE 1:7 500 比例尺



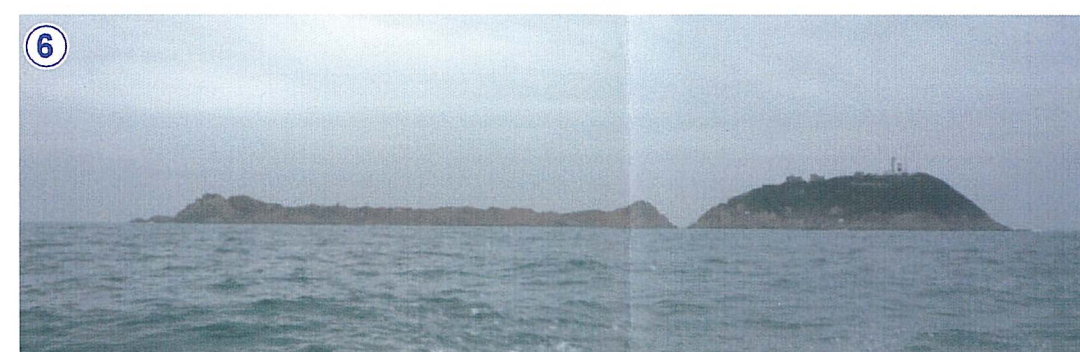
蒲台（西北部分） PO TOI (NORTH-WESTERN PORTION)



螺洲 BEAUFORT ISLAND (LO CHAU)



宋崗 SUNG KONG



橫瀾島 WAGLAN ISLAND



蒲台（廟角／大灣） PO TOI (MIU KOK / TAI WAN)



蒲台（大灣） PO TOI (TAI WAN)

蒲台群島的整體景觀
OVERVIEW OF PO TOI ISLANDS

① 實地照片的觀景點
VIEWING POINT OF SITE PHOTO

本摘要圖於2012年2月17日擬備
EXTRACT PLAN PREPARED ON 17.2.2012

實地照片 SITE PHOTOS

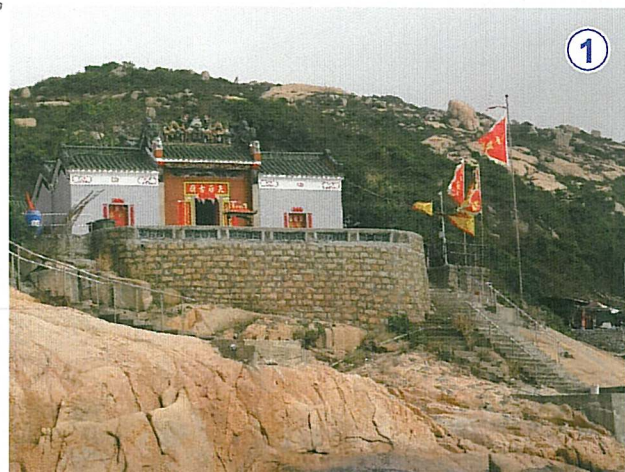
蒲台群島發展審批地區
PO TOI ISLANDS DEVELOPMENT PERMISSION AREA

