

TOWN PLANNING BOARD

TPB Paper No.9868

**For Consideration by
The Town Planning Board on
20.3.2015**

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

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

1. Introduction

The purposes of this paper are to:

- (a) report on the results of the consultation with the Tai Po District Council (TPDC) and Sai Kung North Rural Committee (SKNRC), and other public views received on the draft Yung Shue O Outline Zoning Plan (OZP) No. S/NE-YSO/C; and
- (b) seek Members' agreement that the draft Yung Shue O OZP No. S/NE-YSO/C, its Notes and Explanatory Statement (ES) (**Annexes I to III**) are suitable for public inspection under section 5 of the Town Planning Ordinance (the Ordinance).

2. Background

- 2.1 On 19.12.2014, the Town Planning Board (the Board) gave preliminary consideration to the draft Yung Shue O OZP No. S/NE-YSO/C (**TPB Paper No. 9809**) and agreed that the draft OZP was suitable for submission to the TPDC and SKNRC for consultation. An extract of the minutes of the Board's meeting held on 19.12.2014 and TPB Paper No. 9809 are at **Annexes IV and V** respectively for Members' reference.
- 2.2 Major land use proposals of the draft OZP No. S/NE-YSO/C (**Plan 1**) have been highlighted in the TPB Paper No. 9809 and recapitulated below:

"Coastal Protection Area" ("CPA") Zone (5.93 ha and 17.59%) (Plans 1 to 6)

- (a) The backshore and coastal areas are designated as "CPA" so as to conserve, protect and retain the natural coastal environment in the Area, in particular the mangroves adjoining the coastal area and the estuarine area. The estuarine habitat supports a high diversity of freshwater fish, and 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* (鑵色羊耳蒜) which has a limited local distribution.

"Green Belt" ("GB") Zone (24.51 ha and 72.68%) (Plans 1 to 6)

- (b) 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. The Ecologically Important Stream (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. They are valuable landscape resources and provide natural scenic views with high amenity value in the Area.

The "GB" zone also covers two pieces of permitted burial ground at the eastern part and at fringes of the southern part of the Area.

"Village Type Development" ("V") Zone (3.25 ha and 9.64%) (Plans 1 to 6)

- (c) The Yung Shue O Village is the only recognized village in the area. 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 natural environment and overtaking the limited infrastructure in the Area. The proposed "V" zone mainly covers the existing village clusters and the adjoining fallow agricultural land where some trees and shrubs are found.

"Government, Institution or Community" ("G/IC") Zone (0.03 ha and 0.09%) (Plans 1 to 6)

- (d) Major GIC facilities in the Area include a sewage pumping station, a flushing toilet and a refuse collection point at the southern part of the Area. To reflect these existing facilities, it is proposed to zone them as "G/IC".

3. Local Consultation

SKNRC and TPDC

- 3.1 The SKNRC and TPDC were consulted on the draft OZP on 7.1.2015 and 14.1.2015 respectively. SKNRC considered that the size of "V" zone was inadequate and objected to the draft OZP. TPDC at its meeting held on 14.1.2015 noted and respected the SKNRC's view and hence also objected to the draft OZP. An extract of the minutes of the TPDC's meeting held on 14.1.2015 is at **Annex VI** for Members' reference. Subsequently, the village representatives (VRs) of Yung Shue O Village and the SKNRC submitted letters dated 12.1.2015 and 16.1.2015 respectively (**Annexes VII and VIII**) proposing to increase the size of the "V" zone on the draft OZP for Small House development. SKNRC and VRs' comments and proposals are summarized below:

Insufficient "V" zone

- (a) Since the proposed "V" zone of 3.25 ha on the draft OZP is insufficient to meet the Small House demand of Yung Shue O Village and part of the village 'environs' ('VE') encroaches upon the permitted burial ground adjoining to the Yung Shue O Village to its north-east, they requested to delete the permitted burial ground to facilitate development of Small Houses, and the land reserved for "V" zone on the draft OZP should be enlarged to the north-eastern, northern and western part of the Area (**Plan 7**).
- (b) They have not been consulted on the incremental approach for designation of "V" zone, which is misleading as areas that have been covered by conservation zones can hardly be rezoned for Small House development. The Government has been paying more regard to the views of the green groups than those of the villagers. There should be a right balance between conservation and development, and the draft OZP fails in this regard.

Ecological and Archeological Features

- (c) The EIS identified by AFCD is indeed a stream of no specific habitat and not worthy of preservation and protection. The ‘Yung Shue O Site of Archeological Interest’ is of no special archeological value for preservation.

Designation of "Agriculture" ("AGR")

- (d) “AGR” zone should be explored and designated on the draft OZP so as to meet the long-term requirement in future.

Land Owner¹

3.2 Vision Planning Consultants Ltd on behalf of Trueprofit Company Limited submitted comments and proposals on 30.1.2015 (**Annex IX**) on the draft OZP. Their views and proposals are summarized as follows:

- (a) Although protected plant species² are said to be recorded in the area, these plants are commonly seen on the hillside. Besides, the insects or other animals thriving in this natural environment could be jeopardized if there is no proper natural management in the area.
- (b) As the number of mangroves grows, they have become a barrier for the villagers and the visitors to gain access to the coastal area. Moreover, floating rubbish is often trapped beneath and the dense root systems would have adverse impact on the ecological environment for shellfish. A reasonable balance has to be struck between conservation and development and biodiversity could be achieved through proper nature management.

Specific Proposals (Plan 7)

“V” zone (Enlarging the “V” zone from 3.25 ha to 15.62 ha)

- (c) Yung Shue O Village has existed over 100 years. Sufficient land should be provided to meet the future Small House demand Yung Shue O Village. The VRs of Yung Shue O Village has provided the latest Small House demand figures in 2014 (i.e. 728 Small Houses) during the period from 2014 to 2023. Apart from certain areas within the ‘VE’, most of the proposed ‘V’ zone land is relatively level with little vegetation and is ideal for village expansion. It can provide space for no less 510 Small Houses, which is significant to meet the Small House demand.

¹ During the hearing of representations and comments on the draft Yung Shue O Development Permission Area Plan by the Board on 4.1.2013, it was claimed that over half of the private land in Yung Shue O was owned by Trueprofit Company Limited. They proposed to designate the area as “Other Specified Uses” (“OU”) annotated “Comprehensive Development to include Enhanced Conservation” with ‘House’, ‘Flat’, ‘Hotel’, Nature Reserve’ and ‘Theme Park’ as Column 2 uses in order to provide flexibility for the planning proposal and clear planning intent and guidance should be provided for preparation of a comprehensive conservation and development proposal for the area.

² Protected plant species include *Aquilaria sinensis* (土沉香), *Cibotium barometz* (金毛狗) and *Pavetta hongkongensis* (香港大沙葉)

"GB" (Reducing the "GB" zone from 24.51 ha to 10.37 ha)

- (d) A buffer zone of no less than 50m wide along the fringe of the Sai Kung West Country Park is proposed to be designated as "GB".

"CPA" (Reducing the "CPA" zone from 5.93 ha to 4.7 ha)

- (e) A buffer zone of no less than 50m wide along the coast is proposed to be designated as "CPA" which should be large enough to achieve buffering purpose.

"CA" zone (Adding a "CA" zone with a total area of 3.0 ha)

- (f) It is proposed to provide a zone of no less than 20m wide on both sides of the EIS as "CA" which is to strengthen protection of the key ecological areas in the Area and provide guideline for future conservation plan.

Green and Concern Groups

- 3.3 Kadoorie Farm and Botanic Garden Corporation (KFBG) submitted comments and proposals on 27.1.2015 and 4.2.2015 respectively (**Annexes X and XI**) on the draft OZP. Deliberation regarding their views on the draft OZP between green/concern groups (including KFBG, World Wide Fund For Nature Hong Kong (WWF-HK) and Designing Hong Kong Limited (DHKL)) and PlanD was held on 30.1.2015. WWF-HK and DHKL in general concurred with the KFBG's views. Their views and proposals are summarized as the following :

Conservation zonings for ecologically sensitive areas (**Plan 8**)

- (a) Yung Shue O is a butterfly hotspot. The areas located largely in the western and southern part of the Area are diverse in vegetation and many are important food plants for butterflies (**Plan 8**). The marshy and coastal areas at Yung Shue O are also important to dragonflies.
- (b) The north-western and eastern parts of the proposed "V" zone are located adjacent to the upper tributaries of the EIS (**Plans 8 and 9**). Since the areas between these upper tributaries and the existing village cluster are vegetated, it should not be affected and the proposed "V" zone should not encroach on these tributaries.
- (c) The rare orchid species, *Liparis ferruginea* (鏽色羊耳蒜) could be spotted in the area which is currently zoned "GB" and immediately adjoining the "CPA" zone to the east. Adjoining the area to the south is hydrologically connected with the orchid habitat (**Plan 8**). Hence, both areas should be protected.
- (d) Those areas as mentioned in paragraphs 3.3 (a) to (c) above together with the riparian zones of the stream system in the Area should be protected by designating them as "GB(1)"/"CA"/"CPA" (**Plan 8**).

4. **Planning Department's Responses**

- 4.1 In consultation with departments concerned, the Planning Department (PlanD)'s responses to the above comments/proposals are as follows:

Designation of "V" Zone

- (a) In drawing up the draft OZP, special attention has been given to protect the high conservation and landscape value of the area having regard to the wider natural system of the adjoining Sai Kung West Country Park. Environmentally sensitive areas and areas with high landscape value including natural and hillside woodlands, EIS and other stream courses, low-lying fallow agricultural land with freshwater marsh, as well as backshore and coastal vegetation along the coastal and the estuarine area are covered by conservation zonings, i.e. "GB" and CPA".
- (b) Yung Shue O Village is the only recognized village in the Area. Thus there is a need to designate "V" zone at suitable location to meet the Small House demand of local villagers after delineating the areas that have to be conserved. The boundaries of the "V" zone have been 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.
- (c) According to the District Lands Office/Tai Po (DLO/TP)'s record for Yung Shue O, there are 16 outstanding Small House applications in 2015 while the latest 10-year forecast of demand for Small House as provided by the Indigenous Inhabitant Representative (IIR) is 674. It is noted that no justification has been provided by the IIR for the substantial increase in the 10-year Small House demand forecast (i.e. from 390 to 674). With a view to minimizing adverse impacts on the natural environment of the Area coupled with its limited infrastructure, an incremental approach has been adopted for designating "V" zone for Small House development in that the land area of "V" zone would not fully meet the land requirement of Small House demand at the outset with an aim to confining such development at suitable location adjacent to existing village clusters.
- (d) About 3.25 ha of land mainly covering the existing village cluster and its adjoining areas has 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**).

Table 1: Small House Demand for the Yung Shue O

Small House Demand Figure in 2012		Small House Demand Figure in 2015		‘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 (2015 – 2024)					
10	390(*)	16(*)	674	7.62 (7.62)	3.25	10.15	1.1	10.84%

* Since no justification has been provided by the concerned IIR for the substantial increase in the latest 10-year forecast at 674, the updated outstanding demand at 16 in 2015 and previous 10-year forecast at 390 in 2012 have been adopted as the total Small House demand figures.

- (e) It should be noted that the land reserved for “V” zones in the area are intended for Small House developments by the villagers. Although the area of the proposed “V” zone could not fully meet the current forecast of Small House demand, all outstanding demand (i.e.16 Small Houses) could be satisfied and should there be a genuine need to use the land outside the “V” zone for Small House developments, there is provision in the Notes of the draft OZP to allow for application for Small House development in other zonings under planning application to the Board. Each application would be considered by the Board based on its individual merits. It is considered that the draft OZP could strike a balance between enhancing nature conservation of the Area and meeting the needs of villagers for Small House development.

Proposed Extension of “V” Zone

- (f) On specific proposals from the VRs of Yung Shue O Village and the planning consultants of land owner on expanding the "V" zone to the northern, north-eastern and western part of the Area, the north-eastern portion falls within the burial ground and is located on steep natural terrain grown with heavy vegetation physically connected to the Sai Kung West Country Park (**Plan 7**). Agriculture, Fisheries and Conservation Department (AFCD) advises that some woodland are found in both the north, north-east and south of the existing village and Small House development encroaching on woodland is not favoured from nature conservation point of view. Besides, there should not be adverse impacts streams and the associated water bodies such as freshwater marsh in the area and fish culture zone in the Three Fathoms Cove (**Plans 2 and 7**).
- (g) Chief Town Planner/Urban Design and Landscape (CTP/UD&L), PlanD advises that the proposed "V" mainly covers the fresh water marshes in the western part of the Area and the hillside woodland which are of high landscape sensitivity. Development of small house may involve landfilling, site formation, vegetation clearance, and change of the underground water-table which may cause significant impact on this area of high landscape sensitivity. Hence, the proposed expansion is not supported from the landscape planning perspective.

- (h) Environmental Protection Department (EPD) advises that the existing soakaway trench capacity only caters for existing and approved Small House developments within the village cluster and there is currently no plan to provide public sewerage for areas outside the village cluster. As there are sensitive receivers such as EIS, natural streams, etc. which have imposed constraints to the building of wastewater treatment and disposal facilities, substantial expansion of "V" is not desirable. Besides, Head of Geotechnical Engineering Office, Civil and Engineering Development Department (H(GEO), CEDD) advises that the eastern and northern parts of the proposed "V" zone extension are located below steep natural terrain and may be affected by potential natural terrain landslide hazards.
- (i) In view of the above, the proposed expansion which mainly covers the woodland, steep natural terrain, burial ground within the hillside woodland and fresh water marshes, coastal and backshore vegetation is not supported and they should be protected by the current conservation zonings (i.e "GB" and "CPA").
- (j) Regarding SKNRC's point on no special archeological value at Yung Shue O, Antiquities and Monuments Office of the Leisure and Cultural Services Department (AMO) advises that ceramic sherds of Song, Ming and Qing dynasties were found at the 'Yung Shue O Site of Archaeological Interest' during the Second Territory-wide Survey in 1997-98.
- (k) As to the views of the planning consultants of the land owner on nature management and disbenefit of mangrove, AFCD advises that no substantiation and scientific evidence have been provided to support these views, in particular the disbenefit of mangrove, which are contrary to published literature. Besides, AFCD normally carries out ad hoc clearance of the accumulated rubbish at the concerned location within country park when necessary.

Conservation zonings for ecologically sensitive areas

- (l) AFCD advises that the areas of "important butterfly habitats" and the "marshy and coastal area" supporting dragonflies indicated by KFBG are largely preserved by conservation zonings, i.e "GB" and "CPA" respectively on the draft OZP (**Plan 8**). The portions currently fallen within the "V" zone are indeed a paved access road encircling a number of village houses located to the eastern side of the existing village cluster and at the fringe of village cluster (**Plan 9**).
- (m) For the areas indicated by KFBG that the rare orchid species, *Liparis ferruginea* (鑵色羊耳蒜), could be spotted and should be protected by "GB(1)"/"CA"/"CPA", AFCD advises that they need to verify the information when the weather become more favourable to survey orchids. In any case, the concerned area is currently protected by "GB" zone which is also a conservation zoning with a general presumption against development.

- (n) AFCD indicates that the estuarine area of the Yung Shue O EIS supports a high diversity of freshwater fish and a total of 25 fish species, comprising mostly of brackish species, have been recorded. The EIS also serves as a breeding, feeding and nursery ground for brackish and marine fish vagrants. Apart from some concrete embankment of the stream bank, the EIS is largely natural with good water quality (**Plan 8**). Hence, the EIS is worth for preservation and protection. The EIS together with the riparian zone is designated as “GB” zone which is considered appropriate for providing planning control and protection to the upstream areas as well as the EIS. Besides, the general principle of designating conservation zonings for the hillside woodlands, riparian zones of the EIS and the coastal area as proposed by the planning consultants are not in conflict with the draft OZP. AFCD agrees that the land use proposals in the draft OZP are appropriate, taking into account comments/views from relevant departments and the current physical features.
- (o) KFBG expresses concern that the eastern and north-western parts of the proposed “V” zone are located adjacent to the upper tributaries and the areas concerned are vegetated which should be protected under conservation zonings. For the eastern part of the area, this tributary passes through the middle part of the existing village cluster and flows along an access road and footpath serving the village (**Plan 9**). The vegetation along the stream is situated between existing village houses and consists of roadside trees to the north of the stream, and a shrubby grassland to the south of the stream. He has no strong view on the inclusion of these areas in the “V” zone provided that it is fully justified for meeting the Small House demand.
- (p) The north-western boundary of the proposed “V” zone mainly follows the existing site conditions and topographical features such as an existing fence in the area. Besides, the upper tributary and the vegetation to its north fall within the “GB” zone on the draft OZP (**Plan 9**). AFCD advises that the area concerned is rather shrubby and in proximity to the village cluster. Concerned departments including AFCD would scrutinize development applications when processing by LandsD in proximity to streams in detail, with particular attention to their potential impacts on the natural conditions of the area such as the impacts on freshwater habitats and the vegetation on site.

Designation of “AGR” zone

- (q) 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 supporting protected plant species and should be preserved and protected. It 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 hence 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. Since agricultural use is always permitted for land fallen within “V” and “GB” zones, and agricultural use (other than plant nursery) is also a Column 1 use under the zoning of “CPA”, there should be no hindrance to farming activities even not designating of “AGR” zone. It is noted that at present there is no agricultural cultivations in the Area.

4.2 In summary, no zoning amendments to the previous draft OZP have been proposed and the land use zonings on the draft OZP (No. S/NE-YSO/C) as highlighted in paragraph 2.2 are considered appropriate.

5. Consultation

The TPDC and SKNRC will be consulted after the Board’s agreement to the publication of the draft Yung Shue O OZP under section 5 of the Ordinance during the exhibition period of the OZP.

6. Decision Sought

Members are invited to:

- (a) note the comments from and responses to the TPDC, SKNRC, VRs of Yung Shue O Village, planning consultants and green/concern groups on the draft Yung Shue O OZP No. S/NE-YSO/C;
- (b) agree that the draft Yung Shue O OZP (to be renumbered as S/NE-YSO/1 upon gazetting) and its Notes (**Annexes I and II**) are suitable for exhibition for public inspection under section 5 of the Ordinance;
- (c) adopt the ES (**Annex III**) 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
- (d) agree that the ES is suitable for exhibition for public inspection together with the draft OZP and issued under the name of the Board.

