

TOWN PLANNING BOARD

**TPB PAPER NO. 9809
FOR CONSIDERATION BY
THE TOWN PLANNING BOARD ON 19.12.2014**

**DRAFT YUNG SHUE O
OUTLINE ZONING PLAN NO. S/NE-YSO/C
PRELIMINARY CONSIDERATION OF A NEW PLAN**

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1. Purpose

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

- (a) that the draft Yung Shue O Outline Zoning Plan (OZP) No. S/NE-YSO/C (the Plan) (**Appendix I**) together with its Notes (**Appendix II**) are suitable for consultation with the Tai Po District Council (TPDC) and Sai Kung North Rural Committee (SKNRC); and
- (b) that the Explanatory Statement (ES) (**Appendix III**) is an expression of the planning intentions and objectives of the Town Planning Board (the Board) for the various land use zonings of the draft OZP and is suitable for consultation with the TPDC and SKNRC together with the draft OZP.

2. Background

- 2.1 On 4.5.2012, the draft Yung Shue O Development Permission Area (DPA) Plan No. DPA/NE-YSO/1 was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). During the DPA Plan exhibition period, a total of 35 representations and two comments were received. After giving consideration to the representations and comments on 4.1.2013, the Board decided not to propose any amendment to the draft DPA plan to meet the representations.
- 2.2 On 30.4.2013, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Yung Shue O DPA Plan, which was subsequently renumbered as DPA/NE-YSO/2. On 10.5.2013, the approved Yung Shue O DPA Plan No. DPA/NE-YSO/2 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.3 Pursuant to section 20(5) of the Ordinance, the Yung Shue O DPA Plan is effective for a period of three years until 4.5.2015. An OZP has to be prepared to replace the DPA Plan in order to maintain statutory planning control over the Area upon expiry of the DPA Plan.
- 2.4 On 16.10.2014, under the power delegated by the Chief Executive, the Secretary for Development directed the Board, under section 3(1)(a) of the Ordinance, to prepare an OZP to cover the Yung Shue O area.

3. Planning Context (Plans 1 to 3)

- 3.1 Surrounded by the Sai Kung West Country Park and Three Fathoms Cove, the Planning Scheme Area (the Area) is part of the wider natural environment of Sai Kung countryside. Yung Shue O is one of the Priority Sites for Enhanced Conservation identified under the New Nature Conservation Policy (NNCP)¹. The natural habitats in the Area provide a good habitat for butterflies and over half of the local butterfly species are recorded at the Area. Due to the high conservation and landscape value and the rural settings which complement the overall naturalness and the landscape beauty of the surrounding country park, the planning framework for the Area should fundamentally aim at preservation of the ecological environment and its natural resources. Any large-scale development is not recommended to minimize encroachment onto the sensitive environment and to protect and enhance ecological and landscape conservation.
- 3.2 With reference to the Landscape Value Mapping of Hong Kong, the Area is characterized by a settled valley landscape comprising a wide and flat rolling valley of high qualified and scenic landscape value. The mangroves and mudflat along the coastal area, the vast freshwater marsh and the woodland are valuable landscape resources and provide natural scenic views with high amenity value to hikers at the Cheung Sheung plateau and from mountains surrounding Yung Shue O valley. Hence, it is to conserve the coastal landscape and significant landscape resources of the Area.
- 3.3 Details of the land use considerations are contained in the Planning Report on Yung Shue O at **Appendix IV**. Some major issues in relation to the proposed zonings are stated in the following paragraphs.

4. Issues Arising from Consideration of the DPA Plan

During the exhibition period of the draft DPA Plan, a total of 35 representations were received. The major land use proposals raised by the representers are recapitulated below:

- (a) Green/Concern groups² suggested that the Ecologically Important Stream (EIS) and its riparian zone and other sensitive habitats including woodland, its associated coastal regions, abandoned farmland and seasonal wet grassland should be protected and designated as “Conservation Area” (“CA”). Besides, the “Village Type Development” (“V”) zone should be limited to the area covered by the existing village houses and avoid designating the tributary of the EIS within “V” zone.

¹ The site comprises a mix of mangrove stand, freshwater marshes, streams, woodland, abandoned field and villages. Yung Shue O mangrove is situated at sea level in which seawater drains to the coastal region from Kei Ling Ha Hoi (Three Fathoms Cove) in the west. There are secondary woodlands in the northern and southern part of the area. A proposal of spa resort development of no more than 100 rooms, covering approximately 18ha, was submitted under the Public-Private Partnership pilot scheme. The proposal was discussed in the Advisory Council on the Environment meeting in 2008 and the meeting concluded that the proposal should not be recommended as the proposal contained insufficient information on both the development and conservation aspects. There was no update received further to the proposal.

² Green/concern groups include Designing Hong Kong Limited, WWF Hong Kong, and Kadoorie

- (b) The Indigenous Inhabitant Representative (IIR) of Yung Shue O, Sai Kung North Rural Committee (SKNRC) and local villagers proposed to expand the “V” zones to meet their future Small House demand, in particular at the north-eastern part of the existing village (i.e. the area partly within the existing burial ground) and the land near lot 496 in DD201 (i.e. outside the planning scheme boundary but within the Sai Kung West Country Park) (**Figure 11 of Appendix IV**).
- (c) A representation submitted by a consultant proposed to designate the area outside the village core as “Other Specified Uses” (“OU”) annotated “Comprehensive Development to include Enhanced Conservation” with ‘House’, ‘Flat’, ‘Hotel’, ‘Nature Reserve’ and ‘Theme Park’ in Column 2 in order to protect and safeguard the rural character of the Area under a private-public participation approach.

5. Town Planning Board’s Decisions and Instructions

On 4.1.2013, the Board decided not to propose any amendment to the draft DPA Plan to meet the representations. It was agreed that detailed studies and analysis would be conducted to determine the appropriate zonings for areas of high ecological value and the boundary of the “V” zones. Regarding the proposed “OU” zoning, it was considered not in line with the general planning intention of the Area which was to protect its high conservation and landscape value and the rural settings.

6. Object of the Plan

The object of the Plan is to indicate the broad land-use zonings for the Area so that development and redevelopment within the Area can be put under statutory planning control. It also provides the planning framework for preparing more detailed non-statutory plans which form the basis for public works planning and site reservation for various uses.

7. The Planning Scheme Area (Plans 1 to 3) (Figures 5 and 6 of Appendix IV)

- 7.1 The Area, covering an area of 33.72 ha, is located at the western end of the Sai Kung Peninsula, with the Sai Kung West Country Park surrounding it on the north, east and south, and the Three Fathoms Cove lying to its west where numerous fish farms are located. The Area is accessible mainly by the paved single-lane vehicular access road branching off from Sai Sha Road and the hiking trails leading from Cheung Sheung, Pak Tam Chung and Sham Chung. It has marine frontage but there is no pier facility (**Figure 8 of the Planning Report at Appendix IV**).

- 7.2 The Area comprises mainly woodlands, shrublands, grasslands, marshes, mangroves, and streams including an EIS. The natural habitats including the woodland and the streams provide a good habitat for butterflies and over half of the local butterfly species are recorded in the Area. Protected plant species have been found in the Area, particularly at the periphery of the woodland which is ecologically-linked to the Sai Kung West Country Park, and in the freshwater marsh near the coastal area. The Yung Shue O EIS flowing from east to west direction lies in the southern part of the Area. The estuarine habitat supports a high diversity of freshwater fish, and it serves as a breeding, feeding and nursery ground for brackish and marine fish vagrants.
- 7.3 Yung Shue O Village, at the eastern part of the Area, is the only recognized village in the Area. According to the 2011 Census, the total population in the Area was about 320 persons. The village is well populated and some of the village houses are newly built or under construction. The houses are mostly two to three-storeys in fair to good condition. These village houses are largely assessable by footpaths and some are connected with paved road/tracks. Two pieces of burial grounds are found at the north-eastern part and southern part of the Area.
- 7.4 Major GIC facilities in the Area include a permanent flushing toilet, a refuse collection point and the Yung Shue O Sewage Pumping Station³ to the south of the village. The sewage from existing village houses in Yung Shue O flows to the sewage treatment facilities (i.e. soakaway trenches and the pumping station) being maintained by Drainage Services Department (DSD).
- 7.5 The Yung Shue O Site of Archaeological Interest falls within the Area between the village and the coast where ceramic sherds of the Song, Ming and Qing dynasties were found by the Second Territory-wide Survey in 1997-98.
- 7.6 Local convenient stores selling snack, drinks and food are operated at the entrance of the Yung Shue O Village and in the north-western end of the Area in particular during weekends and public holiday. Some areas along the EIS near the coastal area are being used for war game (**Figure 6a, 6d and 6e of Appendix IV**).

8. Development Proposals Received in the Course of Preparation of the Plan

- 8.1 Since the gazettal of the draft DPA Plan on 4.5.2012, only one Small House planning application at the Area was received. It was approved with conditions by the Board on 21.6.2013 mainly on the consideration that the application complied with the “Interim Criteria for Consideration of Application for NTEH/Small House in New Territories” and the proposed Small House was located to the immediate north of the main village cluster within the ‘VE’ of Yung Shue O Village (**Figure A of Appendix IV**).

³ The sewage pumping station at Yung Shue O, commissioned in 2005, was part of the environmental protection project to provide public sewerage facilities to unsewered areas in the Tolo harbour catchment so as to address the water pollution problem in the Tolo Harbour.

- 8.2 On 7.10.2014, Kadoorie Farm & Botanic Garden Corporation (KFBG) provided PlanD with ecological information on Yung Shue O including the EIS, the coastal areas and backshore vegetations and considered that the marshes, the woodlands, the streams and their riparian zones as well as mangroves and backshore vegetation should be protected from development and a tributary drain into the EIS should be excluded from “V” zone.
- 8.3 A joint site visit with the IIR of Yung Shue O Village was conducted on 29.10.2014. The IIR indicated that the local villagers had proposed to designate two areas for future Small House development which is similar to their proposal detailed in para. 4(b) above (**Figure 11 of the Planning Report at Appendix IV**).
- 8.4 In preparing the draft Yung Shue O OZP and delineating the various zones such as “Coastal Protection Area (“CPA”), “GB”, “V”, etc., these views have been taken into account. Details will be elaborated in para. 9 below.

9. Land Use Planning Considerations

Consideration of Natural Environment (Figures 5a to 5h of Appendix IV)

- 9.1 The Area contains a mixture of habitats and natural resources worthy for preservation, including estuaries, mangroves and marshes along the coastal area. The natural streams feed into the surrounding low-lying agricultural land with freshwater, creating a vast natural marsh at the northern and western Area. An EIS flowing from an east to west direction lies in the southern part of the Area. The estuarine habitat supports a high diversity of freshwater fish, and it serves as a breeding, feeding and nursery ground for brackish and marine fish vagrants. The freshwater marsh and mangrove at the Area support a wide variety of wetland flora. Seven species of mangrove including the uncommon *Heritiera littoralis* (銀葉樹) have also been recorded. There is also a freshwater marsh near the coastal area supporting the protected *Liparis ferruginea* (鏽色羊耳蒜) which has a limited local distribution.
- 9.2 The wooded area is ecologically-linked to the natural habitats at the Sai Kung West Country Park. Protected plant species including *Aquilaria sinensis* (土沉香), *Pavetta hongkongensis* (香港大沙葉) and *Cibotium barometz* (金毛狗) have been recorded. The natural habitats including the woodland and the stream provide a good habitat for butterflies. Rare and very rare butterfly species like *Aeromachus pygmaeus* (侏儒鏢弄蝶), *Aeromachus jhora* (寬鏢弄蝶) and *Moduza procris* (穆蛺蝶) and a population of the vulnerable dragonfly *Orthetrum poecilops poecilops* (斑灰蜻) were recorded at the Area.

- 9.3 Backshore and coastal vegetation, including *Cyperus malaccensis* var. *brevifolius* (短葉茳芏), *Hibiscus tiliaceus* (黃槿) and *Pandanus tectorius* (露兜樹), can be found along the coastal area and the estuarine area where some war game fields are located. There are also mangroves which are mostly outside, but adjoining the Area. The backshore and coastal areas, including the estuary and the freshwater marsh supporting the protected *Liparis ferruginea* (鏽色羊耳蒜), is proposed to be designated as “CPA” so as to reflect and protect the natural coastal environment in the Area, in particular the mangroves adjoining the Area and the estuarine area.
- 9.4 Areas with natural vegetation, woodlands, hilly terrain, shrublands, grasslands, and stream courses are proposed to be designated as “GB” so as to protect the existing green areas and preserve the hilly terrain in the Area. The vast freshwater marsh and the woodland are valuable landscape resources and provide natural scenic views with high amenity value in the Area. All these natural features should be protected as far as possible with minimum development and covered by conservation zonings.

Land for Village Development (Plan 3 and Figures 5c and 6b of Appendix IV)

- 9.5 Since the publication of the DPA Plan, the SKNRC and the IIRs are of the view that more land should be designated for Small House development. Green/concern groups consider that conservation zonings should be designated to facilitate the restriction and regulation of incompatible developments such as Small House development on those ecologically sensitive areas.
- 9.6 According to the District Lands Officer/Tai Po (DLO/TP), there are 16 outstanding Small House applications for Yung Shue O Village. The 10-year forecast of demand for Small House at Yung Shue O, as provided by the IIR, is 728. Compared with the previous corresponding figure in 2012 when preparing the draft DPA Plan, there is a substantial increase in the updated 10-year demand forecast figure for village at Yung Shue O in 2014 from 390 (about 9.75 ha) in 2012 to 728 (about 18.2 ha) in 2014) (**Table 1**). Since no justification has been provide by the IIR for the substantial increase in the latest 10-year forecast, the updated outstanding demand in 2014, i.e. 16 and previous 10-year forecast i.e. 390 are adopted as the total Small House demand figures.
- 9.7 With reference to the Small House demand and ‘VE’ for the recognized village of Yung Shue O, PlanD has analyzed the site conditions of the area within ‘VE’, taking account of the existing village settlement, environmental conditions, natural terrain and topography of the Area. There is a cluster of village houses within Yung Shue O Village (**Plan 3**), which is located at the eastern part of the Area and well populated. Apart from the existing village cluster, the land within the ‘VE’ mainly comprises woodland and burial ground in its east. These wooded areas are ecologically-linked to the natural habitats at the Sai Kung West Country Park. Its western part mainly covers abandoned agricultural land overgrown with trees, shrubs, and grass with gentler topography sloping down towards the west. The EIS and the adjacent river branch feed the surrounding low-lying fallow agricultural land with freshwater, creating a vast natural marsh in the northern and western side of the Area.

- 9.8 Throughout the plan-making process, concerned departments have been closely liaised to ensure that their input and comments are duly taken into account in the delineation of the ‘V’ zone for the existing village cluster and potential areas for village expansion.
- 9.9 Given the natural environment, and high ecological and landscape value of the Area, an incremental approach for designation of “V” zone for Small House development has been adopted with an aim to confining Small House development at suitable locations so as to avoid undesirable disturbances to the surroundings, including the woodland in the east, streams and the natural marsh in the west (**Plan 4**). Discounting the surrounding environmentally sensitive areas, including woodland, streams and marshes which should be protected, a total of about 3.25 ha of land mainly covering the existing village cluster and the adjoining fallow agricultural land mainly covered with grass and shrubs to its immediate north and west have been reserved for Small House development. Within the proposed “V” zone, about 1.1 ha of land is available capable of meeting about 10.84% (44 houses) of the total small house demand for 406 houses (**Table 1**). Notwithstanding the above, planning application provides another measure for the villagers to apply for Small House development outside “V” zone subject to the Board’s approval.

Table 1: Small House Demand for Yung Shue O Village

Village	Small House Demand Figure in 2012		Small House Demand Figure in 2014		‘VE’ Area (ha) (‘VE’ Area in OZP)	“V” zone on draft OZP (ha)	Required land to meet new demand (ha)	Available Land to meet new demand (ha)	Percentage of the new demand met by available land
	Outstanding Demand	10-year forecast (2012 – 2021)	Outstanding Demand	10-year forecast (2014 – 2023)					
Yung Shue O	10	390(*)	16(*)	728	7.62 (7.62)	3.25	10.15	1.1	10.84%

* Since no justification has been provide by the IIR for the substantial increase in the latest 10-year forecast, the updated outstanding demand in 2014, i.e. 16 and previous 10-year forecast i.e. 390 are adopted as the total Small House demand figures..

- 9.10 For protection of the water quality of the Area, including the streams, in accordance with the Environment, Transport and Works Bureau’s Technical Circular (Works) No. 5/2005 “*Protection of Natural Streams/Rivers from Adverse Impacts Arising from Construction Works*”, under the current administrative practice, development proposals/submissions that may affect natural streams/rivers, the approving/processing authorities at various stages of the development should consult and collate comments from the AFCD and relevant authorities and incorporate relevant comments/advice as conditions of approval wherever possible. Accordingly, Lands Department (LandsD), when processing Small House grant and applications in close proximity to existing stream courses, should consult concerned departments including AFCD, EPD and PlanD to ensure that all relevant departments would have adequate opportunity to review and comment on the applications.

- 9.11 Public sewerage and sewage treatment facilities (i.e. soakaway trenches and pumping station) have already been provided to the existing facilities and village clusters in the Area notwithstanding that there are currently no plans to provide sewerage for areas outside of the existing village clusters. According to EPD, wastewater generated from existing and future small houses should be properly treated for disposal in compliance with the Water Protection Control Ordinance (WPCO) requirement and conveyed to the communal sewerage system (i.e. soakaway trenches) at Yung Shue O village as far as possible. Should on-site septic tank and soakaway system (STS) be explored, the design and construction of on-site STS for any development proposals/submissions need to comply with relevant standards and regulations, such as EPD's Practice Note for Professional Person (ProPECC PN) 5/93 "*Drainage Plans subject to Comment by the Environmental Protection Department*". Operation and maintenance practices for septic tank (e.g. desludging practices) are also given in EPD's "Guidance Notes on Discharges from Village Houses"

Cultural Heritage

- 9.12 Yung Shue O Site of Archaeological Interest falls within the Area. Ceramic sherds of the Song, Ming and Qing dynasties were found by the Second Territory-wide Survey in 1997-98. The site of archaeological interest is worthy of preservation. Prior consultation with the Antiquities and Monuments Office of the Leisure and Cultural Services Department should be made if any development, redevelopment or rezoning proposals might affect the above site of archaeological interest and its immediate environs.

Transportation

- 9.13 The Area is accessible mainly by the paved vehicular access road branching off from Sai Sha Road. However, this access is a single-lane restricted road as it is largely located within the Sai Kung West Country Park and valid vehicle permits issued by the Country and Marine Parks Authority are required. It is under the maintenance of Water Supplies Department. The Area is also accessible by the hiking trails leading from Cheung Sheung, Pak Tam Chung and Sham Chung.

10. Planning Intention

- 10.1 The Area forms an integral part of the natural system of the adjoining Sai Kung West Country Park with a wide spectrum of natural habitats including, inter alia, woodlands, shrublands, stream courses, and estuaries etc., which support protected plant species and should be preserved and protected. Besides, the Area also provides a good habitat for butterflies and over half of the local butterfly species are recorded at the Area. The general planning intention of the Area is to protect its high conservation and landscape value which complements the overall naturalness and the landscape beauty of the surrounding Sai Kung West Country Park.
- 10.2 Given the natural environment, and high ecological and landscape value of the Area, it is also intended to consolidate village development so as to avoid undesirable disturbances to the natural environment and rural settings in the Area.