規劃署
PLANNING DEPARTMENT

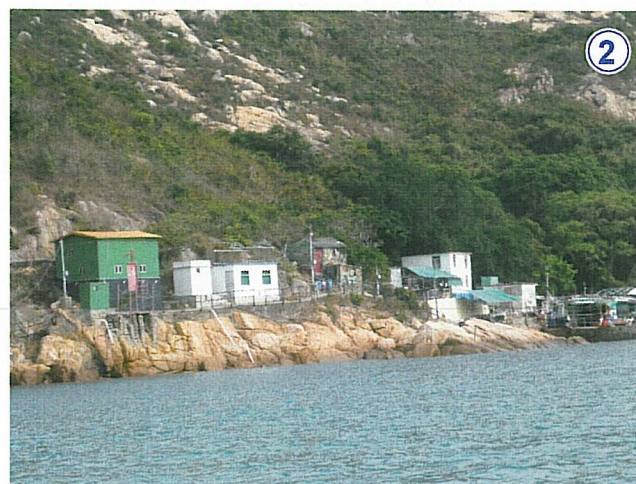


參考編號
REFERENCE No.
M/LI/12/25

圖 PLAN
4a



天后廟
TIN HAU TEMPLE



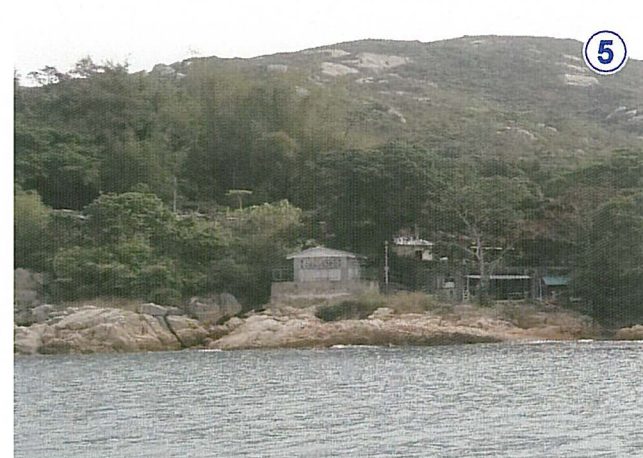
大灣東北面部分
NORTH-EAST PORTION OF TAI WAN



大灣
TAI WAN



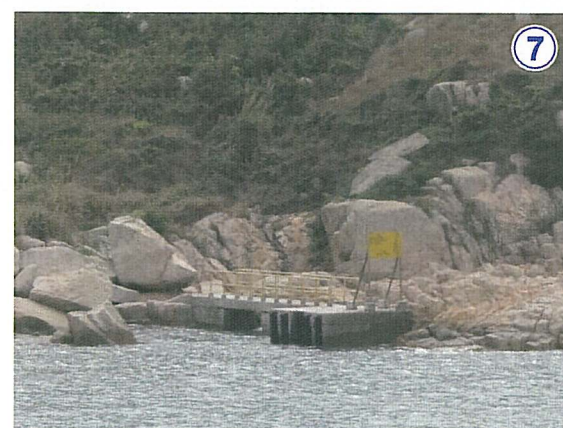
蒲台公眾碼頭
PO TOI PUBLIC PIER



灣仔
WAN TSAI



石刻(法定古蹟)
ROCK CARVING (DECLARED MONUMENT)



南沓灣碼頭
PIER AT NAM TAM WAN



灣仔(由昂裝眺望)
WAN TSAI (VIEW FROM NGONG CHONG)

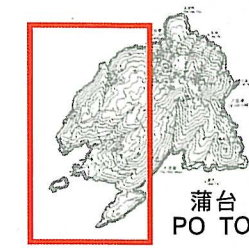


插圖 INSET

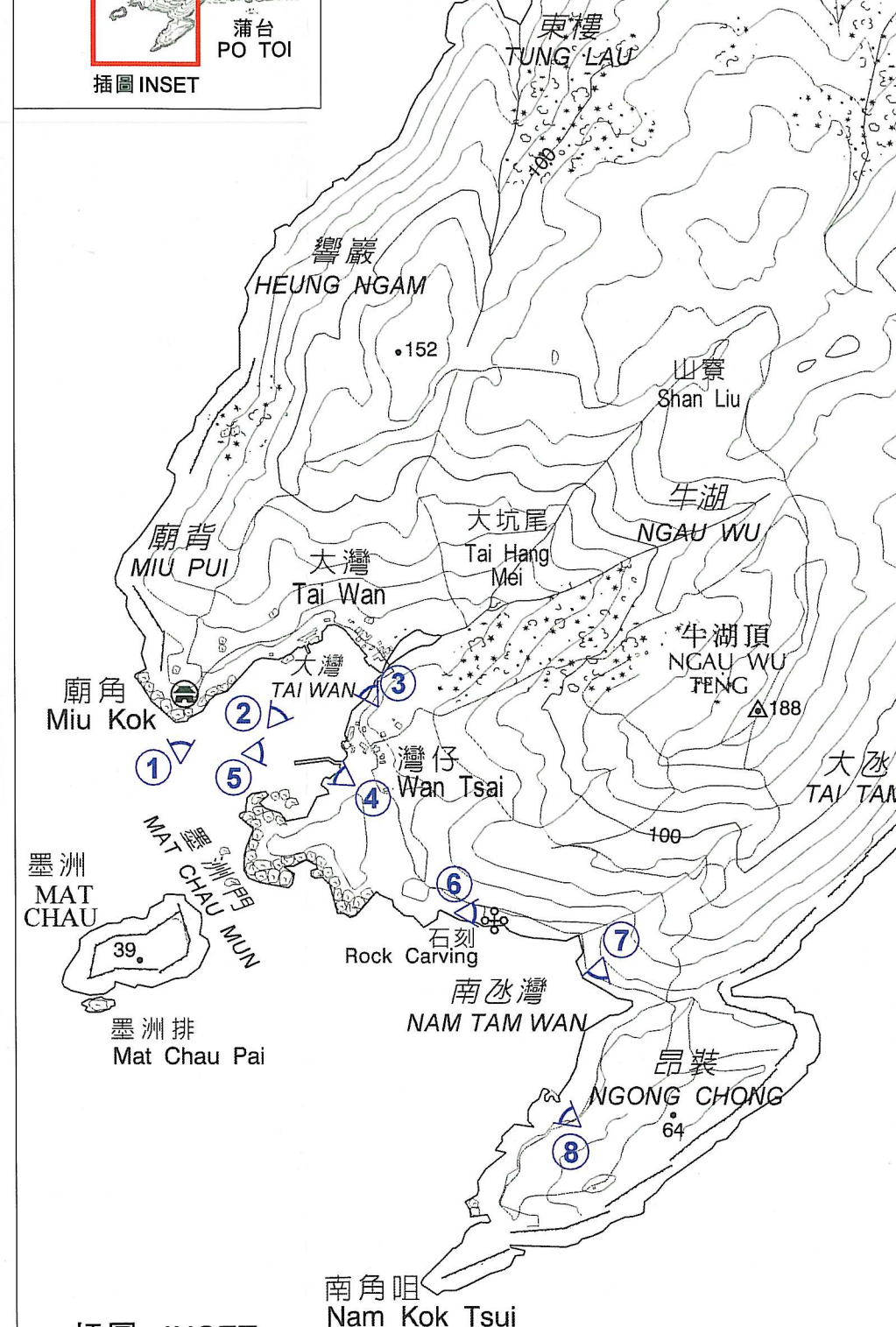


插圖 INSET

① 實地照片的觀景點
VIEWING POINT OF SITE PHOTO

本摘要圖於2012年2月24日擬備，所根據的資料
為攝於2012年2月14日的實地照片
EXTRACT PLAN PREPARED ON 24.2.2012
BASED ON SITE PHOTOS TAKEN ON 14.2.2012