Attachments

Plan 1	Proposed Land Uses - Draft Yung Shue O OZP No. S/NE-YSO/C
Plan 2	Aerial Photo - Yung Shue O
Plan 3	Village 'Environs' and Existing Physical Features - Yung Shue O
Plan 4	Existing Land Uses - Yung Shue O
Plan 5	Land Ownership and Village 'Environs' - Yung Shue O
Plan 6	Development Constraints and Proposed Land Uses
Plan 7	Proposals from Village Representatives of Yung Shue O Village and proposals from Trueprofit Company Ltd
Plan 8	Proposals from KFBG
Plan 9	The Tributaries at Yung Shue O Village Cluster
Annex I	Draft Yung Shue O OZP No. S/NE-YSO/C
Annex II	Notes of the Draft Yung Shue O OZP No. S/NE-YSO/C
Annex III	Explanatory Statement of the Draft Yung Shue O OZP No. S/NE-YSO/C
Annex IV	Extract of Minutes of the Town Planning Board Meeting held on 19.12.2014
Annex V	TPB Paper No. 9809 (considered by the Town Planning Board on 19.12.2014)
Annex VI	Extract of Minutes of the TPDC Meeting on 14.1.2015
Annex VII	Letter from the Village Representatives of Yung Shue O Village dated 12.1.2015
Annex VIII	SKNRC's Letter dated 16.1.2015
Annex IX	Letter from Trueprofit Company Ltd dated 30.1.2015
Annexes X and XI	KFBG's Email dated 27.1.2015 and additional information dated 4.2.2015

**PLANNING DEPARTMENT
MARCH 2015**



THREE FATHOMS COVE
(KEI LING HA HOI)






NGAU YUE TAU

SAI KUNG WEST COUNTRY PARK

Yung Shue O

SAI KUNG WEST COUNTRY PARK

LEGEND

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

PROPOSED LAND USES

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

PLANNING DEPARTMENT

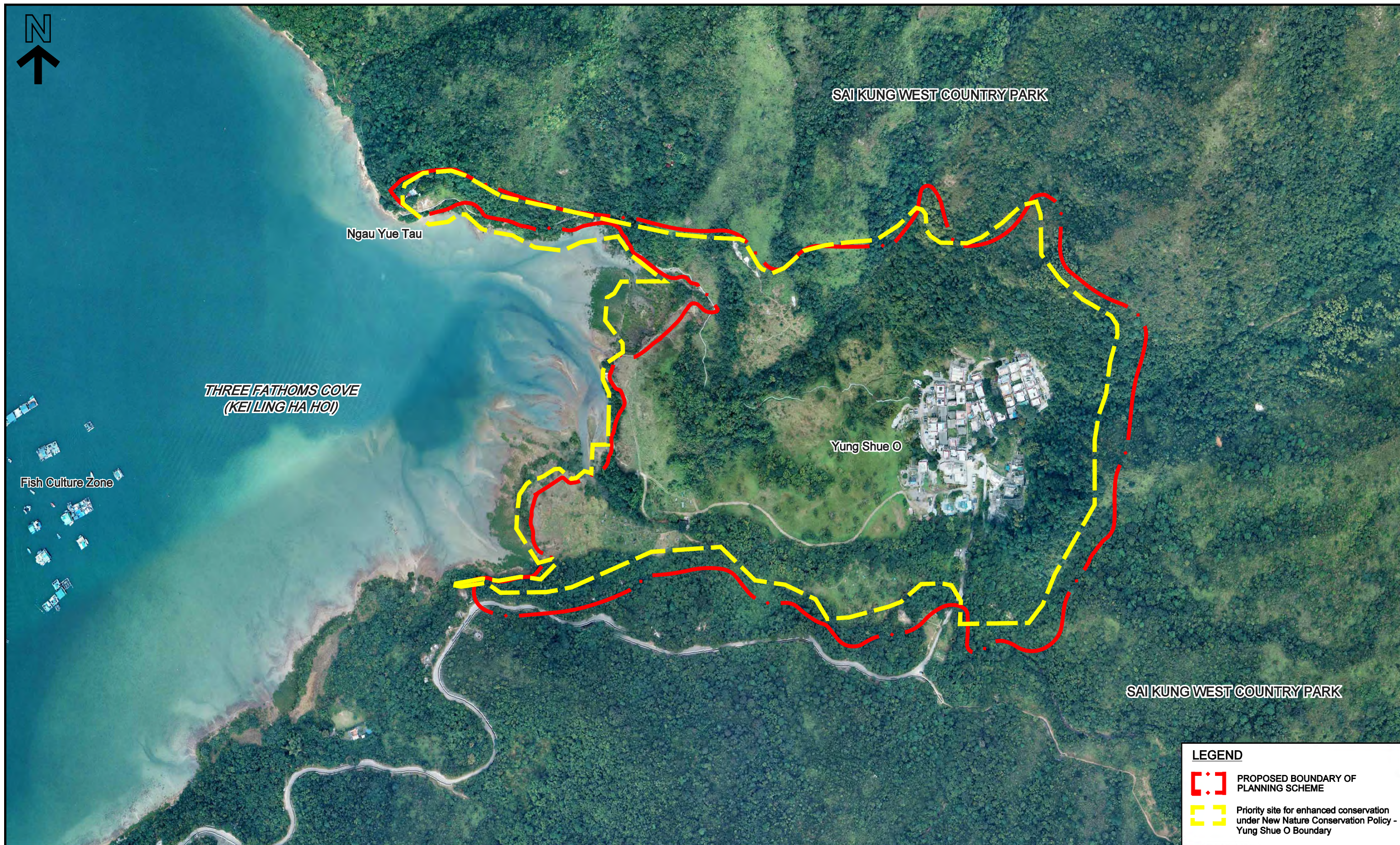


EXTRACT PLAN PREPARED ON 2.2.2015
BASED ON SURVEY SHEETS No. 8-NW-12C/D, 13C/D,
17B/C/D AND 18A/B/C/D

SCALE 1 : 5 000
METRES 100 0 100 200 METRES

REFERENCE No.
M/CPE/YSO/15/3

PLAN
1



AERIAL PHOTO

YUNG SHUE O

PLANNING DEPARTMENT



EXTRACT PLAN PREPARED ON 16.2.2015
BASED ON AERIAL PHOTOS No.CW98616-18,CW98686-88
TAKEN ON 1.1.2013 BY LANDS DEPARTMENT

REFERENCE No.
M/CPE/YSO/15/3

PLAN
2



THREE FATHOMS COVE
(KEI LING HA HOI)

NGAU YUE TAU

YUNG SHUE O SITE OF
ARCHEOLOGICAL INTEREST

SAI KUNG WEST COUNTRY PARK

Yung Shue O

SAI KUNG WEST COUNTRY PARK

LEGEND

-  PROPOSED BOUNDARY OF PLANNING SCHEME
-  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

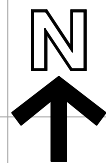


EXTRACT PLAN PREPARED ON 11.2.2015
BASED ON SURVEY SHEETS No. 8-NW-12C/D, 13C/D,
17B/C/D AND 18A/B/C/D

SCALE 1 : 5 000
METRES 100 0 100 200 METRES

REFERENCE No.
M/CPE/YSO/15/3

PLAN
3



THREE FATHOMS COVE
(KEI LING HA HO)

NGAU YUE TAU

Yung Shue O

SAI KUNG WEST COUNTRY PARK

SAI KUNG WEST COUNTRY PARK

LEGEND



PROPOSED BOUNDARY OF
PLANNING SCHEME



VILLAGE CLUSTER



BURIAL GROUND



NATURAL VEGETATED AREA



WAR GAME AREA

Existing Physical Features for Indicative only

EXISTING LAND USES

YUNG SHUE O

PLANNING DEPARTMENT



EXTRACT PLAN PREPARED ON 9.2.2015
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/15/3

PLAN
4



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 BOUNDARY OF PLANNING SCHEME
-  VILLAGE 'ENVIRONS'
-  BURIAL GROUND
-  PRIVATE LAND
-  BUILDING LOT

LAND OWNERSHIP AND VILLAGE 'ENVIRONS'

YUNG SHUE O

PLANNING DEPARTMENT



EXTRACT PLAN PREPARED ON 9.2.2015
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/15/3

PLAN
5



THREE FATHOMS COVE
(KEI LING HA HOI)

NGAU YUE TAU

CPA

CPA

CPA

Yung Shue O

G/I/C

G/I/C

GB

SAI KUNG WEST COUNTRY PARK

SAI KUNG WEST COUNTRY PARK

LEGEND



PROPOSED PLANNING
SCHEME BOUNDARY

V

VILLAGE TYPE DEVELOPMENT

G/I/C

GOVERNMENT, INSTITUTION OR
COMMUNITY

GB

GREEN BELT

CPA

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

EXTRACT PLAN PREPARED ON 9.2.2015
BASED ON SURVEY SHEETS No. 8-NW-12C/D, 13C/D,
17B/C/D AND 18A/B/C/D

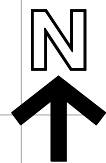
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METRES 100 0 100 200 METRES

PLANNING DEPARTMENT



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

PLAN
6



SAI KUNG WEST COUNTRY PARK



FRESH WATER MARSH



FISH CULTURE ZONE

THREE FATHOMS COVE (KEI LING HA HOI)

THREE FATHOMS COVE (KEI LING HA HOI)

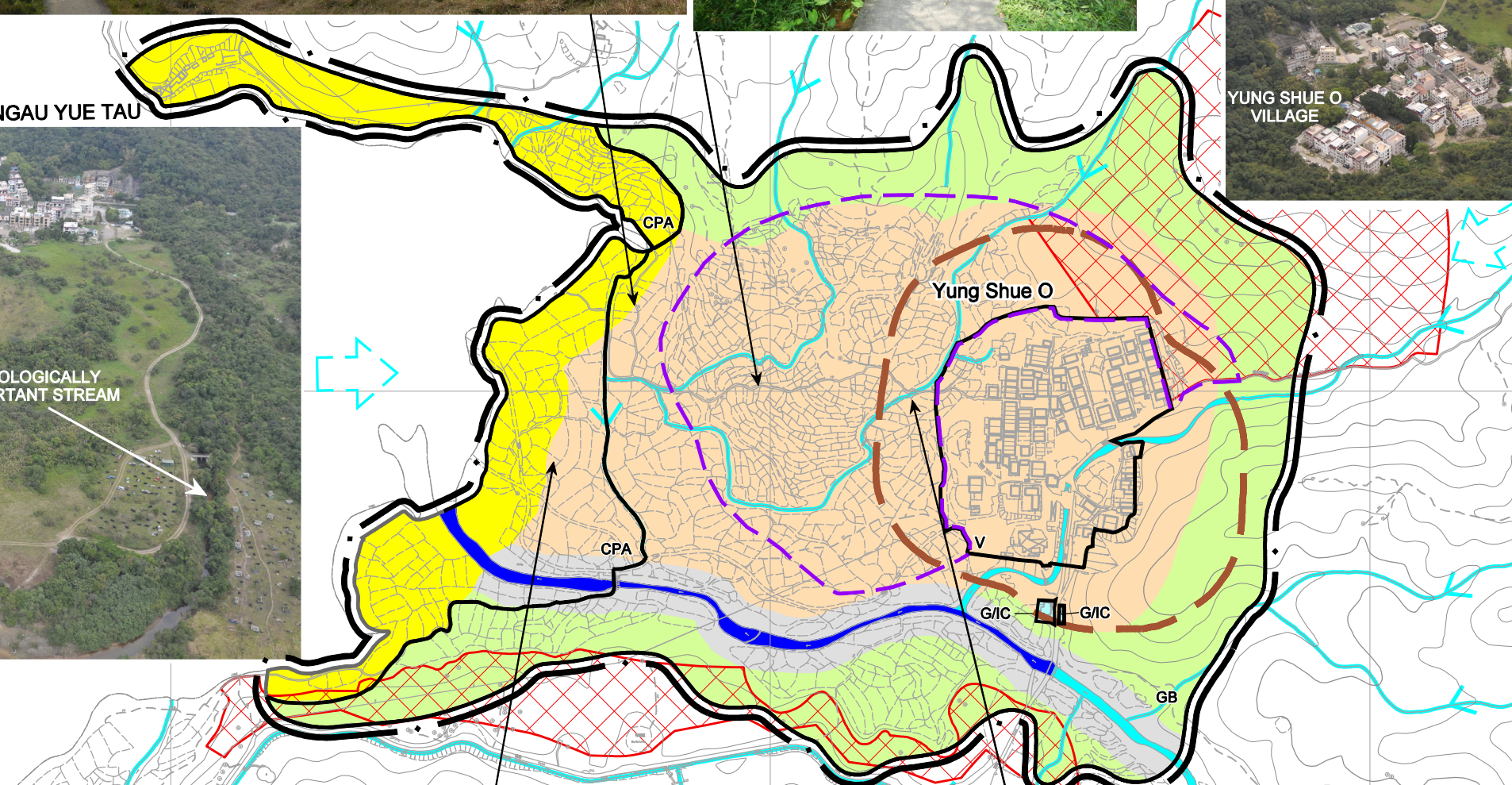
NGAU YUE TAU



ECOLOGICALLY IMPORTANT STREAM



STREAM



SAI KUNG WEST COUNTRY PARK

LEGEND

- [] PROPOSED BOUNDARY OF PLANNING SCHEME
- [V] ZONING BOUNDARY OF DRAFT S/NE-YSO/C
- [] VILLAGE 'ENVIRONS'
- [X] BURIAL GROUND
- [] ECOLOGICALLY IMPORTANT STREAM
- [] STREAM
- [] VIEW FROM HELICOPTER

VILLAGE REPRESENTATIVES' PROPOSAL :

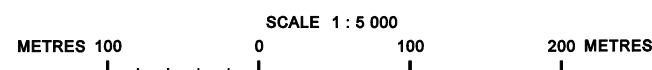
- [] PROPOSAL SUBMITTED BY VILLAGE REPRESENTATIVES TO EXPAND "V" ZONE

TRUEPROFIT COMPANY LIMITED'S PROPOSAL :

- [] PROPOSED "V" ZONE
- [] PROPOSED "G/C" ZONE
- [] PROPOSED "GB" ZONE
- [] PROPOSED "CPA" ZONE
- [] PROPOSED "CA" ZONE

SITE PLAN

PROPOSALS FROM VILLAGE REPRESENTATIVES OF YUNG SHUE O VILLAGE AND TRUEPROFIT COMPANY LIMITED



PLANNING DEPARTMENT



EXTRACT PLAN PREPARED ON 18.2.2015
BASED ON SURVEY SHEETS No. 8-NW-12C/D, 13C/D,
17B/C/D AND 18A/B/C/D

REFERENCE No.
M/CPE/YSO/15/3

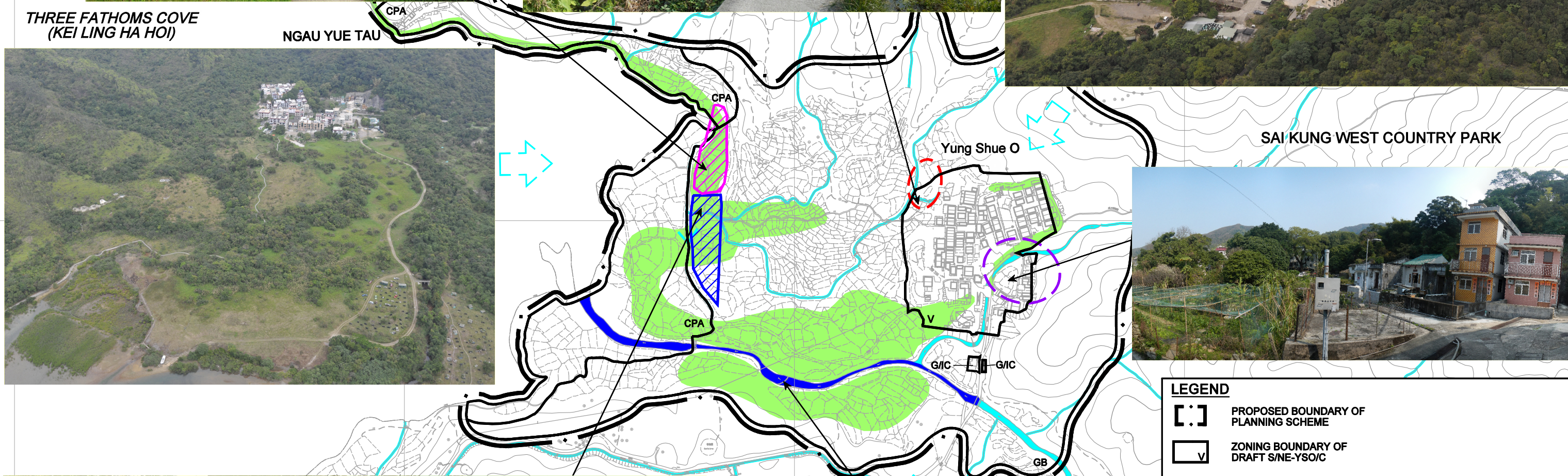
PLAN
7



THREE FATHOMS COVE
(KEI LING HA HOI)



NGAU YUE TAU



LEGEND

- [:] PROPOSED BOUNDARY OF PLANNING SCHEME
- [V] ZONING BOUNDARY OF DRAFT S/NE-YSO/C
- ECOLOGICALLY IMPORTANT STREAM
- STREAM
- ⇨ VIEW FROM HELICOPTER
- BUTTERFLY HOTSPOT
- ▨ AREA GROWN WITH RARE ORCHID SPECIES (LIPARIS FERRUGINEA)
- ▨ AREA HYDROLOGICALLY CONNECTED WITH THE ORCHID HABITAT
- [] THE NORTH-WESTERN CORNER OF THE PROPOSED "V" ZONE
- [] THE EASTERN PART OF THE PROPOSED "V" ZONE