11. Land Use Zonings

11.1 “Village Type Development” (“V”): Total Area 3.25 ha

- 11.1.1 The planning intention of this zone is to designate both the existing recognized village and areas of land considered suitable for village expansion. 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.
- 11.1.2 Yung Shue O is the only recognized village in the Area. The boundaries of the “V” zone are drawn up having regard to the ‘VE’, the number of outstanding Small House applications, Small House demand forecast, local topography and site constraints. Areas of difficult terrain, dense vegetation, stream courses and burial grounds have been avoided as far as possible.
- 11.1.3 In accordance with the Environment, Transport and Works Bureau’s Technical Circular (Works) No. 5/2005 *“Protection of Natural Streams/Rivers from Adverse Impacts Arising from Construction Works”*, under the current administrative practice, development proposals/submissions that may affect natural streams/rivers, the approving/processing authorities at various stages of the development should consult and collate comments from AFCD and relevant authorities and incorporate relevant comments/advice as conditions of approval wherever possible. Accordingly, LandsD, when processing Small House grant and applications in close proximity to existing stream courses, should consult concerned departments including AFCD, EPD and PlanD to ensure that all relevant departments would have adequate opportunity to review and comment on the applications. Such requirement has been stated in the Explanatory Statement.
- 11.1.4 Although public sewerage and sewage treatment facility (i.e. soakaway trenches) have been provided to the existing facilities and village clusters in the Area, there are currently no plans to provide sewerage for areas outside of the existing village clusters. According to EPD, wastewater generated from existing and future small houses should be properly treated for disposal in compliance with the Water Protection Control Ordinance (WPCO) requirement and conveyed to the communal sewerage system (i.e. soakaway trenches) at Yung Shue O village as far as possible. Should on-site septic tank and soakaway system be explored, the design and construction of on-site STS for any development proposals/submissions need to comply with relevant standards and regulations, such as EPD's Practice Note for Professional Person (ProPECC PN) 5/93 *“Drainage Plans subject to Comment by the Environmental Protection Department”*. Operation and maintenance practices for septic tank (e.g. desludging

practices) are also given in EPD “Guidance Notes on Discharges from Village Houses”.

11.1.5 The “V” zone in the Area is located below steep natural terrain and may be affected by potential natural terrain landslide hazards. For development within the Area, the developer(s) may be required to carry out natural terrain hazard study and to provide suitable hazard mitigation measures, if found necessary, as part of the development.

11.1.6 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 except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works.

11.2 “Government, Institution or Community” (“G/IC”): Total Area 0.03 ha

11.2.1 The planning intention of this zone is primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments

11.2.2 The major existing GIC facilities under this zone include a single storey sewage pumping station, a permanent flushing toilet and a single storey refuse collection point at the southern part of the Area.

11.3 “Green Belt” (“GB”): Total Area 24.51 ha

11.3.1 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.

11.3.2 Protected species including *Aquilaria sinensis* (土沉香), *Pavetta hongkongensis* (香港大沙葉) and *Cibotium barometz* (金毛狗), are found particularly at the periphery of the woodland. Mature trees such as *Heritiera littoralis* (銀葉樹), *Cleistocalyx nervosum* (水翁), *Pandanus tectorius* (露兜樹), *Glochidion zeylanicum* (香港算盤子) and *Celtis sinensis* (朴樹) are dominated along the stream bank of the EIS at the southern part of the Area.

11.3.3 A large piece of the fallow agricultural land in the middle of the Area was colonized with dense vegetation such as *Uvaria grandiflora* (大花紫玉盤), *Garcinia oblongifolia* (黃牙果) and *Ardisia quinqueгона* (羅傘樹). Trees from medium to large size (8-12m) such as *Viburnum odoratissimum* (珊瑚樹), *Cleistocalyx nervosum* (水翁) and *Pandanus tectorius* (露兜樹) are common along the stream bank. Some *Aquilaria sinensis* (土沉香) are occasionally found along the path.

- 11.3.4 Areas with natural vegetation, woodlands, hilly terrain, shrublands, grasslands, and stream courses have been designated as "GB" so as to protect existing green areas and preserve the hilly terrain in the Area. Besides, the EIS and the adjacent river branch feed the surrounding low-lying fallow agricultural land with freshwater, creating a vast natural marsh in the northern and western side of the Area. The vast freshwater marsh and the woodland are valuable landscape resources and provide natural scenic views with high amenity value in the Area. The "GB" zone also comprises two pieces of permitted burial ground at the eastern of the Area, and at fringes of the southern part of the planning scheme boundaries.
- 11.3.5 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. Diversion of streams, filling of land/pond or excavation of land may cause adverse drainage impacts on adjacent areas and adverse impacts on the natural environment. In view of the conservation value of the area within this zone, permission from the Board is required for such activities.

11.4 "Coastal Protection Area" ("CPA"): Total Area 5.93 ha

- 11.4.1 This zone is intended to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. It may also cover areas which serve as natural protection areas sheltering nearby developments against the effects of coastal erosion. 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.
- 11.4.2 Backshore and coastal vegetation, including *Cyperus malaccensis* var. *brevifolius* (短葉茳芏), *Juncus effuses* (燈心草), *Phragmites spp* (蘆葦), *Hibiscus tiliaceus* (黃槿) and *Pandanus tectorius* (露兜樹), can be found in the western part of the Area along the coastal area and the estuarine area where some war game fields are located. There are also mangroves which are mostly outside, but adjoining the Area. The estuarine habitat supports a high diversity of freshwater fish, and it serves as a breeding, feeding and nursery ground for brackish and marine fish vagrants. Seven species of mangrove including the uncommon *Heritiera littoralis* (銀葉樹) have also been recorded. There is also a freshwater marsh supporting the protected *Liparis ferruginea* (鏽色羊耳蒜) which has a limited local distribution. The backshore and coastal areas are designated as "CPA" so as to reflect and protect the natural coastal environment in the Area, in particular the mangroves adjoining the Area and the estuarine area.

11.4.3 New residential development is not permitted under this zone. Redevelopment of existing houses may be permitted on application to the Board. Diversion of streams, filling of land/pond or excavation of land may cause adverse drainage impacts on adjacent areas and adverse impacts on the natural environment. In view of the conservation value of the area within this zone, permission from the Board is required for such activities.

11.5 The proposed land use pattern of the Area is shown in **Figure 12 of Appendix IV**. Detailed land-use proposals of the Area are set out in paragraph 9 of the ES (**Appendix III**).

11.6 A comparison of land use zonings on the approved Yung Shue O DPA Plan No. DPA/NE-YSO/2 and the draft OZP No. S/NE-YSO/C is shown in the table below:

Land use zoning	Area on approved DPA Plan	Area on the Plan
“V”	2.87 ha (8.51%)	3.25 ha (9.64%)
“Unspecified”	30.85 ha (91.49%)	-
“G/IC”	-	0.03 ha (0.09%)
“GB”	-	24.51 ha (72.68%)
“CPA”	-	5.93 ha (17.59%)
Total	33.72 ha	33.72 ha

12. Notes of the Plan

12.1 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 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. To provide flexibility for development with design adapted to the characteristics of particular sites, minor relaxation of the specific development restriction(s) stated in the Notes for particular zones may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

12.2 The draft Notes are formulated on the basis of the latest set of Master Schedule of Notes (MSN) endorsed by the Board.

13. Consultation

- 13.1 Prior to the preparation of the draft OZP, the major stakeholders have been approached for their views/proposals. Views from KFBG and the IIR of Yung Shue O Village have been incorporated where appropriate. The draft OZP together with its Notes and Explanatory Statement and the Planning Report have been circulated to the relevant Government bureau and departments for comments. Comments received have been incorporated into the draft OZP, its Notes and ES and Planning Report as appropriate.
- 13.2 Subject to the agreement of the Board, the draft OZP No. S/NE-YSO/C will be submitted to the TPDC and the SKNRC for consultation. Comments from the TPDC and the SKNRC will be submitted to the Board for consideration prior to the publication of the draft OZP under section 5 of the Ordinance.

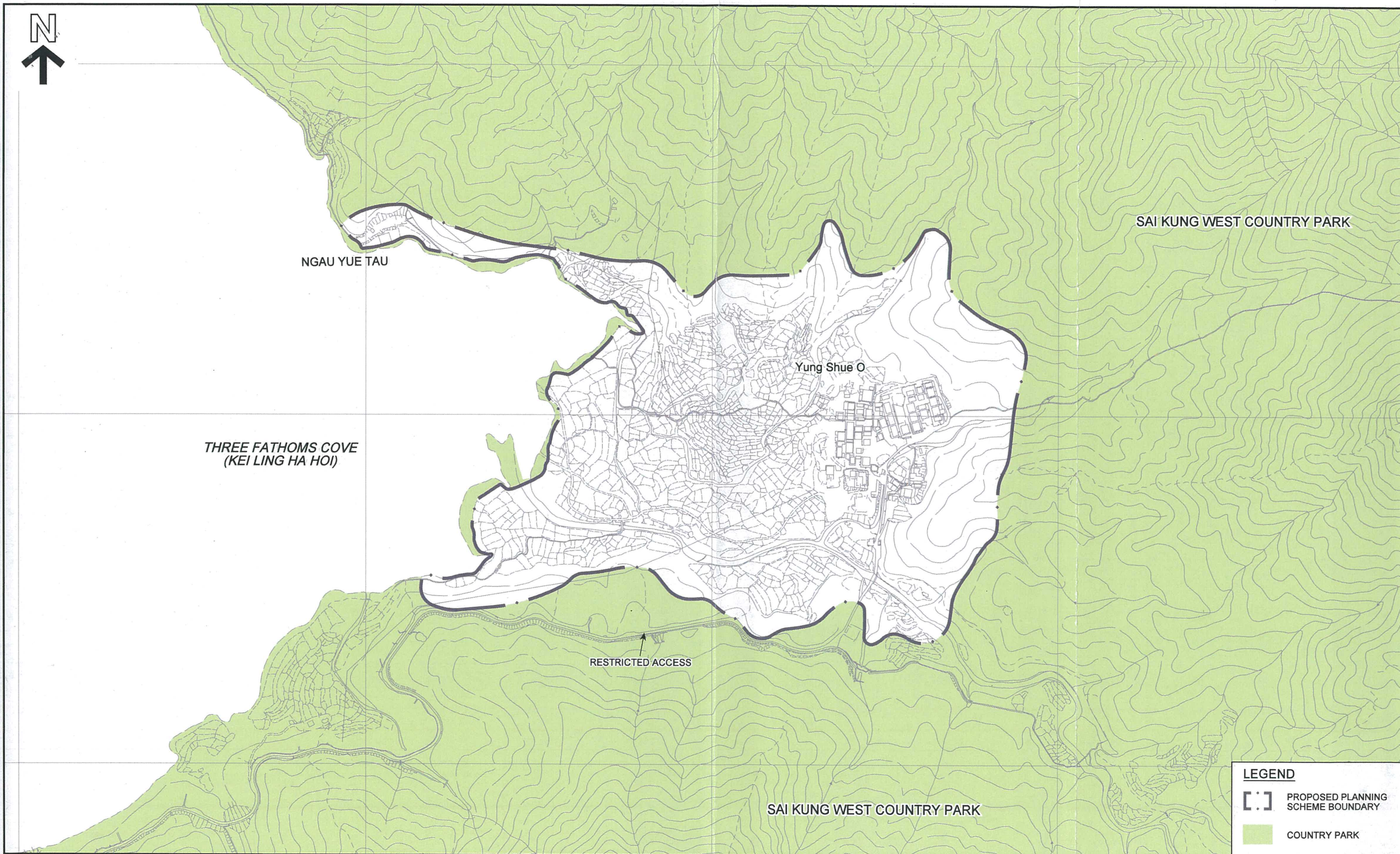
14. Decision Sought

Members are invited to:

- (a) agree that the draft Yung Shue O OZP No. S/NE-YSO/C (**Appendix I**) together with its Notes (**Appendix II**) is suitable for consultation with the TPDC and SKNRC;
- (b) agree that the ES (**Appendix III**) is suitable to serve as an expression of the planning intentions and objectives of the Board for various land use zonings of the draft Yung Shue O OZP No. S/NE-YSO/C and the ES should be issued under the name of the Board; and
- (c) agree that the ES (**Appendix III**) is suitable for consultation with the TPDC and the SKNRC together with the draft OZP.

15. Attachments

Plan 1	Planning Scheme Area of Yung Shue O OZP
Plan 2	Aerial Photo of Yung Shue O
Plan 3	Village Environs and Existing Physical Features of Yung Shue O
Plan 4	Development Constraints and Proposed Land Uses
Appendix I	Draft Yung Shue O Outline Zoning Plan No. S/NE-YSO/C
Appendix II	Notes of the Draft Yung Shue O OZP No. S/NE-YSO/C
Appendix III	Explanatory Statement of the Draft Yung Shue O OZP No. S/NE-YSO/C
Appendix IV	Planning Report on Yung Shue O

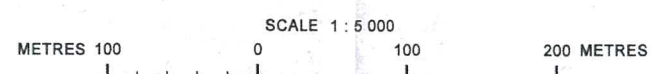


LEGEND

- [] PROPOSED PLANNING SCHEME BOUNDARY
- COUNTRY PARK

PROPOSED PLANNING SCHEME AREA

YUNG SHUE O



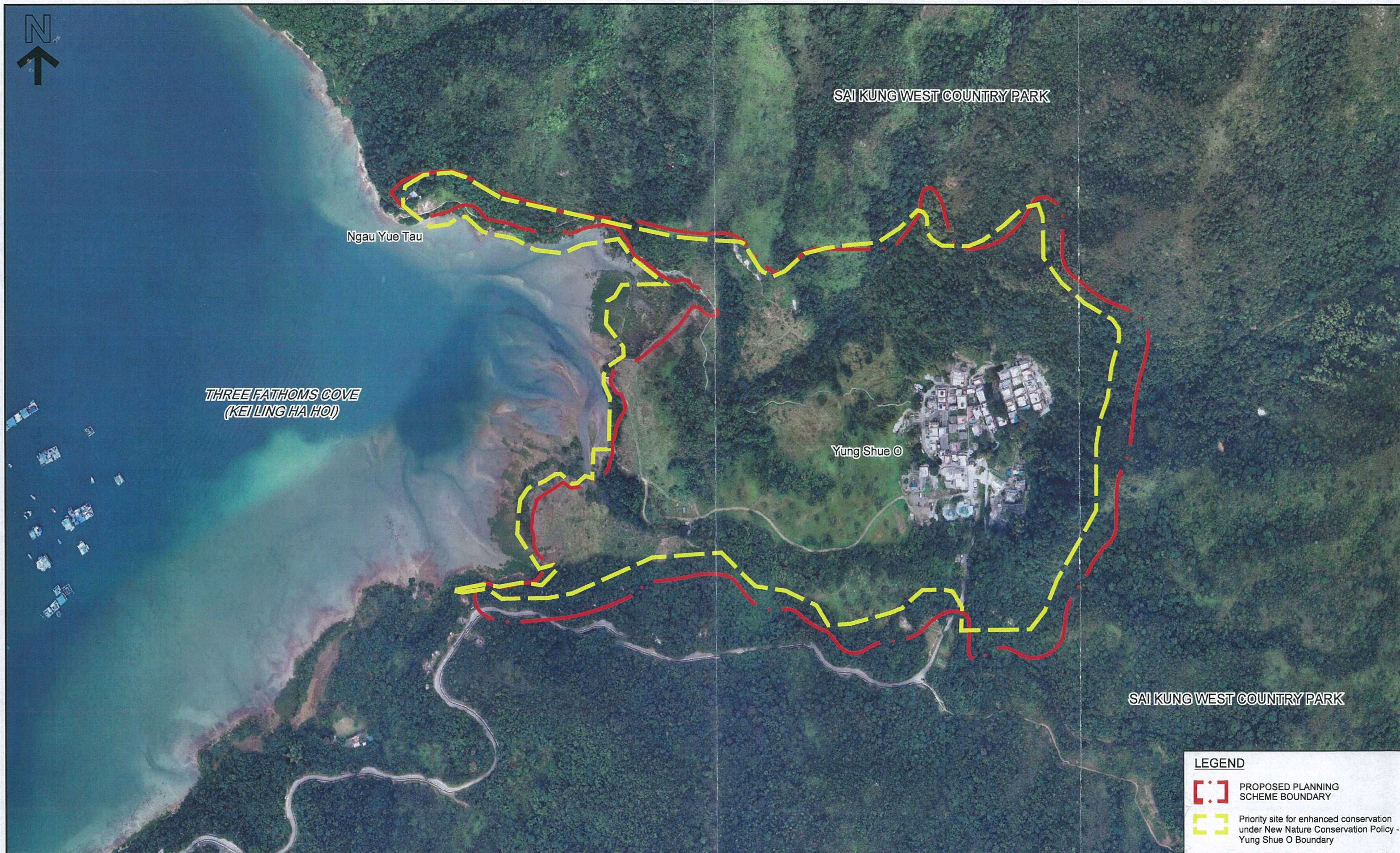
PLANNING DEPARTMENT



REFERENCE No.
M/CPE/YSO/14/3

PLAN
1

EXTRACT PLAN PREPARED ON 1.12.2014
BASED ON SURVEY SHEETS No. 8-NW-12C/D, 13C/D,
17B/C/D AND 18A/B/C/D



THREE FATHOMS COVE
(KEI LING HA HO)



Ngau Yue Tau

SAI KUNG WEST COUNTRY PARK

Yung Shue O

SAI KUNG WEST COUNTRY PARK

LEGEND

-  PROPOSED PLANNING SCHEME BOUNDARY
-  Priority site for enhanced conservation under New Nature Conservation Policy - Yung Shue O Boundary

AERIAL PHOTO

YUNG SHUE O

PLANNING DEPARTMENT



EXTRACT PLAN PREPARED ON 16.12.2014
BASED ON AERIAL PHOTOS No.CW98616-18,CW98686-88
TAKEN ON 1.1.2013 BY LANDS DEPARTMENT

REFERENCE No.
M/CPE/YSO/14/3

PLAN
2



THREE FATHOMS COVE
(KEI LING HA HOI)

NGAU YUE TAU

Yung Shue O

SAI KUNG WEST COUNTRY PARK

SAI KUNG WEST COUNTRY PARK

LEGEND

-  PROPOSED PLANNING SCHEME BOUNDARY
-  VILLAGE 'ENVIRONS'
-  VILLAGE CLUSTER
-  SANDY SHORE
-  MANGROVES
-  LOWLAND FOREST / MIXED SHRUBLAND
-  GRASSLAND / SHRUBBY GRASSLAND
-  ECOLOGICALLY IMPORTANT STREAM
-  STREAM

Existing Physical Features for Indicative only

VILLAGE 'ENVIRONS' AND EXISTING PHYSICAL FEATURES

YUNG SHUE O

PLANNING DEPARTMENT



EXTRACT PLAN PREPARED ON 16.12.2014
BASED ON SURVEY SHEETS No. 8-NW-12C/D, 13C/D,
17B/C/D AND 18A/B/C/D

SCALE 1 : 5 000
METRES 100 0 100 200 METRES

REFERENCE No.
M/CPE/YSO/14/3

PLAN
3














THREE FATHOMS COVE
(KEI LING HA HOI)

NGAU YUE TAU

SAI KUNG WEST COUNTRY PARK

Yung Shue O

LEGEND

-  PROPOSED PLANNING SCHEME BOUNDARY
-  VILLAGE TYPE DEVELOPMENT
-  GOVERNMENT, INSTITUTION OR COMMUNITY
-  GREEN BELT
-  COASTAL PROTECTION AREA
-  VILLAGE 'ENVIRONS'
-  BURIAL GROUND
-  COUNTRY PARK
-  YUNG SHUE O SITE OF ARCHEOLOGICAL INTEREST
-  ECOLOGICALLY IMPORTANT STREAM
-  STREAM