實地照片 SITE PHOTOS

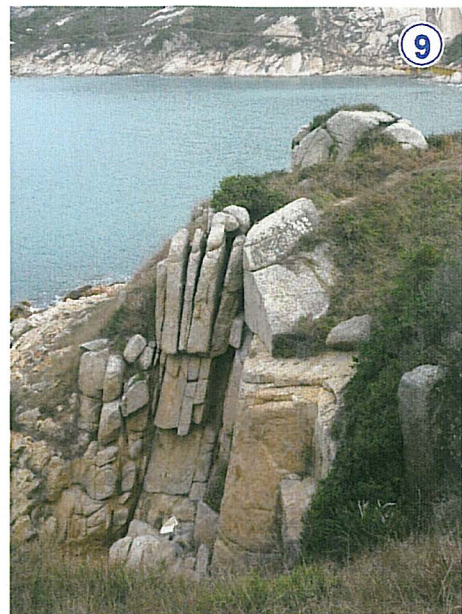
蒲台群島發展審批地區 PO TOI ISLANDS DEVELOPMENT PERMISSION AREA

規劃署
PLANNING DEPARTMENT

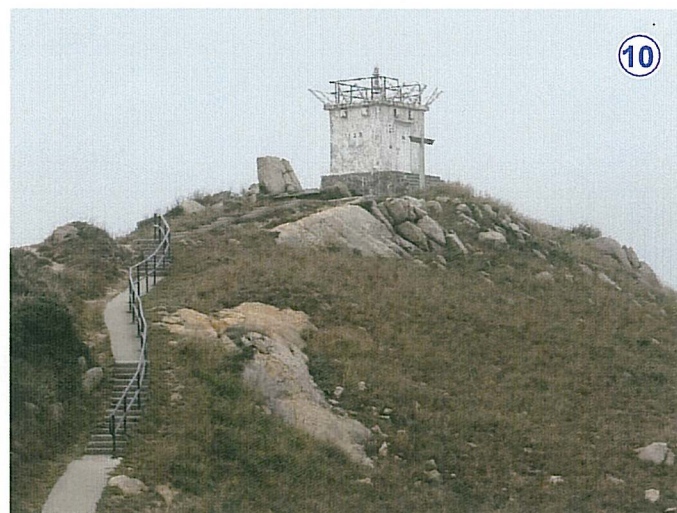


參考編號
REFERENCE No.
M/LI/12/25

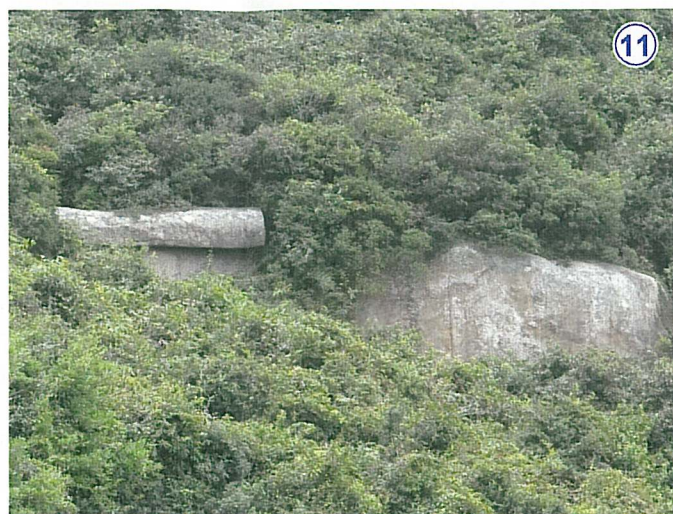
圖 PLAN
4b



佛手岩
BUDDHA'S PALM CLIFF



位於南角咀的燈塔
LIGHTHOUSE AT NAM KOK TSUI



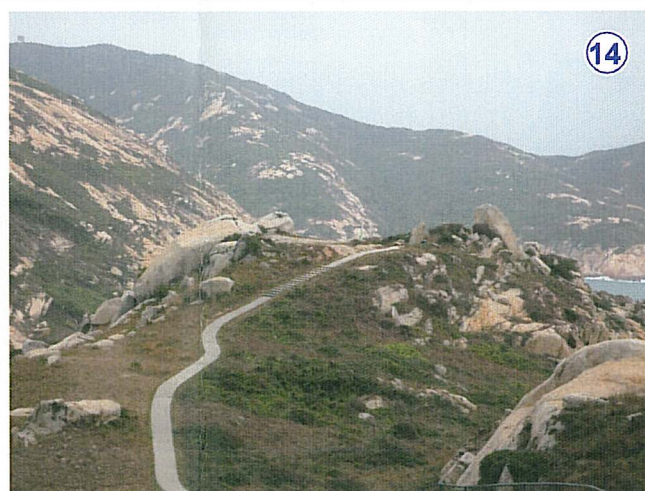
棺材石
COFFIN ROCK



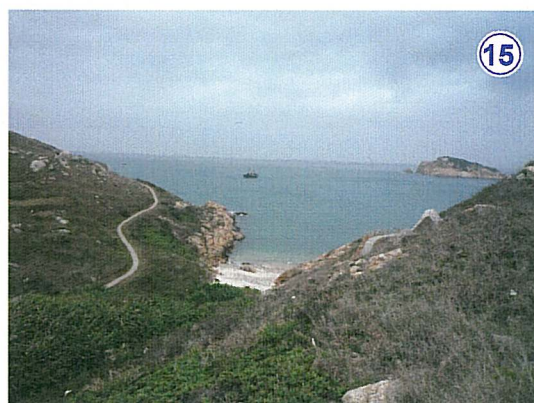
蒲苔學校
PO TOI SCHOOL



巫氏古宅
MO'S OLD HOUSE



靈龜石
TORTOISE ROCK



南沘灣
NAM TAM WAN



觀日亭

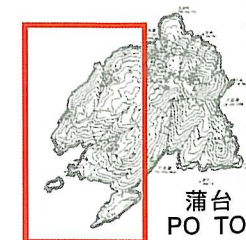