SITE PLAN

PROPOSAL FROM KADOORIE FARM AND BOTANIC GARDEN CORPORATION

EXTRACT PLAN PREPARED ON 13.2.2015
BASED ON SURVEY SHEETS No. 8-NW-12C/D, 13C/D,
17B/C/D AND 18A/B/C/D

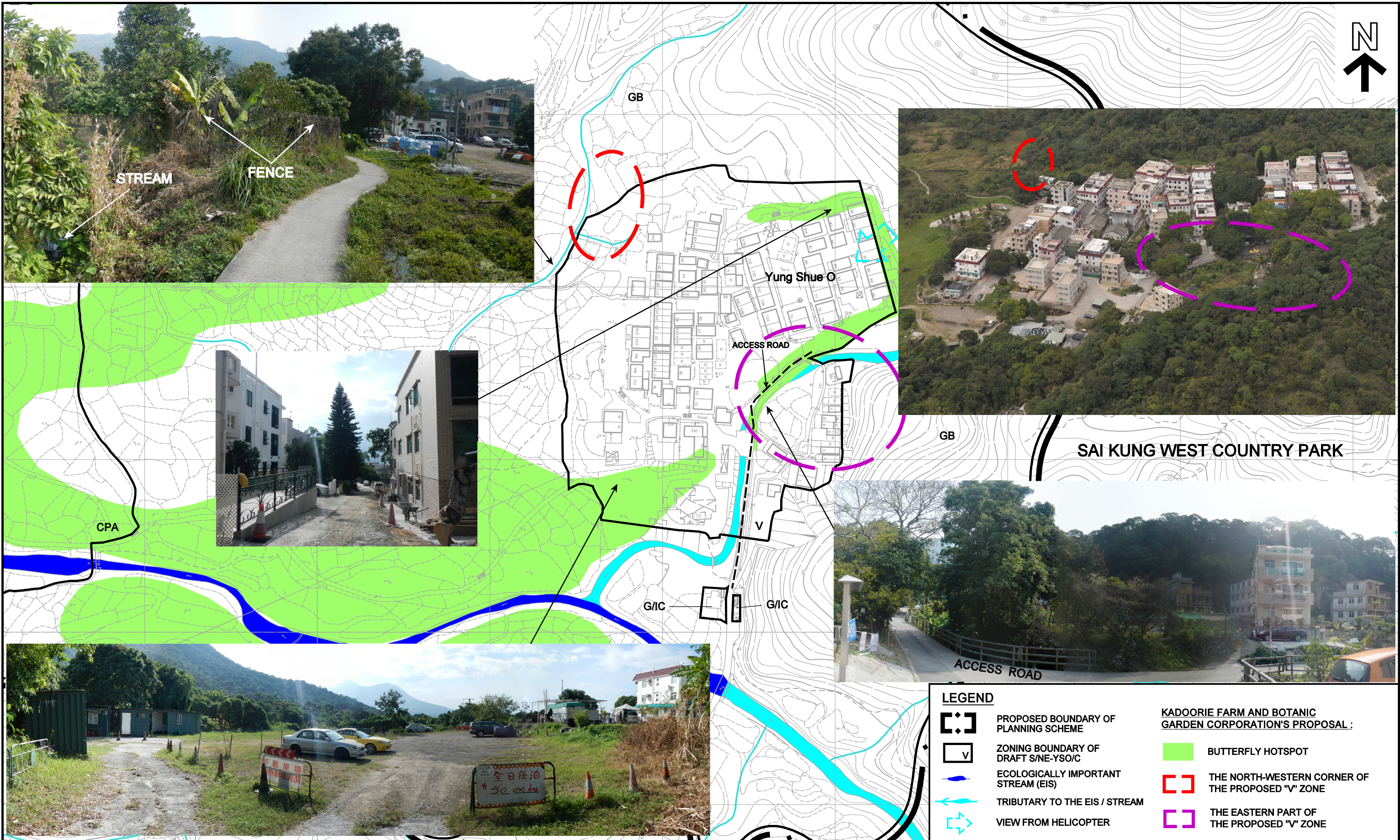
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METRES 100 0 100 200 METRES

PLANNING DEPARTMENT



REFERENCE No.
M/CPE/YSO/15/3

PLAN
8



EXTRACT PLAN PREPARED ON 13.2.2015
BASED ON SURVEY SHEETS No.
8-NW-17B/D AND 18A/C

SITE PLAN

THE TRIBUTARIES AT YUNG SHUE O VILLAGE CLUSTER

SCALE 1 : 2 000

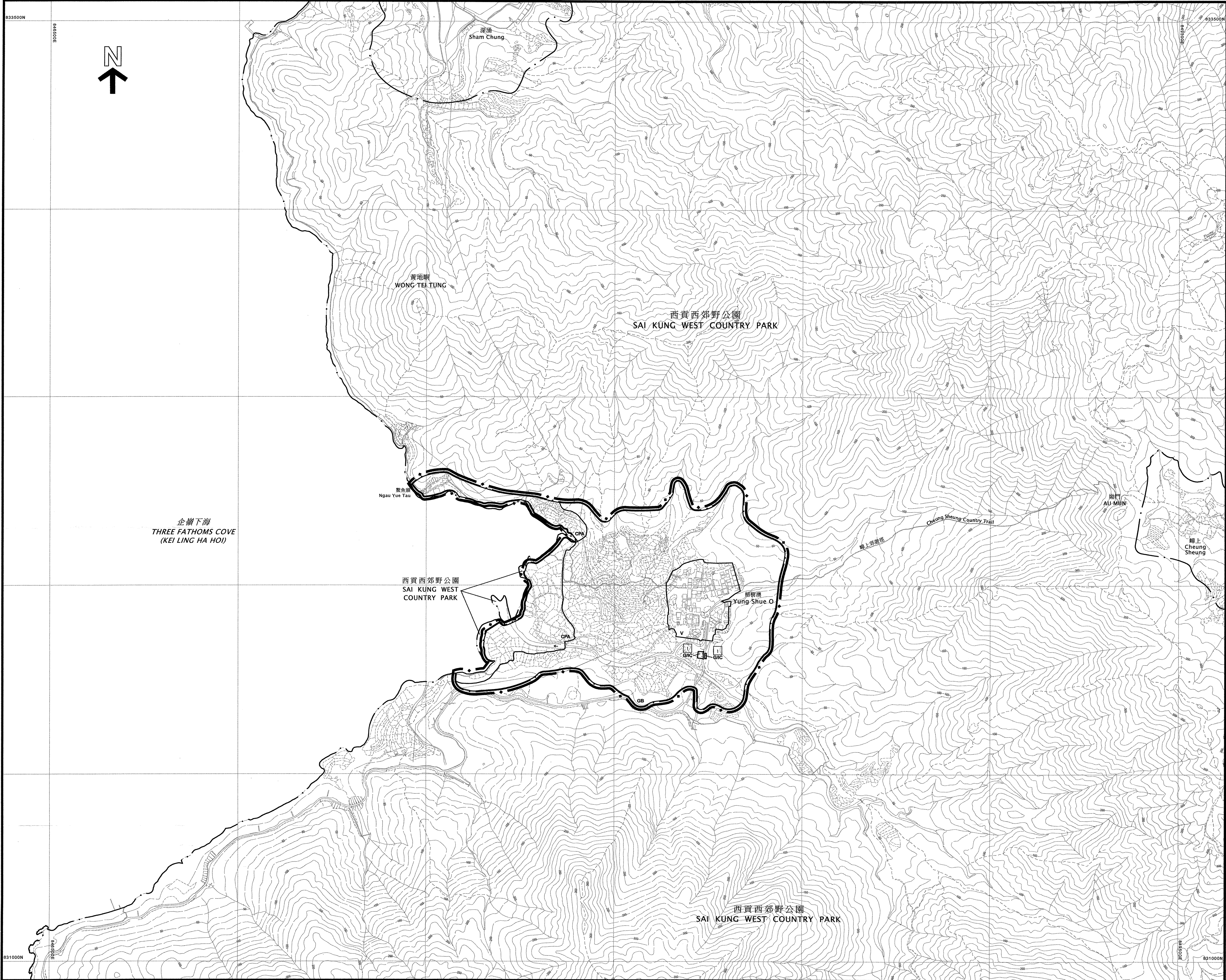
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PLANNING DEPARTMENT



REFERENCE No.
M/CPE/YSO/15/3

PLAN
9



圖例
NOTATION

ZONES

VILLAGE TYPE DEVELOPMENT	V
GOVERNMENT, INSTITUTION OR COMMUNITY	G/I/C
GREEN BELT	GB
COASTAL PROTECTION AREA	CPA

地帶

鄉村式發展
政府、機構或社區
綠化地帶
海岸保護區

MISCELLANEOUS

BOUNDARY OF PLANNING SCHEME	— + —
BOUNDARY OF COUNTRY PARK	— . —
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	1

其他

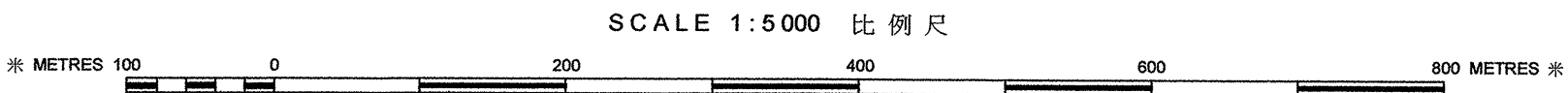
規劃範圍界線
郊野公園界線
最高建築物高度
(樓層數目)

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

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

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

<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>Government Use (Police Reporting Centre, Post Office only)</p> <p>House (New Territories Exempted House only)</p> <p>On-Farm Domestic Structure</p> <p>Religious Institution (Ancestral Hall only)</p> <p>Rural Committee/Village Office</p>	<p>Burial Ground</p> <p>Eating Place</p> <p>Flat</p> <p>Government Refuse Collection Point</p> <p>Government Use (not elsewhere specified) #</p> <p>Hotel (Holiday House only)</p> <p>House (not elsewhere specified)</p> <p>Institutional Use (not elsewhere specified) #</p> <p>Market</p> <p>Place of Recreation, Sports or Culture</p> <p>Private Club</p> <p>Public Clinic</p> <p>Public Convenience</p> <p>Public Transport Terminus or Station</p> <p>Public Utility Installation #</p> <p>Public Vehicle Park</p> <p>(excluding container vehicle)</p> <p>Religious Institution (not elsewhere specified) #</p> <p>Residential Institution #</p> <p>School #</p> <p>Shop and Services</p> <p>Social Welfare Facility #</p> <p>Utility Installation for Private Project</p>

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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5. THE PLANNING SCHEME AREA	2
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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

The Area is surrounded by the Sai Kung West Country Park and Three Fathoms Cove and 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. 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**

Extracted minutes from the Board's meeting held on 19.12.2014

Agenda Item 6

[Open Meeting]

Draft Yung Shue O Outline Zoning Plan No. S/NE-YSO/C – Preliminary Consideration of a New Plan

(TPB Paper No. 9809)

[The meeting was conducted in Cantonese.]

173. Mr C.K. Soh, District Planning Officer/Shia Tin, Tai Po and North District, Planning Department (DPO/STN, PlanD) and Ms Channy C. Yang, Senior Town Planner/Country Park Enclave, PlanD were present at the meeting at this point.

174. The Chairman invited DPO/STN to brief Members on the Paper. With the aid of a Powerpoint presentation, Mr Soh made a presentation as detailed in the Paper covering the following main points:

Background

- (a) 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). On 30.4.2013, the draft DPA Plan was approved by the Chief Executive in Council after completion of the plan-making process;
- (b) pursuant to section 20(5) of the Ordinance, the Yung Shue O DPA Plan was effective for a period of three years until 4.5.2015. An OZP had to be prepared to replace the DPA Plan to maintain statutory planning

control;

- (c) on 16.10.2014, 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 (the Area);

Planning Context

- (d) the Area had a total area of 33.72 ha. It was located in the western end of the Sai Kung Peninsula. The Sai Kung West Country Park surrounded it in the north, east and south and the Three Fathoms Cove was at its west end. About 50.1% of the land in the Area was government land and 49.9% was private land;
- (e) the primary access to the Area was via a paved single-lane vehicular road branching off from Sai Sha Road and hiking trails leading from Cheung Sheung, Pak Tam Chung and Sham Chung. Yung Shue O was one of the Priority Sites for Enhanced Conservation identified under the New Nature Conservation Policy;
- (f) the Area comprised mainly woodlands, shrublands, grasslands, marshes, mangroves, and streams including an ecologically important stream (EIS). A large piece of land contained fallow agricultural land in the middle of the Area at a lower level of the valley extended to the coast. At the western-most part of the Area, estuaries, mangroves and marshes were found along the coastal area. The natural habitats in the Area provided a good habitat for butterflies and over half of the local butterfly species were recorded in the Area. Some sites along the EIS was being used for war game;
- (g) the Yung Shue O Site of Archaeological Interest fell 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;

- (h) Yung Shue O Village was the only recognised village in the Area. According to the 2011 Census, there was a total population of 320 persons. The village was well populated and some of the village houses were newly built or under construction. These village houses were largely accessible by footpaths and some were connected with paved road/tracks. Two pieces of burial grounds were found at the north-eastern part and southern part of the Area;

Issues Arising from Consideration of the DPA Plan

- (i) the green/concern groups suggested that ecologically important areas should be protected by "Conservation Area" ("CA") zoning; and that "Village Type Development" ("V") zones should be limited to existing village houses;
- (j) villagers including 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;
- (k) a proposal was submitted by a consultant 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' as Column 2 uses. The proposal was to protect and safeguard the rural character of the Area under a private-public participation approach;
- (l) on 4.1.2013, the Board considered the representations and comments and 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;

Development Proposals Received in the Course of Preparation of the Plan

- (m) since the gazettal of the draft DPA Plan, only one Small House planning application in 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 New Territories Exempted House/Small House in New Territories” and the proposed Small House was located to the immediate north of the main village cluster within the village ‘environs’ of Yung Shue O Village;
- (n) on 7.10.2014, Kadoorie Farm & Botanic Garden (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 that were proposed to be protected from development and a tributary that drained into the EIS should be excluded from the “V” zone;
- (o) 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 was similar to their proposal under the proposed “OU” annotated “Comprehensive Development to include Enhanced Conservation” zone;
- (p) the land use planning considerations detailed in paragraph 9 of the Paper were presented;

Land Use Proposals

- (q) after taking into account the above, the land use proposals for the draft

OZP were as follows:

Planning Intention

- (i) the general planning intention of the Area was to protect its high conservation and landscape value which complemented the overall naturalness and the landscape beauty of the surrounding Sai Kung West Country Park. Given the natural environment and high ecological and landscape value of the Area, it was also intended to consolidate village development so as to avoid undesirable disturbances to the natural environment and rural settings in the Area;

Land Use Zoning Proposals

- (ii) "V" zone - since no justification had been provided by the IIR for the substantial increase in the latest 10-year Small House Demand forecast (i.e. 780), the updated outstanding Small House application of 16 in 2014 and the previous 10-year Small House Demand forecast of 390 were adopted. Land required for meeting the new Small House demand was estimated to be 10.15 ha. A total of 3.25 ha of land was zoned "V" on the OZP covering the existing village cluster of Yung Shue O and adjoining fallow agricultural land mainly covered with grasslands and scrubs. About 1.1 ha of land was available to meet new demand for Small Houses (i.e. 10.84% of new demand). Diversion of stream and filling of ponds in "V" zone required planning permission from the Board;
- (iii) "Government, Institution or Community" ("G/IC") zone – a total of 0.03 ha of land was zoned "G/IC". The major existing Government, institution and community facilities under this zone included a single storey sewage pumping station, a permanent flushing toilet and a single storey refuse

collection point at the southern part of the Area;

- (iv) "Green Belt" ("GB") zone – a total of 24.51 ha of land was zoned "GB". Areas with natural vegetation, woodlands, hilly terrain, shrublands, grasslands and stream courses had been designated as "GB" so as to protect existing green areas and preserve the hilly terrain in the Area. The EIS and the adjacent river branch fed freshwater into the surrounding low-lying fallow agricultural land, that created a vast natural marsh in the northern and western side of the Area. The vast freshwater marsh and the woodland that were valuable landscape resources and provided natural scenic views with high amenity value in the Area were also zoned "GB". The "GB" zone also comprised two permitted burial ground, one at the eastern of the Area and the other at fringes of the southern part of the planning scheme boundaries; and
- (v) "Coastal Protection Area" ("CPA") zone – a total of 5.93 ha of land was zoned "CPA". The backshore and coastal areas were designated as "CPA" to reflect and protect the natural coastal environment in the Area, in particular the mangroves adjoining the Area and the estuarine area. New residential development was not permitted under this zone. Redevelopment of existing houses might be permitted on application to the Board. Diversion of streams, filling of land/pond or excavation of land required permission from the Board;
- (s) the draft OZP together with its Notes and Explanatory Statement had been circulated to relevant government bureaux and departments and their comments had been incorporated as appropriate. The draft OZP would be submitted to the Tai Po District Council (TPDC) and SKNRC for consultation. Their comments would be submitted to the Board for further consideration prior to the publication of the draft OZP; and

- (t) Members were asked to agree that the draft OZP No. S/NE-YSO/C together with the Notes and Explanatory Statement were suitable for consultation with TPDC and SKNRC;

175. In response to the Vice-chairman's question, Mr Soh said that the size of the "V" zone in the draft OZP was similar to that in the DPA Plan. There were some refinements in the boundaries, areas with dense vegetation were excluded whereas similar land area of grasslands and shrublands were included.

176. A Member said that a stream course that flowed into an EIS passed through the "V" zone. It should be considered whether a buffer area, say zoned "GB", should be designated along the riparian area of the stream to provide better protection. Mr Soh said that they had explored the need for providing buffer areas along that stream course during the preparation of the draft OZP, the Agricultural, Fisheries and Conservation Department advised that there was no need to designate any buffer for that section of the stream course since a few upstream sections of that stream course had already been manually channelized and some village houses were built very close to the stream. There were existing administrative mechanisms to ensure that relevant authorities would be consulted on proposals/submissions that might affect natural streams/rivers and when processing Small House applications in close proximity to existing stream courses.

177. Mr K.K. Ling, Director of Planning, asked whether the north-eastern boundary of the "V" zone, which was currently in a straight line, could be refined to better follow the natural features as shown in the map base. Mr Soh said that the straightened boundary configuration aligned with the boundary of the adjoining burial ground.

178. A Member asked about the location of the freshwater marsh. Mr Soh said that the freshwater marsh was located in the northern and western side of the Area, that was at a lower level compared with the area zoned "V". The freshwater marsh was zoned "GB", and the natural coastlines and sensitive coastal natural environment to its west were zoned "CPA", the two zones were delineated by an existing footpath.

179. After deliberation, Members agreed that the draft OZP No. S/NE-YSO/C together with the Notes and Explanatory Statement were suitable for consultation with TPDC and SKNRC. After consultation, comments from TPDC and SKNRC would be submitted to the Board for consideration prior to the publication of the draft OZP under section 5 of the Ordinance.

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**

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

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* (短葉茼蒿), *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.