DEVELOPMENT CONSTRAINTS AND PROPOSED LAND USES

YUNG SHUE O

PLANNING DEPARTMENT

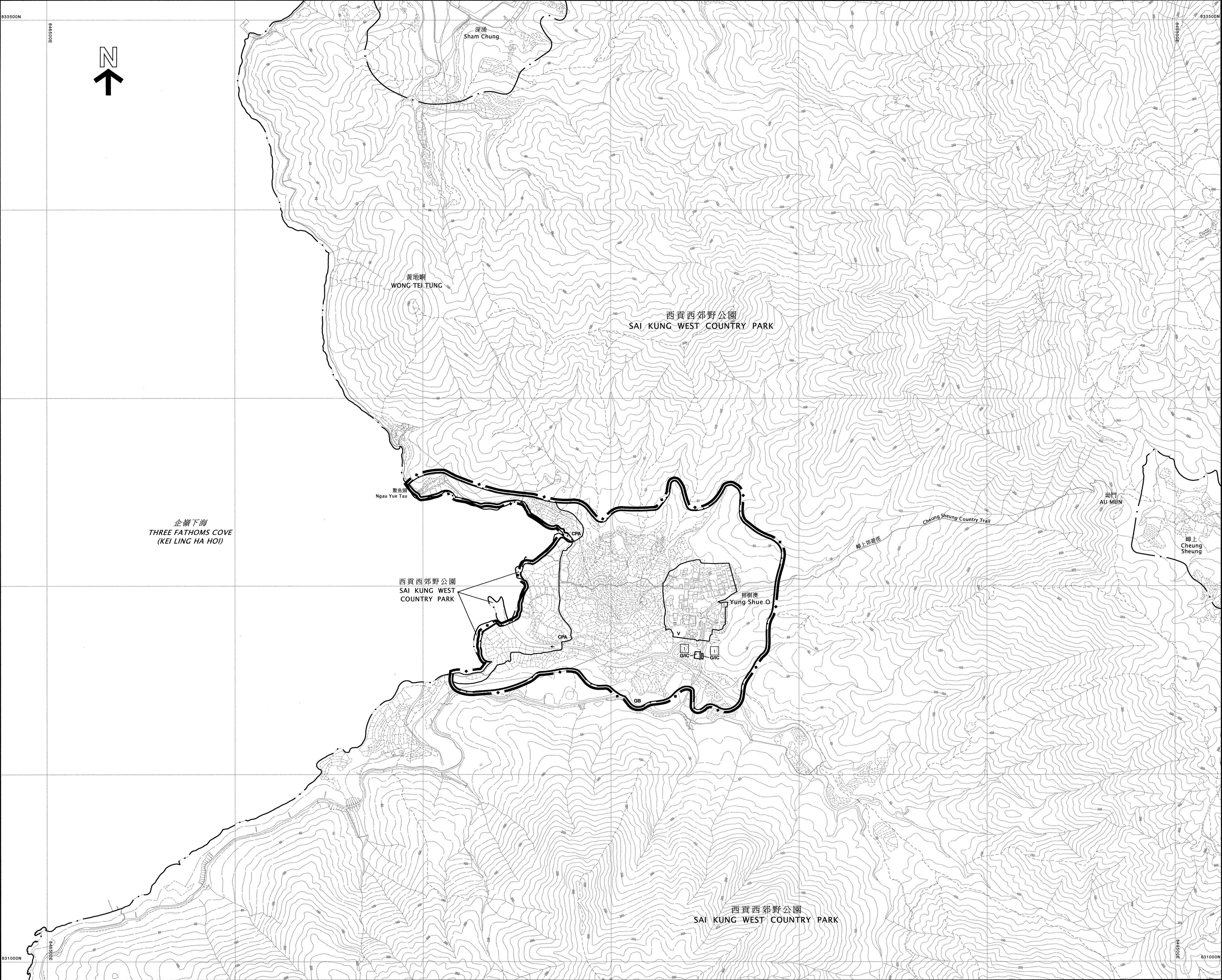


EXTRACT PLAN PREPARED ON 16.12.2014
BASED ON SURVEY SHEETS No. 8-NW-12C/D, 13C/D,
17B/C/D AND 18A/B/C/D

SCALE 1 : 5 000
METRES 100 0 100 200 METRES

REFERENCE No.
M/CPE/YSO/14/3

PLAN
4



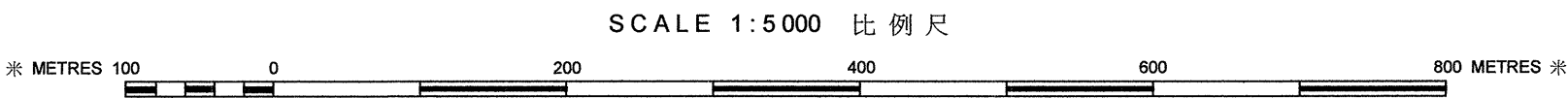
圖例
NOTATION

ZONES		地帶
VILLAGE TYPE DEVELOPMENT	V	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	G/I/C	政府、機構或社區
GREEN BELT	GB	綠化地帶
COASTAL PROTECTION AREA	CPA	海岸保護區
MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME	— ♦ —	規劃範圍界線
BOUNDARY OF COUNTRY PARK / SPECIAL AREA	— . —	郊野公園 / 特別地區界線
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	1	最高建築物高度 (樓層數目)

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分率 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分率	
VILLAGE TYPE DEVELOPMENT	3.25	9.64	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	0.03	0.09	政府、機構或社區
GREEN BELT	24.51	72.68	綠化地帶
COASTAL PROTECTION AREA	5.93	17.59	海岸保護區
TOTAL PLANNING SCHEME AREA	33.72	100.00	規劃範圍總面積

香港城市規劃委員會依據城市規劃條例擬備的榕樹澳分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
YUNG SHUE O - OUTLINE ZONING PLAN



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. S/NE-YSO/C

DRAFT YUNG SHUE O OUTLINE ZONING PLAN NO. S/NE-YSO/C

(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) A use or development of any land or building permitted under an earlier draft or approved plan including development permission area plan for the area and effected or undertaken during the effective period of that plan is always permitted under this Plan. Any material change of such use or any other development (except minor alteration and/or modification to the completed development of the land or building 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.
- (5) Except to the extent that paragraph (3) or (4) applies, any use or development falling within the boundaries of the Plan and also within the boundaries of the draft development permission area 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.
- (6) 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.

- (7) Alignment of roads and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.
- (8) The following uses or developments are always permitted on land falling within the boundaries of the Plan except (a) where the uses or developments are specified in Column 2 of the Notes of individual zones or (b) as provided in paragraph (9) in relation to areas zoned “Conservation Area” or “Coastal Protection Area”:
- (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, bus/public light bus stop or lay-by, cycle track, taxi rank, 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 and 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; and
 - (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.
- (9) In areas zoned “Coastal Protection Area”,
- (a) the following uses or developments are always permitted:
 - (i) maintenance or repair of plant nursery, amenity planting, sitting out area, rain shelter, refreshment kiosk, road, watercourse, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, shrine and grave;
 - (ii) 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; and
 - (iii) provision of amenity planting by Government; and

- (b) the following uses or developments require permission from the Town Planning Board:

provision of plant nursery, amenity planting (other than by Government), sitting out area, rain shelter, refreshment kiosk, footpath, public utility pipeline, electricity mast, lamp pole, telephone booth and shrine.

- (10) In any area shown as 'Road', all uses or developments except those specified in paragraphs (8)(a) to (8)(d) and (8)(g) above and those specified below require permission from the Town Planning Board:

road and on-street vehicle park.

- (11) (a) Except in areas zoned "Coastal Protection Area", temporary use or development of any land or building not exceeding a period of two months is always permitted provided that no site formation (filling or excavation) is carried out and that the use or development is a use or development specified below:

structures for carnivals, fairs, film shooting on locations, festival celebrations, religious functions or sports events.

- (b) Except as otherwise provided in paragraph (11)(a), and subject to temporary uses for open storage and port back-up purposes which are prohibited in areas zoned "Coastal Protection Area", temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years, or refuse to grant permission.

- (c) Temporary use or development of land or building exceeding three years requires permission from the Town Planning Board in accordance with the terms of the Plan.

- (12) 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.

- (13) 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 YUNG SHUE O
OUTLINE ZONING PLAN NO. S/NE-YSO/C

Schedule of Uses

	<u>Page</u>
VILLAGE TYPE DEVELOPMENT	1
GOVERNMENT, INSTITUTION OR COMMUNITY	3
GREEN BELT	5
COASTAL PROTECTION AREA	7

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	Burial Ground Eating Place Flat Government Refuse Collection Point Government Use (not elsewhere specified) # Hotel (Holiday House only) House (not elsewhere specified) Institutional Use (not elsewhere specified) # Market Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation # Public Vehicle Park (excluding container vehicle) 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 designate both the existing recognized village and areas of land considered suitable for village expansion. 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 the draft development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

GOVERNMENT, INSTITUTION OR COMMUNITY

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot Animal Quarantine Centre (in Government building only) Broadcasting, Television and/or Film Studio Eating Place (Canteen, Cooked Food Centre only) Educational Institution Exhibition or Convention Hall Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Institutional Use (not elsewhere specified) Library Market Place of Recreation, Sports or Culture Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Research, Design and Development Centre Rural Committee/Village Office School Service Reservoir Social Welfare Facility Training Centre Wholesale Trade	Animal Boarding Establishment Animal Quarantine Centre (not elsewhere specified) Columbarium Correctional Institution Crematorium Driving School Eating Place (not elsewhere specified) Funeral Facility Holiday Camp Off-course Betting Centre Office Petrol Filling Station Place of Entertainment Private Club Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Residential Institution Sewage Treatment/Screening Plant Shop and Services Utility Installation for Private Project Zoo

(Please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (Cont'd)

Planning Intention

This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.

Remarks

- (a) 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 in terms of number of storeys as stipulated on the Plan, 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.

GREEN BELT

<p>Column 1</p> <p>Uses always permitted</p>	<p>Column 2</p> <p>Uses that may be permitted with or without conditions on application to the Town Planning Board</p>
<p>Agricultural Use</p> <p>Barbecue Spot</p> <p>Government Use (Police Reporting Centre only)</p> <p>Nature Reserve</p> <p>Nature Trail</p> <p>On-Farm Domestic Structure</p> <p>Picnic Area</p> <p>Public Convenience</p> <p>Tent Camping Ground</p> <p>Wild Animals Protection Area</p>	<p>Animal Boarding Establishment</p> <p>Broadcasting, Television and/or Film Studio</p> <p>Burial Ground</p> <p>Columbarium (within a Religious Institution or extension of existing Columbarium only)</p> <p>Crematorium (within a Religious Institution or extension of existing Crematorium only)</p> <p>Field Study/Education/Visitor Centre</p> <p>Government Refuse Collection Point</p> <p>Government Use (not elsewhere specified)</p> <p>Helicopter Landing Pad</p> <p>Holiday Camp</p> <p>House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes)</p> <p>Petrol Filling Station</p> <p>Place of Recreation, Sports or Culture</p> <p>Public Transport Terminus or Station</p> <p>Public Utility Installation</p> <p>Public Vehicle Park (excluding container vehicle)</p> <p>Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation</p>

(Please see next page)

GREEN BELT (Cont'd)

<hr/> <p>Column 1</p> <p>Uses always permitted</p> <hr/>	<p>Column 2</p> <p>Uses that may be permitted with or without conditions on application to the Town Planning Board</p> <hr/>
	<p>Religious Institution</p> <p>Residential Institution</p> <p>Rural Committee/Village Office</p> <p>School</p> <p>Service Reservoir</p> <p>Social Welfare Facility</p> <p>Utility Installation for Private Project</p>

Planning Intention

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.

Remarks

Any diversion of streams, filling of land/pond or excavation of land, 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 the draft development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

COASTAL PROTECTION AREA

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 (other than Plant Nursery) Nature Reserve Nature Trail On-Farm Domestic Structure Wild Animals Protection Area	Field Study/Education/Visitor Centre Government Use House (Redevelopment only) Public Convenience Public Utility Installation Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation

Planning Intention

This zoning is intended to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. It may also cover areas which serve as natural protection areas sheltering nearby developments against the effects of coastal erosion.

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.

(Please see next page)

COASTAL PROTECTION AREA (Cont'd)

Remarks

- (a) No redevelopment, including alteration and/or modification, of an existing house shall 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 in the Gazette of the notice of the draft development permission area plan.
- (b) Any diversion of streams, filling of land/pond or excavation of land, 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, 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 the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

**DRAFT YUNG SHUE O
OUTLINE ZONING PLAN NO. S/NE-YSO/C**

EXPLANATORY STATEMENT

DRAFT YUNG SHUE O
OUTLINE ZONING PLAN NO. S/NE-YSO/C

EXPLANATORY STATEMENT

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4. NOTES OF THE PLAN	2
5. THE PLANNING SCHEME AREA	2
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9. LAND-USE ZONINGS	
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DRAFT YUNG SHUE O
OUTLINE ZONING PLAN NO. S/NE-YSO/C

(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 Yung Shue O Outline Zoning Plan (OZP) No. S/NE-YSO/C. It reflects the planning intention and objectives of the Town Planning Board (the Board) for various land-use zonings of the plan.

2. AUTHORITY FOR THE PLAN AND PROCEDURE

- 2.1 On 14 July 2011, 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 Development Permission Area (DPA) Plan for the Yung Shue O area.
- 2.2 On 4 May 2012, the draft Yung Shue O DPA Plan No. DPA/NE-YSO/1 was exhibited for public inspection under section 5 of the Ordinance. During the DPA Plan exhibition period, a total of 35 representations and two comments were received. After giving consideration to the representations and comments on 4 January 2013, the Board decided not to propose any amendment to the draft DPA plan to meet the representations.
- 2.3 On 30 April 2013, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Yung Shue O DPA Plan, which was subsequently renumbered as DPA/NE-YSO/2. On 10 May 2013, the approved Yung Shue O DPA Plan No. DPA/NE-YSO/2 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.4 On 16 October 2014, under the power delegated by the Chief Executive, the Secretary for Development directed the Board, under section 3(1)(a) of the Ordinance, to prepare an OZP to cover the Yung Shue O area.
- 2.5 On XX XXX 2015, the draft Yung Shue O OZP No. S/NE-YSO/C (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 indicate the broad land-use zonings for the area of Yung Shue O so that development and redevelopment within the area of Yung Shue O can be put under statutory planning control. It also provides the planning framework for preparing more detailed non-statutory plans which form the basis for public works planning and site reservation for various uses.
- 3.2 The Plan is to illustrate the broad principles of development and planning control only. It is a small-scale plan and the road alignments and boundaries between the land-use zones may be subject to minor alterations as detailed planning proceeds.

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 Planning Scheme Area (the Area) and in particular zones 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 PLANNING SCHEME AREA

- 5.1 The Area, covering an area of 33.72 ha, is located at the western end of the Sai Kung Peninsula, with the Sai Kung West Country Park surrounding it on the north, east and south, and the Three Fathoms Cove lying to its west where numerous fish farms are located. The boundary of the Area is shown by a heavy broken line on the Plan.
- 5.2 The Area comprises mainly woodlands, shrublands, grasslands, marshes, mangroves, streams, and inhabited village houses. Steep slopes covered with woodland vegetation are found at the back of the village. While the rest of Yung Shue O valley are relatively flat, a piece of land at the upper level of Yung Shue O valley has been developed as Yung Shue O Village, which is the only recognized village in the Area. A large piece of land contains fallow agricultural land in the middle of the Area at a lower level of the valley extending to the coast. At the western-most part of the Area, estuaries, mangroves and marshes are found along the coastal area. An ecologically important stream (EIS) flowing from an east to west direction lies in the southern part of the Area. The Area is a Priority Site for Enhanced Conservation under the New Nature Conservation Policy

- 5.3 The Area is accessible mainly by the paved single-lane vehicular access road branching off from Sai Sha Road and this access is a restricted road. The Area is also accessible by the hiking trails leading from Cheung Sheung, Pak Tam Chung and Sham Chung. It has marine frontage but there is no pier facility. Two pieces of burial grounds are found at the north-eastern part and southern part of the Area.
- 5.4 The Yung Shue O Village is well populated and some of the village houses are newly built or under construction. Apart from a vacant school premises at the northern part of the village cluster, there are local convenient stores, built with temporary structures, selling snack, drinks and food operated at the entrance of the Yung Shue O Village and in the north-western end of the Area in particular during weekends and public holiday. Some areas along the EIS near the coastal area are being used for war game. There is a sewage pumping station at the southern-end of the Area. The existing sewage treatment facilities (i.e. soakaway trenches and sewage pumping station) are provided for existing Yung Shue O village houses.

6. **POPULATION**

According to the 2011 Census, the total population of the Area was about 320 persons. It is expected that the total planned population of the Area would be about 810 persons mainly attributed to village expansion.

7. **OPPORTUNITIES AND CONSTRAINTS**

7.1 Opportunities

7.1.1 Conservation and Natural Landscape

Surrounded by the Sai Kung West Country Park and Three Fathoms Cove and comprising mainly woodlands, shrublands, grasslands, marshes, mangroves, and streams including an EIS. The natural habitats including the woodland and the streams provide a good habitat for butterflies and over half of the local butterfly species are recorded in the Area. Protected plant species have been found in the Area, particularly at the periphery of the woodland which is ecologically-linked to the Sai Kung West Country Park, and in the freshwater marsh near the coastal area. The Yung Shue O EIS flowing from east to west direction lies in the southern part of the Area. The estuarine habitat supports a high diversity of freshwater fish, and it serves as a breeding, feeding and nursery ground for brackish and marine fish vagrants. In general, the Area is natural and rural in character and has high ecological, landscape and scenic value.

7.1.2 Tourism Potential

The Area is the starting point of both Cheung Sheung Country Trail which is a favourite hiking trail amongst hikers and campers and Yung Pak Corridor. The part of Cheung Sheung Country Trail connecting Yung

Shue O and Cheung Sheung is named Jacob's Ladder (“嶂上天梯”) by hikers for its long and steep flight of steps. The Area can connect to hiking trails leading from Sham Chung. A mountain bike trail in Sai Kung West Country Park designated by Agriculture, Fisheries & Conservation Department passes by the Area and connects to Pak Tam Chung, Pak Tam, Sham Chung and Pak Sha O.

7.2 Constraints

7.2.1 Ecological Significance

7.2.1.1 The Area contains a mixture of habitats and natural resources worthy of preservation, including estuaries, mangroves and marshes along the coastal area. Natural streams flow across the Area. An EIS flowing from an east to west direction lies in the southern part of the Area. The estuarine habitat supports a high diversity of freshwater fish, and it serves as a breeding, feeding and nursery ground for brackish and marine fish vagrants. Seven species of mangrove including the uncommon *Heritiera littoralis* (銀葉樹) have also been recorded.

7.2.1.2 The wooded area is ecologically-linked to the natural habitats at the Sai Kung West Country Park. Protected plant species including *Aquilaria sinensis* (土沉香), *Pavetta hongkongensis* (香港大沙葉) and *Cibotium barometz* (金毛狗) have been recorded. Other protected plant species include *Liparis ferruginea* (鏽色羊耳蒜) and was found in the freshwater marsh near the coastal area. The natural habitats including the woodland and the streams provide a good habitat for butterflies. Rare and very rare butterfly species like *Aeromachus pygmaeus* (侏儒鏢弄蝶), *Aeromachus jhora* (寬鏢弄蝶) and *Moduza procris* (穆蛺蝶) and a population of the vulnerable dragonfly *Orthetrum poecilops poecilops*(斑灰蜻) were recorded at the Area.

7.2.2 Landscape Character

With reference to the Landscape Value Mapping of Hong Kong, the Area is characterized by a settled valley landscape comprising a wide and flat rolling valley of high qualified and scenic landscape value. The mangroves and mudflat along the coastal area, the vast freshwater marsh and the woodland are valuable landscape resources and provide natural scenic views with high amenity value to hikers at the Cheung Sheung plateau and from mountains surrounding Yung Shue O valley.

7.2.3 Cultural Heritage

Yung Shue O Site of Archaeological Interest falls within the Area. Ceramic sherds of the Song, Ming and Qing dynasties were found by the Second Territory-wide Survey in 1997-98. The site of archaeological interest is worthy of preservation. Prior consultation with the Antiquities

and Monuments Office of the Leisure and Cultural Services Department should be made if any development, redevelopment or rezoning proposals might affect the above site of archaeological interest and its immediate environs.

7.2.4 Burial Grounds

The Area comprises two pieces of permitted burial ground at the eastern of the Area, and at the fringes of the southern part of the planning scheme boundaries. These areas are not suitable for any development.

7.2.5 Transportation

The Area is accessible mainly by the paved vehicular access road branching off from Sai Sha Road. However, this access is a single-lane restricted road as it is largely located within the Sai Kung West Country Park and valid vehicle permits issued by the Country and Marine Parks Authority are required. It is under the maintenance of Water Supplies Department. Only taxi and vehicles with permit can access the road. The Area is also accessible by the hiking trails leading from Cheung Sheung, Pak Tam Chung and Sham Chung.