插圖 INSET

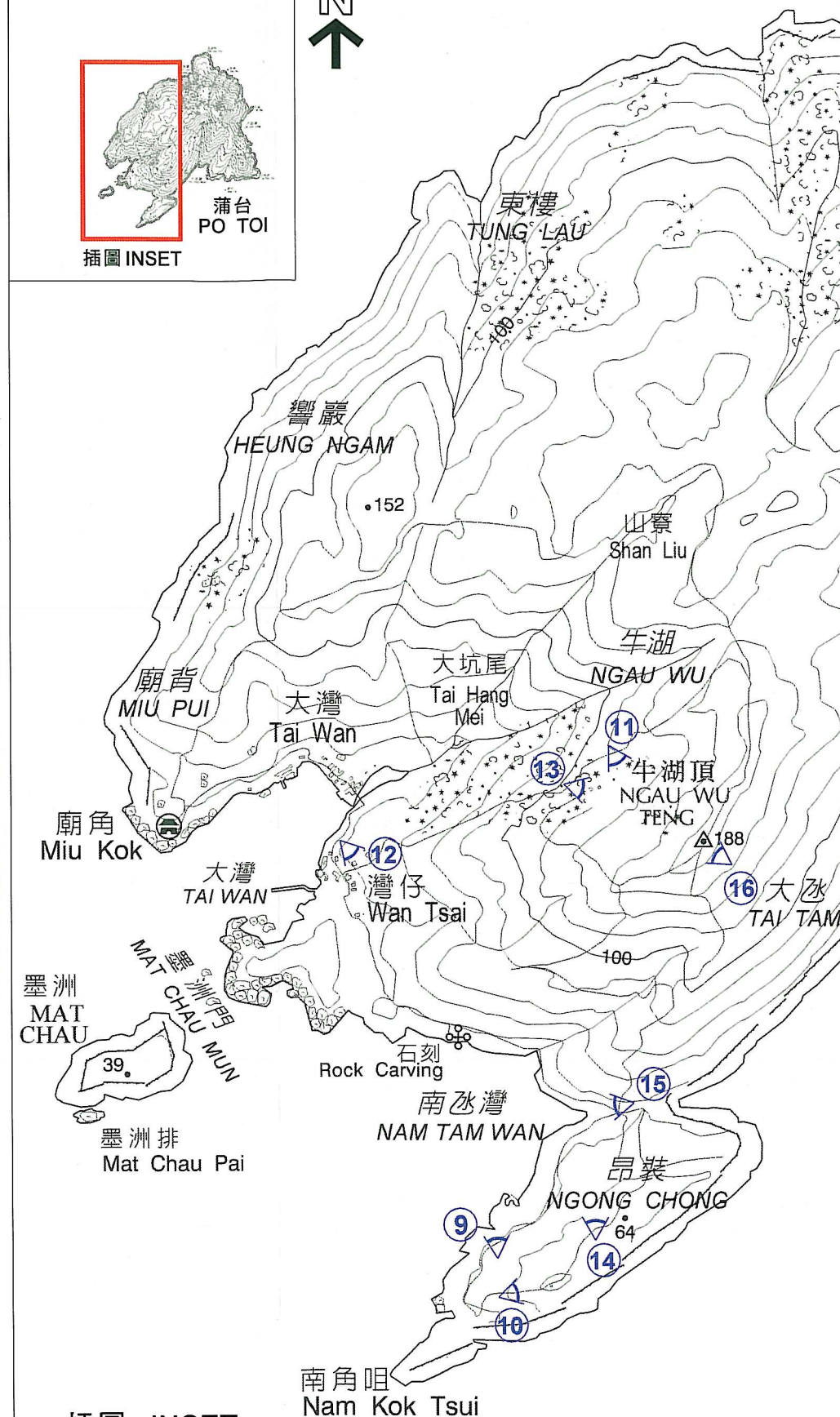


插圖 INSET

⑨ 實地照片的觀景點
VIEWING POINT OF SITE PHOTO

本摘要圖於2012年2月24日擬備，所根據的資料
為攝於2012年2月14日的實地照片
EXTRACT PLAN PREPARED ON 24.2.2012
BASED ON SITE PHOTOS TAKEN ON 14.2.2012

實地照片 SITE PHOTOS

蒲台群島發展審批地區

PO TOI ISLANDS DEVELOPMENT PERMISSION AREA

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/LI/12/25

圖 PLAN
4c



橫瀾島橫瀾燈塔(法定古蹟)
WAGLAN LIGHTHOUSE (DECLARED MONUMENT)



橫瀾島上的頽垣建築
RUINED STRUCTURES ON WAGLAN ISLAND



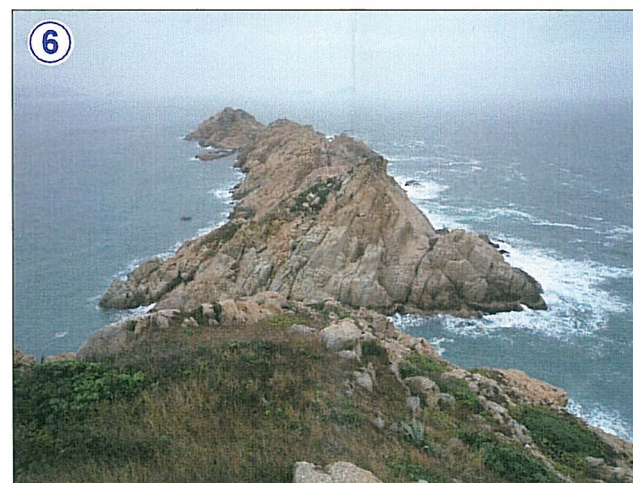
橫瀾島上的頽垣建築
RUINED STRUCTURES ON WAGLAN ISLAND