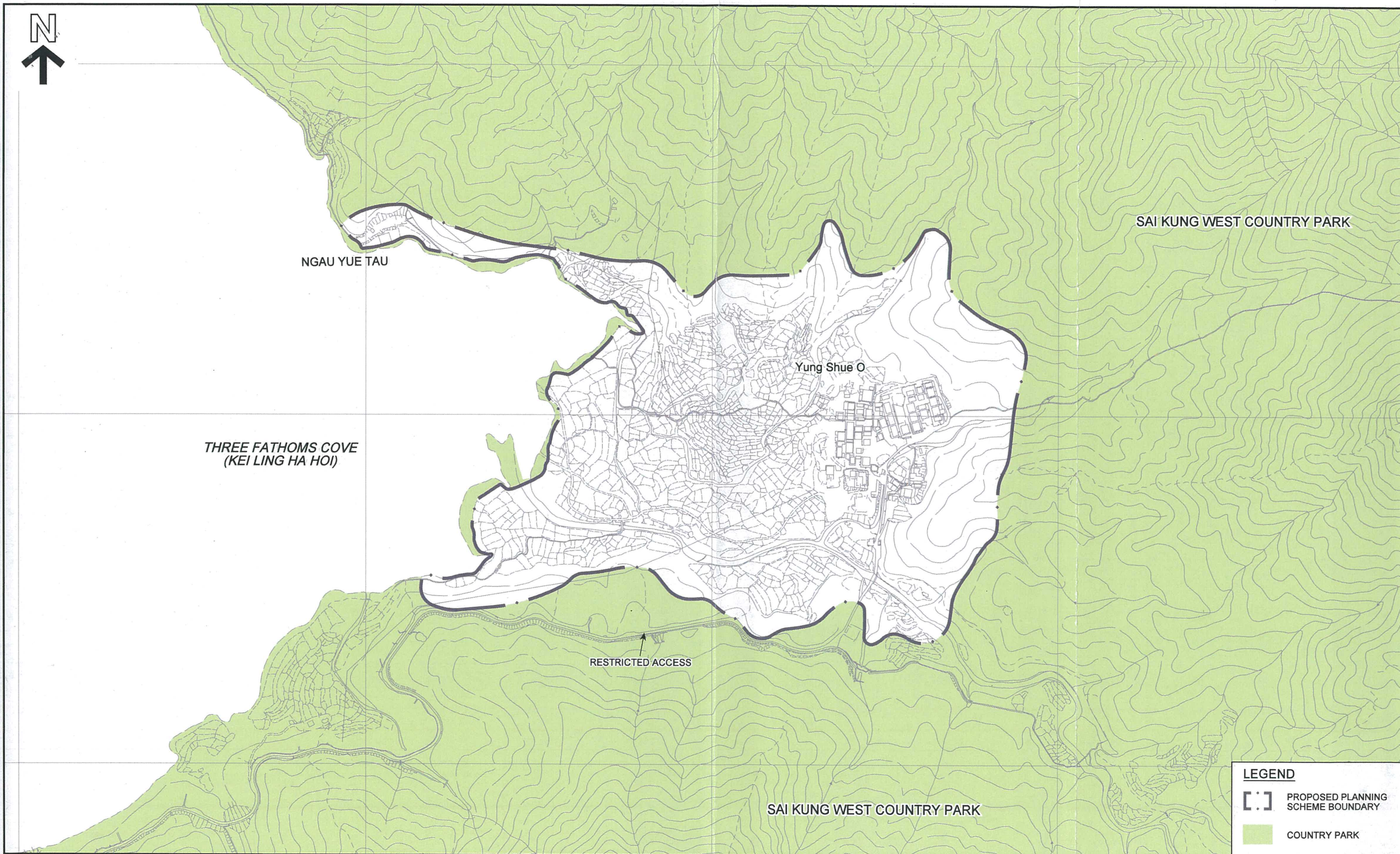
14. Decision Sought

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

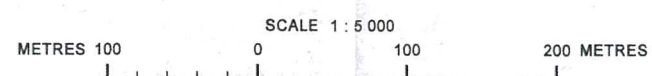


LEGEND

- [] PROPOSED PLANNING SCHEME BOUNDARY
- COUNTRY PARK

PROPOSED PLANNING SCHEME AREA

YUNG SHUE O



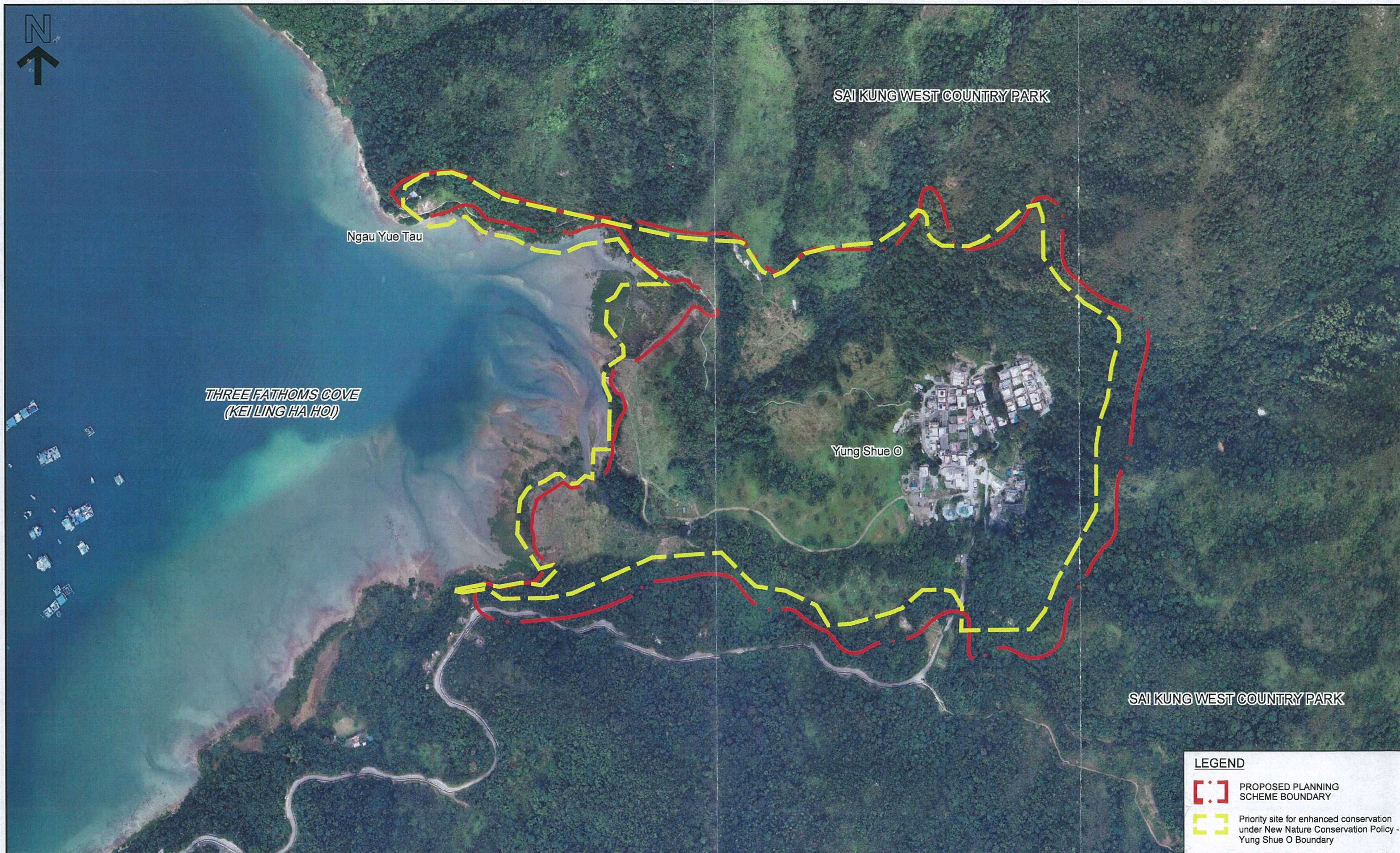
PLANNING DEPARTMENT





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



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

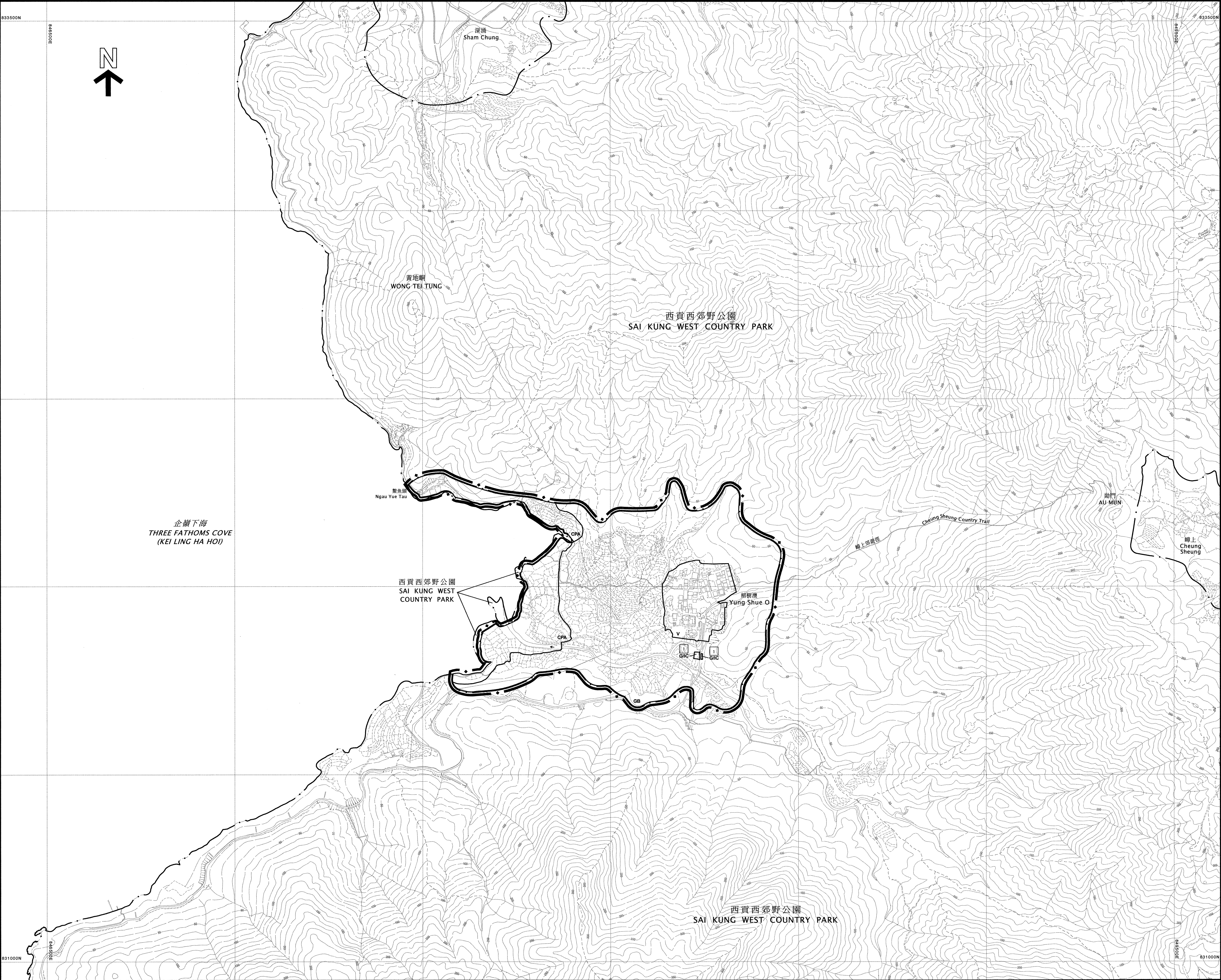


EXTRACT PLAN PREPARED ON 16.12.2014
BASED ON SURVEY SHEETS No. 8-NW-12C/D, 13C/D,
17B/C/D AND 18A/B/C/D

SCALE 1 : 5 000
METRES 100 0 100 200 METRES

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

PLAN
4



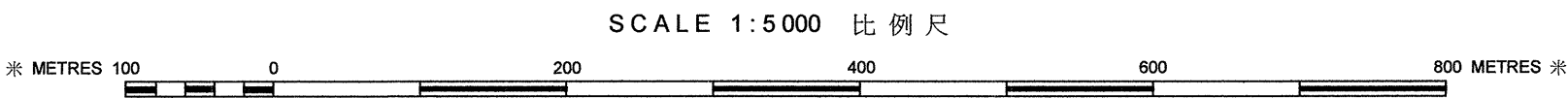
圖例
NOTATION

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

<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>Government Use (Police Reporting Centre, Post Office only)</p> <p>House (New Territories Exempted House only)</p> <p>On-Farm Domestic Structure</p> <p>Religious Institution (Ancestral Hall only)</p> <p>Rural Committee/Village Office</p>	<p>Burial Ground</p> <p>Eating Place</p> <p>Flat</p> <p>Government Refuse Collection Point</p> <p>Government Use (not elsewhere specified) #</p> <p>Hotel (Holiday House only)</p> <p>House (not elsewhere specified)</p> <p>Institutional Use (not elsewhere specified) #</p> <p>Market</p> <p>Place of Recreation, Sports or Culture</p> <p>Private Club</p> <p>Public Clinic</p> <p>Public Convenience</p> <p>Public Transport Terminus or Station</p> <p>Public Utility Installation #</p> <p>Public Vehicle Park</p> <p>(excluding container vehicle)</p> <p>Religious Institution (not elsewhere specified) #</p> <p>Residential Institution #</p> <p>School #</p> <p>Shop and Services</p> <p>Social Welfare Facility #</p> <p>Utility Installation for Private Project</p>

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

<u>CONTENTS</u>	<u>Page</u>
1. INTRODUCTION	1
2. AUTHORITY FOR THE PLAN AND PROCEDURE	1
3. OBJECT OF THE PLAN	2
4. NOTES OF THE PLAN	2
5. THE PLANNING SCHEME AREA	2
6. POPULATION	3
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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



SHA TIN, TAI PO & NORTH
DISTRICT PLANNING OFFICE
PLANNING DEPARTMENT
DECEMBER 2014



**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 *Modura 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 perlaris* (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”.

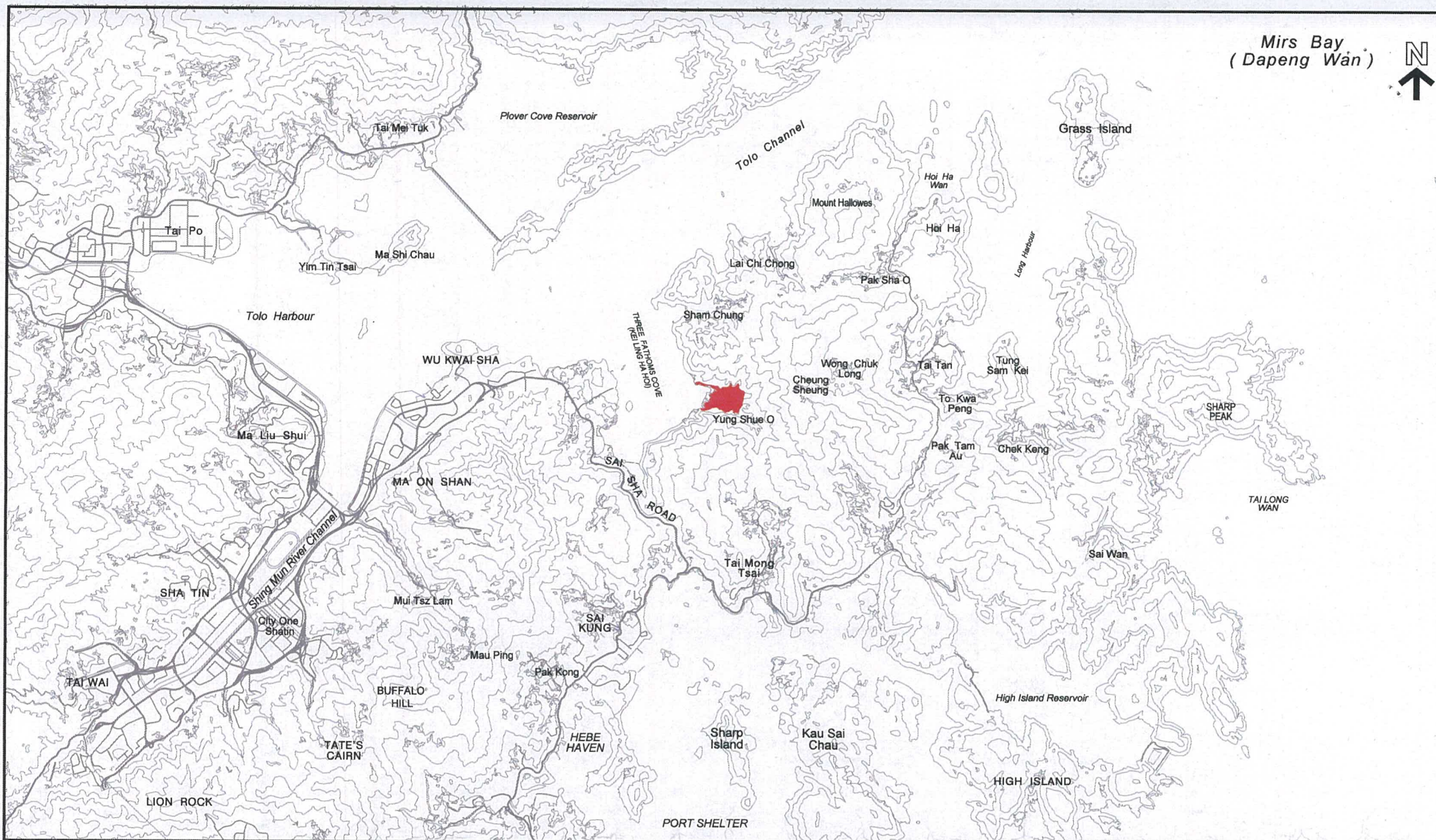
**PLANNING DEPARTMENT
DECEMBER 2014**

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)



STUDY AREA

LOCATION PLAN

YUNG SHUE O

EXTRACT PLAN PREPARED ON 17.10.2014
BASED ON SURVEY SHEET SERIES HM100C

SCALE 1 : 100 000

KILOMETRES 2 0 2 4 KILOMETRES

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

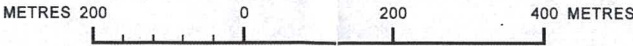
夾附的《註釋》屬這份圖則的一部分
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN

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

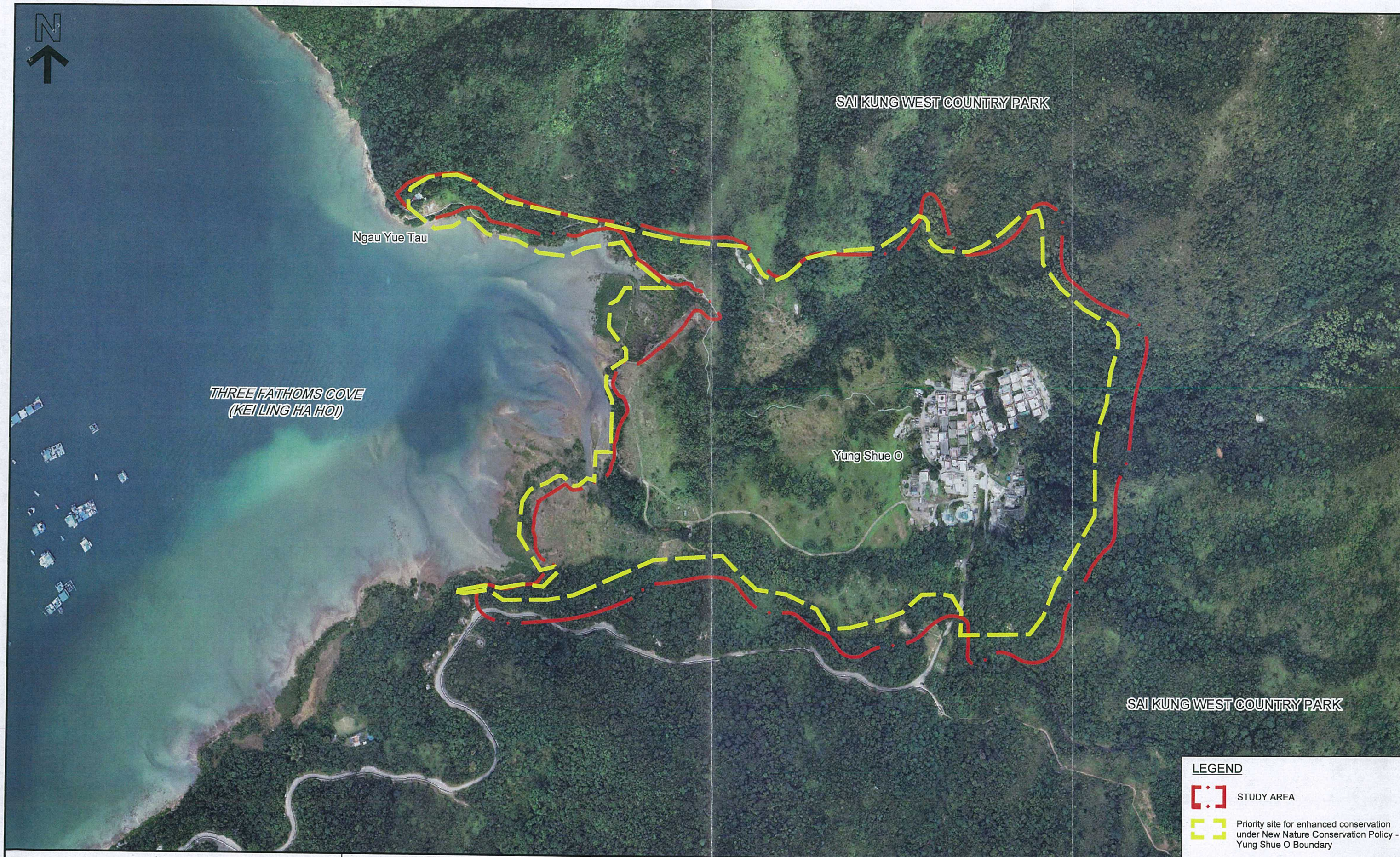


EXTRACT PLAN PREPARED ON 3.12.2014
BASED ON SURVEY SHEETS No. 8-NW-12C/D, 13C/D,
17B/C/D AND 18A/B/C/D

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



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

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

FIGURE
4



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
 -  ① VIEWING DIRECTION FROM HELICOPTER
 -  ⑧ 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

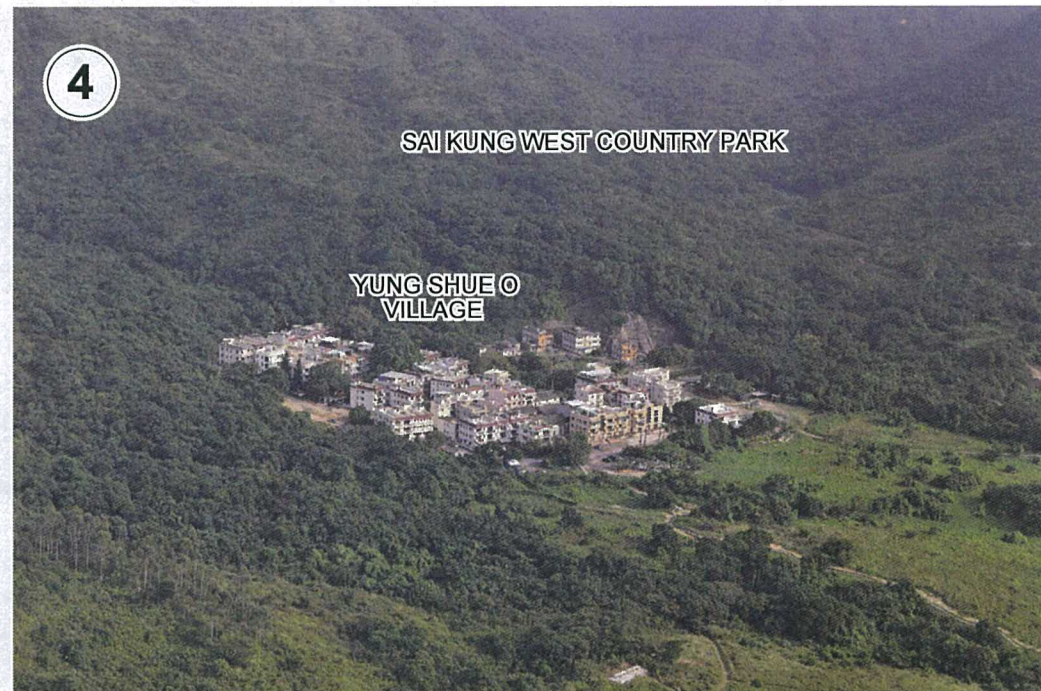
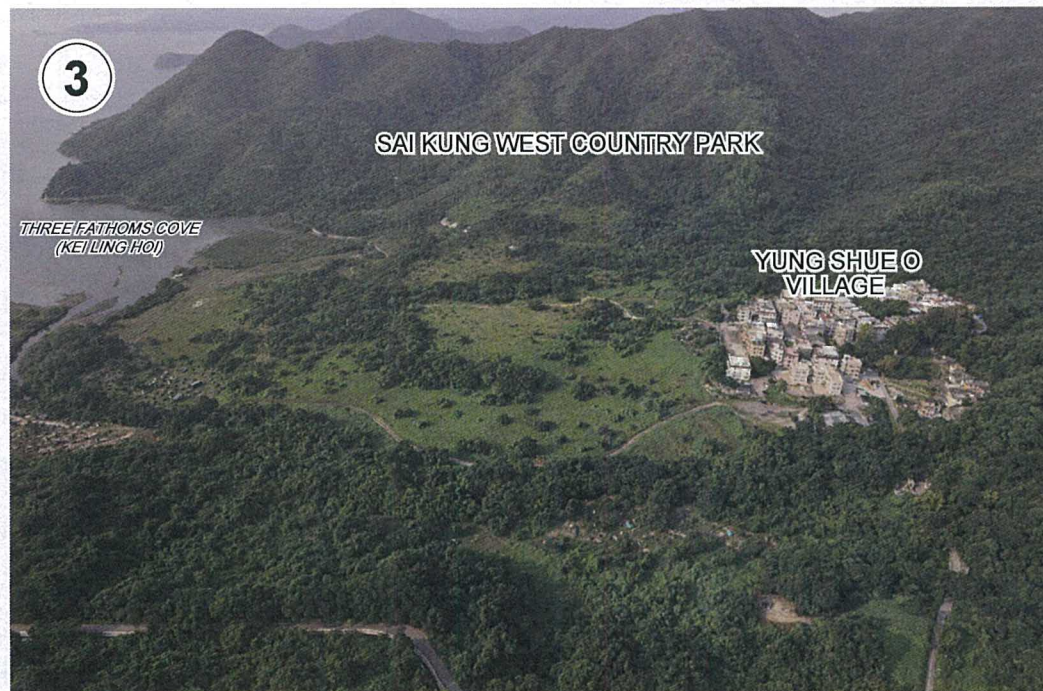
PLAN PREPARED ON 22.10.2014 BASED ON
SITE PHOTOS TAKEN ON 19.10.2011

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

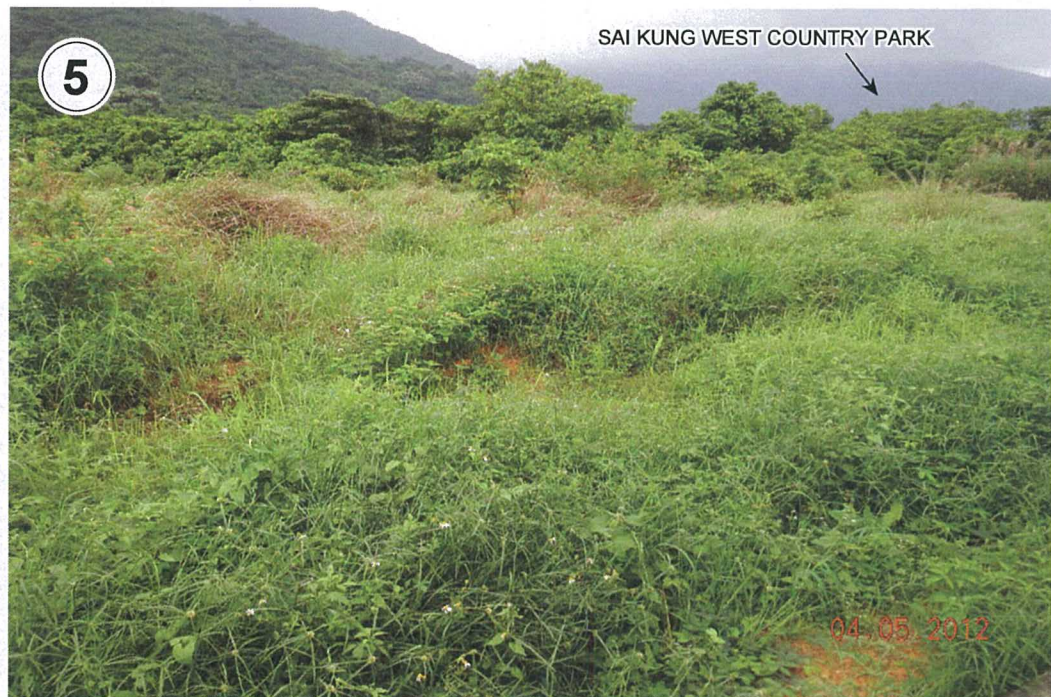
PLANNING
DEPARTMENT



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

SITE PHOTOS - EXISTING PHYSICAL FEATURES

YUNG SHUE O

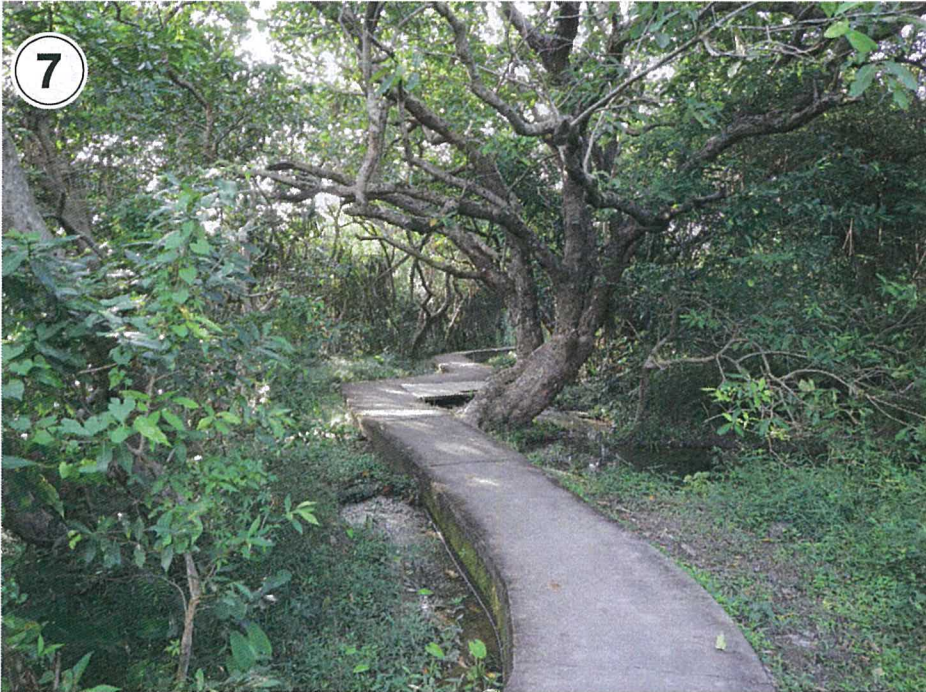
PLAN PREPARED ON 18.11.2014 BASED ON
SITE PHOTOS TAKEN ON 4.5.2014

PLANNING
DEPARTMENT



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

FIGURE
5d



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

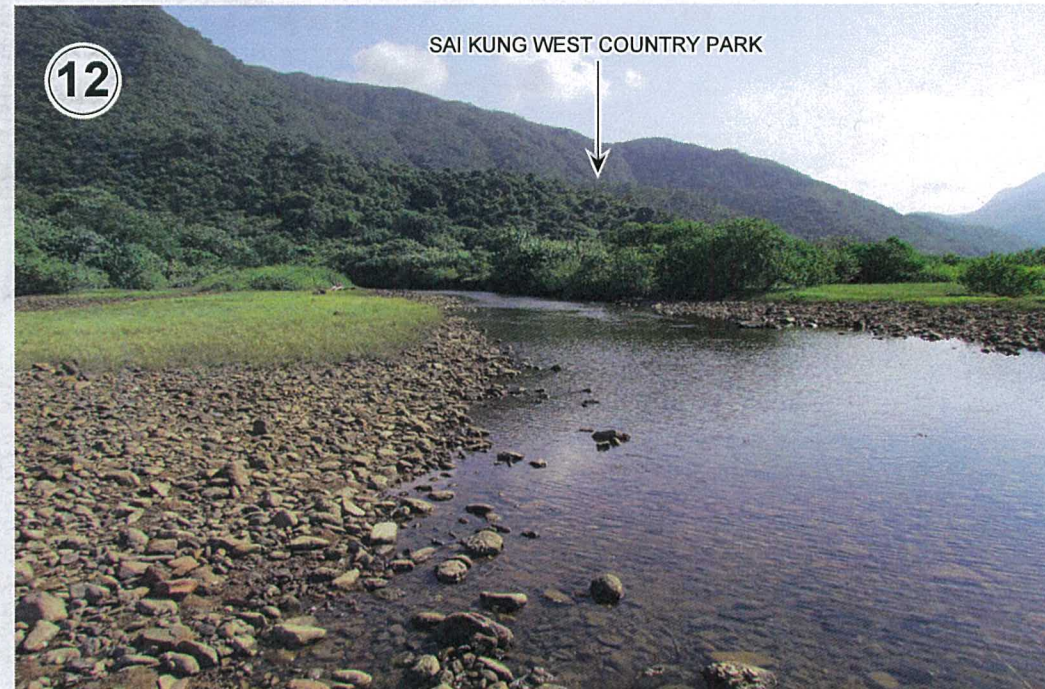
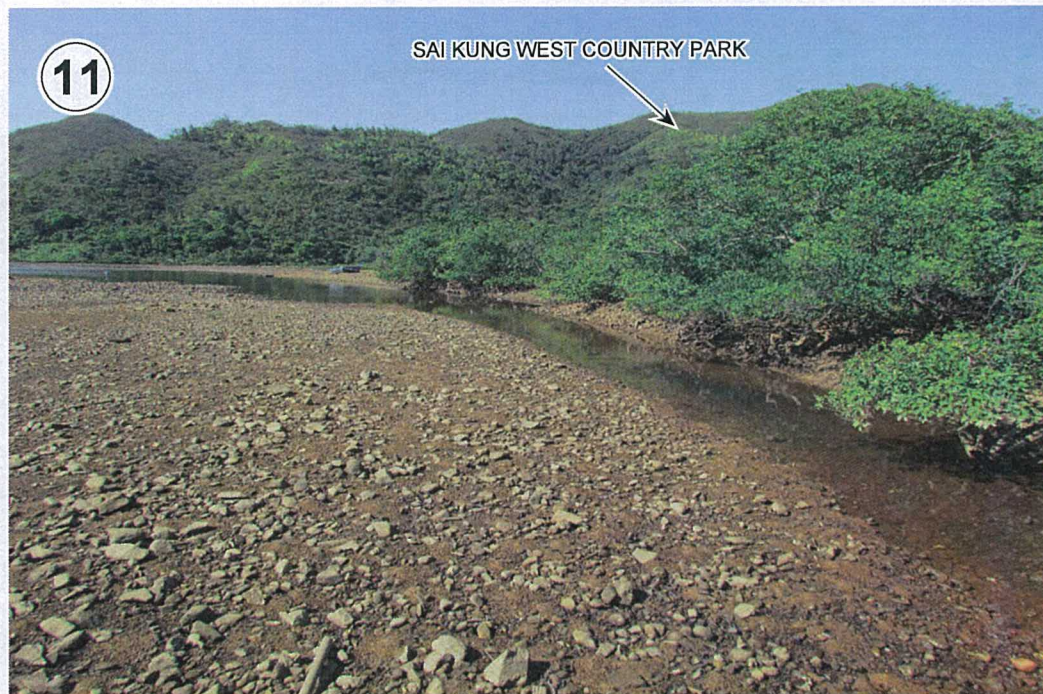
PLANNING
DEPARTMENT