7.2.6 Infrastructure and Utility Services

The Area is provided with electricity and telephone services. Potable water supply and public sewerage and sewage treatment facilities (i.e. soakaway trenches and pumping station) have been provided to the existing facilities and the existing village houses of the Area. However, there are currently no plans to provide sewerage for areas outside of the existing village clusters nor existing and planned public stormwater drainage facilities for the Area.

7.2.7 Geotechnical Constraint

The Area is located below steep natural terrain and may be affected by potential natural terrain landslide hazards. For future development in this area, natural terrain hazard studies may be required to ascertain the scale of the hazards and to provide suitable hazard mitigation measures, if found necessary, as part of the development.

8. GENERAL PLANNING INTENTION

- 8.1 The Area forms an integral part of the natural system of the adjoining Sai Kung West Country Park with a wide spectrum of natural habitats including, inter alia, woodlands, shrublands, stream courses, and estuaries etc., which support protected plant species and should be preserved and protected. Besides, the Area also provides a good habitat for butterflies and over half of the local butterfly species are recorded in the Area. The general planning intention of the Area is to protect its high conservation and landscape value which complements the overall naturalness and the landscape beauty of the surrounding Sai Kung West Country

Park.

- 8.2 Given the natural environment, and high ecological and landscape value of the Area, it is also intended to consolidate village development so as to avoid undesirable disturbances to the natural environment and rural settings in the Area.

9. **LAND-USE ZONINGS**

9.1 “Village Type Development” (“V”) : Total Area 3.25ha

- 9.1.1 The planning intention of this zone is to designate both the existing recognized village and areas of land considered suitable for village expansion. 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.
- 9.1.2 The boundaries of the “V” zone are drawn up having regard to the village ‘environ’, the number of outstanding Small House applications, Small House demand forecast, local topography and site constraints. Areas of difficult terrain, dense vegetation, stream courses and burial grounds have been avoided as far as possible. Yung Shue O is the only recognized village in the Area.
- 9.1.3 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 (8.23 m) or the height of the building which was in existence on the date of first publication in the Gazette of the notice of the draft DPA plan, whichever is the greater. Application for minor relaxation of these restrictions would be considered by the Board based on individual merits, taking into account site constraints, innovative architectural design and planning merits that would enhance the amenity of the locality.
- 9.1.4 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 except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works.
- 9.1.5 In accordance with the Environment, Transport and Works Bureau’s Technical Circular (Works) No. 5/2005 “*Protection of Natural Streams/Rivers from Adverse Impacts Arising from Construction Works*”, under the current administrative practice, development

proposals/submissions that may affect natural streams/rivers, the approving/processing authorities at various stages of the development should consult and collate comments from the AFCD and relevant authorities and incorporate relevant comments/advice as conditions of approval wherever possible. Accordingly, Lands Department (LandsD), when processing Small House grant and applications in close proximity to existing stream courses, should consult concerned departments including AFCD, Environmental Protection Department (EPD) and Planning Department (PlanD) to ensure that all relevant departments would have adequate opportunity to review and comment on the applications.

9.1.6 Although public sewerage and sewage treatment facility (i.e. soakaway trenches) have been provided to the existing facilities and village clusters in the Area, there are currently no plans to provide sewerage for areas outside of the existing village clusters. According to EPD, wastewater generated from existing and future small houses should be properly treated for disposal in compliance with the Water Protection Control Ordinance (WPCO) requirement and conveyed to the communal sewerage system (i.e. soakaway trenches) at Yung Shue O village as far as possible. Should on-site septic tank and soakaway system be explored, the design and construction of on-site STS for any development proposals/submissions need to comply with relevant standards and regulations, such as EPD's Practice Note for Professional Person (ProPECC PN) 5/93 "*Drainage Plans subject to Comment by the Environmental Protection Department*". Operation and maintenance practices for septic tank (e.g. desludging practices) are also given in EPD's "Guidance Notes on Discharges from Village Houses".

9.1.7 The "V" zone in the Area is located below steep natural terrain and may be affected by potential natural terrain landslide hazards. For development within the Area, the developer(s) may be required to carry out natural terrain hazard study and to provide suitable hazard mitigation measures, if found necessary, as part of the development.

9.2 "Government, Institution or Community" ("G/IC") : Total Area 0.03 ha

9.2.1 The planning intention of this zone is primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.

9.2.2 The major existing GIC facilities under this zone include a single storey sewage pumping station, a permanent flushing toilet and a single storey refuse collection point at the southern part of the Area.

9.2.3 To preserve the rural and low-rise character of the Area as well as provide spatial and visual relief, development/redevelopment within this zone should be restricted to a maximum building height as stipulated on the

Plan (i.e. one storey for the sewage pumping station, the permanent flushing toilet and the refuse collection point) 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 DPA plan, whichever is greater.

- 9.2.4 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height restriction may be considered by the Board through the planning permission system. Each application will be considered on its individual planning merits.

9.3 “Green Belt” (“GB”) : Total Area 24.51ha

- 9.3.1 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.
- 9.3.2 Protected species including *Aquilaria sinensis* (土沉香), *Pavetta hongkongensis* (香港大沙葉) and *Cibotium barometz* (金毛狗), are found particularly at the periphery of the woodland. Mature trees such as *Heritiera littoralis* (銀葉樹), *Cleistocalyx nervosum* (水翁), *Pandanus tectorius* (露兜樹), *Glochidion zeylanicum* (香港算盤子) and *Celtis sinensis* (朴樹) are dominated along the stream bank of the EIS at the southern part of the Area.
- 9.3.3 A large piece of the fallow agricultural land in the middle of the Area was colonized with dense vegetation such as *Uvaria grandiflora* (大花紫玉盤), *Garcinia oblongifolia* (黃牙果) and *Ardisia quinqueгона* (羅傘樹). Trees from medium to large size (8-12m) such as *Viburnum odoratissimum* (珊瑚樹), *Cleistocalyx nervosum* (水翁) and *Pandanus tectorius* (露兜樹) are common along the stream bank. Some *Aquilaria sinensis* (土沉香) are occasionally found along the path.
- 9.3.4 Areas with natural vegetation, woodlands, hilly terrain, shrublands, grasslands, and stream courses have been designated as "GB" so as to protect existing green areas and preserve the hilly terrain in the Area. Besides, the EIS and the adjacent river branch feed the surrounding low-lying fallow agricultural land with freshwater, creating a vast natural marsh in the northern and western side of the Area. The vast freshwater marsh and the woodland are valuable landscape resources and provide natural scenic views with high amenity value in the Area.
- 9.3.5 The "GB" zone also comprises two pieces of permitted burial ground at the eastern of the Area, and at fringes of the southern part of the planning scheme boundaries. They have been in existence for many years, which are considered as existing uses and intended for burial places of deceased indigenous villagers in the Area. To respect the local ritual and tradition, burial activities within these zones are generally tolerated.

- 9.3.6 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.
- 9.3.7 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, and maintenance, repair or rebuilding works.

9.4 Coastal Protection Area (“CPA”): Total Area 5.93 ha

- 9.4.1 This zone is intended to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. It may also cover areas which serve as natural protection areas sheltering nearby developments against the effects of coastal erosion. 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.
- 9.4.2 Backshore and coastal vegetation, including *Cyperus malaccensis* var. *brevifolius* (短葉茳芏), *Juncus effuses* (燈心草), *Phragmites* spp (蘆葦), *Hibiscus tiliaceus* (黃槿) and *Pandanus tectorius* (露兜樹), can be found in the western part of the Area along the coastal area and the estuarine area where some war game fields are located. There are also mangroves which are mostly outside, but adjoining the Area. The estuarine habitat supports a high diversity of freshwater fish, and it serves as a breeding, feeding and nursery ground for brackish and marine fish vagrants. Seven species of mangrove including the uncommon *Heritiera littoralis* (銀葉樹) have also been recorded. There is also a freshwater marsh supporting the protected *Liparis ferruginea* (鏽色羊耳蒜) which has a limited local distribution. The backshore and coastal areas are designated as “CPA” so as to reflect and protect the natural coastal environment in the Area, in particular the mangroves adjoining the Area and the estuarine area.
- 9.4.3 New residential development is not permitted under this zone. Redevelopment of existing houses may be permitted on application to the Board. The redevelopment of existing houses 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 DPA Plan.
- 9.4.4 Diversion of streams, filling of land/pond or excavation of land may cause adverse drainage impacts on adjacent areas and adverse impacts on the natural environment. In view of the conservation value of the area within this zone, permission from the Board is required for such activities.

10. CULTURAL HERITAGE

Yung Shue O Site of Archaeological Interest falls within the Area. Ceramic sherds of the Song, Ming and Qing dynasties were found by the Second Territory-wide Survey in 1997-98. The site of archaeological interest is worthy of preservation. Prior consultation with the Antiquities and Monuments Office of the Leisure and Cultural Services Department should be made if any development, redevelopment or rezoning proposals might affect the above site of archaeological interest and its immediate environs.

11. COMMUNICATIONS

Transport Network

The Area is accessible mainly by the paved single-lane vehicular access road branching off from Sai Sha Road. This access is a restricted road as it is largely located within the Sai Kung West Country Park and valid vehicle permits issued by the Country and Marine Parks Authority are required. It is under the maintenance of Water Supplies Department. Only taxi and vehicles with permit can access the road. The Area is also accessible by hiking trails leading from Cheung Sheung, Pak Tam Chung and Sham Chung. It has marine frontage but there is no pier facility.

12. UTILITY SERVICES

The Area is provided with electricity and telephone services. Potable water supply and public sewers have been provided to the existing facilities and village houses in the areas. However, there are no drainage systems. There is a sewage pumping station at the southern-end of the Area. The sewage from existing village houses in Yung Shue O flows to the sewage treatment facilities (i.e. soakaway trenches and the pumping station) being maintained by Drainage Services Department. According to DEP, the existing sewage treatment facility (i.e. soakaway trenches and sewage pumping station) is provided solely for existing Yung Shue O village houses, but there are currently no plans to provide sewerage for areas outside of the existing village clusters. Besides, there are no existing and planned public stormwater drainage facilities for the Area. Any increase in population or number of visitors to the Area or further recreation/residential developments will require additional facilities.

13. IMPLEMENTATION

- 13.1 The Plan provides a broad land-use framework for development control and implementation of planning proposals for the Area. More detailed plans will be prepared as a basis for public works planning and private developments.
- 13.2 At present, there is no overall programme for the provision of infrastructure within the Area. The implementation process will be gradual and may stretch over a long period of time depending on the availability of resources. It will be undertaken through the participation of both public and private sectors.

- 13.3 Notwithstanding the above, minor improvement works, e.g. access improvement and laying of utility services will be implemented through the Public Works Programme as and when resources are available. Private developments will be effected principally through private sector initiatives to develop or redevelop their properties in accordance with the zoned uses indicated on the Plan, provided that their proposals meet Government requirements.

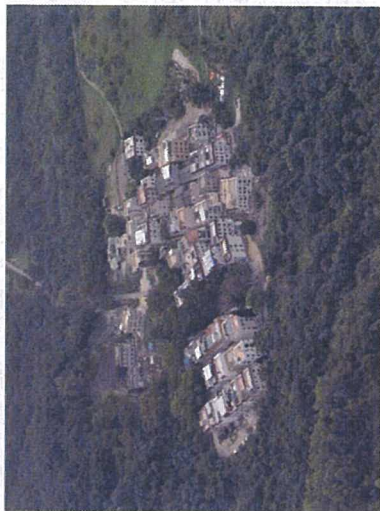
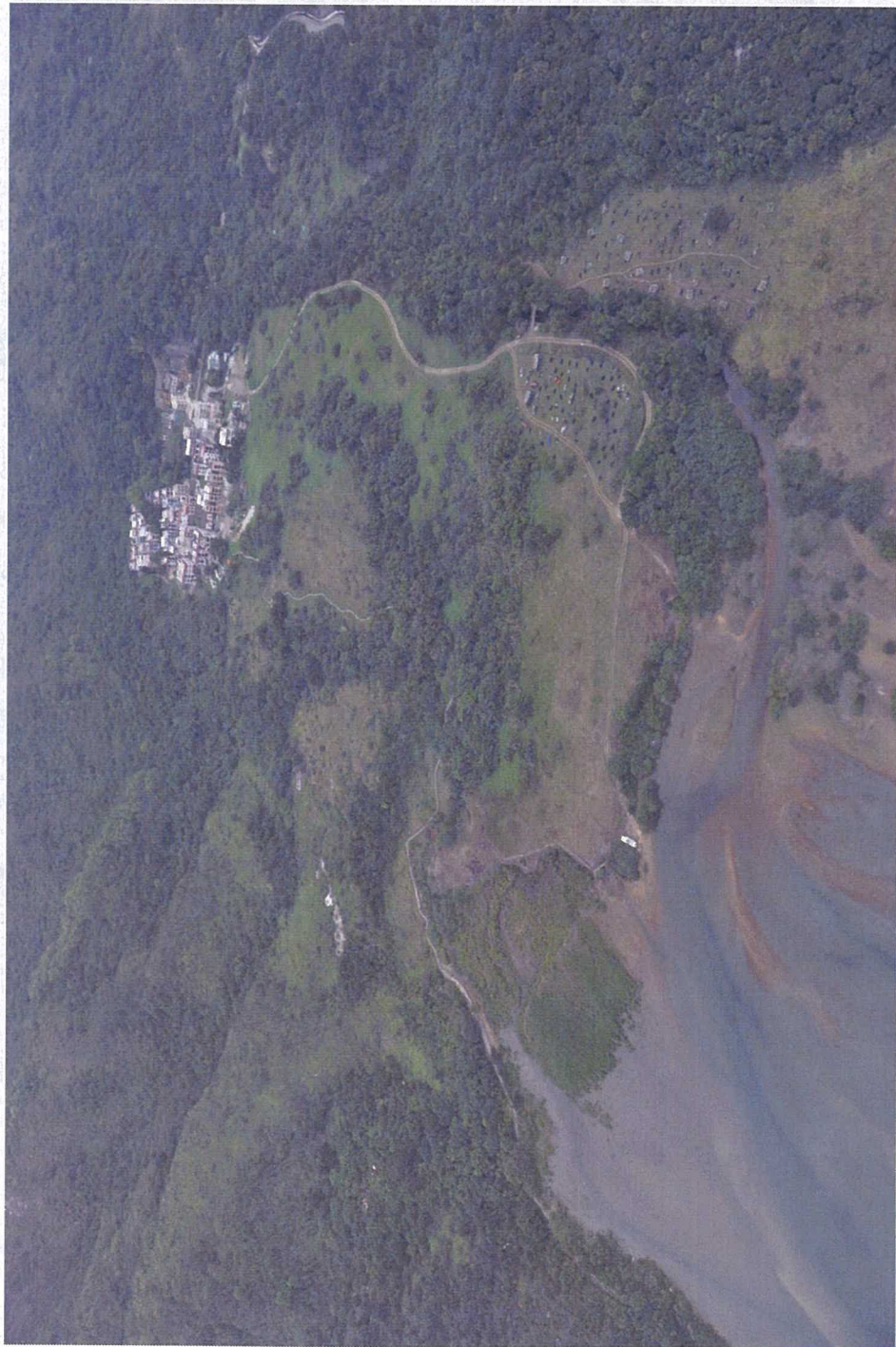
14. PLANNING CONTROL

- 14.1 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.
- 14.2 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 impacts 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.
- 14.3 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 including guidelines published by the Board. 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, and the Technical Services Division and the 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.
- 14.4 Any development, other than those referred to in paragraph 14.1 above or in conformity with this Plan or with the permission of the Board, undertaken or continued on land included in this Plan on or after the date of the first publication in the Gazette of the Notice of the draft DPA Plan may be subject to enforcement proceedings under the Ordinance. Any diversion of streams, filling of land/pond and excavation of land in the relevant zones on or after the date of 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. Moreover, there

is a presumption against filling of ponds for temporary land uses/developments in conservation-related zonings, such as “CPA”.

**TOWN PLANNING BOARD
XXX 2014**

PLANNING REPORT ON YUNG SHUE O



**PLANNING REPORT ON
YUNG SHUE O**

December 2014

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1. INTRODUCTION

1.1 Purpose of the Planning Report

The purpose of this Planning Report is to give an account of the background and an appraisal of the existing conditions, characteristics and development requirements of the Yung Shue O area (the Area). It also aims at providing a basis for the preparation of an Outline Zoning Plan (OZP) for the Area and the formulation of a planning framework to guide future development of the Area.

1.2 Background

1.2.1 The Area is located at the western end of the Sai Kung Peninsula and is encircled by the Sai Kung Country West Country Park by north, east and south, and fronts the Three Fathoms Cove to the west (**Figure 1**). The Area is accessible by a restricted single-lane road branching off from Sai Sha Road.

1.2.2 The Area is rural and natural in character comprising mainly woodlands, shrublands, grasslands, marshes, mangroves, streams, and village houses. An Ecologically Important Stream (EIS) flowing from an east to west direction lies in the southern part of the Area. The natural habitats including the woodland and streams provide a good habitat for butterflies and over half of the local butterfly species are recorded at the Area.

1.2.3 Yung Shue O Village is the only recognized village

in the Area, which is well populated, and located at the eastern part of the Area. Large tracts of agricultural land have been lying fallow covered with trees, shrubs and grass.

1.2.4 The Area is rural and natural in character and is of high scenic value and has vehicular access. There was therefore an urgent need to better protect the natural and landscape character of the Area so as to avoid disturbance to the natural environment. On 14.7.2011, under the power delegated by the Chief Executive (CE), the Secretary for Development directed the Town Planning Board (the Board) to prepare a draft plan designating the Yung Shue O area as a development permission area (DPA).

1.2.5 On 4.5.2012, the draft Yung Shue O DPA Plan No.DPA/NE-YSO/1 was exhibited for public inspection. During the plan exhibition period, a total of 35 representations and two comments were received. After giving consideration to the representations and comments on 4.1.2013, the Board decided not to propose any amendment to the draft DPA plan to meet the representations.

1.2.6 On 30.4.2013, the Chief Executive in Council (CE in C) approved the draft Yung Shue O DPA plan, which was subsequently renumbered as DPA/NE-YSO/2 (**Figure 2**). On 10.5.2013, the approved Yung Shue O DPA Plan No. DPA/NE-YSO/2 was exhibited for public inspection under section 9(5) of the Town Planning Ordinance (the Ordinance).

- 1.2.7 Pursuant to section 20(5) of the Ordinance, the DPA Plan is effective for three years until 4.5.2015. On 16.10.2014, the CE, pursuant to section 3(1)(a) of the Ordinance, directed the Board to prepare an OZP for the Area.

2. **THE STUDY AREA**

2.1 **Location**

The Area, covering an area of 33.72 ha, is located at the western end of the Sai Kung Peninsula, with the Sai Kung West Country Park surrounding it on the north, east and south, and the Three Fathoms Cove lying to its west where numerous fish farms are located. The location of the Area is shown in **Figure 3**. The Area is accessible mainly by the paved single-lane vehicular access road branching off from Sai Sha Road and this access is a restricted road. The Area is also accessible by the hiking trails leading from Cheung Sheung, Pak Tam Chung and Sham Chung (**Figures 1 and 2**). It has marine frontage but there is no pier facility.

2.2 **Natural Features**

Physical Setting and Topography (**Figures 4 and 5a – 5h**)

- 2.2.1 An overview of the Area is shown in **Figure 4**. The Area comprises mainly woodlands, shrublands, grasslands, marshes, mangroves, streams, and inhabited village houses. Steep slopes covered with woodland vegetation are found at the back of the village. While the rest of Yung Shue O valley are relatively flat, a piece of land at the upper level of

Yung Shue O valley has been developed as Yung Shue O Village, which is the only recognized village in the Area and is well populated. A large piece of land contains fallow agricultural land in the middle of the Area at a lower level of the valley extending to the coast.

- 2.2.2 At the western-most part of the Area, estuaries, mangroves and marshes are found along the coastal area. An ecologically important stream (EIS) flowing from an east to west direction lies in the southern part of the Area. The Area is a Priority Site for Enhanced Conservation under the New Nature Conservation Policy (**Figure 4**).