香港天文台自動氣象站
HKO AUTOMATIC WEATHER STATION



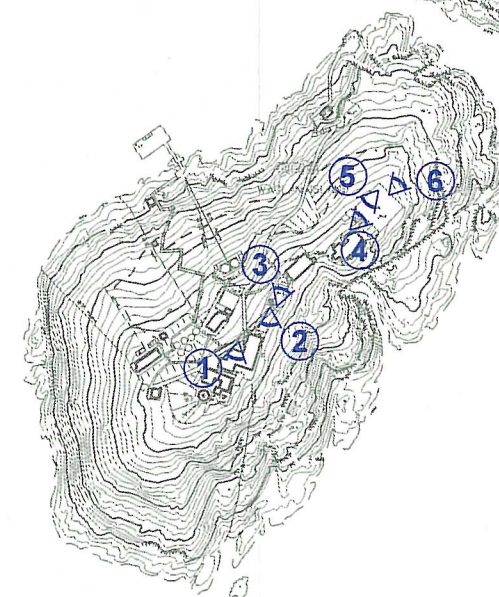
直升機升降坪
HELICOPTER LANDING PAD



橫瀾島北面部分
NORTHERN PORTION OF WAGLAN ISLAND



橫瀾島
WAGLAN ISLAND



① 實地照片的觀景點
VIEWING POINT OF SITE PHOTO

本摘要圖於2012年2月22日擬備，所根據的資料
為攝於2012年2月14日的實地照片
EXTRACT PLAN PREPARED ON 22.2.2012
BASED ON SITE PHOTOS TAKEN ON 14.2.2012