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

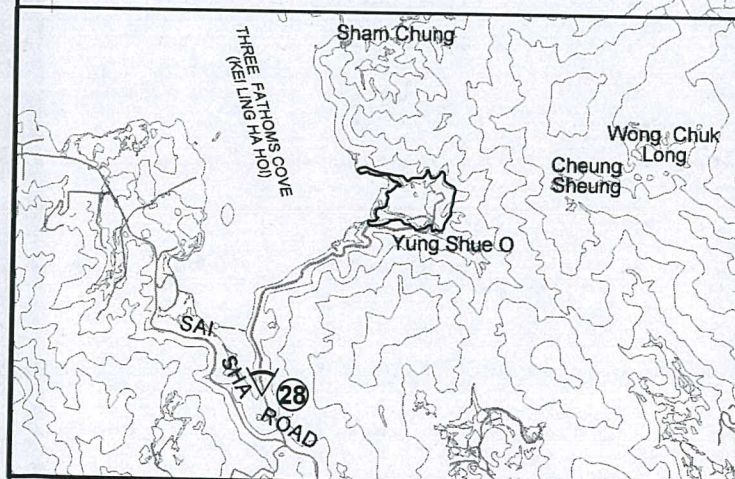


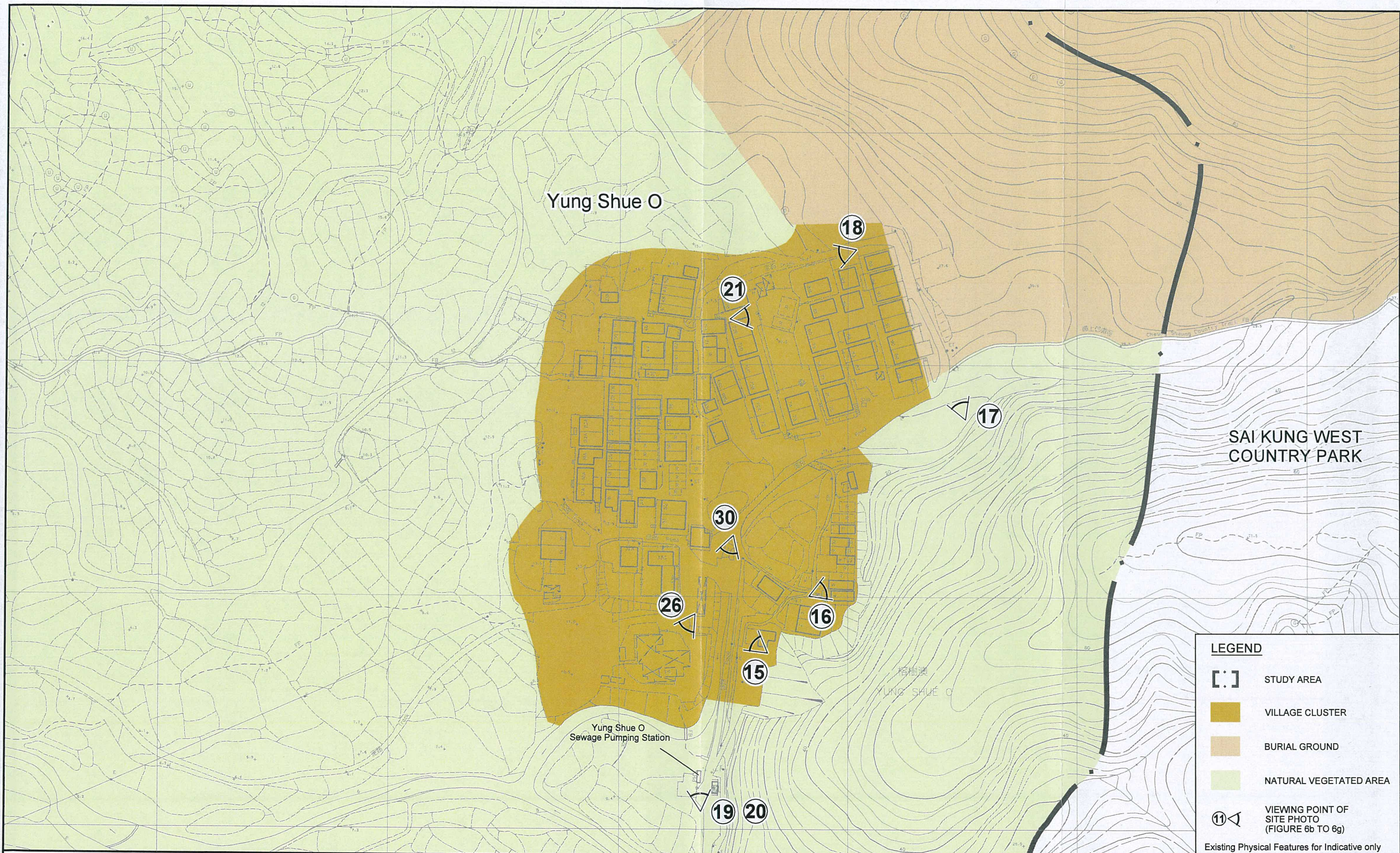
REFERENCE No.
M/CPE/YSO/14/1

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

SCALE 1:1 500

METRES 30 0 30 60 METRES

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

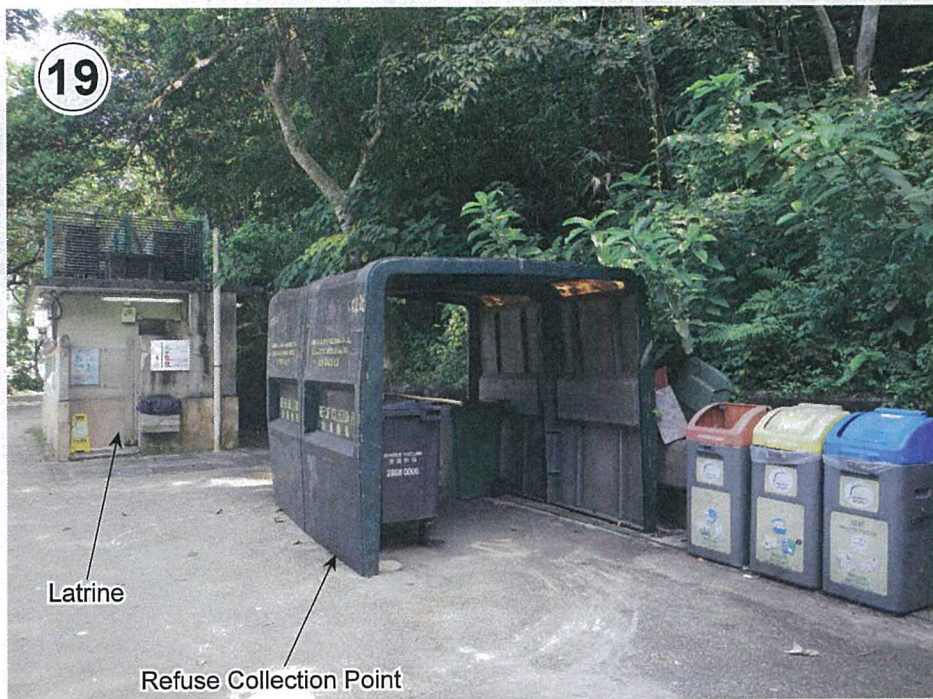
PLAN PREPARED ON 27.10.2014 BASED ON
SITE PHOTOS TAKEN ON 1.11.2012 AND 24.9.2014

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

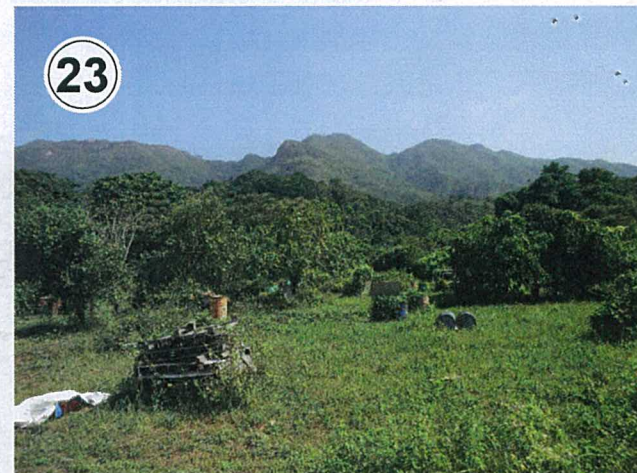
FIGURE
6c



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

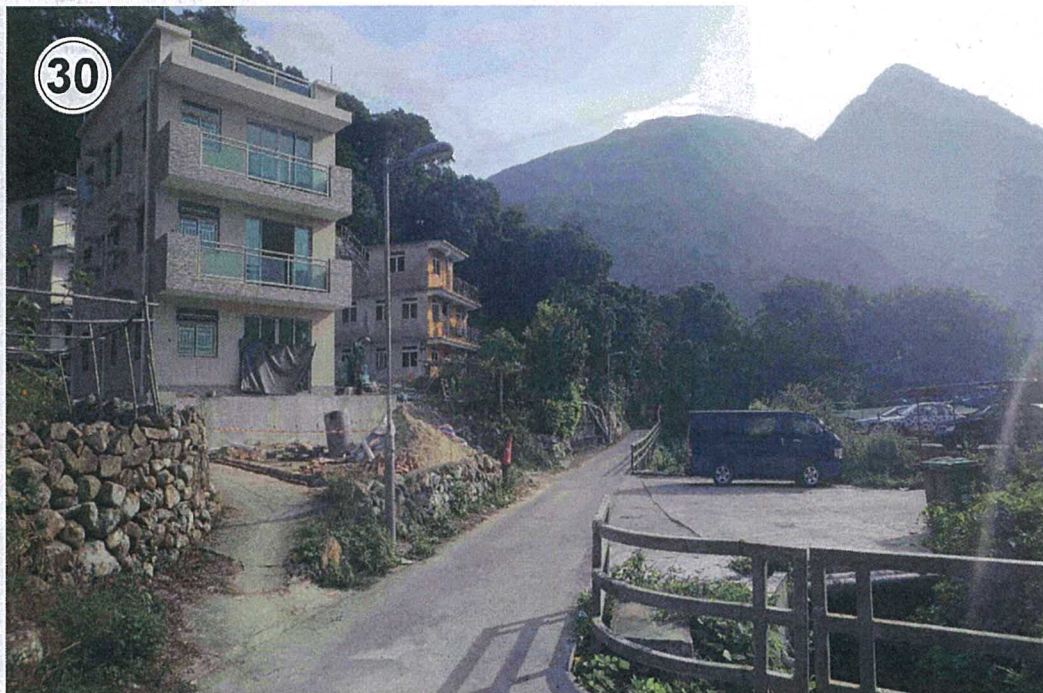
PLANNING
DEPARTMENT



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

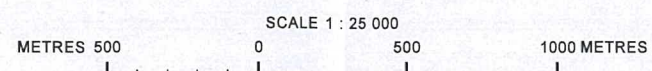
FIGURE
7



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



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

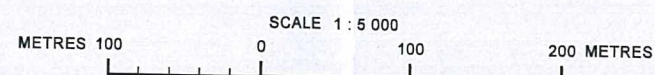
ECOLOGICAL AND CULTURAL HERITAGE RESOURCES

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'
-  VILLAGE TYPE DEVELOPMENT
-  BUILDING LOT
-  BURIAL GROUND
-  PRIVATE LAND
-  COUNTRY PARK
-  YUNG SHUE O
SITE OF ARCHEOLOGICAL INTEREST
-  ECOLOGICALLY IMPORTANT STREAM
-  STREAM

SAI KUNG WEST COUNTRY PARK

DEVELOPMENT CONSTRAINTS

YUNG SHUE O

PLANNING DEPARTMENT

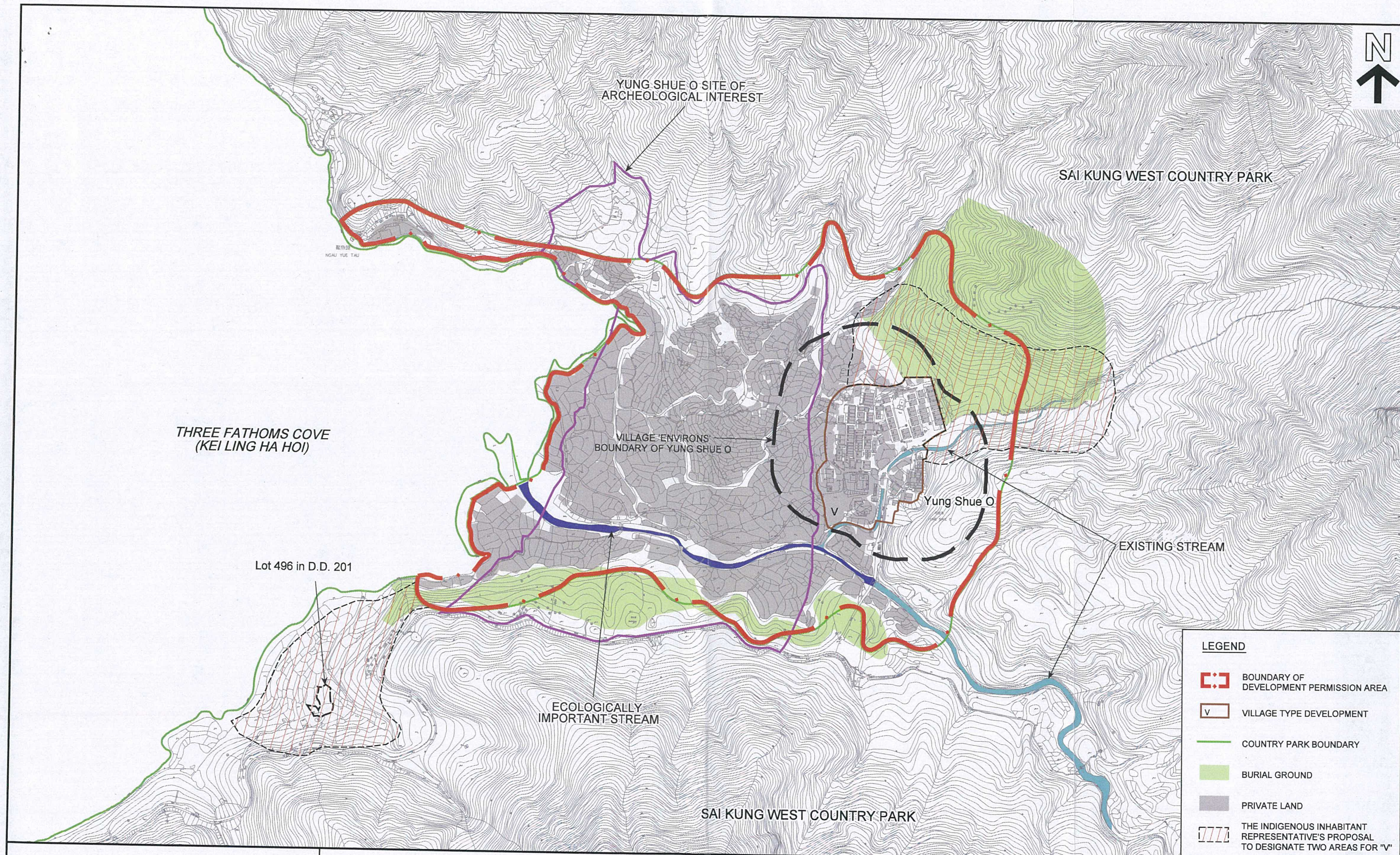


EXTRACT PLAN PREPARED ON 17.10.2014
BASED ON SURVEY SHEETS No. 8-NW-12C/D, 13C/D,
17B/C/D AND 18A/B/C/D

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"



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
-  V VILLAGE TYPE DEVELOPMENT
-  G/I/C GOVERNMENT, INSTITUTION
OR COMMUNITY
-  GB GREEN BELT
-  CPA 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

Extracted minutes of the 1st meeting of the Environment, Housing and Works Committee, Tai Po District Council 2015 held on 14.1.2015

III. 《榕樹澳分區計劃大綱草圖編號 S/NE-YSO/C》

(大埔區議會文件 EHW 3/2015 號)

16. 主席歡迎規劃署高級城市規劃師吳育民先生及城市規劃師何文瑛女士就是項議程出席會議。

17. 何文瑛女士介紹上述文件。

18. 主席表示他於會前亦收到西貢北鄉委會主席鄧光榮先生的通知，得悉西貢北鄉委會一致反對《榕樹澳分區計劃大綱草圖編號 S/NE-YSO/C》。他請鄧光榮先生補充。

19. 鄧光榮先生表示，西貢北鄉委會認為草圖內“鄉村式發展”地帶面積不足，“認可鄉村範圍”亦與葬區重疊，故一致反對上述分區計劃大綱草圖。他續指榕樹澳村村民已請西貢北鄉委會與大埔民政事務處(“大埔民政處”)及大埔地政處溝通，研究可否將部分葬區劃為“鄉村式發展”地帶。

20. 有委員指上述分區計劃大綱草圖說明書第 9.1.6 項的規定不合理。他認為既然該區已設有公共污水收集及處理設施，村民日後只須將污水排放到有關設施處理，無須另行根據環保署發出的專業人士作業備考《專業人士環保事務諮詢委員會專業守則第 5/93 號》—“須經環境保護署評核的排水渠工程計劃”設置排污設施。

21. 吳育民先生解釋，榕樹澳村與其他“郊野公園不包括的土地”內的鄉村略有不同。他表示，環保署約於 1990 年至 2000 年間推行改善吐露港水質的計劃，及後在榕樹澳村闢設公共污水收集及處理設施(即滲水管及泵房)，讓村民將污水排放到有關設施。然而，他指如村民選擇不使用有關污水收集及處理設施，亦可根據環保署發出的專業人士作業備考《專業人士環保事務諮詢委員會專業守則第 5/93 號》—“須經環境保護署評核的排水渠工程計劃”自行設置排污設施。

22. 主席總結，本委員會尊重西貢北鄉委會的決定，反對《榕樹澳分區計劃大綱草圖編號 S/NE-YSO/C》。

(Translation)

**Extract of Minutes of the 1st Meeting of the
Environment, Housing and Works Committee,
Tai Po District Council 2015**

Date : 14th January 2015 (Wednesday)
Time : 2.30 pm
Venue : Conference Room of the Tai Po District Council

III. Draft Yung Shue O Outline Zoning Plan no. S/NE-YSO/C

(Tai Po District Council Paper No. EHW 3/2015)

16. The Chairman welcomed Mr. NG Yuk-man, Senior Town Planner/CPE1 and Ms. HO Man-ying, Town Planner/CPE2 of the Planning Department attending the meeting for this agenda item.

17. Ms. HO Man-ying briefed members on the above paper.

18. The Chairman said that he has received notice from Mr. TANG Kwong-wing, Chairman of the Sai Kung North Rural Committee (“SKNRC”) prior to the meeting. The SKNRC unanimously opposed to the Draft Yung Shue O Outline Zoning Plan No. S/NE-YSO/C. He invited Mr. TANG Kwong-wing to supplement on the subject.

19. Mr. TANG Kwong-wing said that the SKNRC believes the area designated as “Village-type Development” zone on the draft Plan was insufficient. In addition, the ‘Village Environs’ had overlapped with the existing burial grounds. Therefore, the SKNRC unanimously opposed to the Draft Yung Shue O Outline Zoning Plan No. S/NE-YSO/C. He continued to point out that inhabitants of Yung Shue O Village had the SKNRC to liaise with the Tai Po District Office (TPDO) and Tai Po District Lands Office to study the feasibility of designating part of the burial grounds as “Village-type Development” zone.

20. A member said that the reinforcement under paragraph 9.1.6 of the Explanatory Statement of the Draft Yung Shue O Outline Zoning Plan No. S/NE-YSO/C were unreasonable. He opined that since there was a public sewage collection and treatment facility in the area, the inhabitants just had to discharge their sewage to the relevant public sewage collection and treatment facility in future, without complying separately with the Environmental Protection Department’s Practice Note for Professional Person “Professional Persons Environmental Consultative Committee Practice Notes 5/93” related to a self-provided sewage facility conformed to the

“Drainage Plans Subject to Comment by the Environment Protection Department”.