Natural Habitats (**Figures 4, 5b – 5h**)

- 2.2.3 The Area is part of the wider natural environment of Sai Kung Countryside. The natural habitats provide a good habitat for butterflies and over half of the local butterfly species are recorded in the Area, including rare and very rare species such as *Aeromachus pygmaeus* (侏儒鏢弄蝶), *Aeromachus jhora* (寬鏢弄蝶) and *Moduza procris* (穆蛺蝶). Details of the natural habitats are listed below:

(a) **Woodland/Shrubland** (**Figures 5b and 5c**)

- (i) Protected species including *Aquilaria sinensis* (土沉香), *Pavetta hongkongensis* (香港大沙葉) and *Cibotium barometz* (金毛狗), are found particularly at the

periphery of the woodland. Mature trees (15-20m) such as *Heritiera littoralis* (銀葉樹), *Cleistocalyx nervosum* (水翁), *Pandanus tectorius* (露兜樹), *Glochidion zeylanicum* (香港算盤子) and *Celtis sinensis* (朴樹) are dominated along the stream bank of the EIS at the southern part of the Area. This woodland is ecologically linked to the Sai Kung West Country Park.

- (ii) A large piece of the fallow agricultural land in the middle of the Area was colonized with dense vegetation such as *Uvaria grandiflora* (大花紫玉盤), *Garcinia oblongifolia* (黃牙果) and *Ardisia quinqueгона* (羅傘樹). Trees from medium to large size (8-12m) such as *Viburnum odoratissimum* (珊瑚樹), *Cleistocalyx nervosum* (水翁) and *Pandanus tectorius* (露兜樹) are common along the stream bank. Some *Aquilaria sinensis* (土沉香) are occasionally found along the path.

- (b) Grassland and Abandoned Agricultural Land (**Figures 5b, 5c and 5f**)

Fallow agricultural land is located mainly to the west of the village. With the decline of agricultural activities, large tracts of

agricultural land in the central part of the Area have been lying fallow covered with trees, shrubs and grass.

- (c) Mangrove/Marsh, Streams, Estuaries and Sandy Shores (**Figures 5b, 5c, 5d, 5e, 5g and 5h**)

- (i) At the western-most part of the Area, mangroves and marshes are found along the coastal area. The estuary is largely undisturbed and colonized with various species of mangroves along the rocky coastline, such as *Avicennia marina* (白骨壤), *Kandelia obovata* (水筆仔), *Excoecaria agallocha* (海漆) and *Aegiceras corniculatum* (桐花樹) and associated coastal species such as *Hibiscus tiliaceus* (黃槿), *Thespesia populnea* (恒春黃槿), *Clerodendrum inerme* (假茉莉), and *Sesuvium portulacastrum* (海馬齒).

- (ii) An EIS flowing from an east to west direction lies in the southern part of the Area. The EIS and the adjacent river branch feed the surrounding low-lying fallow agricultural land with freshwater, creating a vast natural marsh in the northern and western side of the Area.

- (iii) The marshes on the western side of the Area are dominated by *Juncus effuses* (燈心

草), leaving the vast wetland relatively open with patches of medium-sized flood-tolerant woodland species, including tree species such as *Ficus hispida* (對葉榕), *Glochidion zeylanicum* (香港算盤子) and shrub species such as *Maesa perlarius* (鯽魚膽), *Kyllinga polyphylla* (水蜈蚣), *Commelina communis* (鴨跖草), *Urena lobata* (尚梵天花) and *Phyllodium pulchellum* (排錢草).

- (iv) The estuarine habitat supports a high diversity of freshwater fish, and it serves as a breeding, feeding and nursery ground for brackish and marine fish vagrants. Protected species including *Liparis ferruginea* (鏽色羊耳蒜) which has a limited local distribution is also found in the freshwater marsh near the coastal area. Besides, seven species of mangrove including the uncommon *Heritiera littoralis* (銀葉樹) have also been recorded.

2.3 Historical Development

- 2.3.1 Yung Shue O Village is a recognized village in the area of Sai Kung North Heung. Village houses were concentrated at the eastern part of the Area. Yung Shue O Village is well populated with some newly constructed village houses.
- 2.3.2 There is no declared monument and graded historic

building within the area. Yung Shue O Site of Archaeological Interest falls within the Area. Ceramic sherds of the Song, Ming and Qing dynasties were found by the Second Territory-wide Survey in 1997-98.

2.4 Population and Employment

- 2.4.1 According to the 2011 Census, the total population in the Area was about 320 persons.
- 2.4.2 Local convenient stores selling snack, drinks and food are operated at the entrance of the Yung Shue O Village and in the north-western end of the Area in particular during weekends and public holiday. Some areas along the EIS near the coastal area are being used for war game (**Figure 6e**).

2.5 Existing Land Uses

- 2.5.1 The major existing land uses as shown in **Figures 6a – 6g** include the following:

Village Type Development (Figures 5c and 6b)

- 2.5.2 Yung Shue O Village, at the eastern part of the Area, is the only recognized village in the Area. The ‘village environ’ (‘VE’) of the village is shown on **Figure 7**. The village is well populated and some of the village houses are newly built or under construction. The houses are mostly two to three-storeys, and in fair to good condition. These village houses are largely assessable by footpaths and some

are connected with paved road/tracks.

- 2.5.3 According to the District Lands Office/Tai Po of the Lands Department (DLO/TP), there are 16 outstanding Small House applications in the Area. Moreover, the 10-year forecast of demand for Small House at Yung Shue O Village, as provided by the Indigenous Inhabitant Representative (IIR), is 728.

Government, Institution or Community (GIC) Facilities (Figure 6d)

- 2.5.4 Major GIC facilities in the Area to meet the community needs include a permanent flushing toilet, a refuse collection point and the Yung Shue O Sewage Pumping Station¹ at the southern-end of the Area. The sewage from existing village houses in Yung Shue O flows to the sewage treatment facilities (i.e. soakaway trenches and the pumping station) being maintained by Drainage Services Department (DSD). There is currently a vacant school at the northern edge of the village cluster².

Site of Archaeological Interest (Figure 9)

¹ The sewage pumping station at Yung Shue O, commissioned in 2005, was part of the environmental protection project to provide public sewerage facilities to unsewered areas in the Tolo harbour catchment so as to address the water pollution problem in the Tolo Harbour.

² According to the IIR, the local villagers have proposed to convert the vacant school for village office use and an application of Short Term Tenancy for village office use is under process by DLO/TP.

- 2.5.5 The Antiquities and Monuments Office (AMO) of the Leisure and Cultural Services Department (LCSD) advises that the Yung Shue O Site of Archaeological Interest falls within the Area. Ceramic sherds of the Song, Ming and Qing dynasties were found by the Second Territory-wide Survey in 1997-98.

Burial Grounds (Figure 6a)

- 2.5.6 Two pieces of burial grounds are found at the north-eastern part and southern part of the Area.

Others (Figures 6a, 6d and 6e)

- 2.5.7 Local convenient stores selling snack, drinks and food are operated in the north-western end of the Area and the entrance of the Yung Shue O Village in particular during weekends and public holidays (**Figure 6e**). Some areas along the EIS near the coastal area are being used for war game (**Figures 6a and 6d**).

2.6 Land Ownership

About 49.9% of land in the Area is Government land and the remaining 50.1% are private land comprising mainly abandoned agricultural land and building lots in the central and eastern part of the Area (**Figure 7**).

2.7 Transportation and Access

- 2.7.1 The Area is accessible mainly by the paved single-

lane vehicular access road branching off from Sai Sha Road. This access is a restricted road as it is largely located within the Sai Kung West Country Park and valid vehicle permits issued by the Country and Marine Parks Authority are required. It is under the maintenance of Water Supplies Department. Only taxi and vehicles with permit can access the road (**Figures 6f and 6g**).

- 2.7.2 The Area is also accessible by hiking trails leading from Cheung Sheung, Pak Tam Chung and Sham Chung. It has marine frontage but there is no pier facility.

2.8 Infrastructure and Utility Services

The Area is provided with electricity and telephone services. Potable water supply and public sewers have been provided to the existing facilities and village houses in the areas. However, there are no drainage systems. According to Director of Environmental Protection (DEP), there are existing sewage treatment facilities (i.e. soakaway trenches and sewage pumping station) provided solely for existing Yung Shue O village houses, but there are currently no plans to provide sewerage for areas outside of the existing village clusters.

3. PLANNING ANALYSIS

3.1 Planning Contexts

- 3.1.1 Surrounded by the Sai Kung West Country Park and Three Fathoms Cove, the Area is part of the wider

natural environment of Sai Kung countryside. The natural habitats in the Area provide a good habitat for butterflies and over half of the local butterfly species are recorded at the Area. Due to the high conservation and landscape value and the rural settings which complement the overall naturalness and the landscape beauty of the surrounding country park, the planning framework for the Area should fundamentally aim at preservation of the ecological environment and its natural resources. Any large-scale development is not recommended to minimize the encroachment onto the sensitive environment and to protect and enhance ecological and landscape conservation.

- 3.1.2 With reference to the Landscape Value Mapping of Hong Kong, the Area is characterized by a settled valley landscape comprising a wide and flat rolling valley of high qualified and scenic landscape value. The mangroves and mudflat along the coastal area, the vast freshwater marsh and the woodland are valuable landscape resources and provide natural scenic views with high amenity value to hikers at the Cheung Sheung plateau and from mountains surrounding Yung Shue O valley. Hence, it is recommended to conserve the coastal landscape and significant landscape resources of the Area.

3.2 Environment and Conservation Consideration (Figure 9)

- 3.2.1 The natural habitats including the woodland and the streams provide a good habitat for butterflies and over half of the local butterfly species are

recorded at the Area. Protected plant species have been found in the Area, particularly at the periphery of the woodland which is ecologically-linked to the Sai Kung West Country Park, and in the freshwater marsh near the coastal area. The Yung Shue O EIS falls within the enclave area. The estuarine habitat supports a high diversity of freshwater fish, and it serves as a breeding, feeding and nursery ground for brackish and marine fish vagrants. In general, the Area is natural and rural in character and has high ecological, landscape and scenic value.

3.3 Development Constraints (Figure 10)

Ecological Significance

3.3.1 The Area contains a mixture of habitats and natural resources worthy of preservation, including estuaries, mangroves and marshes along the coastal area. Natural streams feed into the surrounding low-lying agricultural land with freshwater, creating a vast natural marsh at the northern and western Area. An EIS flowing from an east to west direction lies in the southern part of the Area. The estuarine habitat supports a high diversity of freshwater fish, and it serves as a breeding, feeding and nursery ground for brackish and marine fish vagrants. Seven species of mangrove including the uncommon *Heritiera littoralis* (銀葉樹) have also been recorded.

3.3.2 The wooded area is ecologically-linked to the natural habitats at the Sai Kung West Country Park. Protected plant species including *Aquilaria sinensis*

(土沉香), *Pavetta hongkongensis* (香港大沙葉) and *Cibotium barometz* (金毛狗) have been recorded. Other protected plant species include *Liparis ferruginea* (鏽色羊耳蒜) and was found in the freshwater marsh near the coastal area. The natural habitats provide a good habitat for butterflies. Rare and very rare butterfly species like *Aeromachus pygmaeus* (侏儒鏢弄蝶), *Aeromachus jhora* (寬鏢弄蝶) and *Modusa procris* (穆蛺蝶) and a population of the vulnerable dragonfly *Orthetrum poecilops poecilops* (斑灰蜻) were recorded at the Area.

3.3.3 From the nature conservation perspective, developments that may adversely affect the natural character and the ecologically sensitive areas will not be recommended.

Landscape Significance

3.3.4 With reference to the Landscape Value Mapping of Hong Kong, the landscape character of Yung Shue O Valley is characterized by a settled valley landscape comprising a wide and flat rolling valley of high qualified and scenic landscape value. From the landscape planning perspective, it is recommended to conserve the coastal landscape and significant landscape resources of the Area.

Site of Archaeological Interest

3.3.5 Yung Shue O Site of Archaeological Interest falls

within the Area. Ceramic sherds of the Song, Ming and Qing dynasties were found by the Second Territory-wide Survey in 1997-98. The site of archaeological interest is worthy of preservation. Prior consultation with the AMO of the Leisure and Cultural Services Department should be made if any development, redevelopment or rezoning proposals might affect the above site of archaeological interest and its immediate environs.

Burial Grounds

- 3.3.6 Two pieces of burial grounds are located in the Area. These areas are not suitable for any development.

Transportation (Road Access)

- 3.3.7 At present, the Area is accessible mainly by the paved vehicular access road branching off from Sai Sha Road. However, this access is a single-lane restricted road. The Area is also accessible by the hiking trails leading from Cheung Sheung, Pak Tam Chung and Sham Chung.

Utility Services

- 3.3.8 The Area is provided with electricity and telephone services. Potable water supply and public sewage treatment facilities (i.e. soakaway trenches and pumping station) have been provided to the existing facilities and villagers of the Area within the existing village clusters. However, there are currently no plans to provide sewerage for areas outside of the

existing village clusters. Besides, there are no existing and planned public stormwater drainage facilities for the Area. Any stormwater drainage facilities, if considered required, should be proposed and implemented by the project proponent.

Geotechnical

- 3.3.9 The Area is located below steep natural terrain and may be affected by potential natural terrain landslide hazards. For future development in this area, natural terrain hazard studies may be required to ascertain the scale of the hazards and to provide suitable hazard mitigation measures, if found necessary, as part of the development.

3.4 Development Opportunities

Conservation and Natural Landscape

- 3.4.1 There are various areas which warrant protection by conservation-related zoning including estuaries, mangroves and marshes along the coastal area; natural streams flowing across the Area particularly the part designated as an EIS to the south of the Area; and the wooded area ecologically-linked to the natural habitats at the Sai Kung West Country Park with records of protected plant species. In view of its scenic landscape and natural habitats, it is worthy of conservation while the scale of the village development should be compatible with the surrounding natural environment, landscape and rural setting.

Tourism Potential (Figure 8)

3.4.2 The Area is the starting point of both Cheung Sheung Country Trail which is a favourite hiking trail amongst hikers and campers and Yung Pak Corridor. The part of Cheung Sheung Country Trail connecting Yung Shue O and Cheung Sheung is named Jacob's Ladder (“嶂上天梯”) by hikers for its long and steep flight of steps. The Area can connect to hiking trails leading from Sham Chung. A mountain bike trail in Sai Kung West Country Park designated by Agriculture, Fisheries & Conservation Department (AFCD) passes by the Area and connects to Pak Tam Chung, Pak Tam, Sham Chung and Pak Sha O.

3.5 Development Pressure

3.5.1 Village settlements are mainly concentrated in the recognized village of Yung Shue O. According to the District Lands Office/Tai Po of the Lands Department (DLO/TP), there are 16 outstanding Small House applications for Yung Shue O Village. However, the 10-year forecast of demand for Small House at Yung Shue O, as provided by the IIR, is 728.

3.5.2 As at October 2014, there is one Small House planning application at the Area which was approved with conditions by the Board on 21.6.2013. Detail of the application is summarized at **Appendix A**.

3.5.3 Yung Shue O is one of the Priority Sites for Enhanced Conservation identified under the New Nature Conservation Policy (NNCP). A proposal of spa resort development of no more than 100 rooms, covering approximately 18ha, was submitted under the Public-Private Partnership pilot scheme. The proposal was discussed in the Advisory Council on the Environment meeting in 2008 and the meeting concluded that the proposal should not be recommended as the proposal contained insufficient information on both the development and conservation aspects. There was no update received further to the proposal.

3.6 Development Proposals/Views Received in the Course of Preparation of the Plan

3.6.1 On 7.10.2014, Kadoorie Farm & Botanic Garden Corporation (KFBG) provided PlanD with ecological information on Yung Shue O including the EIS, the coastal areas and backshore vegetations and considered that the marshes, the woodlands, the streams and their riparian zones as well as mangroves and backshore vegetation should be protected from development and a tributary drain into the EIS should be excluded from “V” zone.

3.6.2 A joint site visit with the IIR on 29.10.2014 revealed that the local villagers prefer to designate two areas to the north-eastern part of the existing village (i.e. the area within the existing burial ground) and the land near lot 496 in DD201 (i.e. outside the planning

scheme boundary but within the Sai Kung West Country Park) for future Small House development (**Figure 11**).

4 PLANNING PROPOSALS

4.1 The Outline Zoning Plan

The draft Yung Shue O OZP (the Plan) prepared under section 3(1) of the Ordinance is to provide a statutory basis for planning control over the Area. It will supersede the approved Yung Shue O DPA Plan No. DPA/NE-YSO/2, which was exhibited for public inspection under section 9(5) of the Ordinance on 10.5.2013. Uses and development that are always permitted and those for which the Board's permission must be sought in various zones are set out in a schedule of Notes attached to the Plan. Also accompanying the Plan is an Explanatory Statement to assist an understanding of the Plan and to reflect the planning intentions and objectives of the Board for various land-use zonings.

4.2 Planning Objectives

The development of the Area should gear towards the following objectives:

- (a) to provide a comprehensive planning framework to guide the development on an integrated and co-ordinated basis;
- (b) to conserve high natural landscape and ecological significance of the Area in safeguarding the natural

habitat and natural system of the wider area; and

- (c) to preserve the natural and rural character of the Area.

4.3 Planning Principles

The main planning principles below are adopted for preparation of the planning and development proposals of the Area:

- (a) The Area comprises a variety of habitats, including woodland, shrubland, grassland, marshes, mangrove, stream courses. Protected plant species have been found in the Area, particularly at the periphery of the woodland and in the freshwater marsh near the coastal area. The estuarine habitat supports a high diversity of freshwater fish, and it serves as a breeding, feeding and nursery ground for brackish and marine fish vagrants. The Area also provides a good habitat for butterflies and over half of the local butterfly species are recorded at the Area. The rural setting and the natural landscape and environment of the Area should be preserved and protected.
- (b) Small House development in recognized village will be concentrated at suitable locations so as to preserve the rural character of the Area. Future development and redevelopment should also demonstrate such a low-rise characteristic and not to overtax the limited infrastructure or generate adverse impact to the natural environment.

4.4 Land Use Proposals (Figure 12)

4.4.1 In the designation of various land use zones in the Area, consideration has been given to the natural environment, physical landform, existing land use pattern, demand for Small Houses and availability of infrastructure. It also takes into account the comments from relevant departments and the infrastructure provisions in the Area. The following land use zones are proposed to be designated on the Plan.

4.4.2 Village Type Development (3.25 ha or 9.64%)

(a) The planning intention of this zone is to designate both existing recognized village and areas of land considered suitable for village expansion. 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) Yung Shue O Village is the only recognized village within the Area. The boundaries of the

“V” zone are drawn up having regard to the village ‘environs’ (‘VE’), the number of outstanding Small House application, Small House demand forecast, local topography and site constraints. Areas of difficult terrain, dense vegetation, stream courses and burial grounds have been avoided as far as possible.

(c) According to the DLO/TP, there are 16 outstanding Small House applications for Yung Shue O Village. The 10-year forecast of demand for Small House at Yung Shue O, as provided by the Indigenous Inhabitant Representative (IIR), is 728. Compared with the previous corresponding figure in 2012 when preparing the draft DPA Plan, there is a substantial increase in the updated 10-year demand forecast figure for village at Yung Shue O in 2014 from 390 (about 9.75 ha) in 2012 to 728 (about 18.2 ha) in 2014) (**Table 1**). Since no justification has been provide by the IIR for the substantial increase in the latest 10-year forecast, the updated outstanding demand in 2014, i.e. 16 and previous 10-year forecast i.e. 390 are adopted as the total Small House demand figures.

(d) With reference to the Small House demand and ‘VE’ for the recognized village of Yung Shue O, PlanD has analyzed the site conditions of the area within ‘VE’ taking account of the existing village settlement, environmental conditions, natural terrain and topography of the Area.

There is a cluster of village houses within Yung Shue O Village, which is located at the eastern part of the Area and well populated. Apart from the existing village cluster, the land within the 'VE' mainly comprises woodland and burial ground in its east. These wooded areas are ecologically-linked to the natural habitats at the Sai Kung West Country Park. Its western part mainly covers abandoned agricultural land overgrown with trees, shrubs, and grass with gentler topography sloping down towards the coast. The EIS and the adjacent river branch feed the surrounding low-lying fallow agricultural land with freshwater, creating a vast natural marsh in the northern and western side of the Area.