實地照片 SITE PHOTOS

蒲台群島發展審批地區

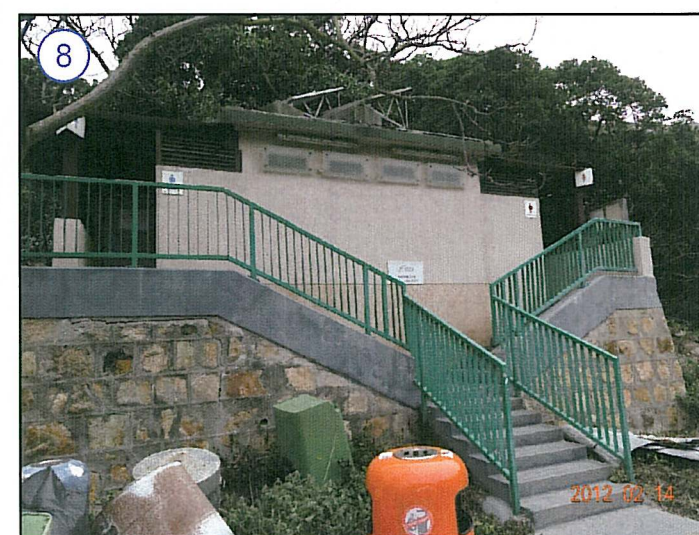
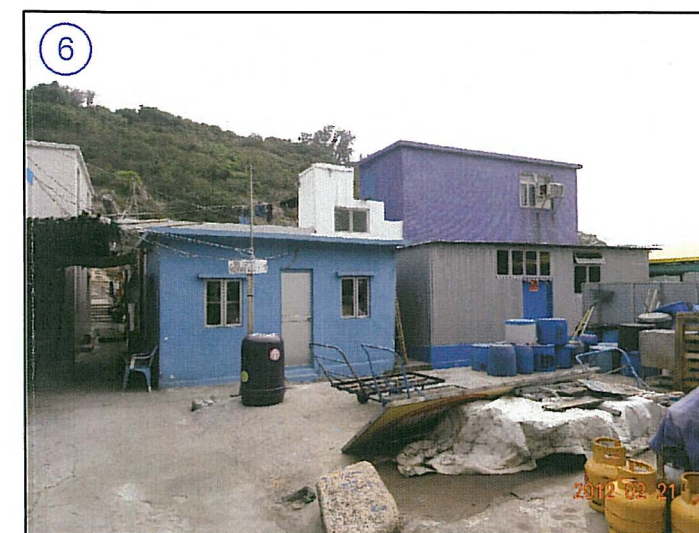
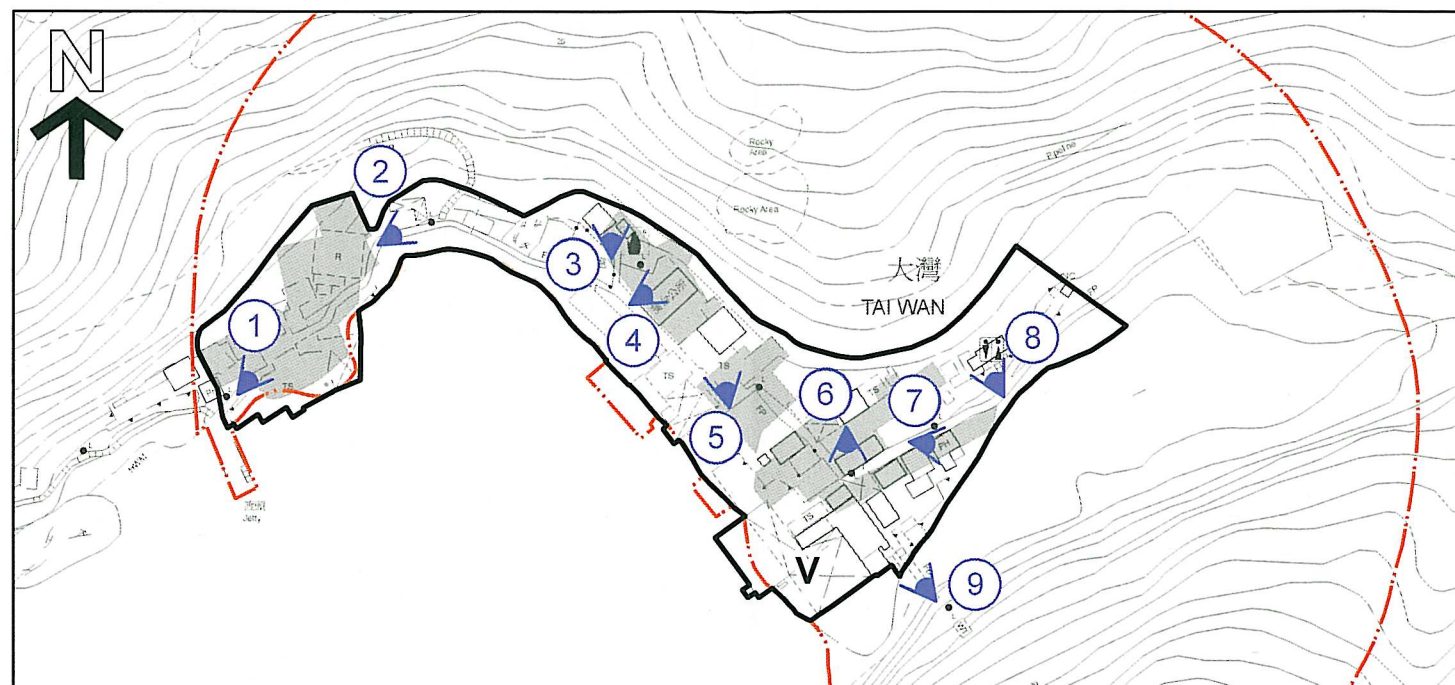
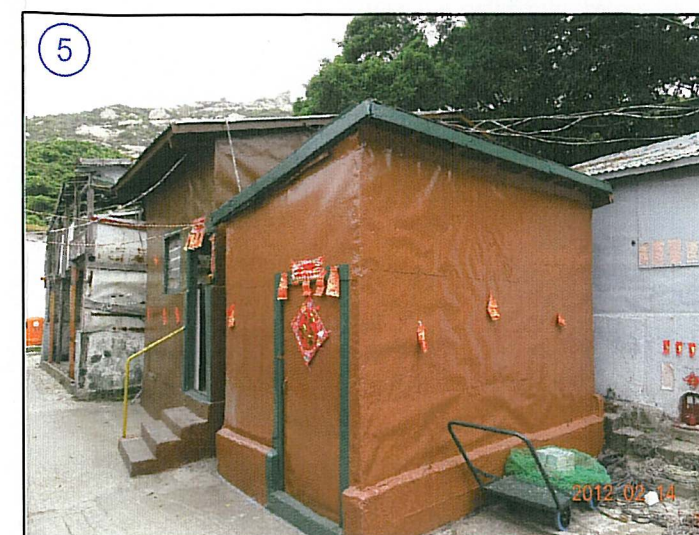
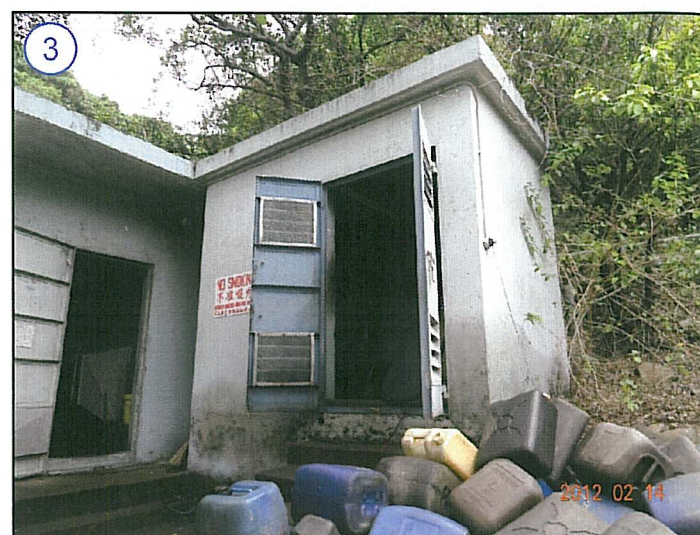
PO TOI ISLANDS DEVELOPMENT PERMISSION AREA