21. Mr. NG Yuk-man explained that the situation with Yung Shue O Village was slightly different from other villages within the “Country Parks Enclaves”. He pointed out that the EPD had launched a water quality improvement program for Tolo Harbour between 1990 to 2000. A public sewage collection and treatment facility (i.e. soakaway trenches and sewage pumping station) was later provided in Yung Shue O Village to allow inhabitants to discharge their sewage to the related facilities. However, he pointed out that if a particular inhabitant chose not to use the collection and treatment facility; he could separately make available a sewage discharge facility conformed to the “drainage Plans Subject to Comment by the Environmental Protection Department” in accordance with the Environmental Protection Department’s Practice Note for Professional Person “Professional Persons Environmental Consultative Committee Practice Notes 5/93”.

22. In conclusion, the Chairman stated that the Committee respected the SKNRC’s opposing stance against the Draft Yung Shue O Outline Zoning Plan no. S/NE-YSO/C.

新界

西貢北約

榕樹澳村 1 號

香港北角渣華道 333 號
北角政府合署 15 樓
城市規劃委員會秘書處


敬啟者：

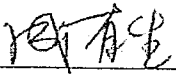
香港城市規劃委員會依據城市規劃條例擬備的
榕樹澳分區計劃大綱圖
圖則編號 S/NE-YSO/C

就貴委員會擬備的上述計劃大綱圖，我們有如下的建議供貴委員會考慮，並給予我們回覆。

基於榕樹澳村現時的居民數目眾多及預計有關人口數目於未來數年會不斷增加，擬備的榕樹澳村鄉村式發展面積實未能應付實際的需要；此外，就居民數目與鄉村式發展面積的比例來說，我們留意到，一些鄰近的鄉村如北潭凹，他們的居民數目相對較少，但獲准較大的鄉村式發展面積。就上述原因，我們看不到擬備的榕樹澳村鄉村式發展面積細小的理據，我們認為較合理的做法，是將榕樹澳村的鄉村式發展面積擴大，即將計劃大綱圖內榕樹澳村的村界向東北方向擴展及向西面擴大(詳情請參閱附圖以黃色填寫的部分)，以應付實際的需要。

如有查詢，請與我們聯絡。謝謝貴委員會的關注，祝工作愉快！

原居民代表  (電話：9036 8920)
(方母有)

居民代表  (電話：9811 0163)
(成有生)

2015 年 1 月 12 日

No. 1, Yung Shue O Village,
Sai Kung North, New Territories

To: Secretariat, Town Planning Board
15/F, North Point Government Offices,
No. 333, Java Road, North Point
Hong Kong

12th January 2015

Dear Sir/Madam,

The Draft Yung Shue O Outline Zoning Plan (OZP) S/NE-YSO/C prepared by the Hong Kong
Town Planning Board under the Town Planning Ordinance

Referring to the captioned OZP prepared by your Board, we have the following proposal for your consideration. Please reply accordingly.

Since there are now many inhabitants in Yung Shue O Village and their number is expected to go up continuously in the coming few years, the size of the Village-type development zone designated can hardly meet actual demand. Besides, we have noticed something in the ratio of population to "V" zone size. In some neighbouring villages like Pak Tam Au, their number of inhabitants is relatively smaller, yet a larger "V" zone area is granted. Based on the above reason, we don't see the rationale in designating a small "V" zone area for Yung Shue O Village. We believe that a more reasonable approach is to expand the size of the "V" zone of Yung Shue O Village, i.e. to move further the village environs of Yung Shue O Village on the OZP towards the NE direction and westwards (Please refer to the yellow shaded area on the attached plan) to cater for genuine needs.

Should you have any enquiry, please contact us. Thank you for your attention.

FONG Mo-yau (Signed)
Indigenous inhabitant representative
(Tel.: 9036 8920)
SHING Yau-san (Signed)
Resident representative
(Tel.: 9811 0163)

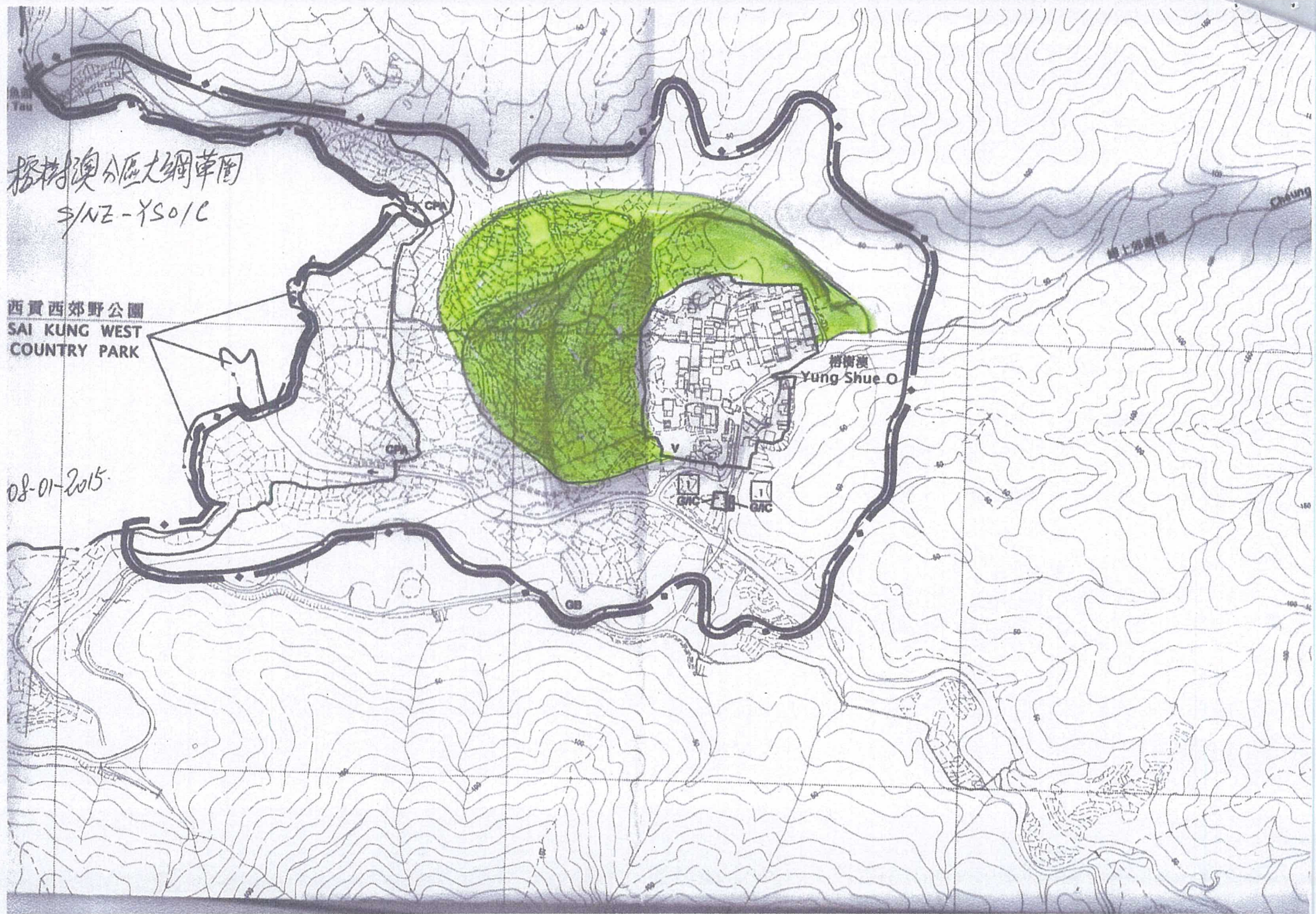
Enclosure: Draft Yung Shue O Outline Zoning Plan S/NE-YSO/C

榕樹澳分區大綱草圖

S/NZ-Y50/C

西貢西郊野公園
SAI KUNG WEST
COUNTRY PARK

08-01-2015



19-JAN-2015 17:48 FROM TOWN PLANNING BOARD

TO DPO/STN

P.001/001



西貢北約鄉事委員會 *Sai Kung North Rural Committee*

新界大埔墟仁興街人和里二號二樓
1/F., 2 Yan Wo Lane, Yan Hing Street, Tai Po Market, N.T., H. K.
Tel: 2656 3621, 2656 4466 Fax: 2656 0146

致：城市規劃委員會

敬啟者：

反對榕樹澳分區計大綱草圖編號 S/NE-YSO/C

就上述標題大綱草圖所示，規劃署在規劃時只側重保育；而規劃鄉村式發展面積時，未有考慮榕樹澳村人口及未來人口數目的需要；甚至，人口與鄉村式發展面積的比例，相對與其他鄉村少，忽略配合真正的需要，對鄉村完全沒有尊重。

茲特函反映，本會就上述草圖作出反對，並要求規劃署接納榕樹澳村民之意見，擴大榕樹澳村鄉村式發展面積，還回村民的鄉村可持續發展。



西貢北約鄉事委員會

主席 鄧光岳

副主席 梁和平
巫家雄

二零一五年一月十六日

(Translation)

Sai Kung North Rural Committee
1/F., 2 Yan Wo Lane, Yan Hing Street, Tai Po Market, N.T., H.K.

To: Town Planning Board

16th January 2015

Dear Sir,

Opposition to the Draft Yung Shue O Outline Zoning Plan (OZP) S/NE-YSO/C

From the captioned OZP, we can see that the Planning Department just stressed on conservation in the course of planning. When designating the size of the Village-type development zone, the demand of the existing and future population of Yung Shue O Village was not taken into account. Worse still, the ratio of population to "V" zone size is relatively smaller than other villages. The genuine needs of the inhabitants are ignored and no respect is given to the village.

We are writing to reflect our views. Our Committee objects to the captioned OZP and requests the Town Planning Board to accommodate the views of the inhabitants of Yung Shue O to expand the "V" zone area in Yung Shue O Village so as to allow its sustainable development.

TANG Kwong-wing (Signed)
Chairman

LEUNG Wo-ping (Signed)
MO Ka-hung (Signed)
Vice-chairmen

Sai Kung North Rural Committee
(Chop stamped)



VISION PLANNING CONSULTANTS LTD.
弘域城市規劃顧問有限公司

我方檔案編號：SK-YSOC/OBJ/EPL/15-02

(傳真及郵寄: 2691 2806)

日期：2015 年 1 月 30 日

共 6 頁

致： 規劃署
沙田、大埔及北區規劃處
新圖規劃組
吳育民先生
(高級城市規劃師/新圖規劃)

有關： 對榕樹澳分區計劃大綱草圖編號 S/NE-YSO/C 的意見

逕啟者：

我們謹代表 Trueprofit Company Limited (TCL)，就榕樹澳分區計劃大綱草圖編號 S/NE-YSO/C 內容，向 貴處提交 TCL 的意見及建議(見附件一)。

如對我們的意見有任何疑問，請致電 2566 9988 聯絡本函簽署人或陳家智先生(電話: 2566 9988, 電郵: kelvinchan@visionplanning.com.hk)。

弘域城市規劃顧問有限公司
董事 總經理 陳劍安先生

副本抄送：榕樹澳村村長

一、對榕樹澳分區計劃大綱草圖 S/NE-YSO/C 的意見：

1. 政府建議納入榕樹澳分區計劃大綱草圖 S/NE-YSO/C 規劃範圍的地點，是榕樹澳村定居此處超過佰年歷史的生活區。
2. 榕樹澳村的存在，是早於郊野公園的出現。當榕樹澳村被西貢西郊野公園環抱後，區內發展限制進一步加強，令該村與外界隔離，村民也只可勉強接受。但政府一直沒有正視該村對擴闊道路方面的訴求。
3. 政府提及在榕樹澳規劃區範圍內，發現“土沉香”、“金毛狗”、“香港大沙葉”等受保護植物種類。但是，必須注意的是，除建屋區外，其餘土地是該村的生活耕地。上述發現的植物應該是由山上傳播下來，絕對不是出於原本的生活耕地。況且，村民在山上也經常遇見這類植物，也在其他山區常常遇見的。保育與社區發展是需要有合理的平衡，才可以永續下去的。
4. 在區內發現昆蟲、蝴蝶、青蜓、淡水魚是正常的。這是所有鄉郊地區，包括榕樹澳村，都有的生物。只要有山溪水道便有。以前如是，現在如是，將來也是。但是，若然沒有適度的人為管控，這自然生態，會因為河道失修，或大樹成林等因素，由濕地變成旱地，慢慢收窄水體，影響昆蟲或其他生物的繁殖機會。
5. 保護岸灘是有必要的。但是，政府也要平衡榕樹澳村村民對岸灘歷代的情感。在紅樹林未有今天的繁衍狀況時，村民及訪客可以走到岸灘掘蜆及涉水漫步；而紅樹林數目多了，就成為村民及訪客接觸自然岸灘的大屏障。不但如此，這些屏障底下往往是海上漂浮垃圾的停留地。大眾僅見綠悠悠的紅樹林上層，但忽視了它對村民及訪客接觸大自然的負面影響，以及其繁密的根部發展對海貝殼類生態環境造成極大的不良影響和破壞。只有適度保育，才能發揮生物多樣化共存的效益。任何單一生態保育，就必然窒息其他生態的生存。自然保育的唯一意義是在於生物多樣化的共存，這才可以達致可持續發展的目標。

6. 必須提供足夠的土地，滿足榕樹澳村未來對興建村屋的需求。榕樹澳村已向大埔地政處提交預測該村村民2014年至2023年對興建村屋的需求，數目達到728間。相應的用途用地必須反映在新的分區計劃大綱圖上。

二. 對榕樹澳分區計劃大綱草圖 S/NE-YSO/C 的土地用途地帶分佈建議如下：

1. 政府、機構或社區

建議：不反對「分區計劃大綱圖」擬議的總面積0.03公頃。

2. 鄉村式發展

建議：總面積由「發展審批地區圖」的2.87公頃增加至15.62公頃，比「分區計劃大綱草圖」建議的3.25公頃增多至12.37公頃。增加的土地除了部分是屬於地政總署就鄉村小型屋宇發展政策所訂定的「鄉村範圍」(‘Village Environ’)外，大部分是屬於較平坦的土地；樹木較稀少；對現有生態的影響程度甚低，是適合的鄉村擴建範圍。新增的「鄉村式發展」土地可為榕樹澳村提供合共不少於510間小型屋宇的建築空間，對減輕村民的建屋發展需求壓力是有實際的意義。

3. 綠化地帶

建議：只保留10.37公頃的土地用作綠化地帶。主要是沿西貢西郊野公園範圍外提供不少於50米的綠化隔離帶，符合用途規劃意圖。「分區計劃大綱草圖」的註釋清楚注明：「根據一般推定，此地帶不宜進行發展」，因此，保留合理寬度的綠化地帶是恰當的。

4. 海岸保護區

建議：為沿岸提供一條不少於 50 米寬的地帶，用作「海岸保護區」用途，其總土地面積為 4.7 公頃。在善用土地資源的前提下，50 米寬的海岸保護區地帶是可以發揮足夠的緩衝隔離效果。

5. 自然保育區

建議：沿現有具重要生態價值的水道兩旁，各提供一條不少於 20 米寬的地帶，用作「自然保育區」；佔總土地面積 3.0 公頃。目的是加強保護榕樹澳區內重要的生態地段，為日後自然保育計劃提供良好基礎和指引。主要規劃意向是，除非必須進行發展以助保護此區的生態系統，或者是絕對基於公眾利益而必須進行的基礎設施項目，否則此地帶內不准進行任何新發展。

6. 非指定用途

建議：不反對刪除此用途。

三. 總結

1. 附圖一展示上述建議土地用途分佈及位置，而附表一是反映相關的土地面積分配及改變。

表一

土地用途	發展審批 地區圖的 用地面積 (公頃) (a)	規劃署 擬議的 用地面積 (公頃) (b)	擬議替代 方案的 用地面積 (公頃) (c)	(c) - (a) (公頃)	(c) - (b) (公頃)
鄉村式發展	2.87 (8.51%)	3.25 (9.64%)	15.62 (46.32%)	+12.75 (+444.25%)	+12.37 (+380.62%)
非指定用途	30.85 (91.49%)	-	-	-30.85 (-100%)	-
政府、機構或 社區	-	0.03 (0.09%)	0.03 (0.09%)	+0.03	-
綠化地帶	-	24.51 (72.68%)	10.37 (30.75%)	+10.37	-14.14 (-57.69%)
海岸保護區	-	5.93 (17.59%)	4.7 (13.94%)	+4.7	-1.23 (20.74%)
自然保育區	-	-	3 (8.9%)	+3	+3
總計	33.72	33.72	33.72		

(Translation)

Vision Planning Consultants Ltd.

Our Ref.: SK-YSOC/OBJ/EPL/15-02

Dated: 30.1.2015

(By fax:2691 2806 and email)

Total pages: 6

To: Mr. NG Yuk-man, Senior Town Planner/CPE 1
Country Park Enclaves Team,
Sha Tin, Tai Po and North District Planning Office,
Planning Department

Dear Sir,

Re: Comments on the Draft Yung Shue O Outline Zoning Plan no. S/NE-YSO/C

We act on behalf of Trueprofit Company Limited (TCL). We hereby submit the comments and proposals of TCL in connection with the content of the Draft Yung Shue O Outline Zoning Plan no. S/NE-YSO/C (see Annex 1).

Should you have any enquiries regarding our comments, please contact the undersigned at 2566 9988 or Mr. CHAN Ka-chi (Tel.: 2566 9988, email: kelvinchan@visionplanning.com.hk).