- (e) Throughout the plan-making process, concerned departments have been closely liaised to ensure that their input and comments are duly taken into account in the delineation of the 'V' zone for the existing village cluster and potential areas for village expansion.
- (f) Given the natural environment, and high ecological and landscape value of the Area, an incremental approach for designation of "V" zone for Small House development has been adopted with an aim to confining Small House development at suitable locations so as to avoid undesirable disturbances to the surroundings, including the woodland in the east, streams and the natural marsh in the west. Discounting the

surrounding environmentally sensitive areas, including woodland, streams and marshes which should be protected, a total of about 3.25 ha of land mainly covering the existing village cluster and the adjoining fallow agricultural land mainly covered with grass and shrubs immediate north and west have been reserved for Small House development. Within the proposed "V" zone, about 1.1 ha of land is available capable of meeting about 10.84% (44 houses) of the total small house demand for 406 houses (**Table 1**). Notwithstanding the above, planning application provides another measure for the villagers to apply for Small House development outside "V" zone subject to the Board's approval.

- (g) Although public sewerage and sewage treatment facilities (i.e. soakaway trenches and pumping station) have been provided to the existing facilities and village clusters in the Area, there are currently no plans to provide sewerage for areas outside of the existing village clusters. According to EPD, wastewater generated from existing and future small houses should be properly treated for disposal in compliance with the Water Protection Control Ordinance (WPCO) requirement and conveyed to the communal sewerage system (i.e. soakaway trenches) at Yung Shue O village as far as possible. Should on-site septic tank and soakaway system be explored, the design and construction of on-site STS for any development proposals/

submissions need to comply with relevant standards and regulations, such as EPD's Practice Note for Professional Person (ProPECC PN) 5/93 "*Drainage Plans subject to Comment by the Environmental Protection Department*". Operation and maintenance practices for septic tank (e.g. desludging practices) are also given in EPD's "Guidance Notes on Discharges from Village Houses".

- (h) For protection of the water quality of the Area, in accordance with the Environment, Transport and Works Bureau's Technical Circular (Works) No. 5/2005 "*Protection of Natural Streams/Rivers from Adverse Impacts Arising from Construction Works*", under the current administrative practice, development proposals/submissions that may affect natural streams/rivers, the approving/processing authorities at various stages of the development should consult and collate comments from the AFCD and relevant authorities and incorporate relevant comments/advice as conditions of approval wherever possible. Accordingly, LandsD, when processing Small House grant and applications in close proximity to existing stream courses, should consult concerned departments including AFCD, EPD and PlanD to ensure that all relevant departments would have adequate opportunity to review and comment on the applications.

- (i) 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 (8.23 m) or the height of the building which was in existence on the date of first publication in the Gazette of the notice of the draft DPA plan, whichever is the greater. Application for minor relaxation of these restrictions would be considered by the Board based on individual merits, taking into account site constraints, innovative architectural design and planning merits that would enhance the amenity of the locality.

- (j) 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 except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works..
- (k) The "V" zone in the Area is located below steep natural terrain and may be affected by potential natural terrain landslide hazards. For future development in this area, natural terrain hazard studies may be required to ascertain the scale of the hazards and to provide suitable hazard mitigation measures, if found necessary, as part of the development.

4.4.3 Government, Institute or Community ("G/IC") (0.03

ha or 0.09%)

- (a) The planning intention of this zone is primarily for the provision of GIC facilities serving the needs of the local residents and a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.
- (b) The major existing GIC facilities under this zone include a single storey sewage pumping station, a permanent flushing toilet and a single storey refuse collection point at the southern part of the Area.

4.4.4 Green Belt ("GB") (24.51 ha or 72.68%)

- (a) 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.
- (b) Protected species including *Aquilaria sinensis* (土沉香), *Pavetta hongkongensis* (香港大沙葉) and *Cibotium barometz* (金毛狗), are found particularly at the periphery of the woodland. Mature trees such as *Heritiera littoralis* (銀葉

樹), *Cleistocalyx nervosum* (水翁), *Pandanus tectorius* (露兜樹), *Glochidion zeylanicum* (香港算盤子) and *Celtis sinensis* (朴樹) are dominated along the stream bank of the EIS at the southern part of the Area.

- (c) A large piece of the fallow agricultural land in the middle of the Area was colonized with dense vegetation such as *Uvaria grandiflora* (大花紫玉盤), *Garcinia oblongifolia* (黃牙果) and *Ardisia quinqueгона* (羅傘樹). Trees from medium to large size (8-12m) such as *Viburnum odoratissimum* (珊瑚樹), *Cleistocalyx nervosum* (水翁) and *Pandanus tectorius* (露兜樹) are common along the stream bank. Some *Aquilaria sinensis* (土沉香) are occasionally found along the path.
- (d) Areas with natural vegetation, woodlands, hilly terrain, shrublands, grasslands, and stream courses have been designated as "GB" so as to protect existing green areas and preserve the hilly terrain in the Area. Besides, the EIS and the adjacent river branch feed the surrounding low-lying fallow agricultural land with freshwater, creating a vast natural marsh in the northern and western side of the Area. The vast freshwater marsh and the woodland are valuable landscape resources and provide natural scenic views with high amenity value in the Area
- (e) The "GB" zone also comprises two pieces of

permitted burial ground at the eastern of the Area, and the fringes of the southern part of the planning scheme boundaries. They have been in existence for many years, which are considered as existing uses and intended for burial places of deceased indigenous villagers in the Area. To respect the local ritual and tradition, burial activities within these zones are generally tolerated.

4.4.5 Coastal Protection Area (“CPA”) (5.93 ha or 17.59%)

- (a) This zone is intended to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. It may also cover areas which serve as natural protection areas sheltering nearby developments against the effects of coastal erosion. 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.
- (b) Backshore and coastal vegetation, including *Cyperus malaccensis* var. *brevifolius* (短葉茳芩), *Juncus effuses* (燈心草), *Phragmites spp* (蘆葦), *Hibiscus tiliaceus* (黃槿) and *Pandanus tectorius* (露兜樹), can be found in the western part of the

Area along the coastal area and the estuarine area where some war game fields are located. There are also mangroves which are mostly outside, but adjoining the Area. The estuarine habitat supports a high diversity of freshwater fish, and it serves as a breeding, feeding and nursery ground for brackish and marine fish vagrants. Seven species of mangrove including the uncommon *Heritiera littoralis* (銀葉樹) have also been recorded. There is also a freshwater marsh supporting the protected *Liparis ferruginea* (鏽色羊耳蒜) which has a limited local distribution. The backshore and coastal areas are designated as “CPA” so as to reflect and protect the natural coastal environment in the Area, in particular the mangroves adjoining the Area and the estuarine area.

- (c) New residential development is not permitted under this zone. Redevelopment of existing houses may be permitted on application to the Board. Diversion of streams, filling of land/pond or excavation of land may cause adverse drainage impacts on adjacent areas and adverse impacts on the natural environment. In view of the conservation value of the area within this zone, permission from the Board is required for such activities.

5 IMPLEMENTATION

5.1 Infrastructural Provisions

5.1.1 The Area is supplied with electricity and telephone services. In respect with other utility services, potable water supply and public sewers to existing facilities and villagers of the Area is provided. There are no committed/planned and drainage systems for the Area. Currently, Tai Po District Office is carrying out repair works for existing footpath from Yung Shue O to Sham Chung.

5.1.2 Any increase in population, number of visitors to the Area or further developments would require additional facilities. Wastewater generated from existing and future small houses should be properly treated for disposal in compliance with the WPCO requirement and conveyed to the communal sewerage system (i.e. soakaway trenches) at Yung Shue O village as far as possible.

5.2 Statutory Development Control

5.2.1 The Plan provides a broad land-use framework for development control and implementation of planning proposals for the Area. More detailed plans will be prepared as a basis for public works planning and private developments. The type of permitted developments and uses on land within the Area are listed in the Notes of the Plan. All uses directly related and ancillary to the permitted developments and uses are also permitted.

5.2.2 At present, there is no overall Programme for the provision of infrastructure within the Area. The implementation process will be gradual and may stretch over a long period of time depending on the availability of resources. It will be undertaken through the participation of both public and private sectors.

5.2.3 Notwithstanding the above, minor improvement works, e.g. access improvement and laying of utility services will be implemented through the Public Works Programme as and when resources are available. Private developments will be effected principally through private sector initiatives to develop or redevelop their properties in accordance with the zoned uses indicated on the Plan, provided that their proposals meet Government requirements.

5.2.4 The types of permitted developments and uses on land within the Area are listed in the Notes of 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. Any development, other than those referred to in this paragraph above or in conformity with this Plan or with the permission of the Board, undertaken or continued on land included in this Plan on or after the date of the first publication in the Gazette of the Notice of the draft DPA Plan may be subject to enforcement proceedings under the Ordinance. Any diversion of streams, filling of land/pond and excavation of land in the relevant zones on or after the date of 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. Moreover, there is a presumption against filling of ponds for temporary land uses/developments in conservation-related zonings, such as “CPA”.

**PLANNING DEPARTMENT
DECEMBER 2014**

Table 1: Small House Demand for Yung Shue O

Village	Small House Demand Figure in 2012		Small House Demand Figure in 2014		'VE' Area (ha) (‘VE’ Area in OZP)	“V” zone on draft OZP (ha)	Required land to meet new demand (ha)	Available Land to meet new demand figure (ha)	Percentage of the new demand met by available land
	Outstanding Demand	10-year forecast (2012 – 2021)	Outstanding Demand	10-year forecast (2014 – 2023)					
Yung Shue O	10	390(*)	16(*)	728	7.62 (7.62)	3.25	10.15	1.1	10.84%

* Since no justification has been provide by the IIR for the substantial increase in the latest 10-year forecast, the updated outstanding demand in 2014, i.e. 16 and previous 10-year forecast i.e. 390 are adopted as the total Small House demand figures.



Mirs Bay
(Dapeng Wan)



LOCATION PLAN

YUNG SHUE O

SCALE 1 : 100 000

KILOMETRES 2 0 2 4 KILOMETRES

 STUDY AREA

EXTRACT PLAN PREPARED ON 17.10.2014
BASED ON SURVEY SHEET SERIES HM100C

PLANNING
DEPARTMENT



REFERENCE No.
M/CPE/YSO/14/1

FIGURE
1



圖例
NOTATION

ZONES		地帶
VILLAGE TYPE DEVELOPMENT		鄉村式發展
MISCELLANEOUS		其他
BOUNDARY OF DEVELOPMENT PERMISSION AREA		發展審批地區界線
BOUNDARY OF COUNTRY PARK / SPECIAL AREA		郊野公園 / 特別地區界線

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分比 APPROXIMATE AREA & %			用途
	公頃 HECTARES	%	百分比	
VILLAGE TYPE DEVELOPMENT	2.87	8.51		鄉村式發展
UNSPECIFIED USE	30.85	91.49		非指定用途
TOTAL AREA OF DEVELOPMENT PERMISSION AREA	33.72	100.00		發展審批地區總面積

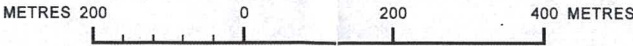
夾附的《註釋》屬這份圖則的一部分
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN

YUNG SHUE O
DEVELOPMENT PERMISSION AREA PLAN

PLANNING DEPARTMENT



EXTRACT PLAN PREPARED ON 24.10.2014
BASED ON DEVELOPMENT PERMISSION AREA PLAN
No. DPA/NE-YSO/2 APPROVED ON 30.4.2013



REFERENCE No.
M/CPE/YSO/14/1

FIGURE
2



NGAU YUE TAU

SAI KUNG WEST COUNTRY PARK

THREE FATHOMS COVE
(KEI LING HA HOI)

Yung Shue O

RESTRICTED ACCESS

SAI KUNG WEST COUNTRY PARK

LEGEND

[] STUDY AREA

■ COUNTRY PARK

STUDY AREA

YUNG SHUE O

PLANNING DEPARTMENT

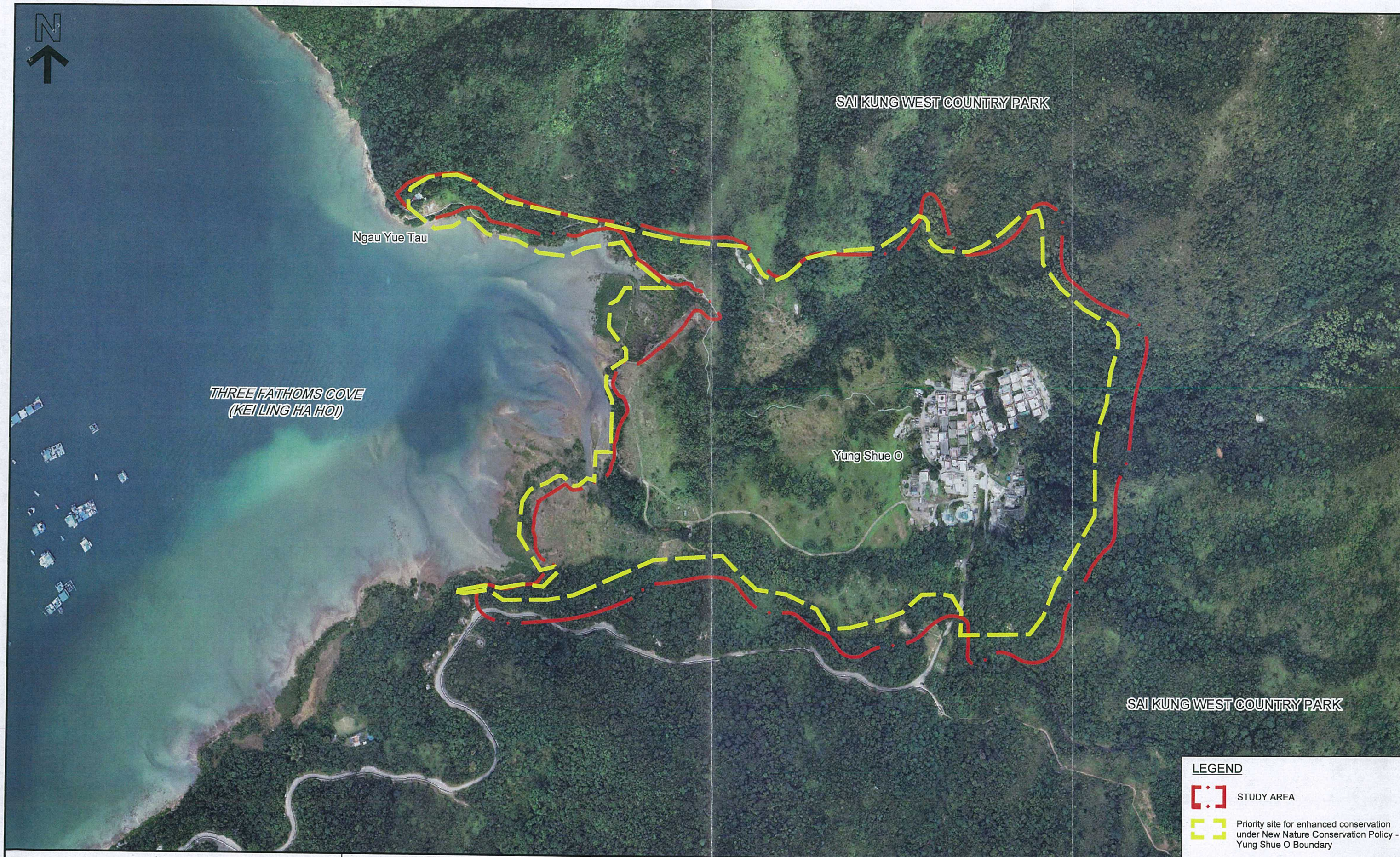


EXTRACT PLAN PREPARED ON 3.12.2014
BASED ON SURVEY SHEETS No. 8-NW-12C/D, 13C/D,
17B/C/D AND 18A/B/C/D

SCALE 1:5 000
METRES 100 0 100 200 METRES

REFERENCE No.
M/CPE/YSO/14/1

FIGURE
3



LEGEND



STUDY AREA



Priority site for enhanced conservation
under New Nature Conservation Policy -
Yung Shue O Boundary

AERIAL PHOTO

YUNG SHUE O

PLANNING DEPARTMENT



REFERENCE No.
M/CPE/YSO/14/1

FIGURE
4

EXTRACT PLAN PREPARED ON 17.11.2014
BASED ON AERIAL PHOTOS No.CW98616-18,CW98686-88
TAKEN ON 1.1.2013 BY LANDS DEPARTMENT



THREE FATHOMS COVE
(KEI LING HA HOI)

NGAU YUE TAU

SAI KUNG WEST COUNTRY PARK

Yung Shue O

SAI KUNG WEST COUNTRY PARK

LEGEND

-  STUDY AREA
 -  VILLAGE CLUSTER
 -  SANDY SHORE
 -  MANGROVES
 -  LOWLAND FOREST / MIXED SHRUBLAND
 -  GRASSLAND / SHRUBBY GRASSLAND
 -  ECOLOGICALLY IMPORTANT STREAM
 -  STREAM
 -  VIEWING DIRECTION FROM HELICOPTER
 -  VIEWING POINT OF SITE PHOTO (FIGURE 5b to 5h)
- Existing Physical Features for Indicative only

EXISTING PHYSICAL FEATURES

YUNG SHUE O

PLANNING DEPARTMENT



EXTRACT PLAN PREPARED ON 15.12.2014
BASED ON SURVEY SHEETS No. 8-NW-12C/D, 13C/D,
17B/C/D AND 18A/B/C/D

SCALE 1 : 5 000
METRES 100 0 100 200 METRES

REFERENCE No.
M/CPE/YSO/14/1

FIGURE
5a



PHOTOS 1 & 2 TAKEN BY HELICOPTER

SITE PHOTOS - EXISTING PHYSICAL FEATURES

YUNG SHUE O

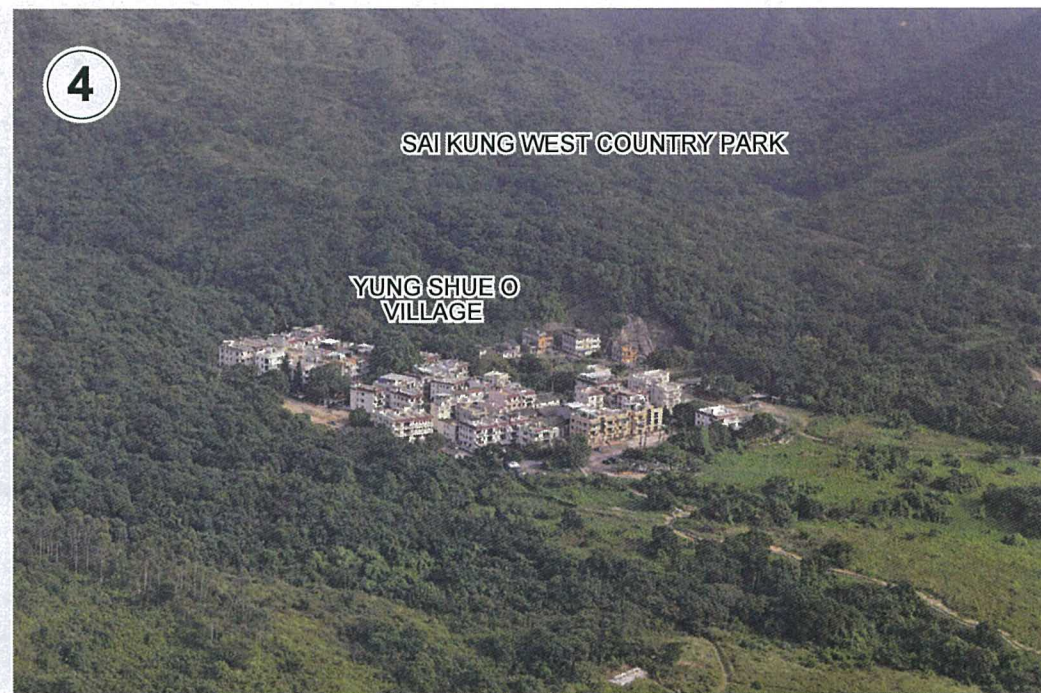
PLAN PREPARED ON 22.10.2014 BASED ON
SITE PHOTOS TAKEN ON 19.10.2011