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/LI/12/25

圖 PLAN
4d



圖例 LEGEND

V 擬議鄉村式發展地帶
PROPOSED VILLAGE TYPE DEVELOPMENT ZONE

紅虛線 鄉村範圍
VILLAGE ENVIRONS

灰色 私人土地
PRIVATE LAND

1 實地照片的觀景點
VIEWING POINT OF SITE PHOTO

本摘要圖於2012年2月23日擬備
EXTRACT PLAN PREPARED ON 23.2.2012

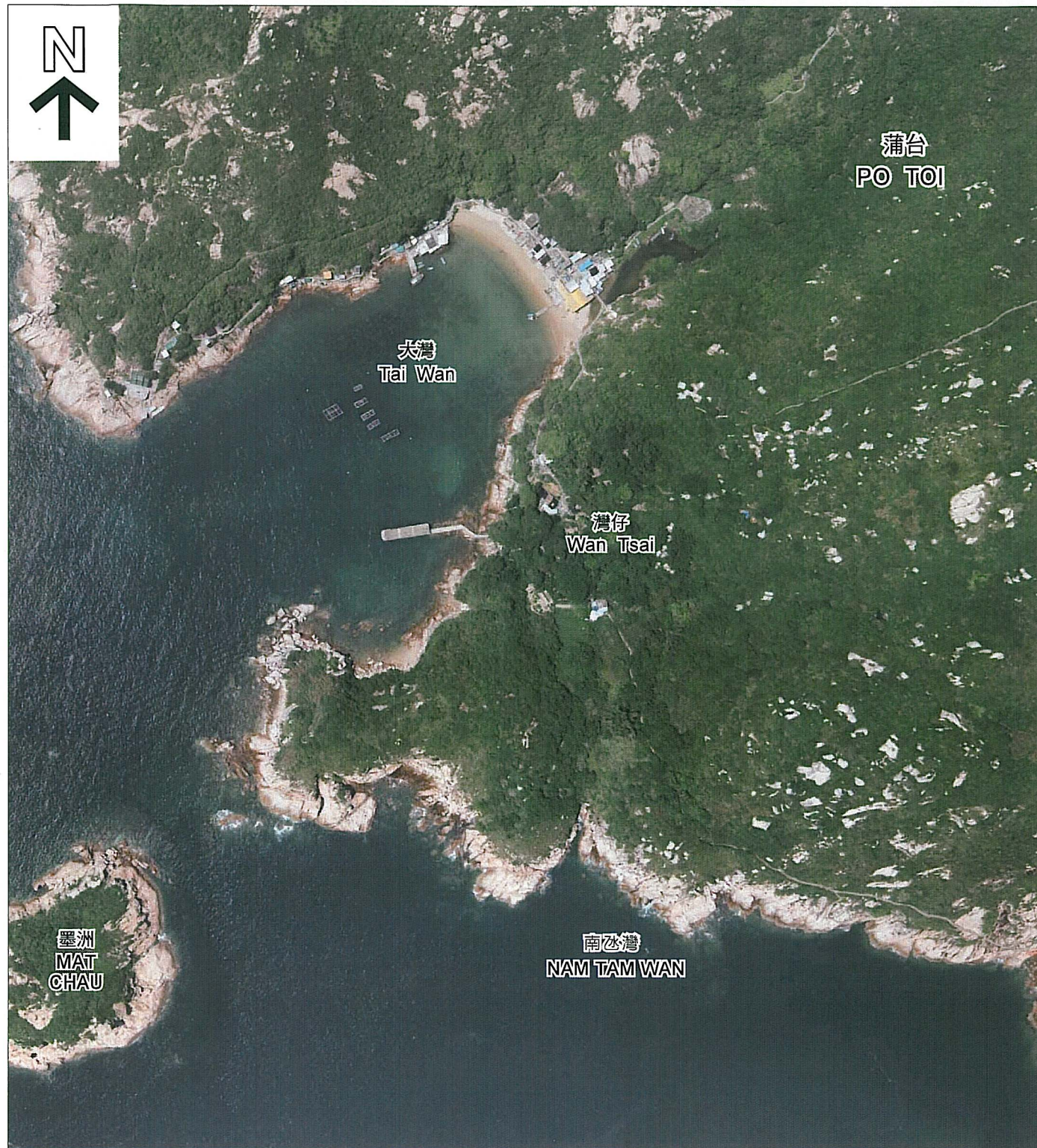
擬議「鄉村式發展」地帶
蒲台群島發展審批地區
PROPOSED "VILLAGE TYPE DEVELOPMENT" ZONE
PO TOI ISLANDS DEVELOPMENT PERMISSION AREA
比例尺 1:1 500 SCALE

米
METERS 20 0 20 40 60 80 100 120 米

規劃署
PLANNING
DEPARTMENT

參考編號
REFERENCE No.
M/LI/12/25

圖 PLAN
5a



地政總署於2011年8月2日拍得的航攝照片
AERIAL PHOTO TAKEN ON 2.8.2011 BY LANDS DEPARTMENT



地政總署於2012年2月20日拍得的航攝照片
AERIAL PHOTO TAKEN ON 20.2.2012 BY LANDS DEPARTMENT

蒲台島西南面懷疑砍伐植物及鋪設混凝土板
SUSPECTED VEGETATION CLEARANCE AND LAYING OF CONCRETE SLABS AT SOUTHWEST PO TOI