Mr. CHAN Kim-on (signed)
Managing Director
Vision Planning Consultants Ltd.

c.c.
Village representative of Yung Shue O Village

A. Comments on the Draft Yung Shue O Outline Zoning Plan no. S/NE-YSO/C

1. The site that the Government has proposed to include on the Draft Yung Shue O Outline Zoning Plan no. S/NE-YSO/C is the inhabiting area of Yung Shue O Village which has its foothold there for over 100 years.
2. Yung Shue O Village has existed much earlier than the emergence of Country Park. After the Yung Shue O Village was encircled by the Sai Kung West Country Park, development within the area was further controlled. Hence, the Village is isolated from the outside world. The villagers have no choice but accepted this, yet the Government has never attended to the Village's demand for road widening.
3. The Government has mentioned that protected plant species including *Aquilaria sinensis*, *Cibotium barometz* and *Pavetta hongkongensis* have been recorded in the planning scheme area of Yung Shue O. One point worth noting is that all areas except those for housing construction are cultivated land of the Village. The plant species mentioned should have disseminated there from the mountains above. They are certainly not grown out of the existing cultivated land. Moreover, these plants are commonly seen on the hillside and other mountain area. For sustainability purpose, a reasonable balance has to be struck between conservation and community development.
4. It is normal that insects, butterflies, dragonflies and fresh water fish are found in the area. These are species found in all rural areas, including Yung Shue O. Wherever there are streams and water channels, there are such species. It is like that in the past, in the present, and even in the future. Nonetheless, if there is no proper management by human beings, the wetland could dry up and the water body could narrow due to inadequate maintenance of the rivers or trees developing into woodland. Thus, the chance of insects or other animals thriving in this natural ecology could be jeopardized.
5. Protecting the coastal area is important. However, the Government has to take into consideration the sentiments of the villagers of Yung Shue O towards the coastal area. Before the mangroves were widely grown like today, the villagers and the visitors could go down the coastal area to pick clams or for a pleasant walk. As the number of mangroves grows, they have become a barrier for the villagers and the visitors to access the natural coastal area. Moreover, floating rubbish is often trapped beneath this barrier. The public can only see the upper lush part of the mangroves, yet their negative impact of hindering direct contact with the Mother Nature by the villagers and the visitors and the destructive effect of their thick roots to the ecological environment for shellfish are often ignored. Only proper management can achieve the effect of co-existence of biodiversity. Homogenous ecological conservation would definitely rule out the existence of other ecological species. The sole purpose of natural conservation is co-existence of biological diversity, and this is the means to attain the goal of sustainable development.

6. Sufficient land should be provided to meet the future need for housing construction in Yung Shue O Village. Yung Shue O Village has already submitted to the Tai Po Lands Office the projected housing construction demand of the villagers during the period from 2014 to 2023. There is a demand for 728 small houses. The area for the corresponding use must be reflected on the new OZP.

B. Proposals regarding the land use zonings of the Draft Yung Shue O Outline Zoning Plan no. S/NE-YSO/C

1. Government, Institution or Community

Proposal: No objection to the total land area of 0.03 ha as proposed in OZP

2. Village Type Development

Proposal: To increase the total land area from 2.87 ha on the approved DPA to 15.62 ha, which is 12.37 ha more than the 3.25 ha proposed in the Draft OZP. Apart from certain areas which fall within the "Village environs" set by the Lands Department for small house development, most of the increased land areas are relatively level sites with little vegetation. Therefore, the impact on the existing ecology is very little. The zone is ideal for village expansion. The newly included "V" zone area can provide construction space for no less a total of 510 small houses at Yung Shue O Village, which has significant meaning to relieve the pressure of the villagers in housing development need.

3. Green Belt

Proposal: To reserve only 10.37 ha of land for GB, mainly for the provision of a buffer zone of no less than 50m wide along the fringe of the Sai Kung West Country Park in line with the planning intention. The Notes of the Draft OZP has clearly stated that "there is a general presumption against development within this zone". Therefore, it is right to reserve a GB of reasonable width.

4. Coastal Protection Area

Proposal: To provide a zone of no less than 50m wide as CPA, the total area of it would be 4.7 ha. Under the premise of maximized land use, a 50m wide CPA should be large enough to achieve buffering purpose.

5. Conservation zone

Proposal: To provide a zone of no less than 20m wide on both sides of the river of important ecological value as "CA", the total area of which would be 3.0 ha. The purpose of this zone is to strengthen protection of the key ecological lot within the Yung Shue O district in order to pave the way and provide guideline for future conservation plan. The main planning intention of this zone is: Except necessary development to

enhance protection of the local ecological system or infrastructural projects in absolute public interest, otherwise no new development should be allowed in this zone.

6. Unspecified use

Proposal: No objection to delete this land use zoning.

C. Conclusion

1. **Enclosed Diagram 1** shows the proposed land use zonings and location, while **Annex 1** reflects the relevant land area allotment and change.

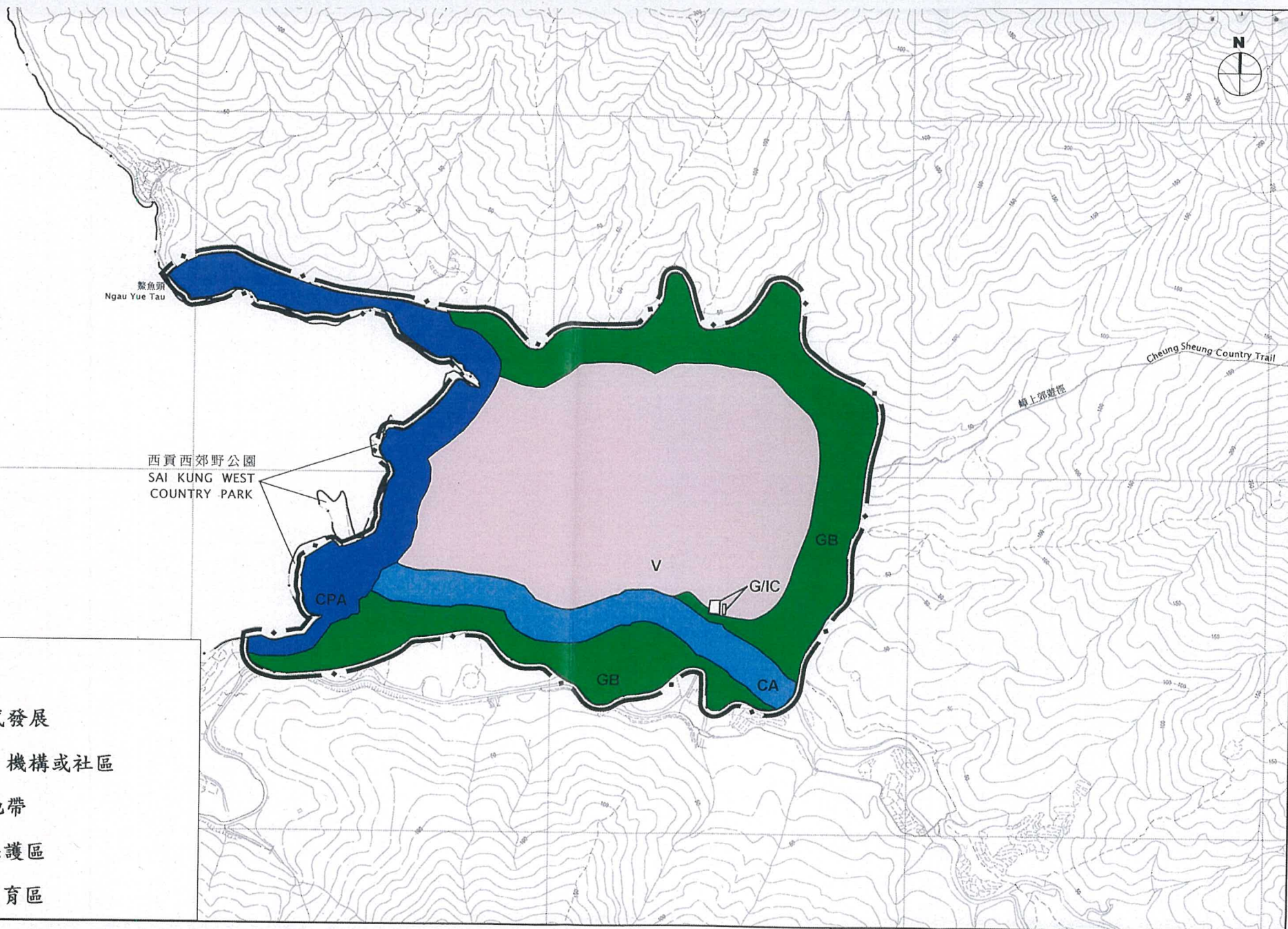
Table 1

Land use zoning	Area on approved DPA (ha) (a)	Area proposed by PLand (ha) (b)	Area proposed in the alternative option (ha) (c)	(c) – (a) (ha)	(c) – (b) (ha)
“V”	2.87 (8.51%)	3.25 (9.64%)	15.62 (46.32%)	+12.75 (+444.25%)	+12.37 (+380.62%)
“Unspecified use”	30.85 (91.49%)	-	-	-30.85 (-100%)	-
“G/IC”	-	0.03 (0.09%)	0.03 (0.09%)	+0.03	-
“GB”	-	24.51 (72.68%)	10.37 (30.75%)	+10.37	-14.14 (-57.69%)
“CPA”	-	5.93 (17.59%)	4.7 (13.94%)	+4.7	-1.23 (20.74%)
“CA”	-	-	3 (8.9%)	+3	+3
Total	33.72	33.72	33.72		

Legend:

Pink	“V”
White	“G/IC”
Green	“GB”
Dark blue	“CPA”
Light blue	“CA”

Proposed Yung Shue O Outline Zoning Plan – proposed alternative option for land use zonings



圖例

- 鄉村式發展
- 政府、機構或社區
- 綠化地帶
- 海岸保護區
- 自然保育區

擬議榕樹澳分區計劃大綱草圖 - 建議土地用途替代方案

圖一

1:5000

VISION

弘域城市規劃顧問有限公司
VISION PLANNING CONSULTANTS LTD.
香港北角維多利亞道9-23號香港中心20樓C室
Unit C, 20/F., Seabright Plaza, 9-23 Shek Street, North Point, Hong Kong.
Tel.: (852) 2566 9988 Fax: (852) 2566 9978 E-mail: vision@visionplanning.com.hk

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RE: Preparation of the Outline Zoning Plans to replace the approved Chek Keng Development Permission Area Plan and the approved Yung Shue O Development Permission Area Plan
27/01/2015 09:32

tonynip@kfbg.org to: dymng@pland.gov.hk
cc: ccyang@pland.gov.hk, pmyho@pland.gov.hk, esjli@pland.gov.hk, seintuck@kfbg.org...

History

This message has been replied to and forwarded.

Dear David,

Please see our comments on the preliminary OZPs as below.

General

In general we do not agree that the V zone should be further increased in size, and the V zone should not encroach ecologically sensitive areas.

Chek Keng

We consider that the riparian zones of the two stream systems there must be protected with GB(1)/ CA.

Based on our report (

[http://www.kfbg.org.hk/content/27/27/2/2013%20KFBG%20Sai%20Kung%20CP%20enclaves%20report%20\(pdf\).pdf](http://www.kfbg.org.hk/content/27/27/2/2013%20KFBG%20Sai%20Kung%20CP%20enclaves%20report%20(pdf).pdf)), the stream systems there are important habitats for plant, fish and bird species of conservation importance; they are described below.

The shrub *Diospyros vaccinioides* was recorded along the stream systems in Chek Keng. This species is classified as **Globally Critically Endangered** on the IUCN Red List of Threatened Species (<http://www.iucnredlist.org/details/34784/0>). According to the IUCN Red List, the wild population of *D. vaccinioides* has been heavily-exploited and collected as an ornamental species in Taiwan, leading to the complete absence of mature trees in the wild. In Hong Kong, it has also recently been a target of poacher (http://orientaldaily.on.cc/cnt/news/20141211/00176_055.html); because of this, the exact locations of these individuals cannot be provided.

A rare goby, *Stiphodon multisquamis*, was found in the two main watercourses at Chek Keng. It is a species considered to be of **Global Conservation**

Concern by Fellowes *et al.* (2002) and Nip (2010), and is considered to be **Endangered in China** (Wu and Zhong 2008). It is also considered to be a **Key Freshwater Fish Species of Conservation Concern by the AFCD** (http://www.epd.gov.hk/epd/english/boards/advisory_council/files/ncsc_paper01_2011.pdf). According to the Hong Kong Freshwater Fish Red List (prepared by the AFCD and KFBG for the Biodiversity Strategy and Action Plan), it is also considered to be **Endangered in Hong Kong**. This is an amphidromous species with a complex life cycle; in order to protect this species, the stream-ocean corridor should not be blocked; stream flow and the stream bed should remain natural (e.g., stream flow should not be further reduced); simply speaking, the whole stream should be preserved.

During the site visit conducted in June 2012 at Chek Keng, the riparian zones of the streams were found to contain many burrows of Sesarmine Crabs. Certain species were also recorded far from the shore, including one considered to be less commonly found in Hong Kong – *Chiromantes haematocheir*. According to Kwok and Tang (2005), only a healthy mangrove ecosystem can contain enough habitat heterogeneity for a diverse Sesarmine Crab community. The observations made during this site visit indicate that Chek Keng, like its adjacent areas, also contains a diverse Sesarmine Crab community.

An uncommon bird species, Brown Fish Owl, is believed to use the streams (and their riparian zones) in Chek Keng as foraging areas.

A freshwater shrimp, *Macrobrachium meridionalis*, an amphidromous species, was also discovered in a stream at Chek Keng. This species is not common in Hong Kong and is of local conservation interest (KFBG Staff Pers. Obs.).

A shrimp with restricted distribution, *Palaemon debilis*, which only appears in estuaries along the eastern coast of Hong Kong, was found at the mouths of both streams at Chek Keng. In China, this species has only been reported from Hainan Island (Li *et al.* 2007). Thus Hong Kong is the second site in China where this species is known to occur and is also the only known site currently where this species can be found on the Mainland. In view of its restricted distribution, we consider that *P. debilis* is of conservation concern.

Since these streams support species of global, regional and local conservation importance/ interest, we consider that they should be better protected from pollution and disturbance. Only by providing a more secure zoning (GB(1)/CA) along the riparian zones, in which no development would be allowed (e.g., Small House is not in Column 2), can achieve this.

Yung Shue O

Yung Shue O is a butterfly hotspot. The locations marked in the map entitled 'YSO B' show the important butterfly habitats (information from Green Power). These areas are diverse in vegetation and many are important food plants for butterflies, and thus the areas support a diverse butterfly community.

The marshy and coastal areas at Yung Shue O are also important to dragonflies (Graham Reel Pers. Comm.).

The map entitled 'YSO O' also shows the habitat where the rare orchid, *Liparis ferruginea*, can be found. Our orchid expert, Dr. Stephan Gale, spotted the rare orchid species there in June 2014 (see attached photo), and about 40 individuals were observed. The area (marked in red) is largely outside the proposed Coastal Protection Area (CPA). This species is considered to be **Endangered in Hong Kong** according to Barretto *et al.* (2011); it is highly habitat-specific, and the suitable habitats (mainly boggy, lowland grassland) are at greater risk of loss or degradation than most other local habitat types (Barretto *et al.* 2011). It is also protected under Cap. 96A and Cap. 586 in Hong Kong. Thus the red area must be protected. The blue area shown in the map is hydrologically connected with the orchid habitat. We consider that this blue area should also be protected as any impacts appearing there would also affect the orchid.

There is an Ecologically Important Stream (EIS) in this enclave. We consider that, in order to protect this EIS, tributaries connected with it should also be free from pollution and disturbance, especially those upper ones. According to the TPB Paper No. 9809, the northwestern side of the proposed V zone is located just adjacent to one of the upper tributaries which drains into the EIS; this tributary also hydrologically connects with the orchid habitat marked in red in this email, the CPA and also the mangrove area which is already within the Country Park. Based on site observation, the area between this upper tributary and the existing village cluster was still vegetated (see attached map entitled 'YSO G'). We thus consider that the existing environment (the vegetated condition) should not be affected and the proposed V zone should not encroach to this upper tributary.

Also, as shown in the attached aerial photo entitled 'YSO G2', the area marked with a red circle is still vegetated. An upper tributary drains into the EIS passes through this area. We consider that this tributary and its vegetated riparian

zone should be excluded from the V zone, in order to protect this tributary and the habitats connected with it (i.e., the EIS, the orchid habitat marked in red in this email, the CPA and also the mangrove area which is already within the Country Park).

Therefore, in view of the above, we consider that the areas marked in 'YSO B' and 'YSO O' and also the riparian zones of the stream system (areas shown in YSO G and YSO G2) in Yung Shue O should be protected by GB(1)/ CA/ CPA.

Best Regards,

Tony Nip
Senior Ecologist
Ecological Advisory Programme
Kadoorie Farm and Botanic Garden Corporation
Lam Kam Rd., Tai Po, N.T., Hong Kong.

References:

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鰲魚頭
Ngau Yue Tau

西貢西郊野公園
SAI KUNG WEST
COUNTRY PARK

榕樹澳
Yung Shue O

CPA

17
GIC

1
GIC

GB



鰲魚頭
Ngau Yue Tau

西貢西郊野公園
SAI KUNG WEST
COUNTRY PARK

CPA

GB

榕樹澳
Yung Shue O

V

G/I/C

G/I/C





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Importance of Protecting Riparian Zone

04/02/2015 11:43

tonynip@kfbg.org to: ccyang@pland.gov.hk, dymng@pland.gov.hk
Cc: dtwtam@pland.gov.hk, pmyho@pland.gov.hk, esjli@pland.gov.hk, seintuck@kfbg.org...

From: "Tony Nip" <tonynip@kfbg.org>
To: <ccyang@pland.gov.hk>, <dymng@pland.gov.hk>,
Cc: <dtwtam@pland.gov.hk>, <pmyho@pland.gov.hk>, <esjli@pland.gov.hk>, "Chiu Sein Tuck" <seintuck@kfbg.org>, "Ming Chuan Woo" <mcwoo@kfbg.org>

Dear Ms. Yang and David,

Below please see some basic information regarding the width of riparian buffer.

Riparian zone is important in protecting the integrity of the stream system, and the general functions are listed below:

- Safeguard the water quality of the stream (i.e., physically and biologically trap pollutants and sediments through riparian vegetation).
- Provide wildlife habitats and refuges (e.g., herpetofauna, terrestrial insects especially those with aquatic larval stage, crabs).
- Function as wildlife corridors (e.g., mammals).
- Moderate stream temperature (i.e., shading from riparian vegetation) – important for stream communities particularly fish and amphibian.
- Stabilize stream bank (vegetation can help stabilizing the bank).
- Attenuate flood risk (intercept overland flow and reduce flood peak, acting as a sponge to absorb water).
- Provide organic nutrient input (leaf detritus provides energy sources for stream)

Riparian zone itself can also be important habitat for many organisms. For instance, studies in North America have recommended the use of development buffers around streams to protect riparian habitat for freshwater turtles. The proposed buffer width varies according to site and species: proposed values from North America include 150m (Bodie 2001), 275m (Burke & Gibbons 1995) and 123 – 287m (Semlitsch & Bodie 2003). In Hong Kong, a study on the Hong Kong Newt has discovered that this amphibian could appear over 400 m from the streamside (Fu 2010), and another study on the Three-banded Box Terrapin has found that the turtle could appear about 50 m from the stream (Cheung 2007), although KFBG's turtle expert (Paul Crow) considers that it can move further away (Paul Crow Pers. Comm.).

Other reviews of the optimum width of stream buffers for a diversity of wildlife

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