PLANNING
DEPARTMENT



REFERENCE No.
M/CPE/YSO/14/1

FIGURE
5b



PHOTOS 3 & 4 TAKEN FROM HELICOPTER

SITE PHOTOS - EXISTING PHYSICAL FEATURES

YUNG SHUE O

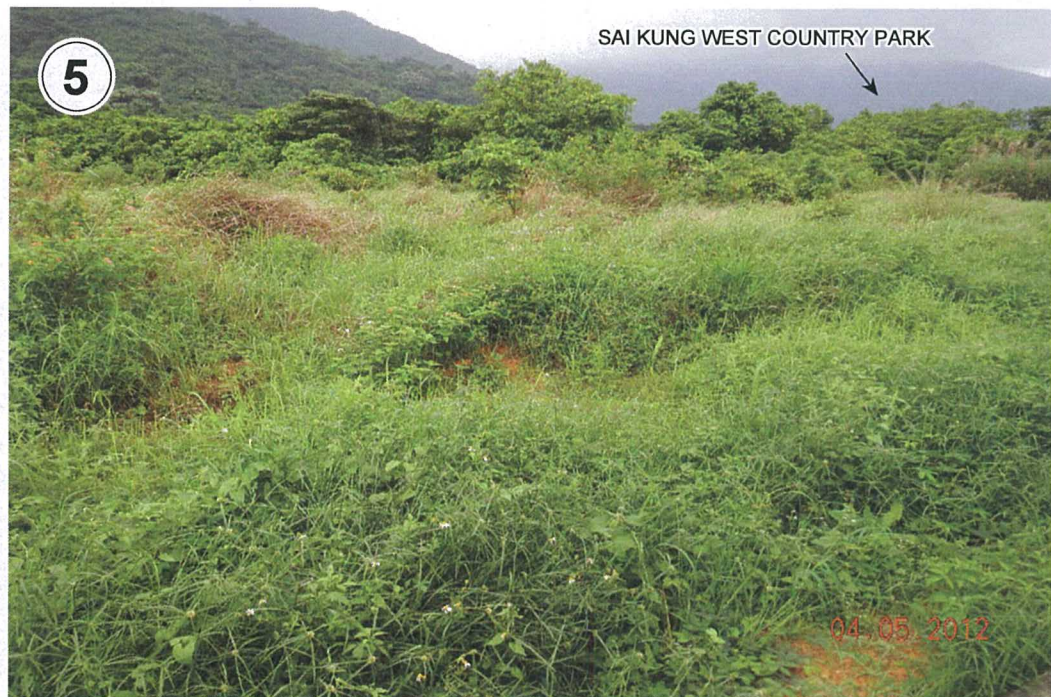
PLANNING
DEPARTMENT




REFERENCE No.
M/CPE/YSO/14/1

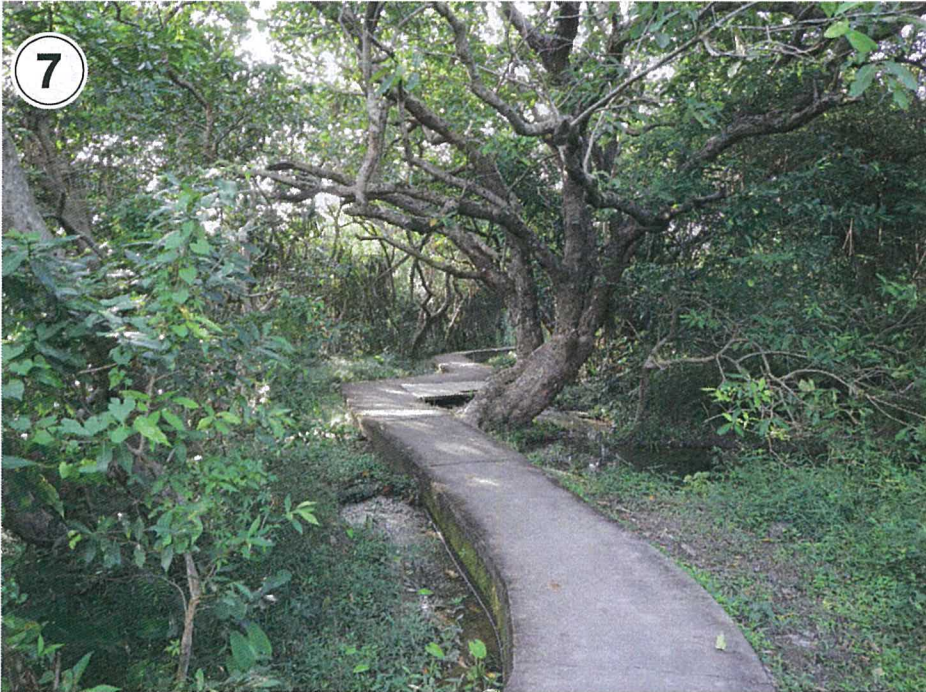
FIGURE
5c

PLAN PREPARED ON 17.11.2014 BASED ON
SITE PHOTOS TAKEN ON 19.10.2011



SHRUBLAND AND GRASSLAND AT YUNG SHUE O

<p>PLAN PREPARED ON 18.11.2014 BASED ON SITE PHOTOS TAKEN ON 4.5.2014</p>	<p><u>SITE PHOTOS - EXISTING PHYSICAL FEATURES</u></p> <p>YUNG SHUE O</p>	<p>PLANNING DEPARTMENT</p> 	<p>FIGURE 5d</p>
		<p>REFERENCE No. M/CPE/YSO/14/1</p>	



TREES AND FRESHWATER MARSH AT THE CENTRAL PART OF YUNG SHUE O

SITE PHOTOS - EXISTING PHYSICAL FEATURES

YUNG SHUE O

PLANNING
DEPARTMENT



REFERENCE No.
M/CPE/YSO/14/1

FIGURE
5e

PLAN PREPARED ON 27.11.2014 BASED ON
SITE PHOTOS TAKEN ON 4.5.2014



BACKSHORE AND COASTAL VEGETATION ALONG THE COASTAL PART OF YUNG SHUE O

SITE PHOTOS - EXISTING PHYSICAL FEATURES

YUNG SHUE O

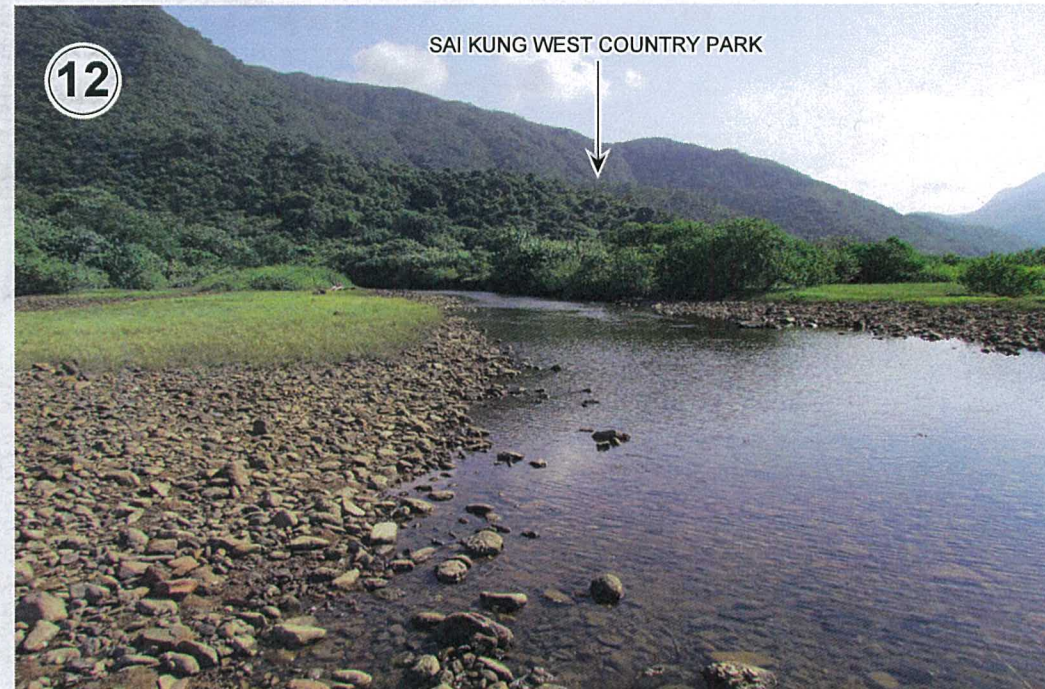
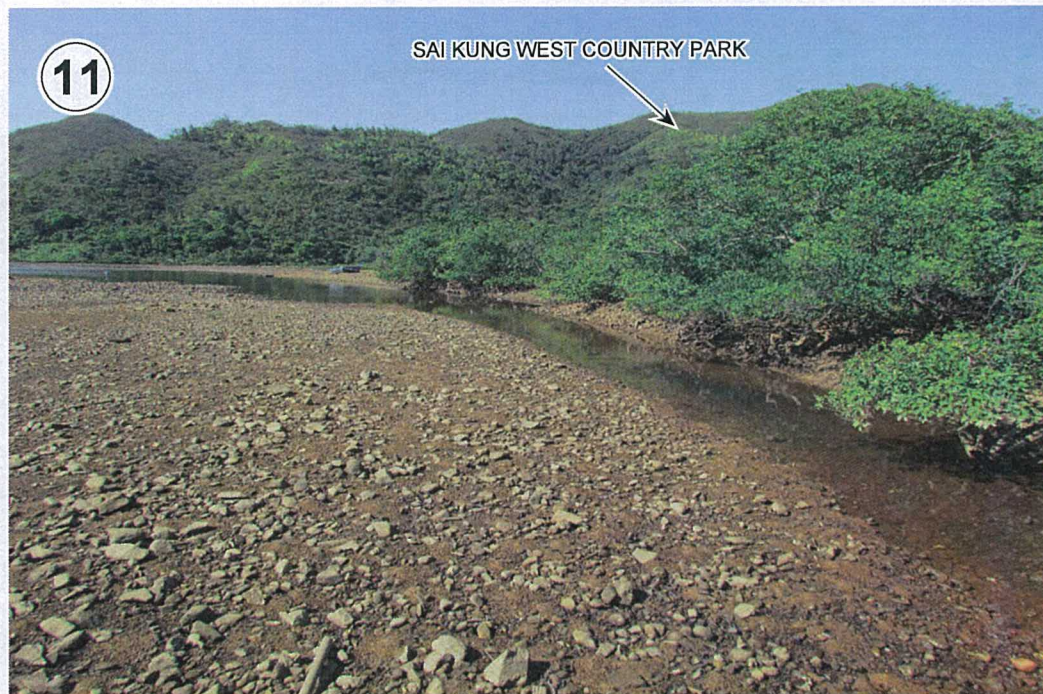
PLANNING
DEPARTMENT



REFERENCE No.
M/CPE/YSO/14/1

FIGURE
5f

PLAN PREPARED ON 27.11.2014 BASED ON
SITE PHOTOS TAKEN ON 29.10.2014



MANGROVES ALONG THE COASTAL AREA AND ESTUARIES AT YUNG SHUE O

SITE PHOTOS - EXISTING PHYSICAL FEATURES

YUNG SHUE O

PLAN PREPARED ON 27.11.2014 BASED ON
SITE PHOTOS TAKEN ON 15.9.2011

PLANNING
DEPARTMENT



REFERENCE No.
M/CPE/YSO/14/1

FIGURE
5g



ECOLOGICALLY IMPORTANT STREAM AT YUNG SHUE O

SITE PHOTOS - EXISTING PHYSICAL FEATURES

YUNG SHUE O

PLAN PREPARED ON 27.11.2014 BASED ON
SITE PHOTOS TAKEN ON 1.11.2012 AND 24.9.2014

PLANNING
DEPARTMENT



REFERENCE No.
M/CPE/YSO/14/1

FIGURE
5h



THREE FATHOMS COVE
(KEI LING HA HOI)

NGAU YUE TAU

SAI KUNG WEST COUNTRY PARK

Yung Shue O

SAI KUNG WEST COUNTRY PARK

LEGEND

- [] STUDY AREA
- VILLAGE CLUSTER
- BURIAL GROUND
- NATURAL VEGETATED AREA
- WAR GAME AREA
- 22 [] VIEWING DIRECTION FROM HELICOPTER
- 20 < VIEWING POINT OF SITE PHOTO (FIGURE 6b TO 6g)

Existing Physical Features for Indicative only

EXISTING LAND USES

YUNG SHUE O

PLANNING DEPARTMENT

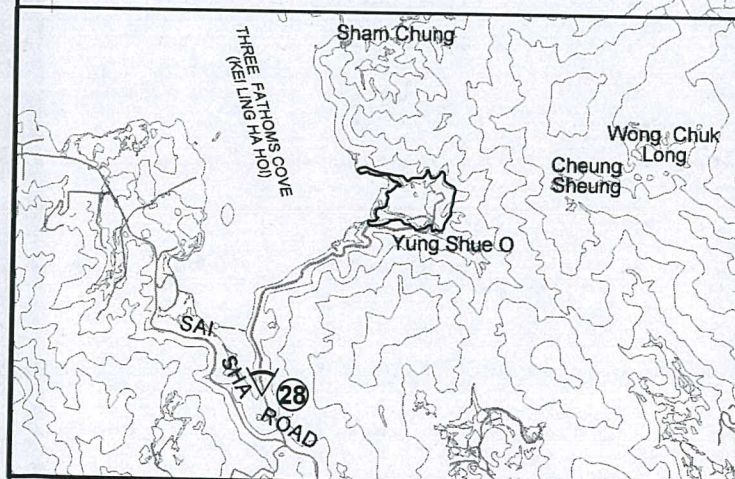


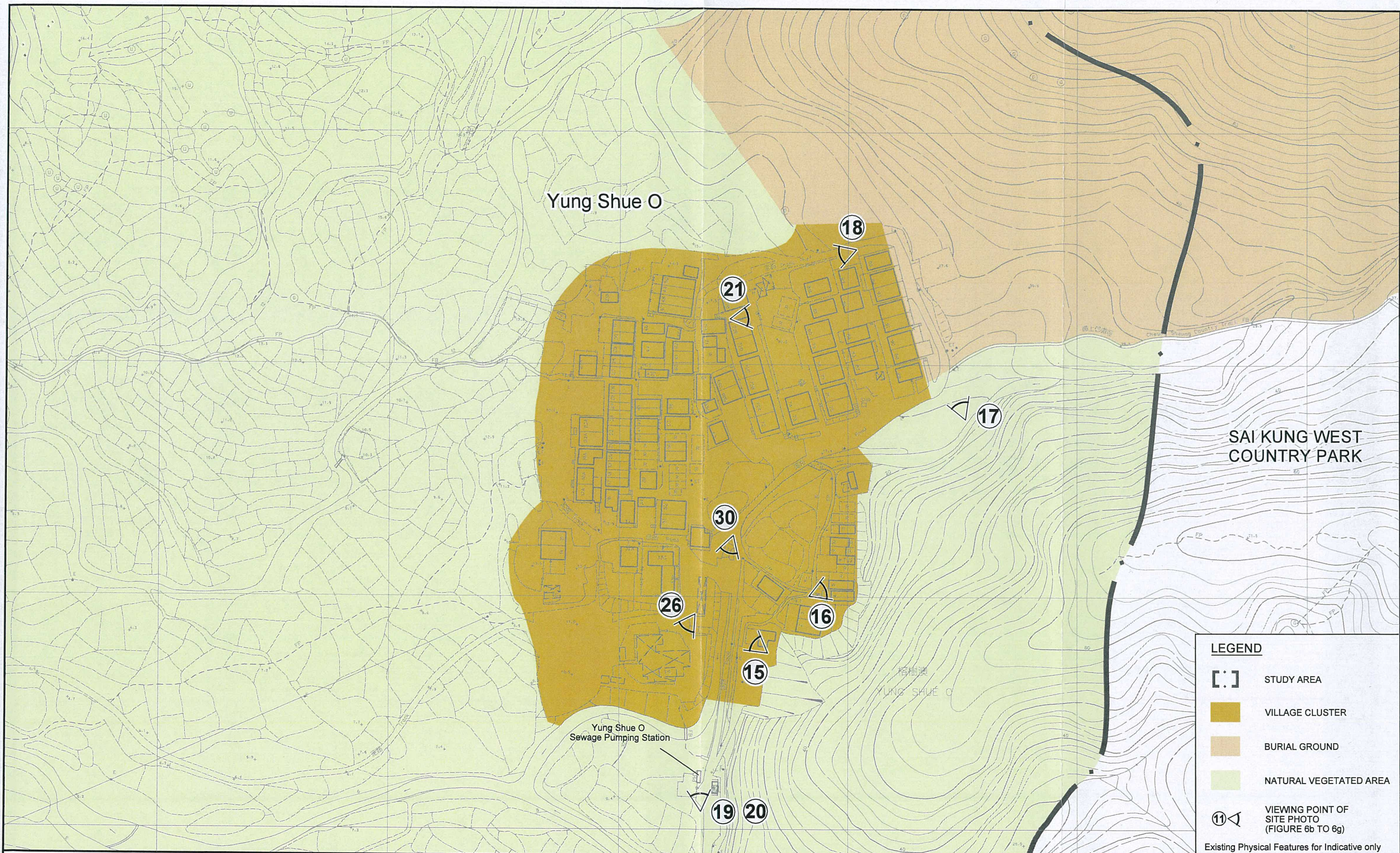
REFERENCE No.
M/CPE/YSO/14/1

FIGURE
6a(i)

EXTRACT PLAN PREPARED ON 24.11.2014
BASED ON SURVEY SHEETS No. 8-NW-12C/D, 13C/D,
17B/C/D AND 18A/B/C/D

SCALE 1 : 5 000
METRES 100 0 100 200 METRES





EXISTING LAND USES

YUNG SHUE O

EXTRACT PLAN PREPARED ON 25.11.2014
BASED ON SURVEY SHEETS No. 8-NW-17B/D AND 18A/C



PLANNING DEPARTMENT



REFERENCE No.
M/CPE/YSO/14/1

FIGURE
6a(ii)



EXISTING VILLAGE HOUSES AT YUNG SHUE O

SITE PHOTOS - EXISTING LAND USES

YUNG SHUE O

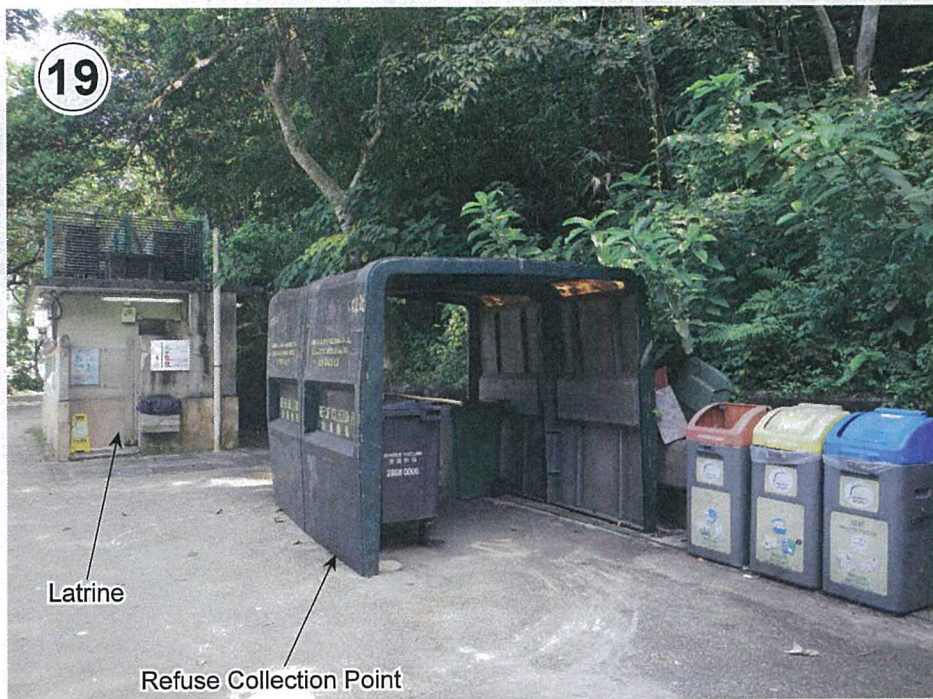
PLAN PREPARED ON 27.10.2014 BASED ON
SITE PHOTOS TAKEN ON 1.11.2012 AND 24.9.2014