航攝照片的比較 COMPARISON OF AERIAL PHOTOS

蒲台群島發展審批地區
PO TOI ISLANDS DEVELOPMENT PERMISSION AREA

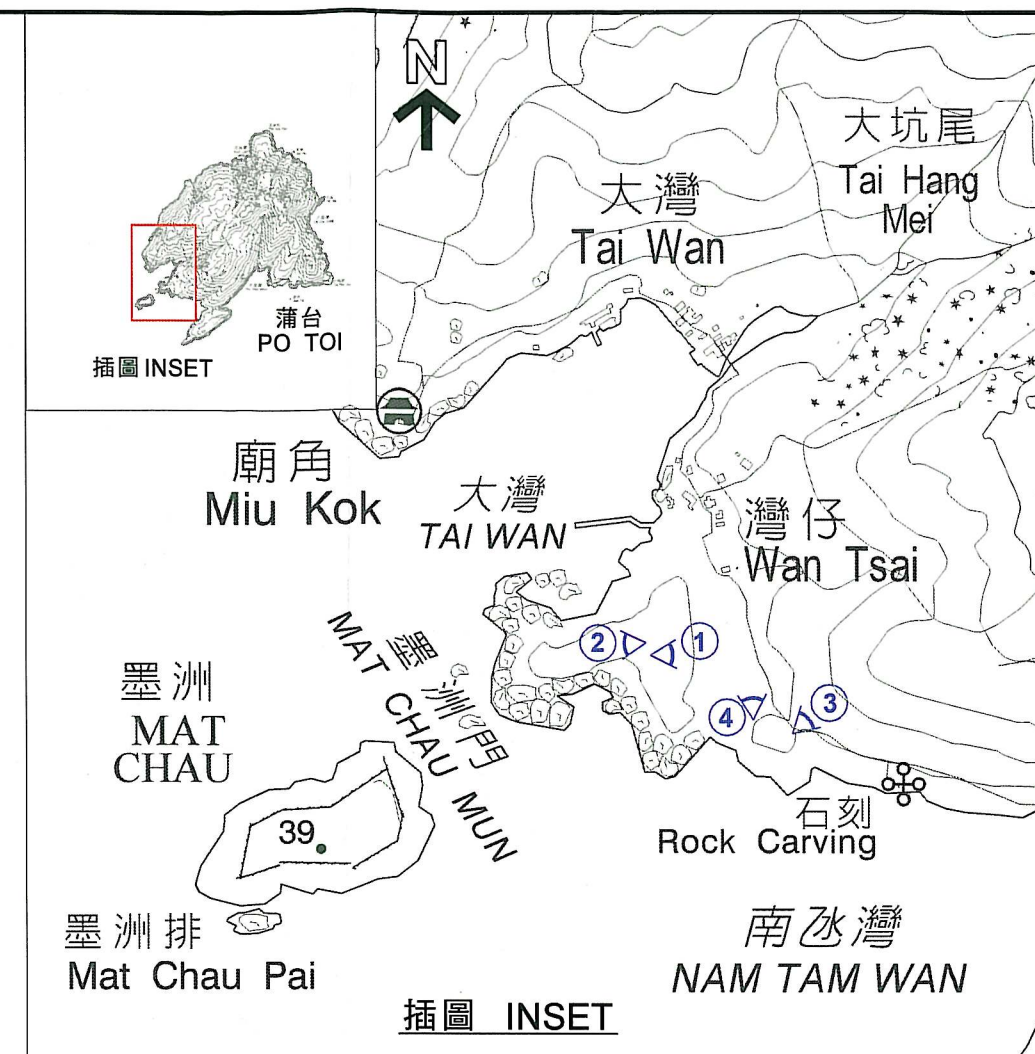
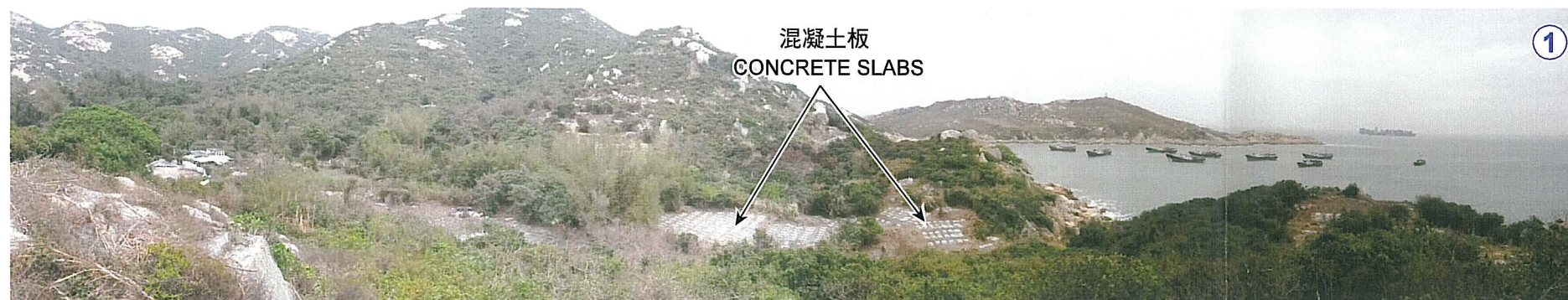
本摘要圖於2012年2月24日擬備，
所根據的資料為地政總署於2011年8月2日
拍得的航攝照片編號CW89543及
於2012年2月20日拍得的航攝照片編號CW94071
EXTRACT PLAN PREPARED ON 24.2.2012.
BASED ON AERIAL PHOTO No. CW89543
TAKEN ON 2.8.2011 AND AERIAL PHOTO No. CW94071
TAKEN ON 20.2.2012 BY LANDS DEPARTMENT

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/LI/12/25

圖 PLAN
5b



蒲台島西南面懷疑砍伐植物及鋪設混凝土板
SUSPECTED VEGETATION CLEARANCE AND LAYING OF CONCRETE SLABS AT SOUTHWEST PO TOI

① 實地照片的觀景點
VIEWING POINT OF SITE PHOTO

實地照片 SITE PHOTOS

蒲台群島發展審批地區

PO TOI ISLANDS DEVELOPMENT PERMISSION AREA

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/LI/12/25

圖 PLAN
5c