PLANNING
DEPARTMENT



REFERENCE No.
M/CPE/YSO/14/1

FIGURE
6b



EXISTING GIC FACILITIES AT YUNG SHUE O

PLAN PREPARED ON 27.11.2014 BASED ON
SITE PHOTOS TAKEN ON 6.1.2012 AND 24.9.2014

SITE PHOTOS - EXISTING LAND USES

YUNG SHUE O

PLANNING
DEPARTMENT



REFERENCE No.
M/CPE/YSO/14/1

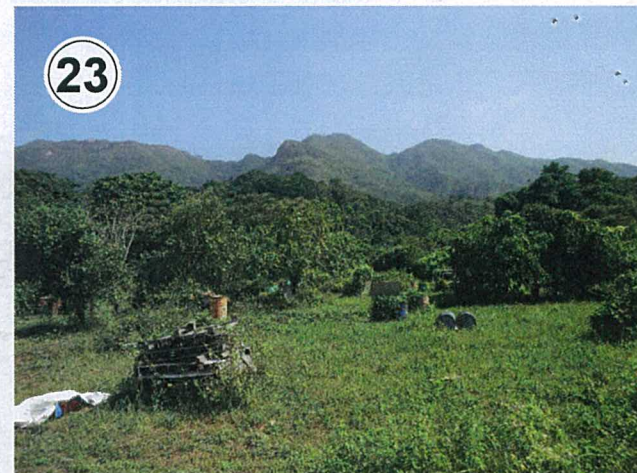
FIGURE
6c



22

SAI KUNG WEST COUNTRY PARK

YUNG SHUE O
VILLAGE



23

WAR GAME AREAS



24

WAR GAME AREAS AT YUNG SHUE O

SITE PHOTOS - EXISTING LAND USES

YUNG SHUE O

PLAN PREPARED ON 27.10.2014 BASED ON
SITE PHOTOS TAKEN ON 1.11.2012 & 18.2.2013

PLANNING
DEPARTMENT



REFERENCE No.
M/CPE/YSO/14/1

FIGURE
6d



LOCAL CONVENIENT STORES AT YUNG SHUE O

PLAN PREPARED ON 27.11.2014 BASED ON
SITE PHOTOS TAKEN ON 4.5.2012 AND 24.9.2014

SITE PHOTOS - EXISTING LAND USES

YUNG SHUE O

PLANNING
DEPARTMENT



REFERENCE No.
M/CPE/YSO/14/1

FIGURE
6e



RESTRICTED ACCESS ROAD TO YUNG SHUE O

SITE PHOTOS - EXISTING LAND USES

YUNG SHUE O

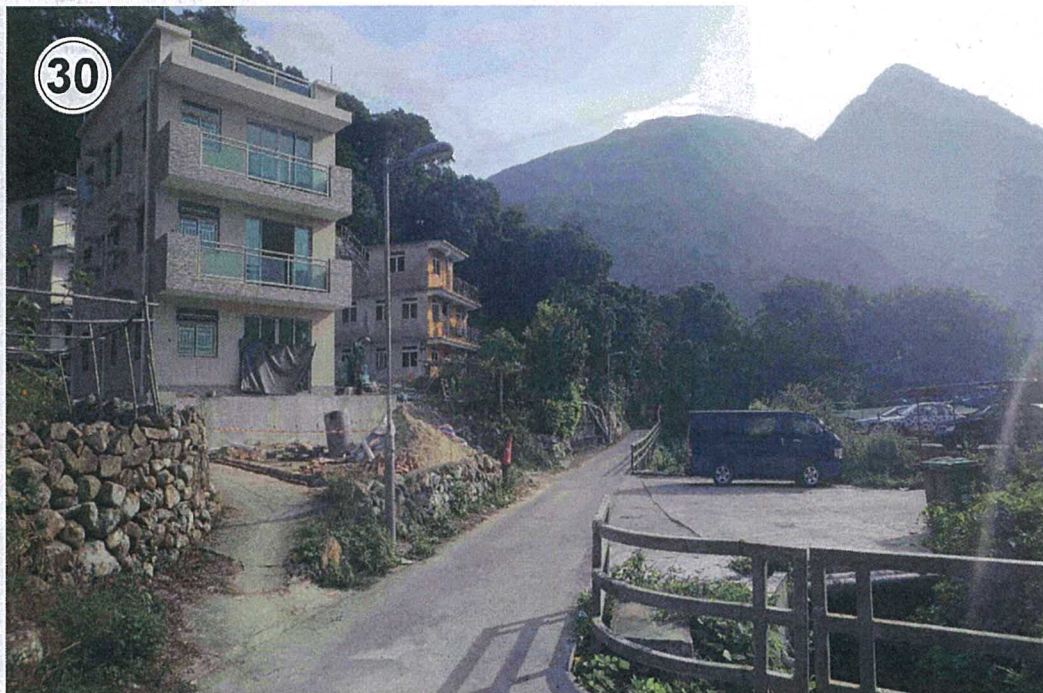
PLANNING
DEPARTMENT



REFERENCE No.
M/CPE/YSO/14/1

FIGURE
6f

PLAN PREPARED ON 27.11.2014 BASED ON
SITE PHOTOS TAKEN ON 24.9.2014



ACCESS ROAD AT YUNG SHUE O

SITE PHOTOS - EXISTING LAND USES

YUNG SHUE O

PLANNING
DEPARTMENT



REFERENCE No.
M/CPE/YSO/14/1

FIGURE
6g

PLAN PREPARED ON 27.11.2014 BASED ON
SITE PHOTOS TAKEN ON 14.1.2012 AND 24.9.2014



THREE FATHOMS COVE
(KEI LING HA HOI)






NGAU YUE TAU

Yung Shue O

SAI KUNG WEST COUNTRY PARK

SAI KUNG WEST COUNTRY PARK

LEGEND

-  STUDY AREA
-  VILLAGE 'ENVIRONS'
-  BURIAL GROUND
-  PRIVATE LAND
-  BUILDING LOT

LAND OWNERSHIP AND VILLAGE 'ENVIRONS'

YUNG SHUE O

PLANNING DEPARTMENT



EXTRACT PLAN PREPARED ON 17.10.2014
BASED ON SURVEY SHEETS No. 8-NW-12C/D, 13C/D,
17B/C/D AND 18A/B/C/D

SCALE 1 : 5 000
METRES 100 0 100 200 METRES

REFERENCE No.
M/CPE/YSO/14/1

FIGURE
7



EXISTING GIC, INFRASTRUCTURAL AND TOURISM-RELATED FACILITIES

YUNG SHUE O

EXTRACT PLAN PREPARED ON 15.12.2014 BASED ON
SURVEY SHEETS No. 7-NE, 8-NW, 8-SW, 8-SE AND 8-NE

SCALE 1 : 25 000
METRES 500 0 500 1000 METRES

PLANNING DEPARTMENT



REFERENCE No.
M/CPE/YSO/14/1

FIGURE
8



THREE FATHOMS COVE
(KEI LING HA HOI)







NGAU YUE TAU

SAI KUNG WEST COUNTRY PARK

Yung Shue O

SAI KUNG WEST COUNTRY PARK

LEGEND

-  STUDY AREA
-  COUNTRY PARK
-  PRIORITY SITE FOR ENHANCED CONSERVATION UNDER NEW NATURE CONSERVATION POLICY - YUNG SHUE O BOUNDARY
-  YUNG SHUE O SITE OF ARCHEOLOGICAL INTEREST
-  ECOLOGICALLY IMPORTANT STREAM
-  STREAM

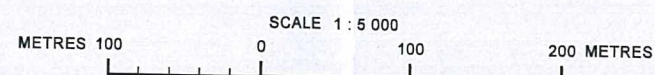
ECOLOGICAL AND CULTURAL HERITAGE RESOURCES

YUNG SHUE O

PLANNING DEPARTMENT



EXTRACT PLAN PREPARED ON 17.11.2014
BASED ON SURVEY SHEETS No. 8-NV-12C/D, 13C/D,
17B/C/D AND 18A/B/C/D



REFERENCE No.
M/CPE/YSO/14/1

FIGURE
9



THREE FATHOMS COVE
(KEI LING HA HOI)

NGAU YUE TAU

SAI KUNG WEST COUNTRY PARK

Yung Shue O

LEGEND

- [.] STUDY AREA
- [] VILLAGE 'ENVIRONS'
- [v] VILLAGE TYPE DEVELOPMENT
- [] BUILDING LOT
- [] BURIAL GROUND
- [] PRIVATE LAND
- [] COUNTRY PARK
- [] YUNG SHUE O SITE OF ARCHEOLOGICAL INTEREST
- [] ECOLOGICALLY IMPORTANT STREAM
- [] STREAM

DEVELOPMENT CONSTRAINTS

YUNG SHUE O

PLANNING DEPARTMENT

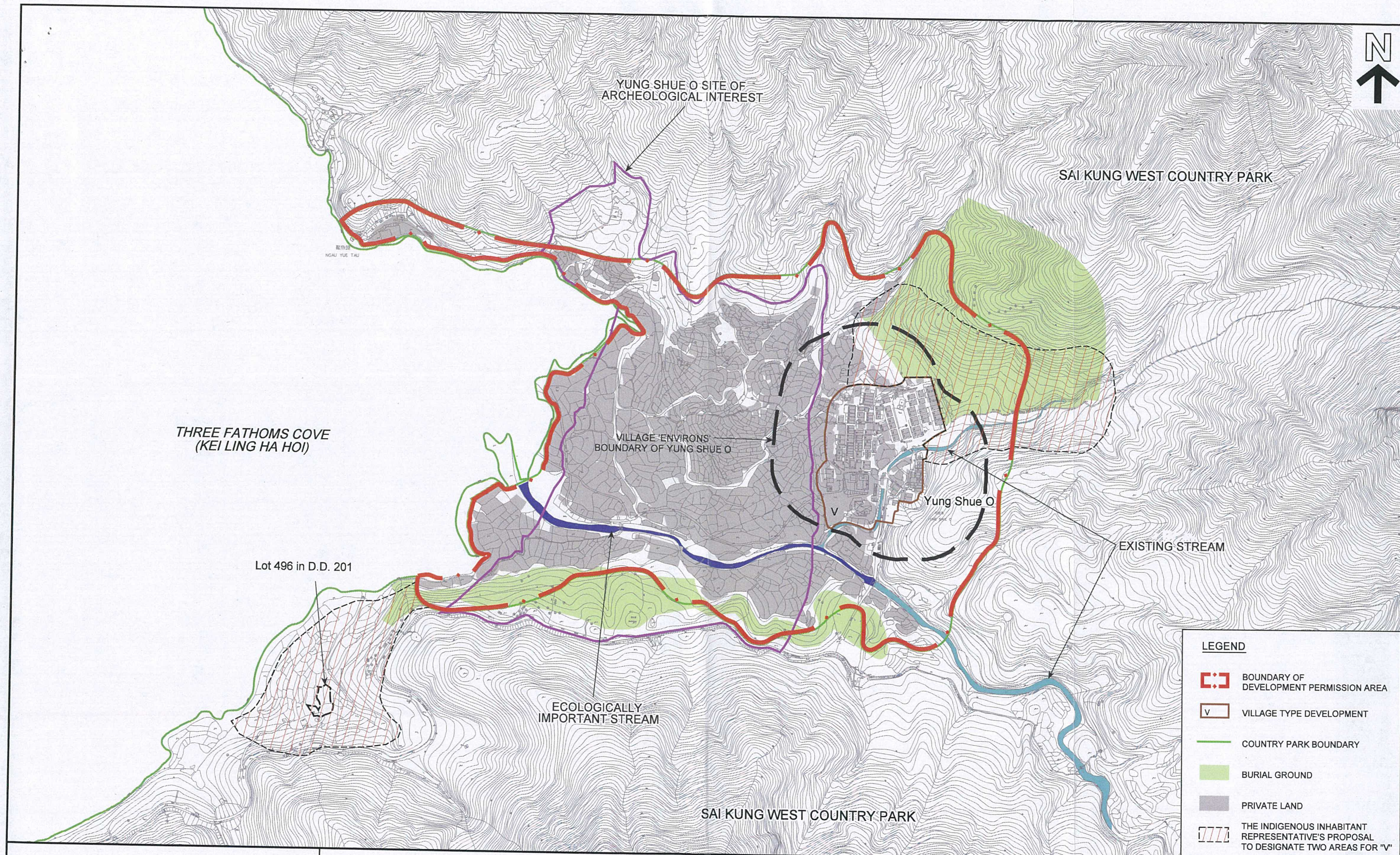


EXTRACT PLAN PREPARED ON 17.10.2014
BASED ON SURVEY SHEETS No. 8-NW-12C/D, 13C/D,
17B/C/D AND 18A/B/C/D

SCALE 1:5 000
METRES 100 0 100 200 METRES

REFERENCE No.
M/CPE/YSO/14/1

FIGURE
10



LEGEND

- BOUNDARY OF DEVELOPMENT PERMISSION AREA
- VILLAGE TYPE DEVELOPMENT
- COUNTRY PARK BOUNDARY
- BURIAL GROUND
- PRIVATE LAND
- THE INDIGENOUS INHABITANT REPRESENTATIVE'S PROPOSAL TO DESIGNATE TWO AREAS FOR "V"

EXTRACT PLAN PREPARED ON 25.11.2014
 BASE ON SURVEY SHEETS No. 8-NW-12C/D, 13C/D,
 17B/C/D AND 18A/B/C/D

**THE INDIGENOUS INHABITANT REPRESENTATIVE'S PROPOSAL
 FOR "VILLAGE TYPE DEVELOPMENT"**

SCALE 1 : 5 000

METRES 100 0 100 200 METRES

PLANNING DEPARTMENT

REFERENCE No.
M/CPE/YSO/14/1

FIGURE
11



THREE FATHOMS COVE
(KEI LING HA HOI)

NGAU YUE TAU

SAI KUNG WEST COUNTRY PARK

Cheung
Sheung
Country
Trail






Yung Shue O

G/I/C

GB

SAI KUNG WEST COUNTRY PARK

LEGEND

-  PROPOSED PLANNING SCHEME BOUNDARY
-  VILLAGE TYPE DEVELOPMENT
-  GOVERNMENT, INSTITUTION OR COMMUNITY
-  GREEN BELT
-  COASTAL PROTECTION AREA

PROPOSED LAND USES

YUNG SHUE O

PLANNING DEPARTMENT



EXTRACT PLAN PREPARED ON 1.12.2014
BASED ON SURVEY SHEETS No. 8-NW-12C/D, 13C/D,
17B/C/D AND 18A/B/C/D

SCALE 1 : 5 000
METRES 100 0 100 200 METRES

REFERENCE No.
M/CPE/YSO/14/1

FIGURE
12

Summary of the Planning Applications
in Yung Shue O (as at October 2014)

Yung Shue O (Approved Yung Shue O Development Permission Area Plan No. DPA/NE-YSO/2)

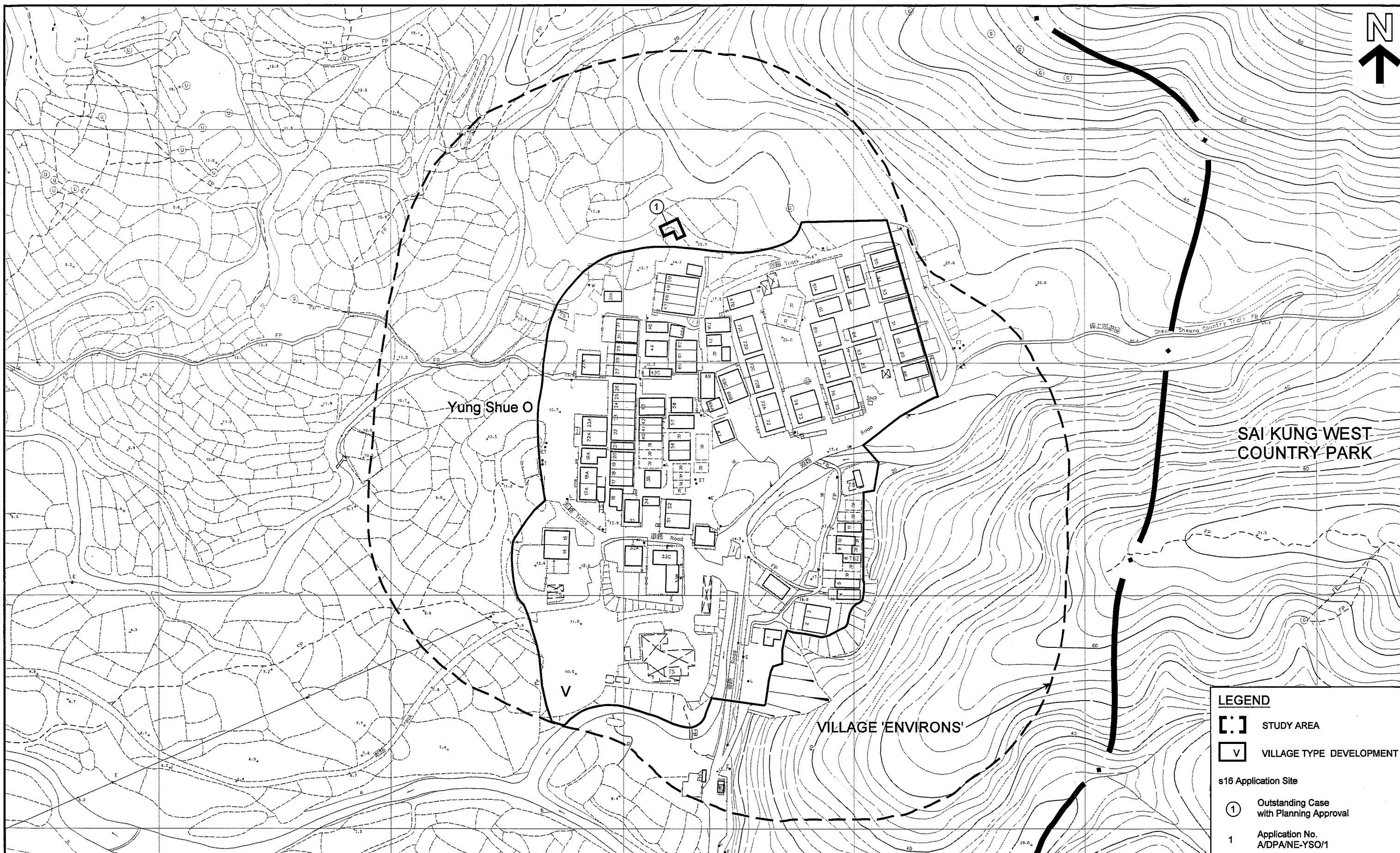
Total number of planning application since the gazetting of the draft DPA Plan on 4.5.2012	1
1. Number of approved planning applications (a)	1
2. Number of deferred planning applications (b)	0
3. Number of rejected/not agree applications (c)	0
4. Number of withdrawn planning applications (d)	0
5. Number of planning applications yet to be considered (e)	0

(a) Approved Application

No.	Application No.	Proposed Development	Date of Consideration	Approval Conditions
1.	A/DPA/NE-YSO/1	Proposed House (New Territories Exempted House - Small House)	21.6.2013	A1 to A2

Approval Conditions

- A1. The submission and implementation of a tree preservation proposal and a site formation plan to the satisfaction of the Director of Planning or of the TPB
- A2. The submission and implementation of drainage proposals to the satisfaction of the Director of Drainage Services or of the TPB



- LEGEND**
- [] STUDY AREA
- V VILLAGE TYPE DEVELOPMENT
- s16 Application Site
- ① Outstanding Case with Planning Approval
- 1 Application No. A/DPA/NE-YSO/1

SUMMARY OF THE PLANNING APPLICATION IN THE AREA

YUNG SHUE O

PLANNING DEPARTMENT



**REFERENCE No.
M/CPE/YSO/14/1**

**FIGURE
A**

EXTRACT PLAN PREPARED ON 21.10.2014
BASED ON SURVEY SHEETS No. 8-NW-17B/D AND 18A/C

SCALE 1:1 500
METRES 30 0 30 60 METRES